

DRAFT

Site Accessibility Evaluation Americans with Disabilities Act Title II (Public Services: State and Local Government)



**CITY HALL BUILDING
200 Lincoln Avenue
Santa Fe, NM 87501**

**Accessibility Evaluation
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Prepared By



**CITY OF SANTA FE
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Report Date: 02/03/2025

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Table of Contents

Findings	4
Exterior Site	4
E1 Curb Ramp at Federal and Lincoln Crossing Lincoln Avenue	4
E2 Bus Stop on Lincoln Avenue	6
E5 Path of Travel Along Marcy Street	8
E6 Path of Travel from Lincoln Avenue and Marcy Street to South Entrance	9
E7 Path of Travel from Marcy Street to West Wing Entrance	11
E8 Path of Travel from Lincoln Avenue to Main Entrance	12
E9 Path of Travel to North Entrance	13
Basement Level	14
B1 Main Corridor	14
B2 Plat Room	15
1ST Level	19
F1 South Side Building Entrance (Council MGTs)	19
F2 Ramp and Stairs to Main Corridor	23
F3 Public Information	24
F4 South Stairs	25
F5 Corridor to Mayor's Office	29
F6 City Manager's Office #102	30
F7 City Manager's Office	33
F8 City Councilor's Office #119	36
F9 Mayor's Office #101	39

Table of Contents

F11 Corridor and Ramp to Council Chambers	40
F12 Council Chambers	44

DRAFT

Exterior Site : E1 Curb Ramp at Federal and Lincoln Crossing Lincoln Avenue

Finding: 1

The surface at the bottom of the curb ramp exceeds a 5% slope immediately adjacent to the curb ramp.

Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

2010 ADAS Section 406.2

Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20. The adjacent surfaces at transitions at curb ramps to walks, gutters, and streets shall be at the same level.

Citation:

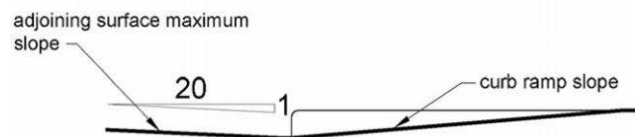
2010 ADAS Section: 406.2

As Built:

10.3%

Recommendation:

N/A - Refer to Finding



Exterior Site : E1 Curb Ramp at Federal and Lincoln Crossing Lincoln Avenue

Finding: 2

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.

Citation:

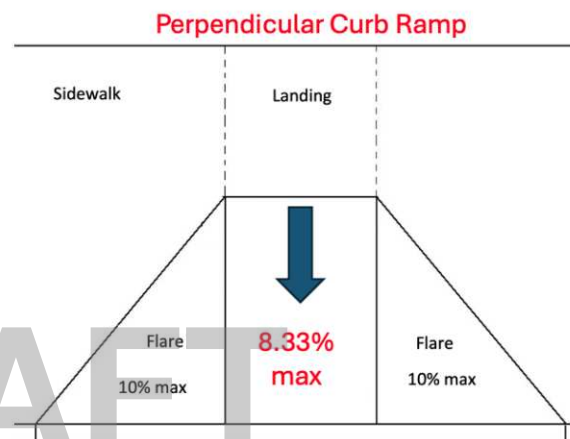
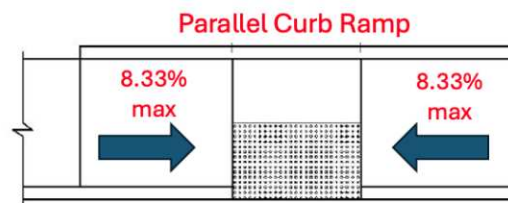
2010 ADAS Section: 406.1

As Built:

8.6%

Recommendation:

N/A - Refer to Finding



Exterior Site : E2 Bus Stop on Lincoln Avenue

Finding: 3

The bus stop shelter does not provide room for a wheelchair user.

Bus shelters shall provide a minimum clear floor or ground space entirely within the shelter.

2010 ADAS Section 810.3

Bus shelters shall provide a minimum clear floor or ground space complying with 305 entirely within the shelter. Bus shelters shall be connected by an accessible route complying with 402 to a boarding and alighting area complying with 810.2.

Citation:

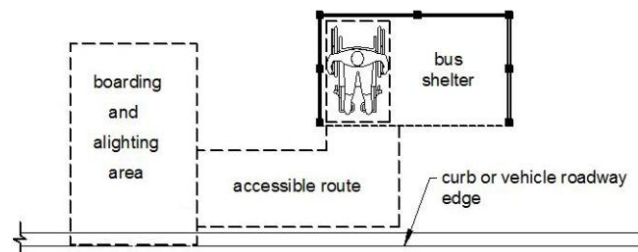
2010 ADAS Section: 810.3

As Built:

Bus shelter clear floor or ground space is less than the required 30"x48" minimum.

Recommendation:

Remove existing bench.



Exterior Site : E2 Bus Stop on Lincoln Avenue

Finding: 4

The bus route identification sign does not have compliant visual characters.

Bus route identification signs shall have compliant visual characters. In addition, bus route identification numbers shall be compliant visual characters.

2010 ADAS Section 810.4

Bus route identification signs shall comply with 703.5.1 through 703.5.4, and 703.5.7 and 703.5.8. In addition, to the maximum extent practicable, bus route identification signs shall comply with 703.5.5.

Citation:

2010 ADAS Section: 810.4

As Built:

No existing signage on site.

Recommendation:

N/A - Refer to Finding



Exterior Site : E5 Path of Travel Along Marcy Street

Finding: 5

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

Floor and ground surfaces shall be stable, firm, and slip resistant.

