

Site Accessibility Evaluation

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



**Westside Community Center
423 W Victoria St
Santa Barbara, CA 93101
Accessibility Evaluation
Inspection Date: 08/17/2023
Inspectors: Scott Saddlemire**

Prepared By



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Report Date: 11/03/2023

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Main Office: Entrance

Finding: 1

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

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

2010 ADAS Section 404.2.10

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

2022 CBC 11B Section 11B-404.2.10

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

Citation:

As Built:

2010 ADAS Section: 404.2.10

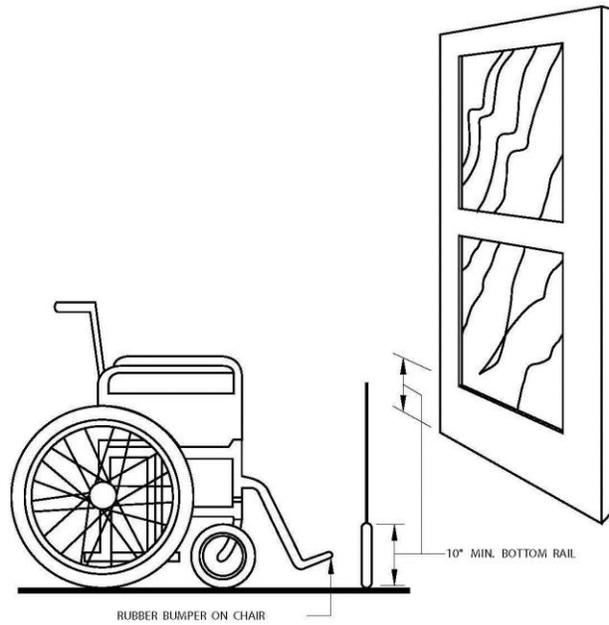
N/A

2022 CBC 11B Section:
11B-404.2.10

Recommendation:

N/A - Refer to Finding

Finding: 1 (Continued)



Finding: 1 Additional Finding Photos



Main Office: Entrance

Finding: 2

The door is equipped with both a closer and a latch and the latch side clearance is obstructed.

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. The maneuvering clearance must be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

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

2022 CBC 11B Section 11B-404.2.4.1

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

Citation:

As Built:

2010 ADAS Section: 404.2.4.1

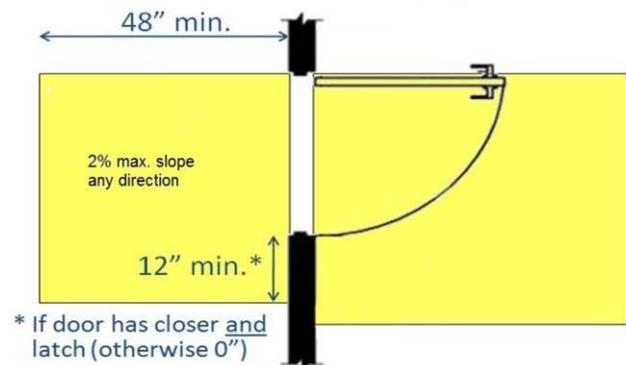
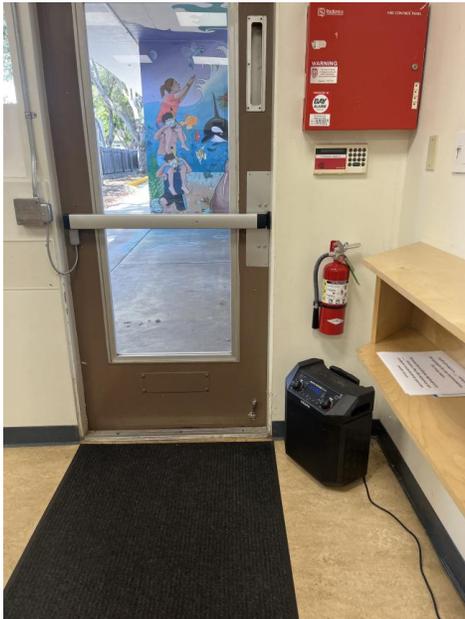
N/A

2022 CBC 11B Section:

11B-404.2.4.1

Recommendation:

N/A - Refer to Finding



Parking: Front Parking Lot

Finding: 3

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

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

2022 CBC 11B Section 11B-502.7.1

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

Citation:

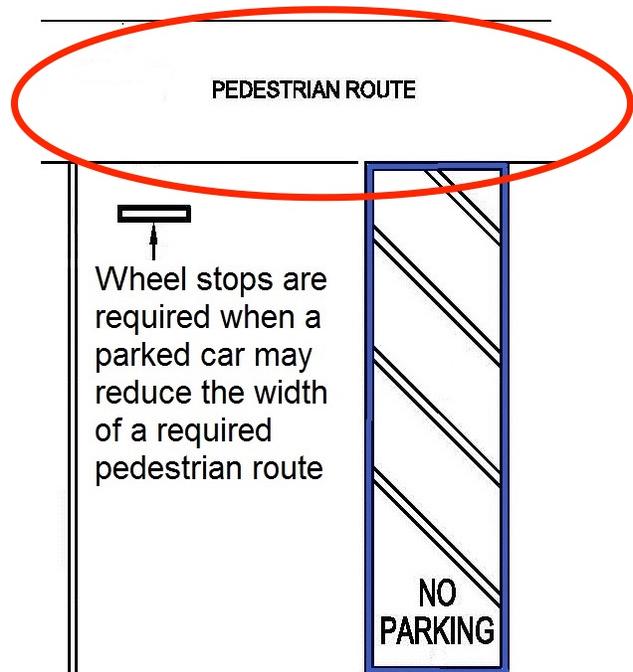
As Built:

2022 CBC 11B Section:
11B-502.7.1

N/A

Recommendation:

N/A - Refer to Finding



Parking: Rear Parking Lot Near Playground

Finding: 4

The parking space is in not nearly compliant.

The parking space is not a minimum of 18 feet long. The parking space does not have the proper identifications/fine signs or the signs are not installed at the correct height at proper location. The parking space is missing the ISA markings or the marking is not the required dimensions. The parking space is missing an adjacent access aisle or is designed to have individuals travel behind parking spaces other than their own.

2022 CBC 11B Section 11B-502.1

Car and van parking spaces shall comply with Section 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

2022 CBC 11B Section 11B-502.1 Exception:

Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

Citation:

As Built:

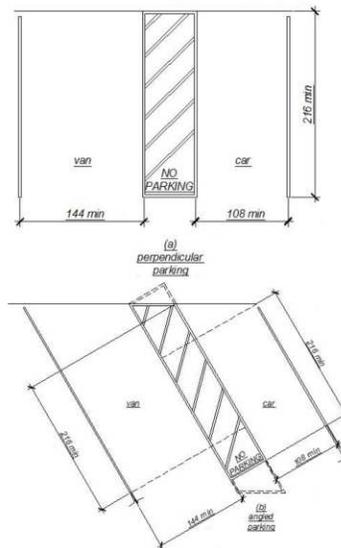
2022 CBC 11B Section:

back parking lot

11B-502.1, 11B-502.1 Exception:

Recommendation:

N/A - Refer to Finding



Finding: 4 Additional Finding Photos



Auditorium : Doors

Finding: 5

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

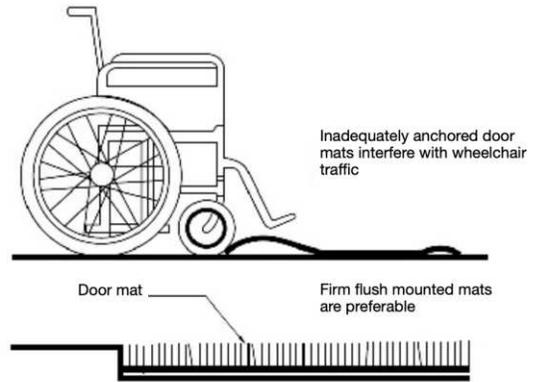
N/A

2022 CBC 11B Section:
11B-302.2

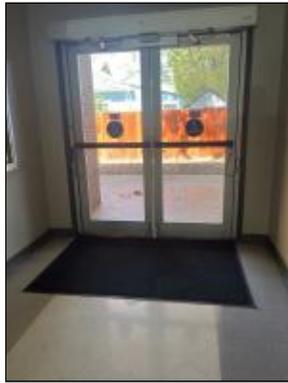
Recommendation:

N/A - Refer to Finding

Finding: 5 (Continued)



Finding: 5 Additional Finding Photos



Auditorium : Interior

Finding: 6

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

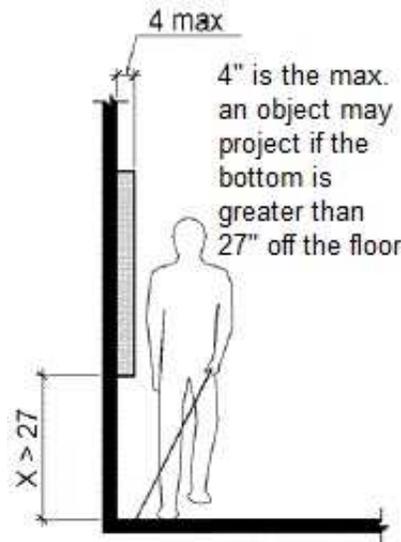
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 6 Additional Finding Photos



Auditorium : Interior

Finding: 7

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

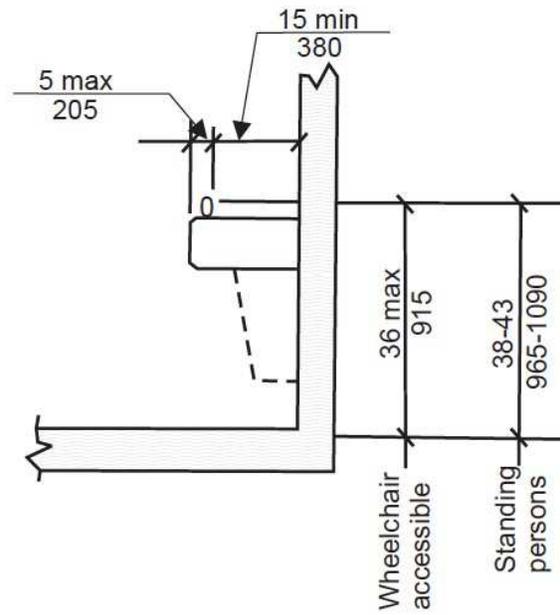
N/A

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

Recommendation:

N/A - Refer to Finding

Finding: 7 (Continued)



Auditorium : Mens Restroom

Finding: 8

The top rim of the lavatory is too high.

