



City of
Los Banos
At the Crossroads of California

ADDENDUM NO. 2

April 18, 2024

Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan

Attached is the City's most recent ADA Surveys from 2016 and 2017.

This Addendum forms a part of the Proposal Documents and will be incorporated into the Proposal Documents, as applicable. All other conditions of the Proposal Documents remain unchanged. The following changes, additions, or deletions as set forth herein shall apply to the Proposal Documents and shall be made a part thereof and shall be subject to all the requirements thereof as through originally shown and/or specified.

Proposals shall be submitted in accordance with this Addendum. All consultants **MUST** acknowledge receipt of this Addendum by signing and returning this Addendum with your Proposal.

City of Los Banos

Firm Name: _____

By: _____

Title: _____

Date: _____

A handwritten signature in blue ink that reads "Jelene de Melo". The signature is written over a horizontal line.

By: Jelene de Melo
Administrative Coordinator



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Phone (209) 862-9511 • Fax (209) 862-1079 • www.csgegr.com

Accessibility Evaluation Report

City of Los Banos, CA

Tim Marrison Fire Chief/ Building Official

Report No.: 072516

Evaluation Address

Various city owned properties

Inspection Date

July 25, 2016



Date: August 10, 2016

Report #: 072516

Client: City of Los Banos; 520 J Street, Los Banos, CA 93635

Contact Person: Tim Marrison - (209) 827-7025

Facility Address: Various city owned properties listed in report

Summary:

Tim Marrison, Fire Chief with the City of Los Banos asked me to perform exterior accessibility inspections of various city owned properties to evaluate and help identify any barriers that might exist which would be in violation of the 2013 California Building Code (CBC) Chapter 11B and the 2010 ADA Standards.

This report covers the exterior accessibility requirements to the existing conditions of several city owned properties including the parking lots and accessible routes/ path of travel (POT) to the main entrances of the facilities. At the request of the City of Los Banos they have retained my services as the Certified Access Specialist (CAsp) of record for this project, my DSA Certified Access Specialist number is 071. The following inspection, comments, and determinations are my opinions as the CAsp, and any errors and/or omissions are unintentional.

On July 25, 2016, an initial site accessibility review was performed at the various city owned properties listed below:

- Fire Station #1.....333 7th St.
- Fire Station #2.....1150 W I St.
- City Hall.....520 J St.
- Police Department.....945 5th St.
- Police Annex.....545 J St.
- Public Works Madison Yard.....411 Madison Ave.
- Community Center.....645 7th St.
- Animal Shelter.....1000 Airport Rd.
- Community Building at Ranchwood Park.....515 Stonewood Dr.
- Community Building at College Greens Park.....1815 College Greens Dr.
- Community Building at Pacheco Park.....905 Pacheco Blvd
- Scout Hut and Museum.....905 Pacheco Blvd
- Miller and Lux Parking Lot.....830 6th St.
- Public Parking Lot.....7th and J St.

I was informed that the existing structures and parking lots do have some ADA barriers removed however it has been a while since the properties were evaluated for current accessibility compliance.

The following observations are based on the requirements of the 2013 California Building Code (CBC) and 2010 Standards of the Americans with Disability Act (ADA). Corrective measures undertaken must comply with all applicable State and Federal requirements. Where conflicts between the CBC and the ADA occur, the provision that provides the greatest access to the disabled is to be applied when applicable. Relevant code sections and illustrations have been provided to assist in the corrective planning and reconstruction process.

It is recommended that a DSA Certified Access Specialist be involved, during the planning, plan checking, permitting, and reconstruction process.

If you have any questions about any of the items needing corrective action, or would like clarification of any items noted, please feel free to contact me.



Michael D. Brinkman
DSA Certified Access Specialist - CASp # 071
CSG Consultants, Inc. (209) 862.9511

Evaluation Results

Fire Station #1 – 333 7th St.



Finding #1

The location of the existing accessible parking stall is located in an area that is not closest to the main/ office entrance of the station. CBC section 11B-208.3.1 requires when public parking is made available, the accessible stall(s) shall be located on the shortest available route to an entrance. There are currently three standard parking stalls located on the north side of the property that is closest to the main entrance.