2010 ADAS Section 302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

Citation:

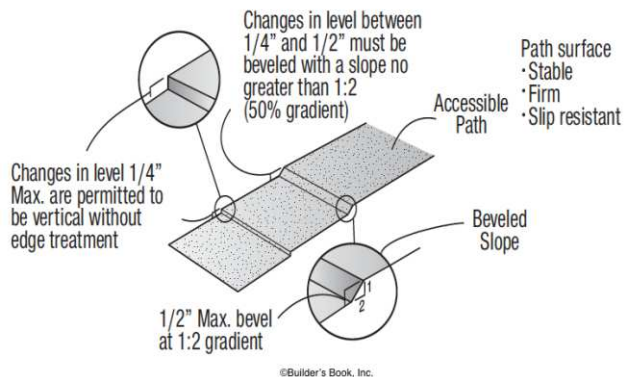
2010 ADAS Section: 302.1

As Built:

The brick paved sidewalk has very few areas of irregular pavement. This Accessible route is acceptable.

Recommendation:

N/A - Refer to Finding



Exterior Site : E6 Path of Travel from Lincoln Avenue and Marcy Street to South Entrance

Finding: 6

The required clear floor space is not wide enough.

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

2010 ADAS Section 305.3

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

Citation:

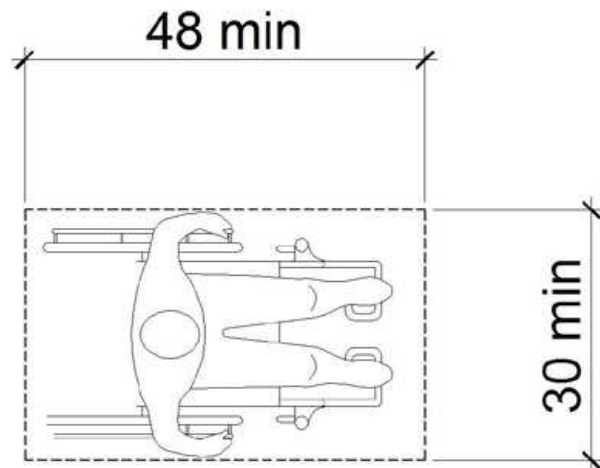
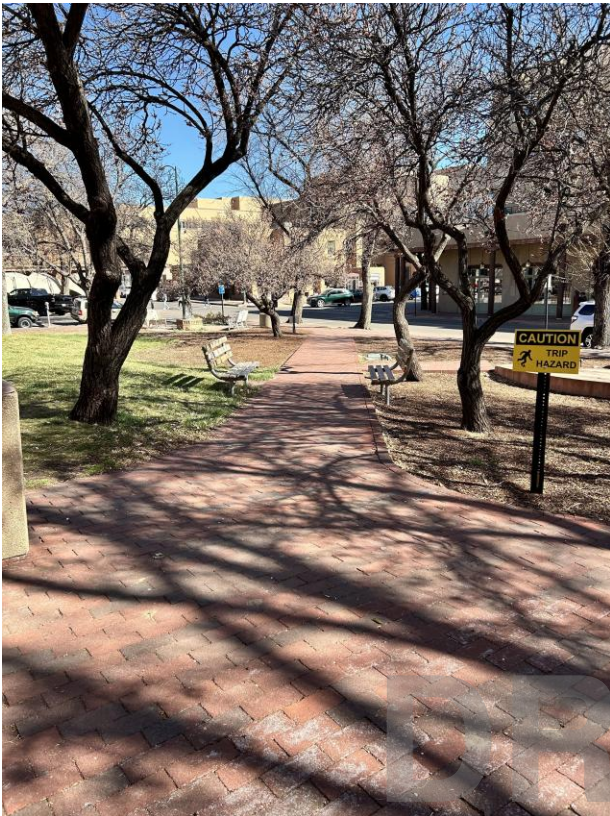
2010 ADAS Section: 305.3

As Built:

Existing fixed bench does not provide the clear space at one end of the bench.

Recommendation:

N/A - Refer to Finding



Exterior Site : E6 Path of Travel from Lincoln Avenue and Marcy Street to South Entrance

Finding: 7

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

Floor and ground surfaces shall be stable, firm, and slip resistant.

2010 ADAS Section 302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

Citation:

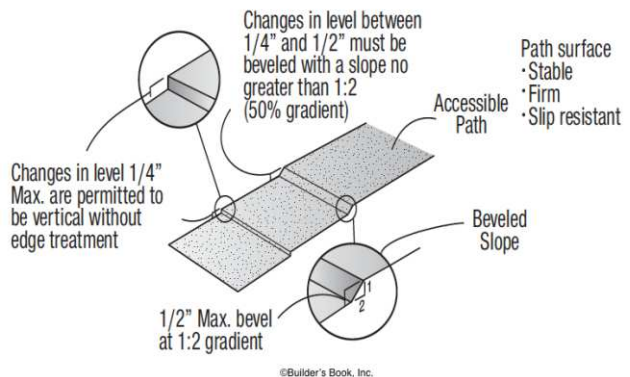
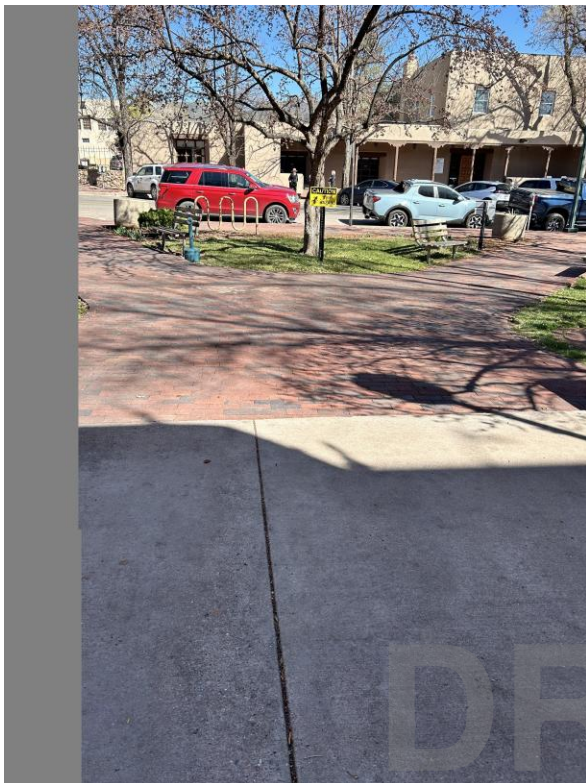
2010 ADAS Section: 302.1

As Built:

Existing Brick walking surfaces are irregular.