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

2010 ADAS Section 606.3

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

2022 CBC 11B Section 11B-606.3

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

Citation:

2010 ADAS Section: 606.3

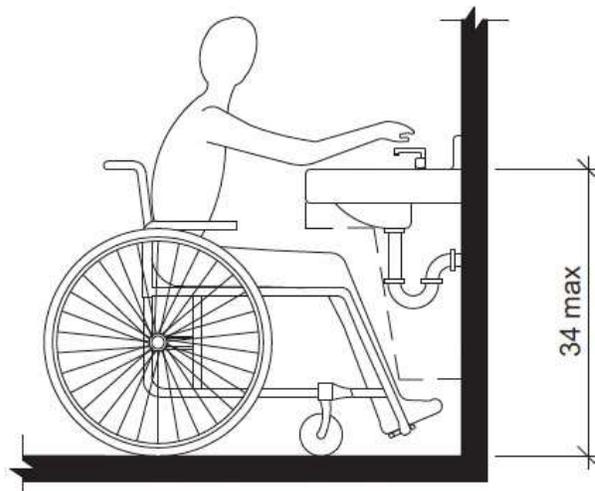
As Built:

N/A

2022 CBC 11B Section:
11B-606.3

Recommendation:

N/A - Refer to Finding



Auditorium : Womens Restroom

Finding: 9

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

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

2022 CBC 11B Section 11B-703.7.2.6.2

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

Citation:

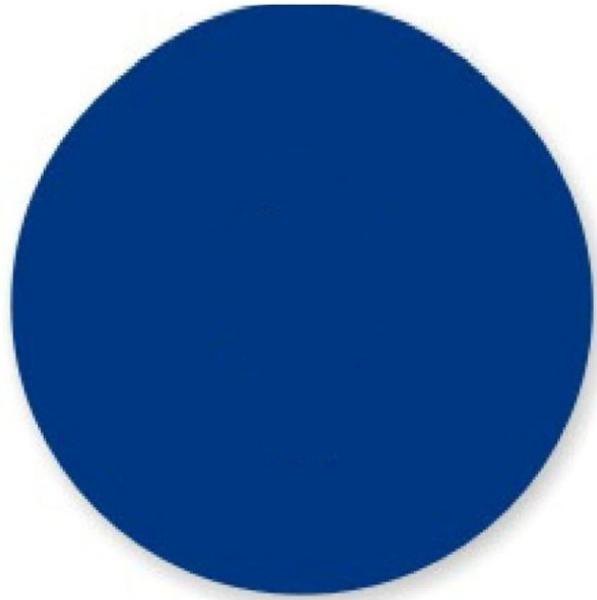
2022 CBC 11B Section:
11B-703.7.2.6.2

As Built:

dark on dark

Recommendation:

N/A - Refer to Finding



Finding: 9 Additional Finding Photos



Auditorium : Womens Restroom

Finding: 10

The sanitary napkin disposal units opening is not located correctly between the rear wall and the toilet paper dispenser.

Sanitary napkin disposal units, if provided, shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum above the finish floor.

2022 CBC 11B Section 11B-604.7.2

Units. Sanitary napkin disposal units, if provided, shall comply with Section 11B-309.4 and shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum above the finish floor.

Citation:

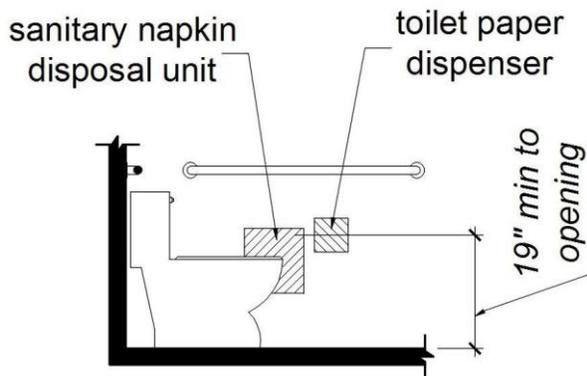
2022 CBC 11B Section:
11B-604.7.2

As Built:

wrong side of paper towel
dispenser

Recommendation:

Install on compliant location



Auditorium : Kitchen

Finding: 11

The door operating hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.

2022 CBC 11B Section 11B-404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Citation:

2022 CBC 11B Section:
11B-404.2.7

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Auditorium : Kitchen

Finding: 12

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

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

2010 ADAS Section 404.2.10

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

2022 CBC 11B Section 11B-404.2.10

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

Citation:

As Built:

2010 ADAS Section: 404.2.10

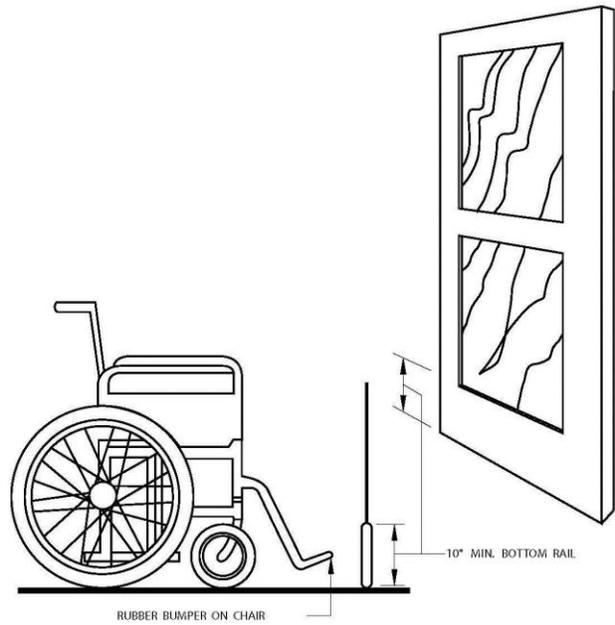
N/A

2022 CBC 11B Section:
11B-404.2.10

Recommendation:

N/A - Refer to Finding

Finding: 12 (Continued)



Auditorium : Kitchen

Finding: 13

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

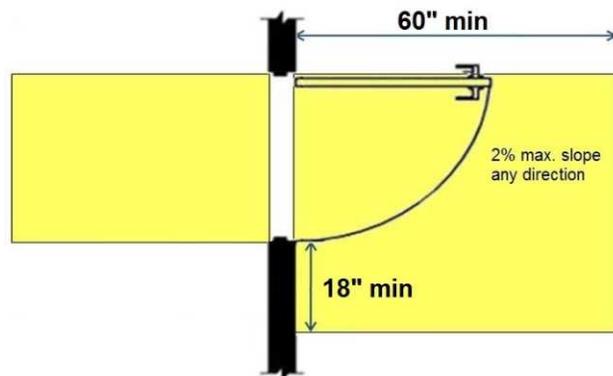
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

N/A - Refer to Finding



Auditorium : Kitchen

Finding: 14

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

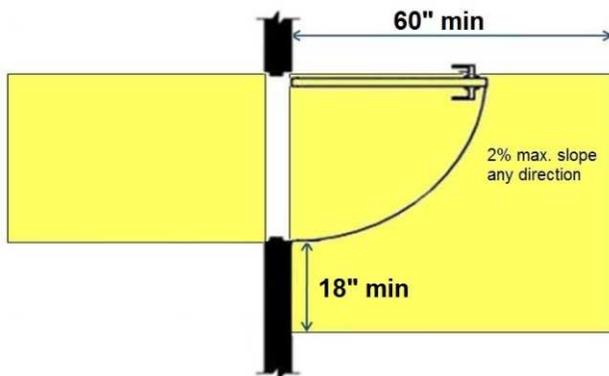
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

N/A - Refer to Finding



Auditorium : Kitchen

Finding: 15

The element projects more than 4 inches into the circulation path.

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

2010 ADAS Section 307.2

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

2022 CBC 11B Section 11B-307.2

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

Citation:

2010 ADAS Section: 307.2

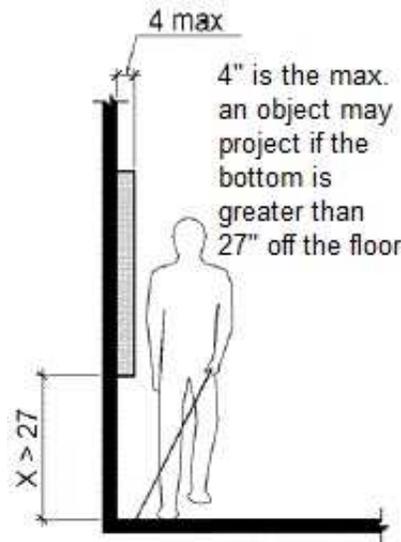
2022 CBC 11B Section:
11B-307.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Auditorium : Kitchen

Finding: 16

The door operating hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.

2022 CBC 11B Section 11B-404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Citation:

2022 CBC 11B Section:
11B-404.2.7

As Built:

typical throughout

Recommendation:

N/A - Refer to Finding



Momentum Works: Ramp

Finding: 17

The ramp encroaches into the landing at the door.

Doors in any position shall not reduce the ramp landing to less than 42 inches.

2022 CBC 11B Section 11B-405.7.5

Where doorways are located adjacent to a ramp landing, maneuvering clearances required by Sections 11B-404.2.4 and 11B-404.3.2 shall be permitted to overlap the required landing area. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches (76 mm). Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches (1067 mm).

Citation:

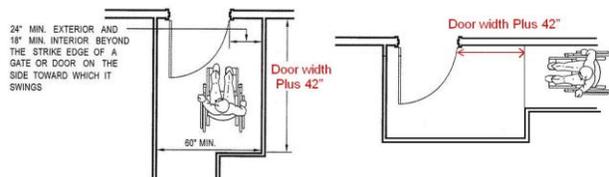
2022 CBC 11B Section:
11B-405.7.5

As Built:

not 42" from ramp to the door

Recommendation:

Ramp width is not compliant
Install new ramp



Finding: 17 Additional Finding Photos



Momentum Works: Ramp

Finding: 18

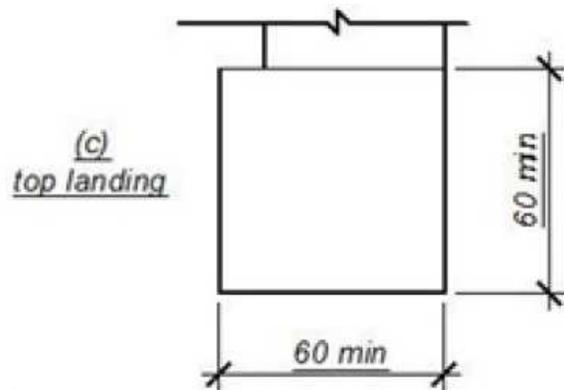
The top landing of the ramp does not meet minimum size requirements.