The existing parking lot on the south side of the property with the accessible stall also requires an individual to travel on a non-compliant path of travel (POT) to the main entrance. Below is a list of non-compliant issues:

- a) The existing accessible stall and signage (if used) must be redone to meet the current code requirements for a van accessible stall and access aisle. CBC 11B-502.
- b) The distance is greater to the main entrance than the stalls on the north side of the property.
- c) The asphalt at the curb cut across the grass must be regarded and leveled to be compliant.
- d) The POT across the main driveway has a cross slope greater than 2%. CBC 11B-403.3.
- e) The ramp from the driveway to the front entrance door has a slope of 6.3%; ramp slopes greater than 5% require handrails on each side of the ramp.

If the existing accessible parking lot is desired, signs must be posted at the three north stalls indicating “Reserved or Employee Parking Only”.

Fire Station #1 – 333 7th St. (cont)



Existing non-compliant stall location on south side of Station #1.



Non-compliant POT from stall to main entrance

Location of asphalt re-leveling



Non-compliant cross slope at driveway POT



Fire Station #1 – 333 7th St. (cont)



Ramp from driveway to main entrance over 5% requiring handrails.



Area of northern parking stalls which are closer to the front main entrance.

It should be noted that the north parking area (if used for accessible stall) would need to be re-leveled to 2% in all directions and a 48" accessible route from the stall to the front door would need to be installed. Please note that side opening between building and front support is under the minimum width of 36".



Opening is less than 34" near the main entrance.

Please see end of the report for parking stall requirements and accessible route/ POT references.

Fire Station #2 – 1150 W I St.



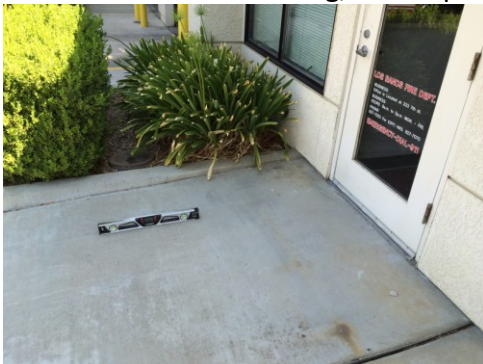
Finding #2

The existing accessible parking stall must be re-striped for a van accessible stall with the access aisle on the passenger side of the stall. Also complete parking signage and "Tow Away" sign must be provided.



Finding #3

The landing at the front entrance is not level to at least 5' from the door. To be considered a level landing, the slope in all directions must be less than 2%.



City Hall – 520 J St.



Finding #4

I suggest that the “Handicapped Accessible” sign posted at the side entrance of the building can be removed and replaced with a simple 6”x6” International Symbol of Accessibility (ISA) at the door. The word “Handicapped” has a negative representation describing person with disabilities. CBC section 11B-216.6 only requires signage if all entrances are not accessible and since the front and this side entrances are accessible, signage really isn’t required, however recommended.



Recommend removing this sign as well as the directional sign on the opposite side of column.



Example of ISA symbol

Police Department – 945 5th St.



Finding #5

There is no off street parking available for this facility; however there is an on-street accessible stall near the entrance that is not compliant. The slopes exceed 2% in all directions, signage is incorrect and there is no marked access aisle on the passenger side of the stall. I recommend making this stall compliant if possible.



Police Department – 945 5th St. (cont)

Finding #6

The existing accessible ramp is non-compliant; the 9.5% slope of the ramp exceeds the maximum slope of 8.33%. The handrails are not compliant and should be replaced.



The slope of the existing ramp exceeds the maximum of 8.33%



The handrails are not compliant; they don't return to the wall or post and are not continuous. Also, the hand rail mounted on the wall is too high, must be between 34"-38".



Police Department – 945 5th St. (cont)

Finding #7

The stairs on the opposite side of the ramp have non-compliant handrails and no visual stripping on the nose of the steps.

I recommend providing compliant handrails on both sides and painting 2”-4” visual strips (yellow) on the nose of each step. CBC 11B-504; 11B-505.

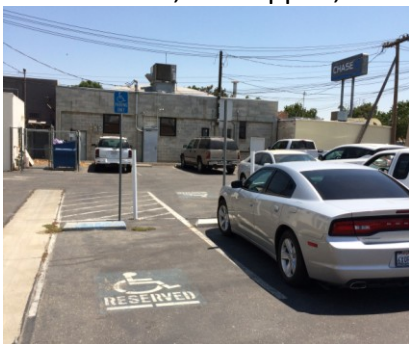


Police Annex – 545 J St.



Finding #8

The two rear accessible parking stalls do not meet current standards; both stalls should be re-leveled, re-stripped, new signage, etc.



Finding #9

The "Tow-Away" sign located at the J street entrance is dated and should be replaced with current sign; also an additional tow-away sign should be installed at the rear entrance to the parking lot.