Recommendation:

N/A - Refer to Finding



Exterior Site : E7 Path of Travel from Marcy Street to West Wing Entrance

Finding: 8

The accessible route of travel on the walk or sidewalk has cross slopes greater than 2%.

Cross slopes shall not exceed one unit vertical in 48 units horizontal (2-percent slope).

2010 ADAS Section 403.3

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

Citation:

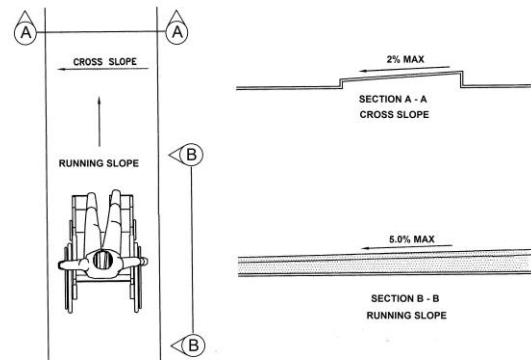
2010 ADAS Section: 403.3

As Built:

Exiting slope is greater than 8.33% and the brick pavement is irregular

Recommendation:

N/A - Refer to Finding



Exterior Site : E8 Path of Travel from Lincoln Avenue to Main Entrance

Finding: 9

The accessible route has running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). Cross slopes are greater than 2% across the width of the walk.

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

Citation:

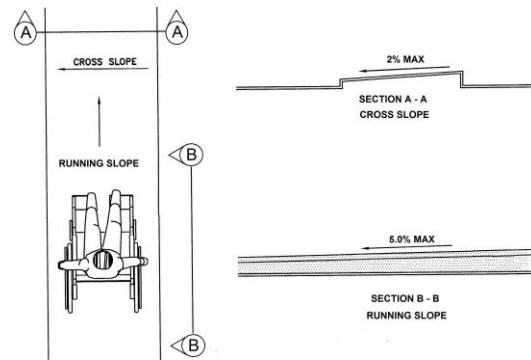
2010 ADAS Section: 403.3

As Built:

Pavement creates abrupt changes in level exceeding or impacting consistency in the accessible route.

Recommendation:

Remove, repair or replace abrupt areas.



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Exterior Site : E9 Path of Travel to North Entrance

Finding: 10

The accessible route has running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). Cross slopes are greater than 2% across the width of the walk.

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

Citation:

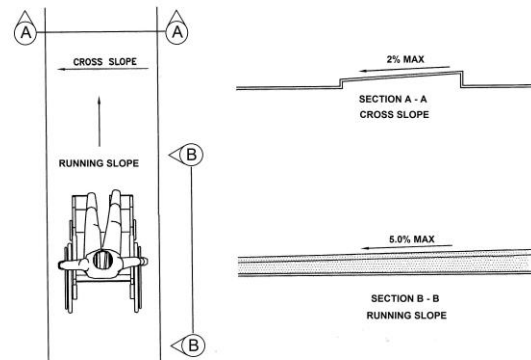
2010 ADAS Section: 403.3

As Built:

Slopes exceed requirements.

Recommendation:

Repair slopes or identify accessible route with signage.



Basement Level: B1 Main Corridor

Finding: 11

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing regular round doorknobs remain

Recommendation:

Install accessible lever handles.

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Basement Level: B2 Plat Room

Finding: 12

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing regular round doorknobs remain

Recommendation:

Replace with accessible lever handle doorknobs

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Basement Level: B2 Plat Room

Finding: 13

The counter is higher than 36 inches above the floor.

A portion of the counter surface that is 30 inches long minimum and 36 inches high maximum shall be provided. Knee and toe space shall be provided under the counter. A clear floor or ground space shall be positioned for a forward approach to the counter.

2010 ADAS Section 904.4.2

A portion of the counter surface that is 30 inches (760 mm) long minimum and 36 inches (915 mm) high maximum shall be provided. Knee and toe space complying with 306 shall be provided under the counter. A clear floor or ground space complying with 305 shall be positioned for a forward approach to the counter.

Citation:

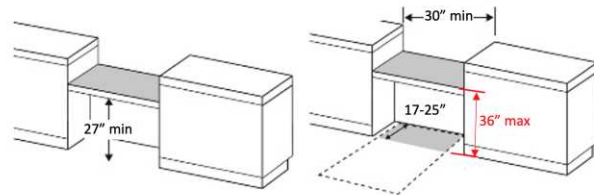
2010 ADAS Section: 904.4.2

As Built:

Existing Dutch Door style service counter is 45 inches in height.

Recommendation:

Provide an accessible alternative.



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Basement Level: B2 Plat Room

Finding: 14

The room identification sign is noncompliant.

Wall signs identifying permanent rooms and spaces of a building shall be in a 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.

Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

2010 ADAS Section 216.2

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

2010 ADAS Section 703.1

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

Citation:

2010 ADAS Section: 216.2, 703.1

As Built:

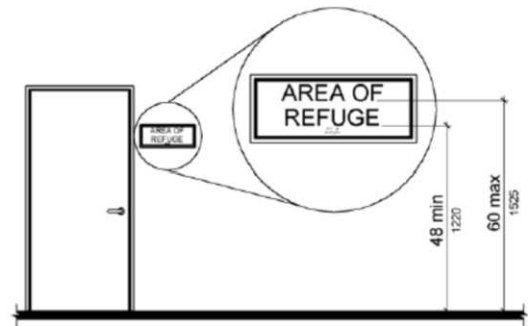
Current sign is not accessible.

Recommendation:

Install accessible sign

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Finding: 14 (Continued)



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1ST Level: F1 South Side Building Entrance (Council MGTs)

Finding: 15

All automatic and power-assisted doors must comply with Builders Hardware Manufacturers' Association A156.10 or low energy operated doors complying with BHMA A156.19.

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).

Citation:

2010 ADAS Section: 404.3

As Built:

Not operating when button is pushed

Recommendation:

N/A - Refer to Finding



AMERICAN NATIONAL STANDARD
FOR
POWER ASSIST AND LOW ENERGY POWER OPERATED DOORS

SPONSOR



BUILDERS HARDWARE MANUFACTURERS ASSOCIATION, INC.



AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

ANSI APPROVED 4-20-2007

ANSI/BHMA A156.19

ANSI BHMA A156.10-1999



AMERICAN NATIONAL STANDARD
FOR
POWER OPERATED PEDESTRIAN DOORS



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Approved R3D/306
AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

ANSI/BHMA A156.10

1ST Level: F1 South Side Building Entrance (Council MGTs)

Finding: 16

The sign is missing the required Braille.

Interior and exterior signs identifying permanent rooms and spaces shall comply with requirements for Signs including Raised Characters, Braille, and Visual Characters.

Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch minimum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.

2010 ADAS Section 216.2

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

Citation:

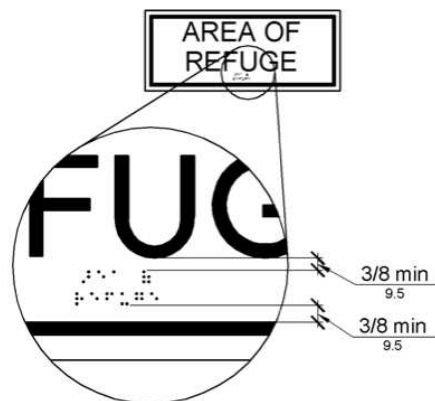
2010 ADAS Section: 216.2

As Built:

Existing signage is not accessible

Recommendation:

Install accessible signage



1ST Level: F1 South Side Building Entrance (Council MGTs)

Finding: 17

The wall sign is mounted within the required range.

Tactile Characters on signs shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

2010 ADAS Section 703.4.1

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

Citation:

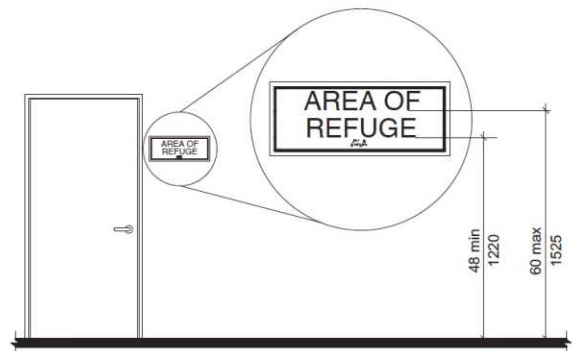
2010 ADAS Section: 703.4.1

As Built:

Existing signage is 60 inches above floor.

Recommendation:

Install at required height.



1ST Level: F1 South Side Building Entrance (Council MGTs)

Finding: 18

The (XX) 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.

Citation:

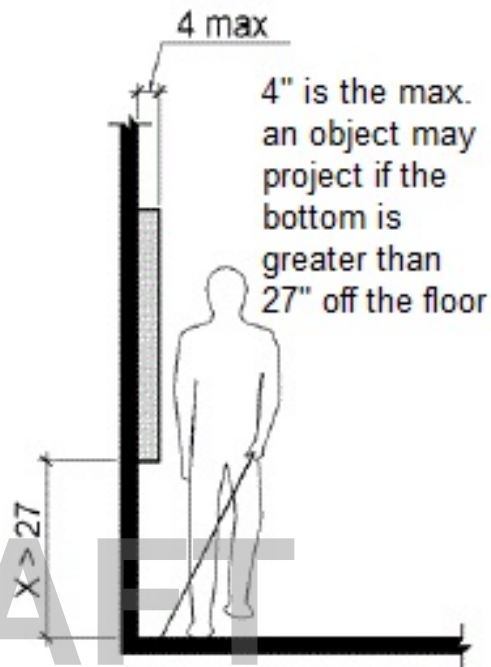
2010 ADAS Section: 307.2

As Built:

Suggestion box extends 5 inches

Recommendation:

Remove box and any others



1ST Level: F2 Ramp and Stairs to Main Corridor

Finding: 19 - Stairs do not provide a 2" wide contrasting color strip 1" from nosing on top and bottom treads.

The stairway treads contain a detectable warning surface.

Stair treads shall comply floor or ground surfaces requirements. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.

2010 ADAS Section 504.4

Stair treads shall comply with 302. Changes in level are not permitted.