The top landing of a ramp must be a minimum of 60 inches by 60 inches.

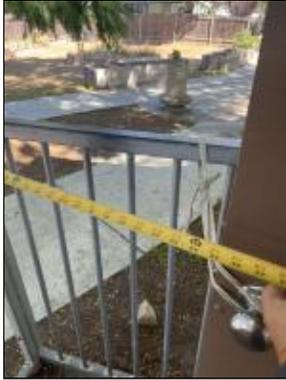
2022 CBC 11B Section 11B-405.7.2.1
Top landings shall be 60 inches (1524 mm) wide minimum.

Citation:	As Built:
2022 CBC 11B Section: 11B-405.7.2.1	not 60" top landing

Recommendation:
N/A - Refer to Finding



Finding: 18 Additional Finding Photos



Momentum Works: Ramp

Finding: 19

The landing at the bottom of the ramp has a slope greater than 2%.

Bottom landings shall have a dimension in the direction of ramp run of not less than 72 inches and have a slope of 2% maximum in any direction.

2022 CBC 11B Section 11B-405.7.1

Landings shall comply with Section 11B-302. Changes in level are not permitted.

Citation:

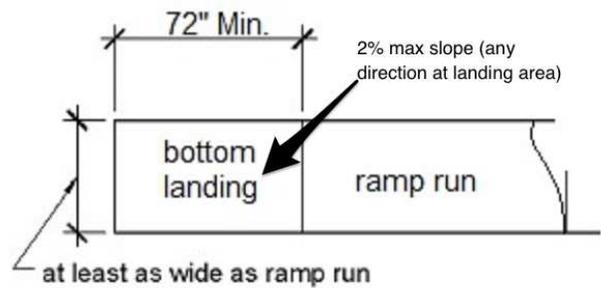
2022 CBC 11B Section:
11B-405.7.1

As Built:

slope and length

Recommendation:

Slope and length not compliant



Finding: 19 Additional Finding Photos



Momentum Works: Entrances

Finding: 20

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:

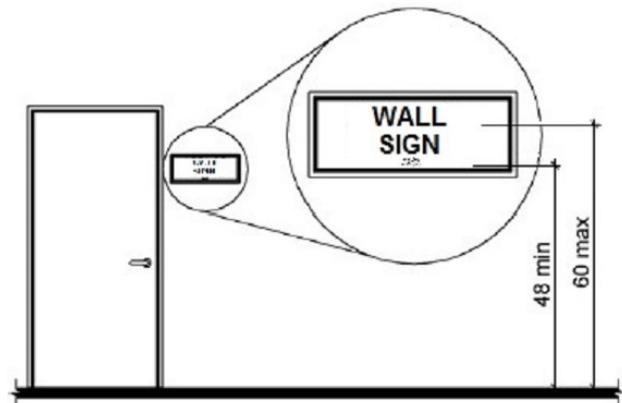
As Built:

2022 CBC 11B Section:
11B-216.2

typical throughout

Recommendation:

typical throughout



Finding: 20 Additional Finding Photos



Momentum Works: Entrances

Finding: 21

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:

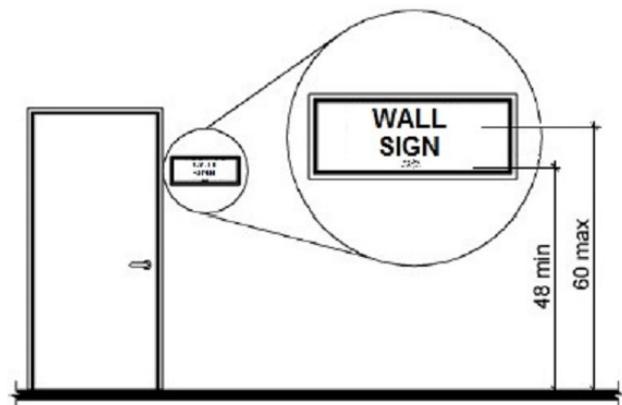
As Built:

2022 CBC 11B Section:
11B-216.2

no compliant wall sign

Recommendation:

install a compliant room ID sign at the strike side of the door



Momentum Works: Entrances

Finding: 22

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

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

2010 ADAS Section 404.2.5

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

2022 CBC 11B Section 11B-404.2.5

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

Citation:

2010 ADAS Section: 404.2.5

As Built:

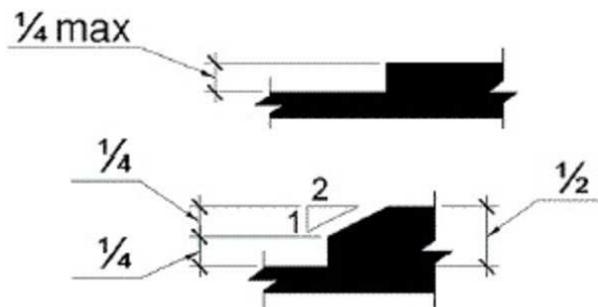
N/A

2022 CBC 11B Section:

11B-404.2.5

Recommendation:

install a compliant threshold



Momentum Works: Entrances

Finding: 23

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

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

2010 ADAS Section 404.2.10

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

2022 CBC 11B Section 11B-404.2.10

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

Citation:

As Built:

2010 ADAS Section: 404.2.10

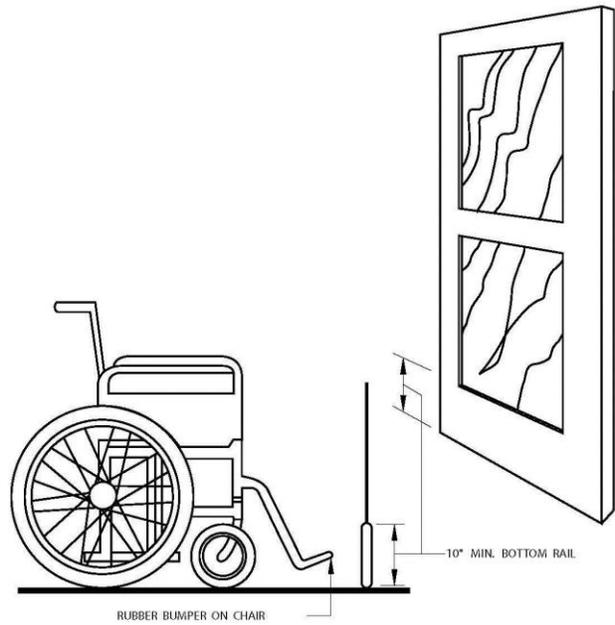
N/A

2022 CBC 11B Section:
11B-404.2.10

Recommendation:

remove door hold open

Finding: 23 (Continued)



Momentum Works: Entrances

Finding: 24

The maneuvering clearance on the pull side of the door is obstructed.

Exterior doors must have a maneuvering clearance 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-404.2.4.1

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

Citation:

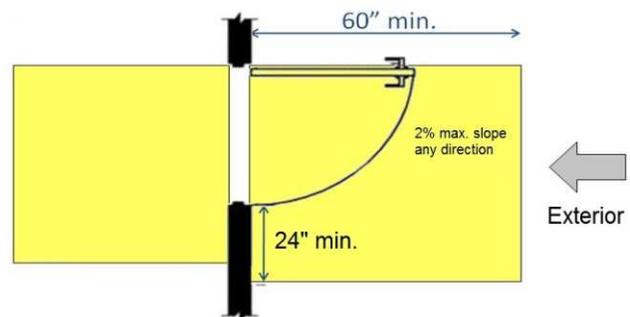
2022 CBC 11B Section:
11B-404.2.4.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Momentum Works: Entrances

Finding: 25

The door operating hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate.

2022 CBC 11B Section 11B-404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Citation:

2022 CBC 11B Section:
11B-404.2.7

As Built:

N/A

Recommendation:

install compliant door hardware



Momentum Works: Entrances

Finding: 26

The door is equipped with both a closer and a latch and the latch side clearance is obstructed.

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. The maneuvering clearance must be flat (2% max. slope in any direction) and clear of obstructions.

2010 ADAS Section 404.2.4.1

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

2022 CBC 11B Section 11B-404.2.4.1

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

Citation:

As Built:

2010 ADAS Section: 404.2.4.1

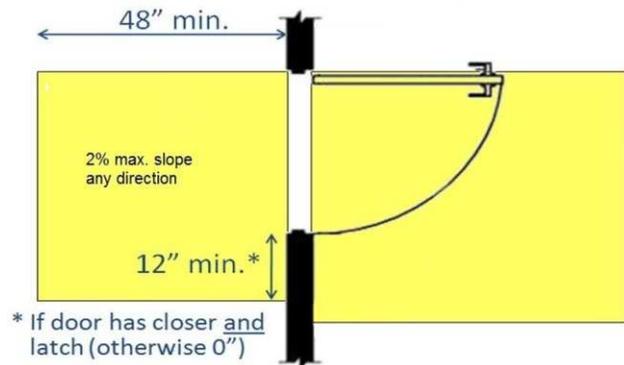
N/A

2022 CBC 11B Section:

11B-404.2.4.1

Recommendation:

not a Constuction related item, but should be part of your ADA program



Momentum Works: Entrances

Finding: 27

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

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

2010 ADAS Section 703.4.2

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

2022 CBC 11B Section 11B-703.4.2

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

Citation:

2010 ADAS Section: 703.4.2

2022 CBC 11B Section:
11B-703.4.2

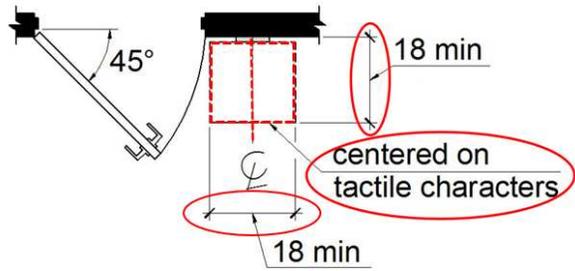
As Built:

Typical throughout

Recommendation:

typical throughout

Finding: 27 (Continued)



Momentum Works: Entrances

Finding: 28

The door is equipped with both a closer and a latch and the latch side clearance is obstructed.

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. 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

As Built:

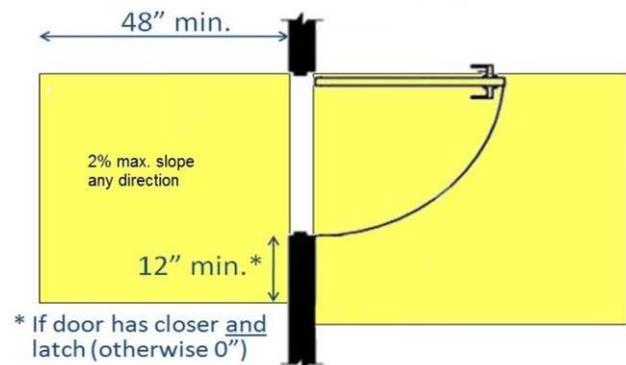
typical throughout

2022 CBC 11B Section:

11B-404.2.4.1

Recommendation:

N/A - Refer to Finding



Momentum Works: Entrances

Finding: 29

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

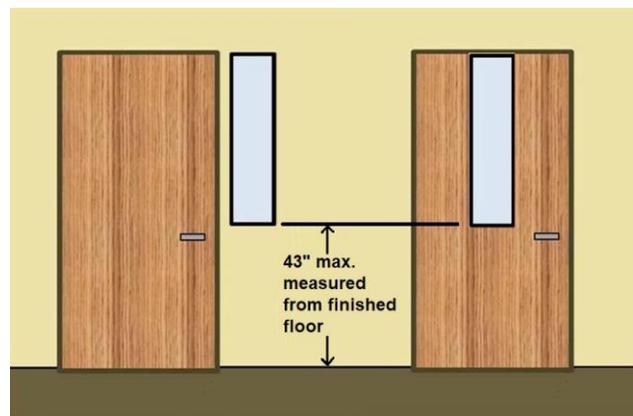
2022 CBC 11B Section:
11B-404.2.11

As Built:

typical throughout

Recommendation:

N/A - Refer to Finding



Momentum Works: Entrances

Finding: 30

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

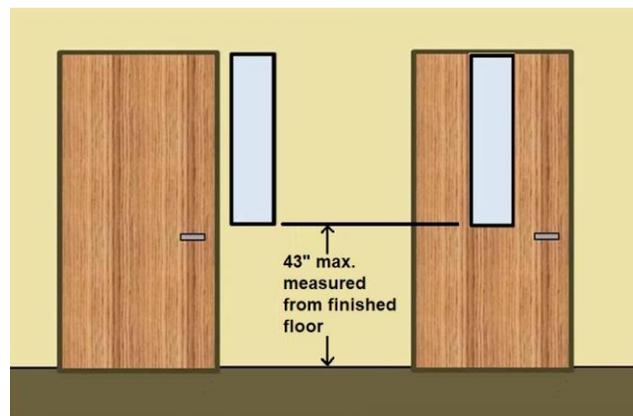
2022 CBC 11B Section:
11B-404.2.11

As Built:

typical

Recommendation:

N/A - Refer to Finding



Momentum Works: Entrances

Finding: 31

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

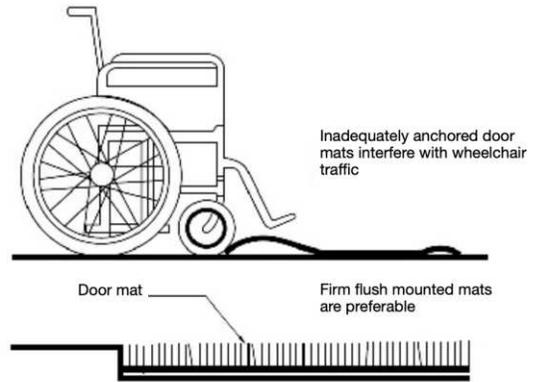
N/A

2022 CBC 11B Section:
11B-302.2

Recommendation:

secure carpet

Finding: 31 (Continued)



Momentum Works: Entrances

Finding: 32

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

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

2010 ADAS Section 404.2.10

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

2022 CBC 11B Section 11B-404.2.10

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

Citation:

As Built:

2010 ADAS Section: 404.2.10

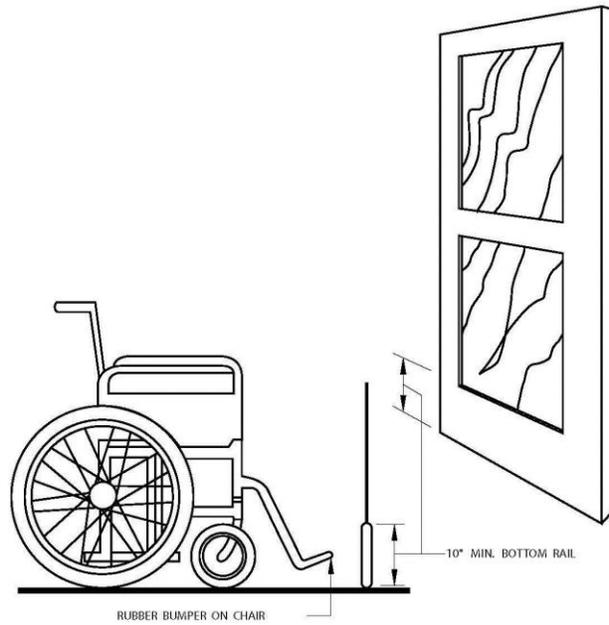
N/A

2022 CBC 11B Section:
11B-404.2.10

Recommendation:

N/A - Refer to Finding

Finding: 32 (Continued)



Finding: 32 Additional Finding Photos



Momentum Works: Entrances

Finding: 33

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

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

2010 ADAS Section 404.2.5

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

2022 CBC 11B Section 11B-404.2.5

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

Citation:

2010 ADAS Section: 404.2.5

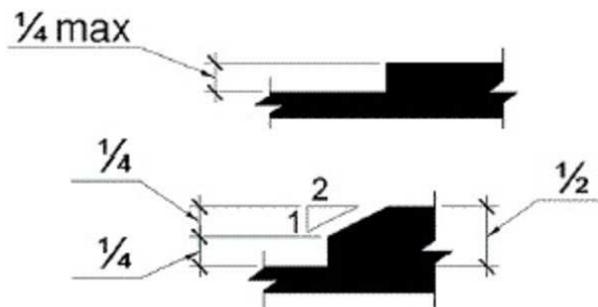
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.5

Recommendation:

N/A - Refer to Finding



Finding: 33 Additional Finding Photos



Momentum Works: Entrances

Finding: 34

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

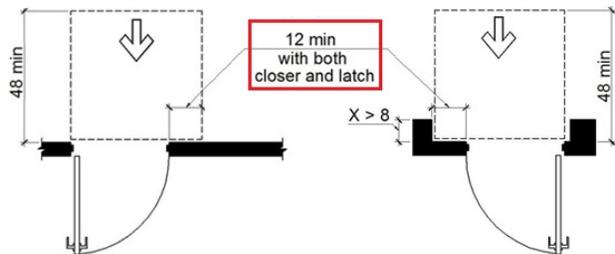
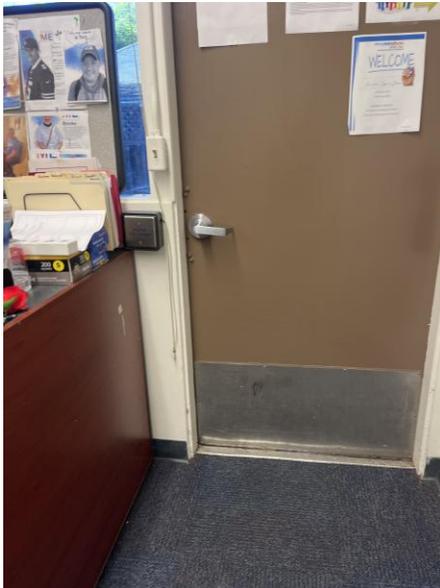
As Built:

push button did not work

2022 CBC 11B Section:
11B-404.2.4.1

Recommendation:

N/A - Refer to Finding



Momentum Works: Stairs

Finding: 35

The stairway is not compliant for multiple reasons:

- Bottom handrail extension is missing
- Bottom extension is not long enough

2022 CBC 11B Section 11B-504.6

Stairs shall have handrails complying with Section 11B-505.

Citation:

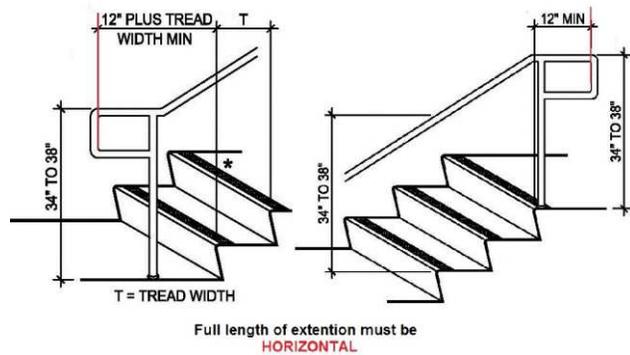
2022 CBC 11B Section:
11B-504.6

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 35 Additional Finding Photos



Momentum Works: Accessible route

Finding: 36

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

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

2010 ADAS Section 403.3

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

2022 CBC 11B Section 11B-403.3

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

Citation:

2010 ADAS Section: 403.3

As Built:

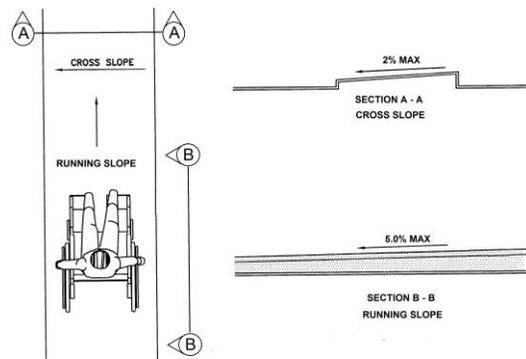
N/A

2022 CBC 11B Section:

11B-403.3

Recommendation:

install an accessible route from the accessible entrance to the public way and to the accessible parking area



Finding: 36 Additional Finding Photos



Breezeway: Breezeway

Finding: 37

The grate openings are greater than 1/2 inch and are parallel to the direction of travel.