Citation:

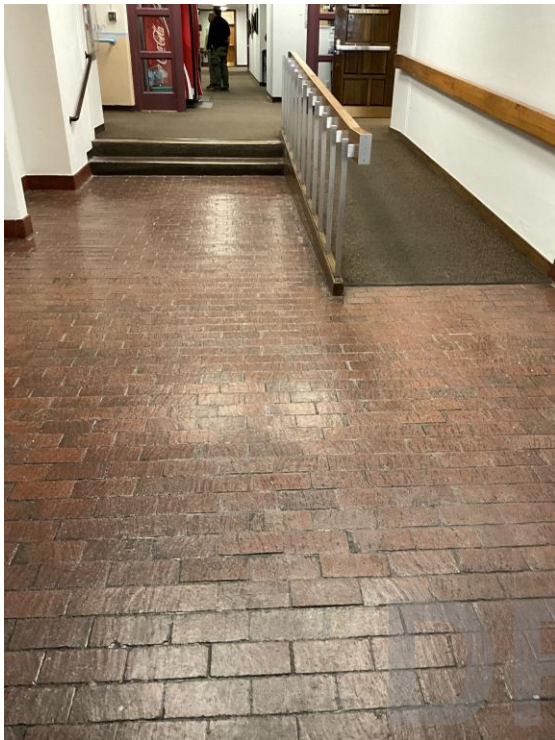
2010 ADAS Section: 504.4

As Built:

Ramp and stairs.

Recommendation:

Install contrasting color strip.



1ST Level: F3 Public Information

Finding: 20

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

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

2010 ADAS Section 216.3

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

Citation:

2010 ADAS Section: 216.3

As Built:

This is a Santa Fe Police Department substation with an exterior entrance. There is no directional signage to identify the exterior accessible entrance.

Recommendation:

Installation of directional and add a doorbell.



1ST Level: F4 South Stairs

Finding: 21

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing round doorknob remains

Recommendation:

Install accessible lever doorknob

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1ST Level: F4 South Stairs

Finding: 22

The handrails are not at the correct height.

The tops of handrails and their extensions must be between 34 inches and 38 inches above the stair nosing or ground.

2010 ADAS Section 505.4

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

Citation:

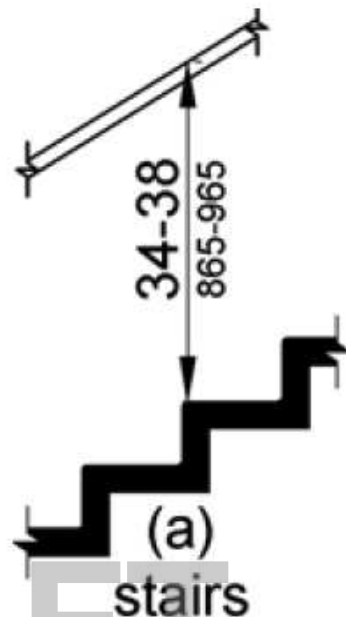
2010 ADAS Section: 505.4

As Built:

Existing handrail height is 31" above finished floor

Recommendation:

Provide new handrails



1ST Level: F4 South Stairs

Finding: 23

Compliant room identification signs are missing.

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 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.

Wall signs identifying permanent rooms and spaces of a building shall be in a 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 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

2010 ADAS Section 216.2

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

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.

Citation:

2010 ADAS Section: 216.2, 703.4.2

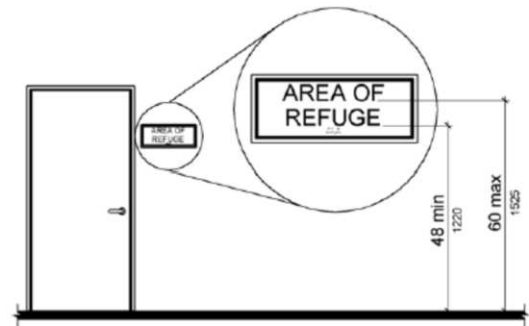
As Built:

No signage

Recommendation:

Install accessible signage

Finding: 23 (Continued)



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1ST Level: F5 Corridor to Mayor's Office

Finding: 24

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing round doorknobs remain.

Recommendation:

Install accessible lever door hardware

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1ST Level: F6 City Manager's Office #102

Finding: 25

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

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

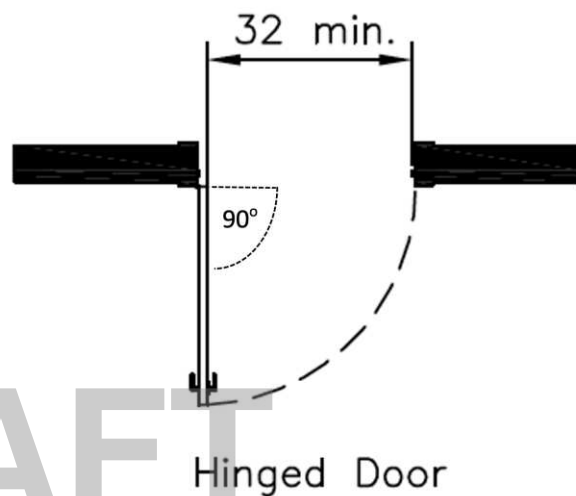
2010 ADAS Section: 404.2.3

As Built:

Existing door has a 21" clear opening width.

Recommendation:

Widen door.



1ST Level: F6 City Manager's Office #102

Finding: 26

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing round doorknobs remain.

Recommendation:

N/A - Refer to Finding

DRAFT

1ST Level: F6 City Manager's Office #102

Finding: 27

The restroom is not nearly compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. The entry door does not contain the required minimum maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or incorrectly installed. Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both. The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.

2010 ADAS Section 213.2

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

Citation:

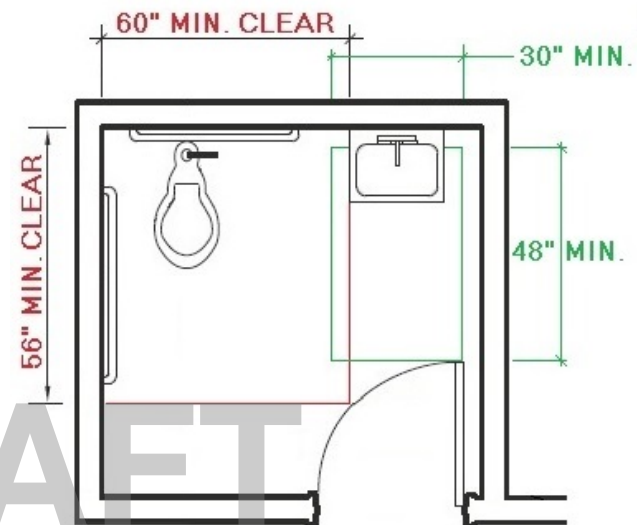
2010 ADAS Section: 213.2

As Built:

Single accommodation restroom is not accessible.

Recommendation:

N/A - Refer to Finding



1ST Level: F7 City Manager's Office

Finding: 28

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing round doorknobs remain

Recommendation:

N/A - Refer to Finding

DRAFT

1ST Level: F7 City Manager's Office

Finding: 29

Compliant room identification signs are missing.

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 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.

Wall signs identifying permanent rooms and spaces of a building shall be in a 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 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

2010 ADAS Section 216.2

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided as designations of permanent interior rooms and spaces, the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

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.

Citation:

2010 ADAS Section: 216.2, 703.4.2

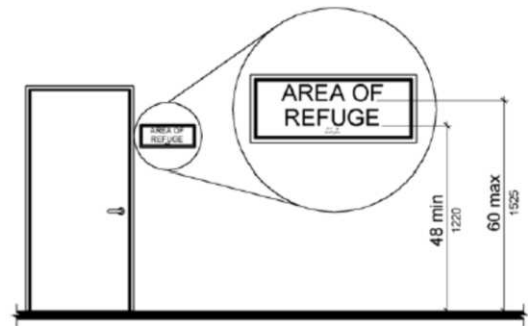
As Built:

Existing signage is non-compliant

Recommendation:

N/A - Refer to Finding

Finding: 29 (Continued)



DRAFT

1ST Level: F8 City Councilor's Office #119

Finding: 30

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.

Citation:

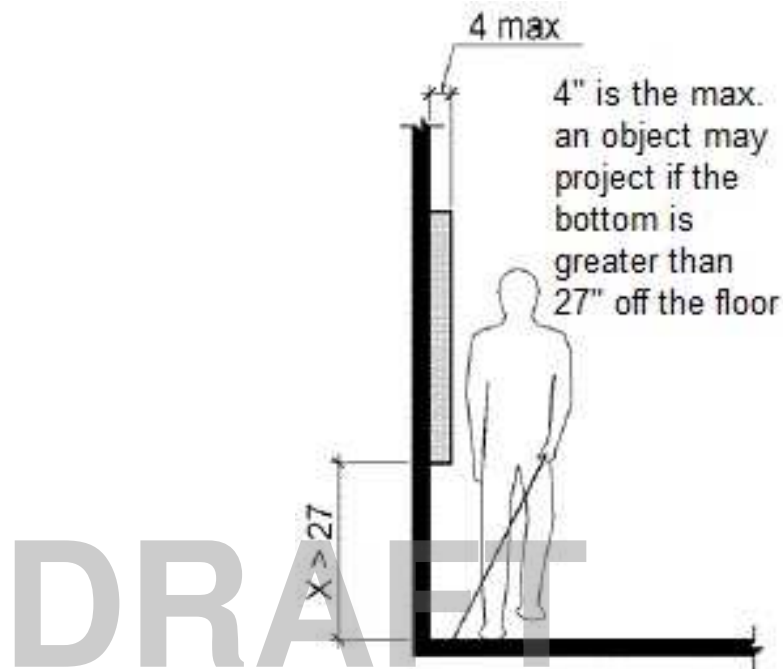
2010 ADAS Section: 307.2

As Built:

Shelf is protruding 12" at a height of 55"

Recommendation:

Remove shelf.



1ST Level: F8 City Councilor's Office #119

Finding: 31

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

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

2010 ADAS Section 404.2.3

Door openings shall provide a clear width of 32 inches (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm).

Citation:

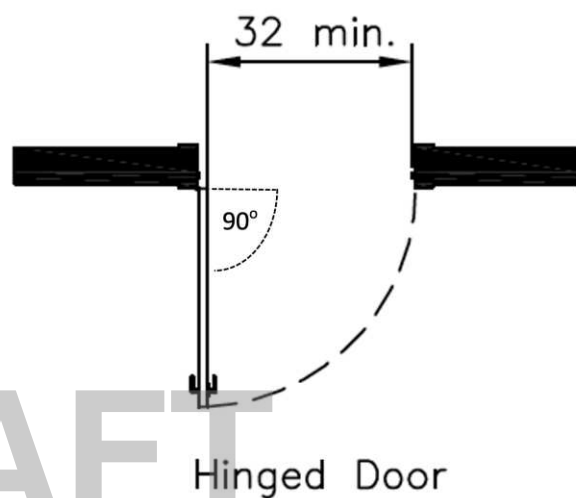
2010 ADAS Section: 404.2.3

As Built:

Existing door width is 29"

Recommendation:

Widen doorway.



1ST Level: F8 City Councilor's Office #119

Finding: 32

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing round doorknobs remain

Recommendation:

replace

DRAFT

1ST Level: F9 Mayor's Office #101

Finding: 33

The door/gate operating hardware is not accessible.

Hand-activated door/gate 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. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

2010 ADAS Section 404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 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:

2010 ADAS Section: 404.2.7

As Built:

Existing round doorknobs remain

Recommendation:

replace

DRAFT

1ST Level: F11 Corridor and Ramp to Council Chambers

Finding: 34

The required edge protection is missing from the ramp run and/or ramp landing.