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

2010 ADAS Section 302.3

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

2022 CBC 11B Section 11B-302.3

Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch (12.7 mm) diameter except as allowed in Sections 11B-407.4.3, 11 B-409.4.3, 11B-410.4, 11B-810.5.3 and 11B-810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

As Built:

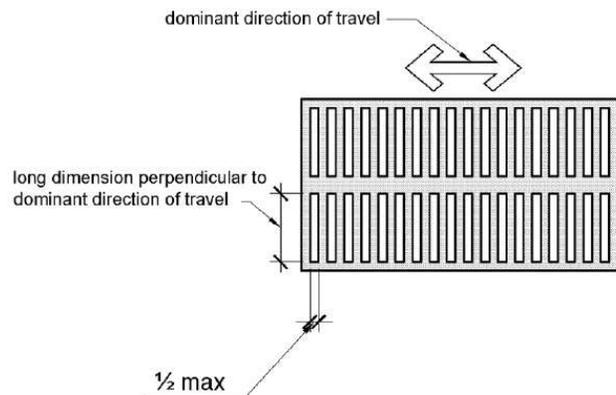
2010 ADAS Section: 302.3

N/A

2022 CBC 11B Section:
11B-302.3

Recommendation:

N/A - Refer to Finding



Breezeway: Breezway - Mens Restroom

Finding: 38

The threshold is greater than 1/2 inch high.

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

2010 ADAS Section 404.2.5

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

2022 CBC 11B Section 11B-404.2.5

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

Citation:

2010 ADAS Section: 404.2.5

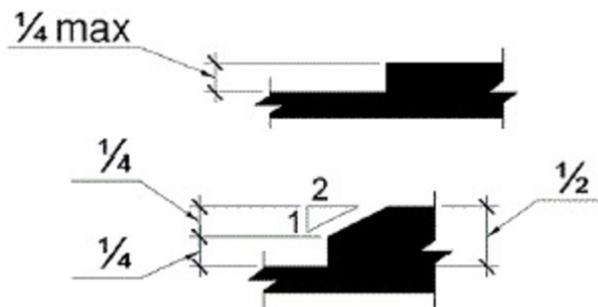
As Built:

N/A

2022 CBC 11B Section:
11B-404.2.5

Recommendation:

N/A - Refer to Finding



Finding: 38 Additional Finding Photos



Finding: 38 Additional Finding Photos



Breezeway: Breezeway - Mens Restroom

Finding: 39

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

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

2010 ADAS Section 609.3

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

2022 CBC 11B Section 11B-609.3

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

Citation:

2010 ADAS Section: 609.3

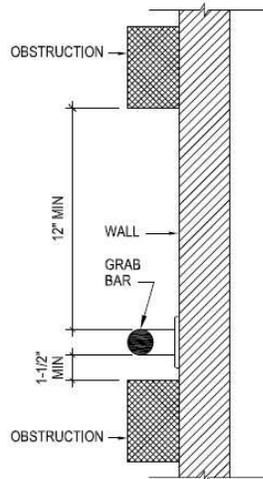
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



Breezeway: Breezeway - Mens Restroom

Finding: 40

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:

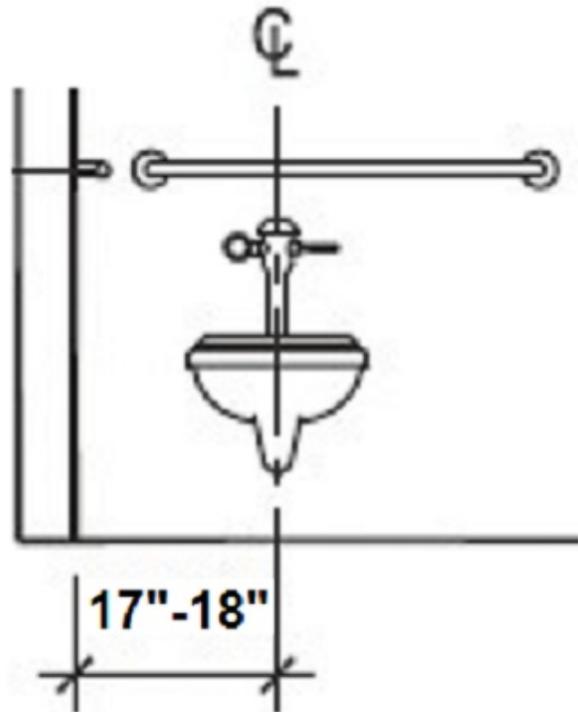
As Built:

2022 CBC 11B Section:
11B-604.2

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezeway - Mens Restroom**Finding: 41**

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

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

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

2022 CBC 11B Section 11B-604.8.1.2

Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.

Citation:**As Built:**

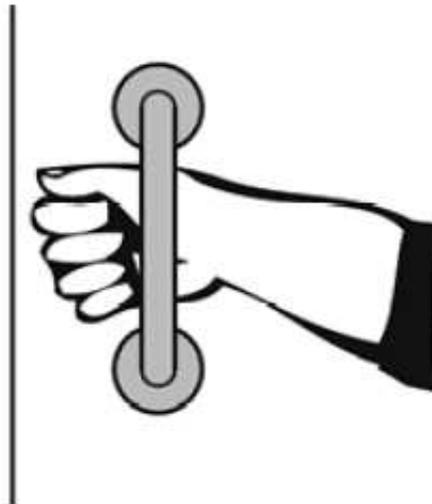
2010 ADAS Section: 604.8.1.2

N/A

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

N/A - Refer to Finding

Finding: 41 (Continued)



Breezeway: Breezeway - Mens Restroom**Finding: 42**

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

2022 CBC 11B Section 11B-604.8.1.2

Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.

Citation:**As Built:**

2010 ADAS Section: 604.8.1.2

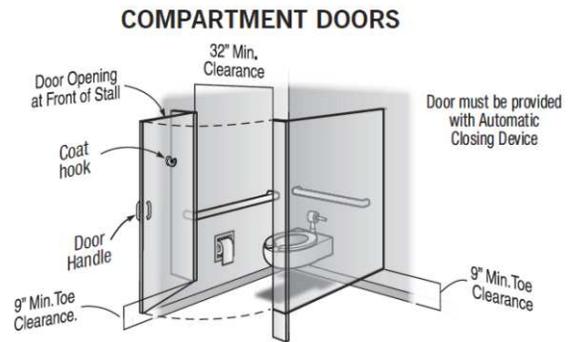
N/A

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

Recommendation:

N/A - Refer to Finding

Finding: 42 (Continued)



Breezeway: Breezeway - Mens Restroom

Finding: 43

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:

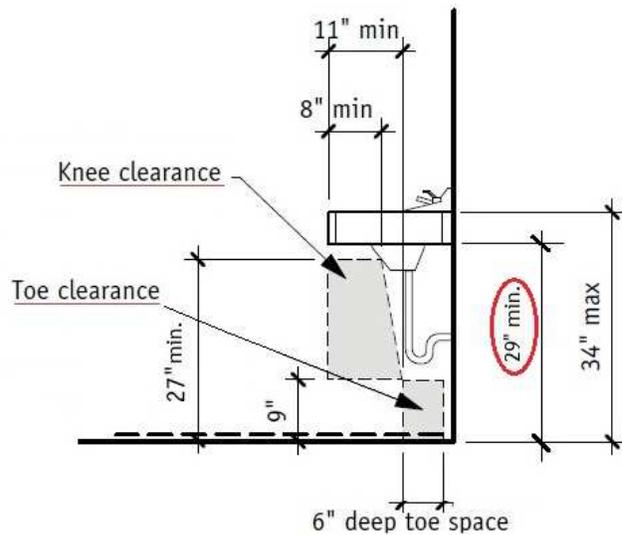
As Built:

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

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezway - Mens Restroom

Finding: 44

There are sharp or abrasive elements on the underside of the lavatory.

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:

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezeway - Mens Restroom

Finding: 45

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:

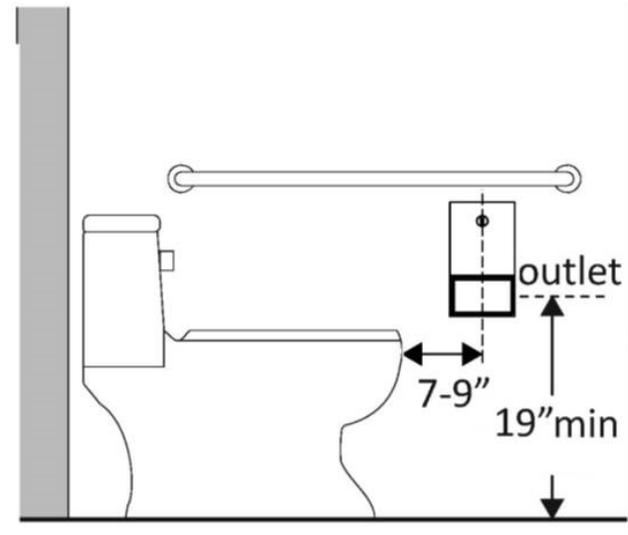
2022 CBC 11B Section:
11B-604.7.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezway - Mens Restroom

Finding: 46

The clear floor space at the toilet is noncompliant.

Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall 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:

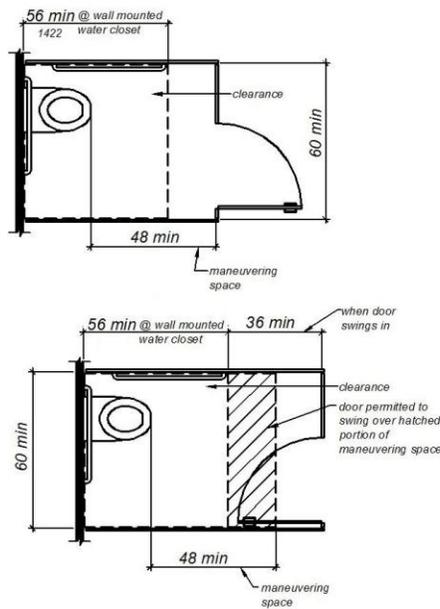
As Built:

2022 CBC 11B Section:
11B-604.8.1.1

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezway - Mens Restroom

Finding: 47

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

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

2022 CBC 11B Section 11B-703.7.2.6.1

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

Citation:

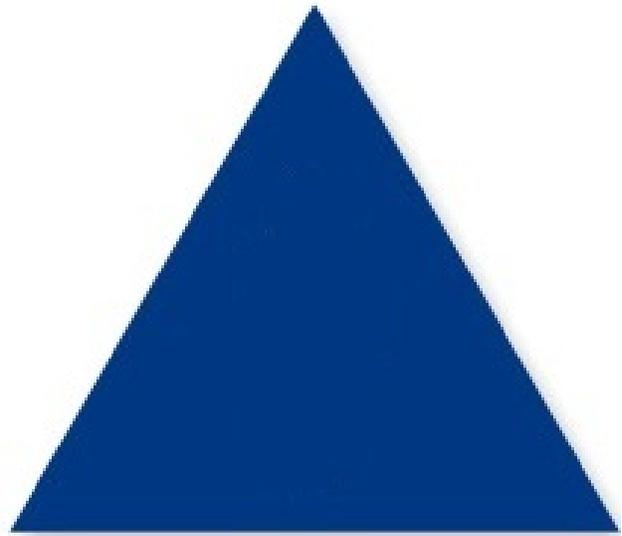
2022 CBC 11B Section:
11B-703.7.2.6.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezway - Womens Teateoom

Finding: 48

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

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

2022 CBC 11B Section 11B-703.7.2.6.2

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

Citation:

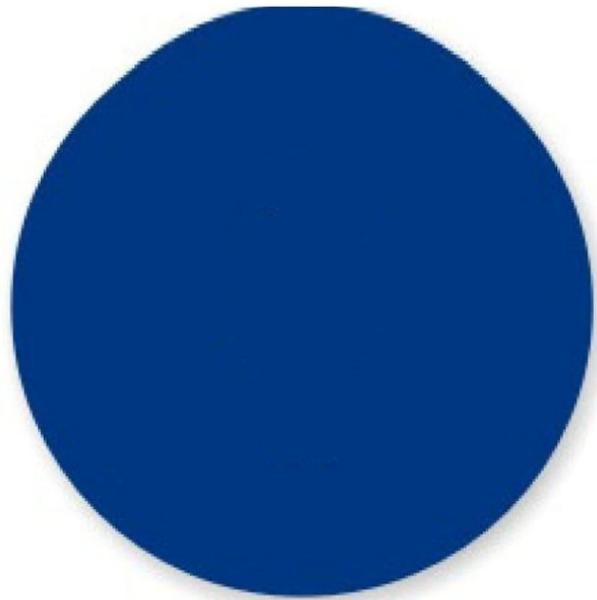
2022 CBC 11B Section:
11B-703.7.2.6.2

As Built:

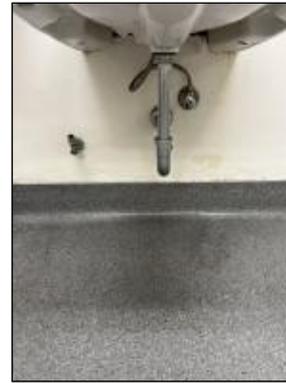
N/A

Recommendation:

N/A - Refer to Finding



Finding: 48 Additional Finding Photos



Finding: 48 Additional Finding Photos



Breezeway: Breezeway - Womens Teateoom

Finding: 49

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:

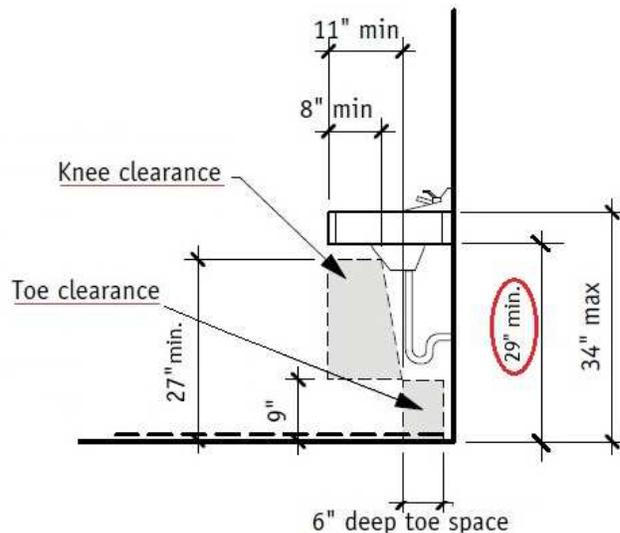
2022 CBC 11B Section:
11B-306.3.1, 11B-306.3.1
Exception:

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezway - Womens Teateoom

Finding: 50

There are sharp or abrasive elements on the underside of the lavatory.

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:

N/A

Recommendation:

N/A - Refer to Finding



Breezeway: Breezeway - Womens Teateoom

Finding: 51

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

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

2010 ADAS Section 609.3

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

2022 CBC 11B Section 11B-609.3

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

Citation:

2010 ADAS Section: 609.3

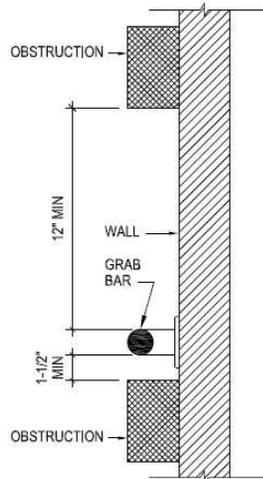
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



Breezeway: Breezeway - Womens Teateoom

Finding: 52

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

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

2010 ADAS Section 609.3

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

2022 CBC 11B Section 11B-609.3

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

Citation:

2010 ADAS Section: 609.3

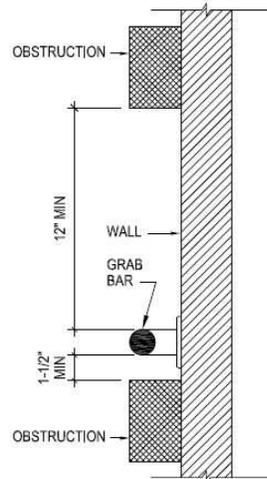
As Built:

N/A

2022 CBC 11B Section:
11B-609.3

Recommendation:

N/A - Refer to Finding



Breezeway: Breezeway - Womens Teateoom**Finding: 53**

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

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

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

2022 CBC 11B Section 11B-604.8.1.2

Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.

Citation:**As Built:**

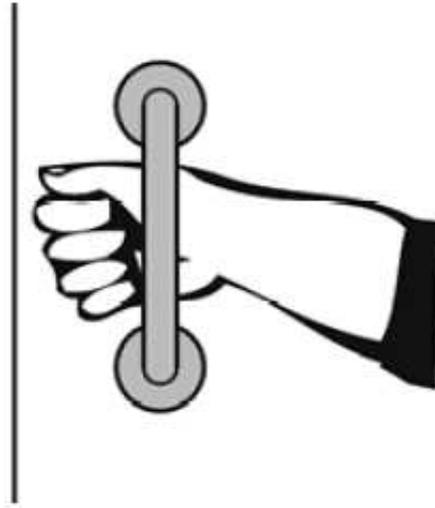
2010 ADAS Section: 604.8.1.2

N/A

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

N/A - Refer to Finding

Finding: 53 (Continued)



Finding: 53 Additional Finding Photos



Breezeway: Breezway - Womens Teateoom

Finding: 54

The compartment door is not self closing.

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

2010 ADAS Section 604.8.1.2

Toilet compartment doors, including door hardware, shall comply with 404 except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (100 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4 inches (100 mm) maximum from the front partition. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.

2022 CBC 11B Section 11B-604.8.1.2

Toilet compartment doors, including door hardware, shall comply with Section 11B-404 except that if the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches (1219 mm) minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches (102 mm) maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening hinge side jamb for out swinging doors shall be farthest from the water closet and the strike side jamb shall be 54 inches (1372 mm) minimum from the rear wall. The door shall be self-closing. A door pull complying with Section 11B-404.2.1 shall be placed on both sides of the door near the latch. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet.

Citation:

As Built:

2010 ADAS Section: 604.8.1.2

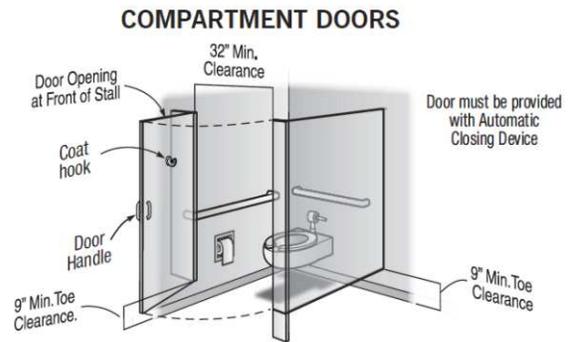
N/A

2022 CBC 11B Section:
11B-604.8.1.2

Recommendation:

N/A - Refer to Finding

Finding: 54 (Continued)



Breezeway: Breezway - Womens Teateoom**Finding: 55**

The locking/latching hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.

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:**

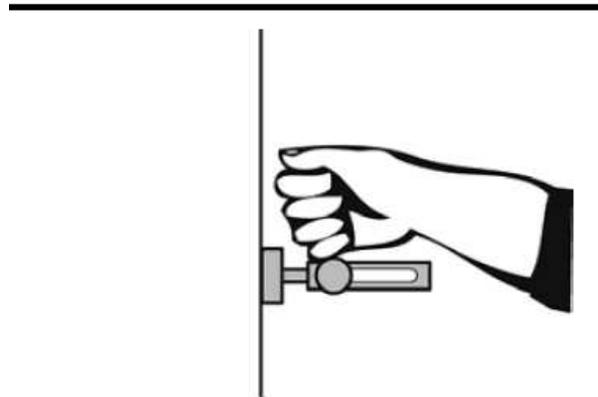
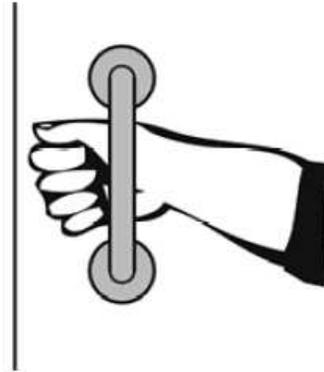
2010 ADAS Section: 604.8.1.2

N/A

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

N/A - Refer to Finding

Finding: 55 (Continued)



Breezeway: Breezeway - Womens Teateoom

Finding: 56

The clear floor space at the toilet is noncompliant.

Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall 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:

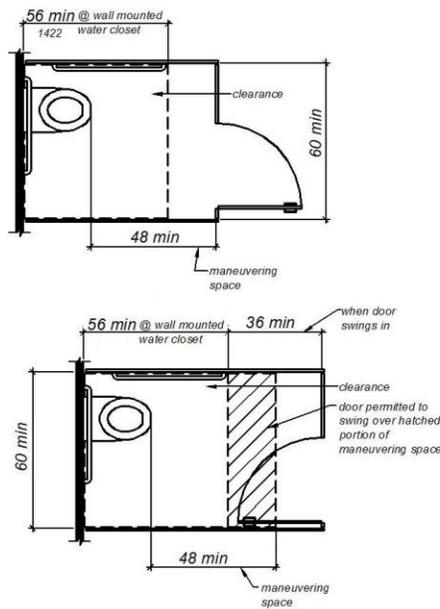
As Built:

2022 CBC 11B Section:
11B-604.8.1.1

N/A

Recommendation:

N/A - Refer to Finding



Accessible route : Exterior Accessible Routes

Finding: 57

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

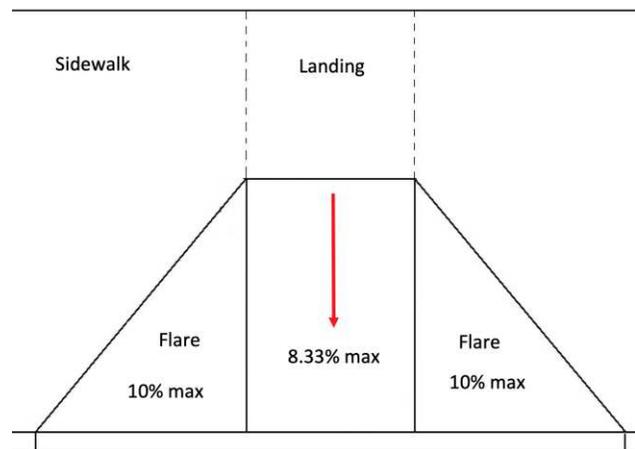
2022 CBC 11B Section:
11B-406.3.1, 11B-406.2.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 57 Additional Finding Photos



Accessible route : Exterior Accessible Routes

Finding: 58

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

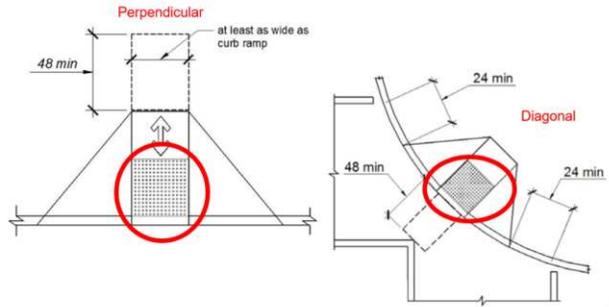
As Built:

N/A

Recommendation:

N/A - Refer to Finding

Finding: 58 (Continued)



Accessible route : Exterior Accessible Routes

Finding: 59

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

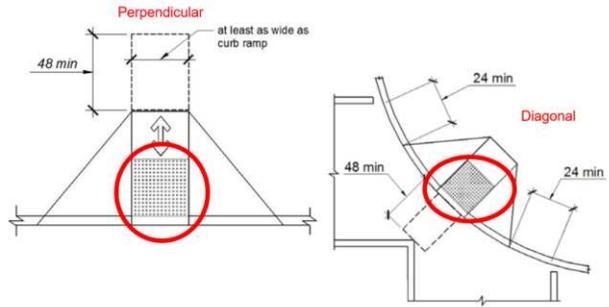
As Built:

detectable warnings

Recommendation:

N/A - Refer to Finding

Finding: 59 (Continued)



Accessible route : Exterior Accessible Routes

Finding: 60

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:

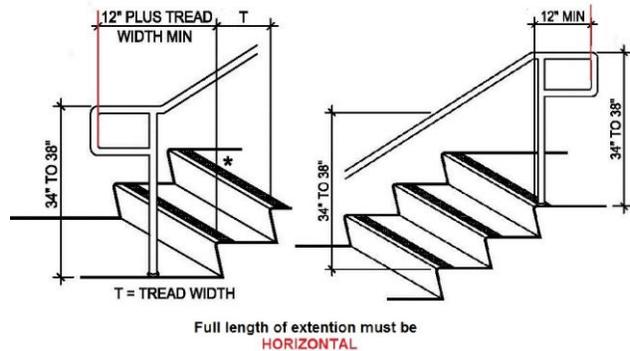
As Built:

2022 CBC 11B Section:
11B-505.2

N/A

Recommendation:

N/A - Refer to Finding



Finding: 60 Additional Finding Photos



Accessible route : Exterior Accessible Routes

Finding: 61

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:

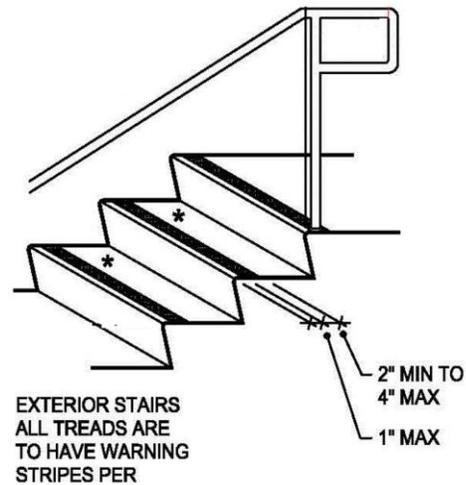
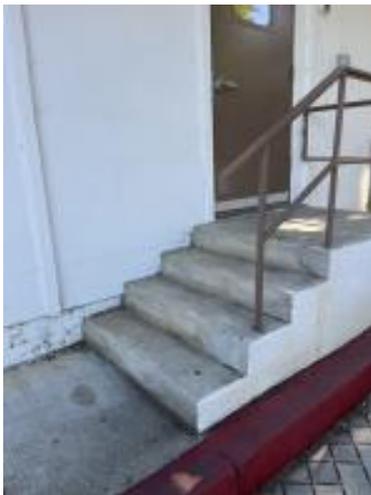
As Built:

2022 CBC 11B Section:
11B-504.4.1

N/A

Recommendation:

N/A - Refer to Finding



Accessible route : Exterior Accessible Routes

Finding: 62

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:

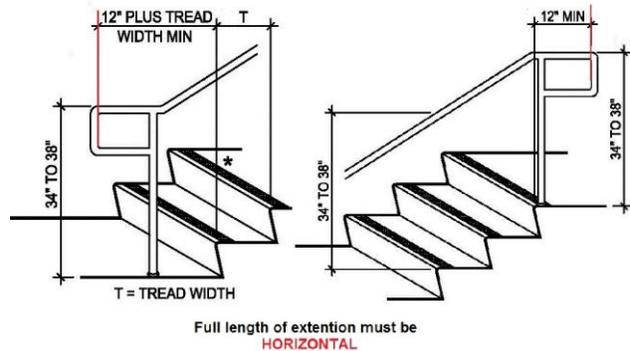
As Built:

2022 CBC 11B Section:
11B-505.2

N/A

Recommendation:

N/A - Refer to Finding



Finding: 62 Additional Finding Photos



Accessible route : Exterior Accessible Routes

Finding: 63

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:

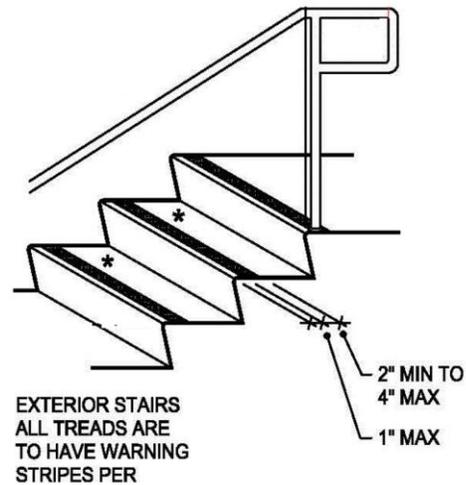
As Built:

2022 CBC 11B Section:
11B-504.4.1

N/A

Recommendation:

N/A - Refer to Finding



Accessible route : Exterior Accessible Routes

Finding: 64

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

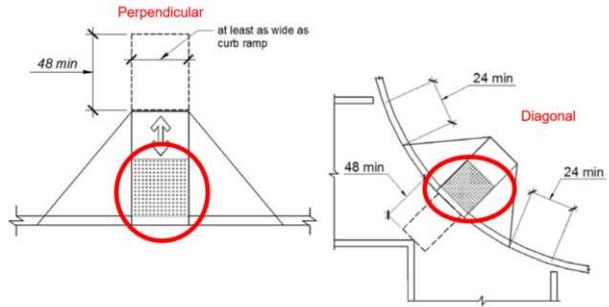
As Built:

N/A

Recommendation:

N/A - Refer to Finding

Finding: 64 (Continued)



Accessible route : Exterior Accessible Routes

Finding: 65

The circulation path is not physically separated from vehicle traffic.

Circulation paths shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches minimum above the area where vehicular traffic occurs.

2022 CBC 11B Section 11B-250.1

Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches (102 mm) minimum above the area where vehicular traffic occurs.

Citation:

2022 CBC 11B Section:
11B-250.1

As Built:

N/A

Recommendation:

install detectable warnings at this exit door leading to a vehicle way



Finding: 65 Additional Finding Photos



Accessible route : Exterior Accessible Routes**Finding: 66**

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:**As Built:**

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

N/A

Recommendation:

Install the lower push button at all locations when alterations are completed. Typical throughout the site

Finding: 66 (Continued)



Finding: 66 Additional Finding Photos



Accessible route : Exterior Accessible Routes

Finding: 67

The automatic door has not been provided with backup power.