Edge protection shall be provided on each side of ramp runs and at each side of ramp landings.

The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail or a curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.

2010 ADAS Section 405.9.1

The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.

2010 ADAS Section 405.9.2

A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.

2010 ADAS Section 405.9

Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

Citation:

2010 ADAS Section: 405.9.1, 405.9.2, 405.9

As Built:

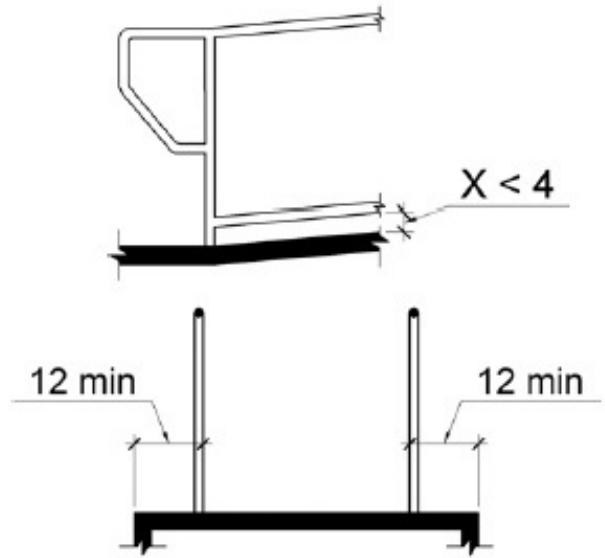
N/A

Recommendation:

N/A - Refer to Finding

DRAFT

Finding: 34 (Continued)



DRAFT

1ST Level: F11 Corridor and Ramp to Council Chambers

Finding: 35

The handrail does not extend past the ramp.

Handrails must be between 34 inches and 38 inches above the ramp surface and must extend beyond the top and bottom of the ramp run 12 inches horizontally. The 12 inches horizontal extensions must not include the radius at the top end of round handrails. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

2010 ADAS Section 505.10.1

Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.

Citation:

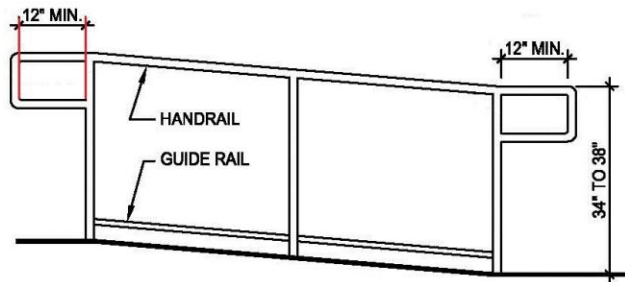
2010 ADAS Section: 505.10.1

As Built:

N/A

Recommendation:

N/A - Refer to Finding



1ST Level: F11 Corridor and Ramp to Council Chambers

Finding: 36

The handrail gripping surface outside perimeter is not within the allowable required range.

Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum.

2010 ADAS Section 505.7.2

Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches (100 mm) minimum and 6 1/4 inches (160 mm) maximum, and a cross-section dimension of 2 1/4 inches (57 mm) maximum.

Citation:

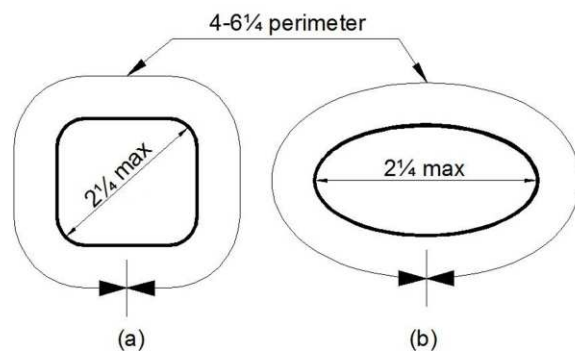
2010 ADAS Section: 505.7.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



1ST Level: F12 Council Chambers

Finding: 37

The handrail is not continuous the entire length of the ramp.

The handrail must be continuous. Handrails shall be placed on each side of each ramp, and shall be continuous the full length of the ramp. The inside handrail on switchback or dogleg ramps shall always be continuous.

2010 ADAS Section 505.3

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

Citation:

2010 ADAS Section: 505.3

As Built:

N/A

Recommendation:

N/A - Refer to Finding



1ST Level: F12 Council Chambers

Finding: 38

The ramps exceeds the maximum running slope (direction of travel) allowable of 8.33%.

Ramps should have the least possible slope but in no case more than 8.3% (1:12).

2010 ADAS Section 405.2

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

Citation:

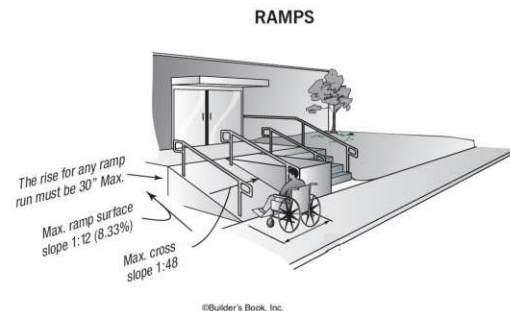
2010 ADAS Section: 405.2

As Built:

N/A

Recommendation:

N/A - Refer to Finding



1ST Level: F12 Council Chambers

Finding: 39

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

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

2010 ADAS Section 307.2

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

Citation:

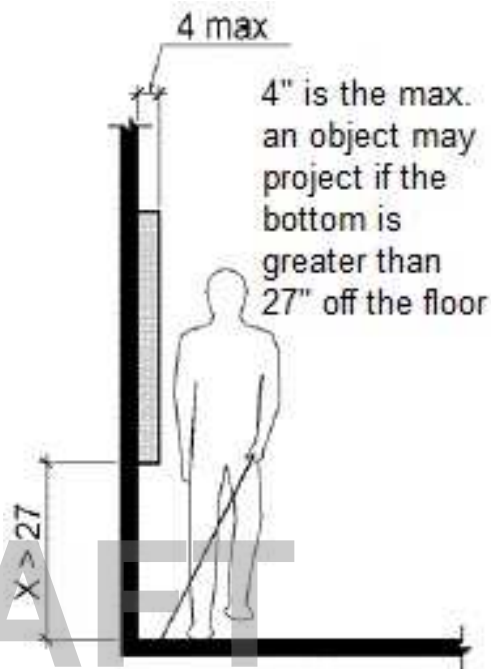
2010 ADAS Section: 307.2

As Built:

Fold out podium projects with no cane detection less than 27 inches

Recommendation:

N/A - Refer to Finding



1ST Level: F12 Council Chambers

Finding: 40

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

A 1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

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

Citation:

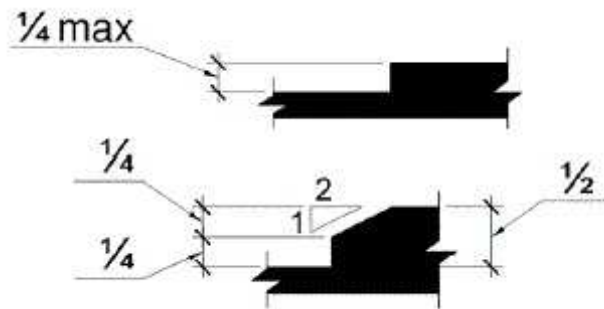
2010 ADAS Section: 303.3

As Built:

No accessible route to die

Recommendation:

N/A - Refer to Finding



1ST Level: F12 Council Chambers

Finding: 41

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

A 1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.

2010 ADAS Section 303.3

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

Citation:

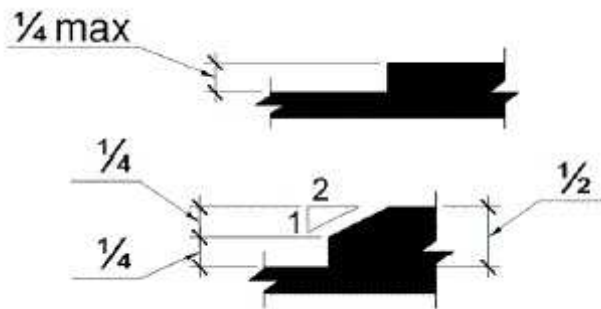
2010 ADAS Section: 303.3

As Built:

No accessible route to die

Recommendation:

N/A - Refer to Finding



1ST Level: F12 Council Chambers

Finding: 42

The stairway only has a handrail on one side.

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.

The top handrails shall extend a minimum of 12 inches beyond the top nosing and shall be parallel with the floor or ground surface. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extension shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

The orientation of at least one handrail, including the extension, shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing. Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4 inches minimum and 2 inches maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2-1/4 inches maximum. The hand grip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Handrails projecting from a wall shall have a space of 1-1/2 inches minimum between the wall and the handrail.

2010 ADAS Section 505.2

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

Citation:

2010 ADAS Section: 505.2

As Built:

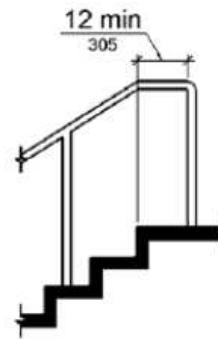
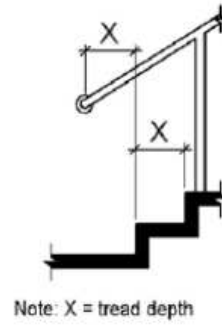
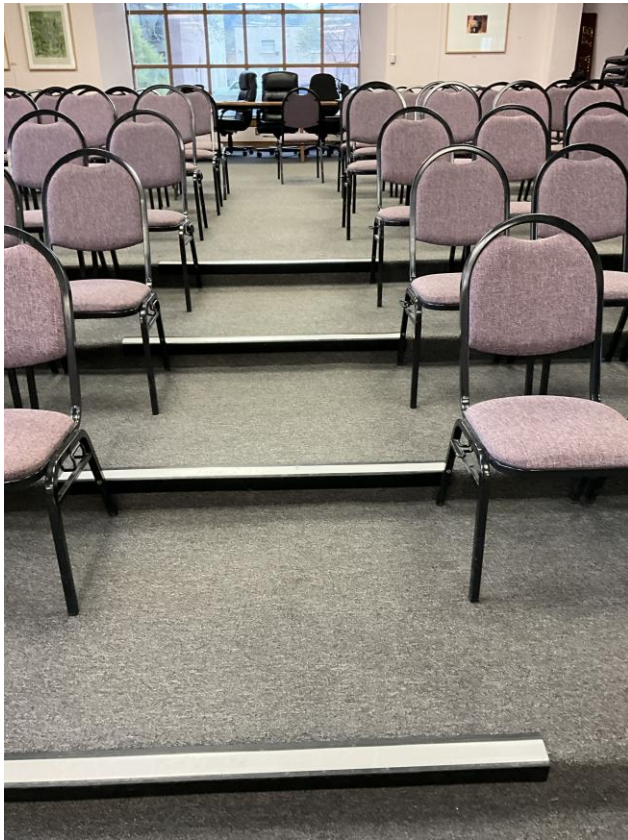
N/A

Recommendation:

N/A - Refer to Finding

DRAFT

Finding: 42 (Continued)



DRAFT

1ST Level: F12 Council Chambers

Finding: 43

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.

Citation:

2010 ADAS Section: 307.2

As Built:

Hand sanitizer projects 5 inches

Recommendation:

N/A - Refer to Finding