Powered doors serving a building or facility with an occupant load of 150 or more shall be provided with a backup battery or backup generator

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

Powered doors serving a building or facility with an occupancy of 150 or more shall be provided with a back-up battery or back-up generator. The back-up power source shall be able to cycle the door a minimum of 100 cycles.

Citation:

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

As Built:

information

Recommendation:

N/A - Refer to Finding



Accessible route : Exterior Accessible Routes

Finding: 68

All low energy power operated (Automatic) doors shall be marked with a sign, visible from both sides of the door, with the words "AUTOMATIC CAUTION DOOR" The sign shall be a minimum of 6 inches in diameter and with minimum 5/8" tall black lettering on a yellow background.

When a separate wall switch is used to initiate the operation of the door the door shall also be provided with additional signs on each side of the door where the switch is located, with the message "ACTIVATE SWITCH TO OPERATE". The lettering shall be white and the background shall be blue.

2010 ADAS Section 404.3

Automatic doors and automatic gates shall comply with 404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10 (incorporated by reference, see "Referenced Standards" in Chapter 1). Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19 (1997 or 2002 edition) (incorporated by reference, see "Referenced Standards" in Chapter 1).

2022 CBC 11B Section 11B-404.3

Automatic doors and automatic gates shall comply with Section 11B-404.3. Full-powered automatic doors shall comply with ANSI/BHMA A156.10. Low-energy and power-assisted doors shall comply with ANSI/BHMA A156.19

Citation:

2010 ADAS Section: 404.3

2022 CBC 11B Section:
11B-404.3

As Built:

information

Recommendation:

typical throughout



Accessible route : Exterior Accessible Routes

Finding: 69

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:

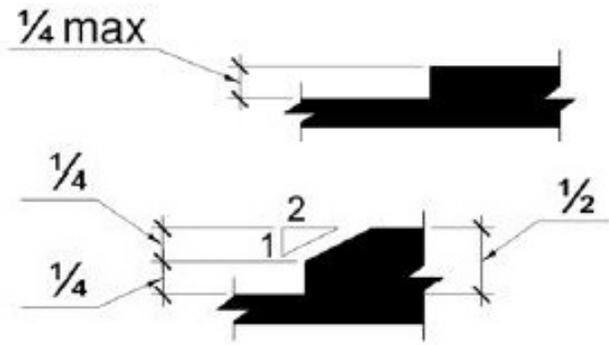
2010 ADAS Section: 303.3, 303.2 N/A

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

Recommendation:

N/A - Refer to Finding

Finding: 69 (Continued)



Finding: 69 Additional Finding Photos



Accessible route : Exterior Accessible Routes

Finding: 70

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:

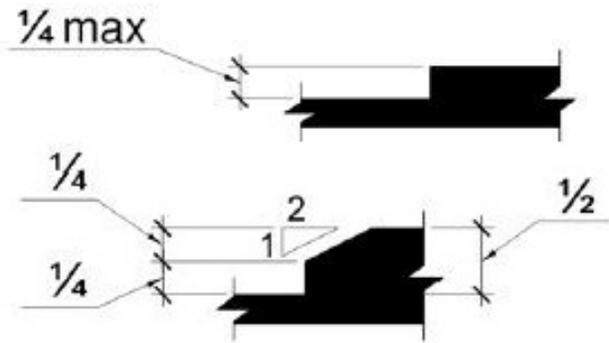
2010 ADAS Section: 303.3, 303.2 N/A

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

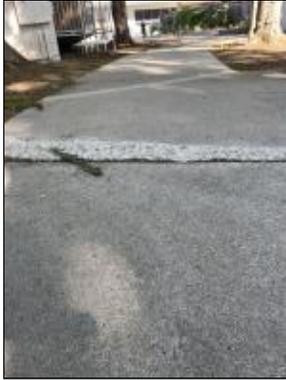
Recommendation:

N/A - Refer to Finding

Finding: 70 (Continued)



Finding: 70 Additional Finding Photos



Accessible route : Exterior Accessible Routes

Finding: 71

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

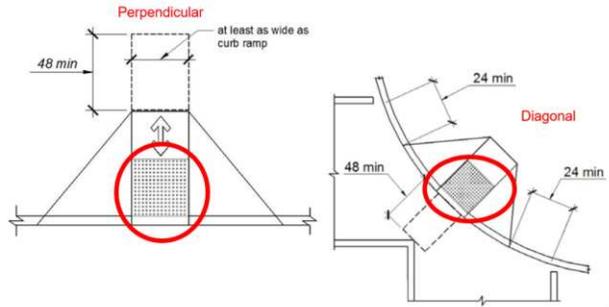
As Built:

N/A

Recommendation:

N/A - Refer to Finding

Finding: 71 (Continued)



Accessible route : Exterior Accessible Routes

Finding: 72

The circulation path is not physically separated from vehicle traffic.

Circulation paths shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches minimum above the area where vehicular traffic occurs.

2022 CBC 11B Section 11B-250.1

Circulation paths contiguous to vehicular traffic shall be physically separated from vehicular traffic. Vehicular traffic includes travel through parking facilities, into and out of parking spaces, into and out of electric vehicle charging spaces, and along roadways, driveways and drive aisles. Physical separation shall be provided with circulation paths raised 4 inches (102 mm) minimum above the area where vehicular traffic occurs.

Citation:

2022 CBC 11B Section:
11B-250.1

As Built:

detectable warnings

Recommendation:

N/A - Refer to Finding



ILRC: Staff Entry**Finding: 73**

The tactile EXIT sign is mounted on the door. This sign is required to be mounted on the strike side of the door on the wall

Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

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

2010 ADAS Section 703.4.2

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

2022 CBC 11B Section 11B-703.4.2

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

Citation:

2010 ADAS Section: 703.4.2

As Built:

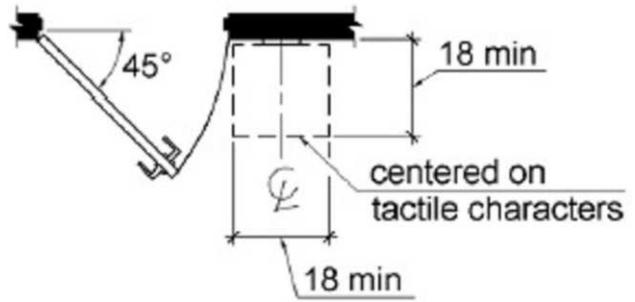
N/A

2022 CBC 11B Section:
11B-703.4.2

Recommendation:

N/A - Refer to Finding

Finding: 73 (Continued)



ILRC: Staff Entry

Finding: 74

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

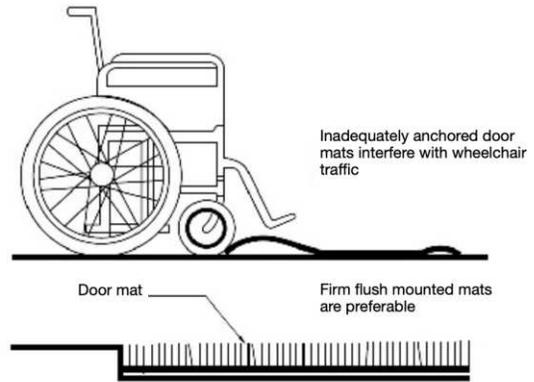
N/A

2022 CBC 11B Section:
11B-302.2

Recommendation:

N/A - Refer to Finding

Finding: 74 (Continued)



ILRC: Main Entrance

Finding: 75

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

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

2010 ADAS Section 404.2.5

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

2022 CBC 11B Section 11B-404.2.5

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

Citation:

2010 ADAS Section: 404.2.5

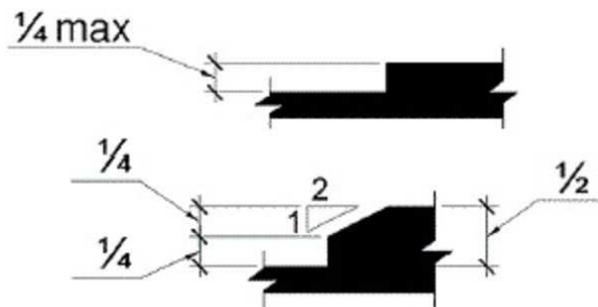
As Built:

N/A

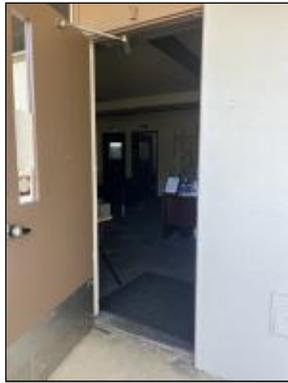
2022 CBC 11B Section:
11B-404.2.5

Recommendation:

N/A - Refer to Finding



Finding: 75 Additional Finding Photos



ILRC: Main Entrance

Finding: 76

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

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

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

2010 ADAS Section 303.2

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

2022 CBC 11B Section 11B-303.2

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

2022 CBC 11B Section 11B-303.3

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

Citation:

As Built:

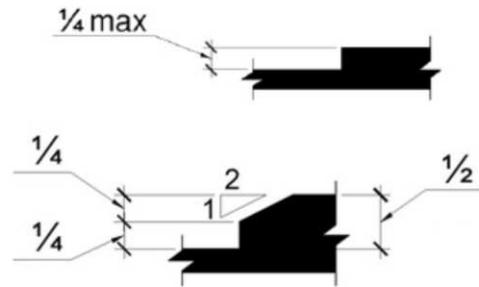
2010 ADAS Section: 303.3, 303.2 N/A

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

Recommendation:

N/A - Refer to Finding

Finding: 76 (Continued)



Finding: 76 Additional Finding Photos



ILRC: Main Entrance

Finding: 77

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

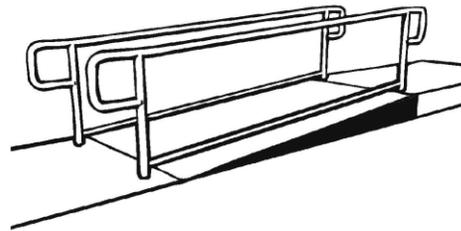
2022 CBC 11B Section:
11B-403.3

As Built:

N/A

Recommendation:

N/A - Refer to Finding



Finding: 77 Additional Finding Photos