Public Works Madison Yard – 411 Madison Ave.



Finding #10

The existing accessible stall should be relocated closer to the main entrance of the front office. The new van accessible stall must have a level surface, correct stripping and access aisle, signage including tow-away sign, etc. The POT from the stall to the front office entrance would have to be leveled at the drainage swale; the slopes exceed the maximum 8.33%.



Proposed location of accessible stall closest to office entrance.



POT slope at 9.2% which exceeds maximum of 8.33%



Community Center – 645 7th St.



Finding #11

This is a new facility and everything is current, however I did notice that one of the accessible stalls is labeled as a van accessible stall at the east side of the lot. The access aisle is only 6' wide and the van accessible aisle must be a minimum 8' wide. There are currently 96 stalls in the lot with 6 accessible stalls. CBC table 11B-208.2 only requires 4 accessible stalls with one van accessible stall. Since the parking lot already has a compliant van accessible stall, I recommend just removing the van accessible sign and make it a standard stall.



Area of accessible stalls with non-compliant van accessible access aisle.

Remove "van accessible" from sign



Animal Shelter – 1000 Airport Rd.



Finding #12

The facility is only accessible by vehicle; there is no public sidewalk to access the building. There is no marking parking stalls (which are not required) however there is no stable or paved surface for someone to access the ramp without parking directly in front of the ramp landing and blocking others.

I recommend providing a minimum of one paved van accessible parking stall with access aisle and signage with a POT to the ramp landing.



Finding #13

The accessible ramp is deteriorating and must be repaired/ rebuilt with compliant handrails on both sides. CBC 11B-405.

Animal Shelter – 1000 Airport Rd. (cont)

Finding #14

The stairs on the opposite side of the ramp has no handrails or visual stripping on the nose of the steps.

I recommend providing compliant handrails on both sides and painting 2”-4” visual strips (yellow) on the nose of each step. CBC 11B-504; 11B-505.



Community Building at Ranchwood Park 515 Stonewood Dr.



Finding #15

There are 61 parking stalls in the lot requiring two accessible stalls. The two existing accessible stalls are not compliant. The shared access aisle has the access ramp in the middle of the aisle. This is not an acceptable practice anymore; the access aisles for the parking stalls must be clear of all obstacles including the ramp to the walkway. It is recommended that a compliant curb cut ramp be installed in the walkway in front of the access aisle. In addition to the curb ramp, both accessible stalls must be re-stripped with compliant signage. This also includes relocation dumpster in van accessible stall.



Remove raised ramp and install
curb cut in walkway.

Re-locate dumpster out of stall.

Community Building at Ranchwood Park 515 Stonewood Dr. (cont)

Finding #16

The short slope from the public sidewalk to the accessible route to the facility entrance has a slope exceeding the maximum 8.33%. It's recommended to re-grade the walkway to a compliant slope less than 5% to avoid the required handrails on both sides. CBC 11B-405. *Any slope/ ramp 5% - 8.33% require handrails on both sides of the ramp. CBC 11B-505.*



Community Building at College Greens 1815 College Greens Dr.



Finding #17

The parking lot has 19 marked parking stalls; CBC Table 11B-208.2 only requires one van accessible stall per lot. If desired, the second marked stall can be removed. If kept, compliant signage must be installed in front of the stall.



The existing VA stall should be re-striped with compliant van accessible signage. The “Tow Away” sign must also be installed in front of the stall or at each parking lot entrance.

Second accessible stall can be removed if desired.

Finding #18

The slope walkway from the public sidewalk exceeds the maximum slope or 8.33%. It's recommended to re-grade the slope to a maximum of 8.33% and install handrails on both sides at any portion of the ramp that exceeds 5%.



Community Building at Pacheco Park, Scout Hut and Museum 905 Pacheco Blvd.



Finding #19

There are no accessible parking stalls located in the stretch of parking in front of the park and museum. It's recommended that one accessible vertical parking stall be installed in front of each building (community center and museum).

Miller and Lux Parking Lot – 830 6th St.



Finding #20

There are 39 existing parking stalls in lot; CBC Table 11B-208.2 requires two accessible stalls including one van accessible stall. There are two existing accessible stalls including one van accessible; however individuals must not be required to travel behind parked cars other than their own. The current design requires that the person parked in the right stall would have to travel behind the parked car in the left stall. It's recommended that the stalls be redesigned to allow individuals to travel in front of the vehicles to get to the public sidewalk.



Redesign the stalls to allow a minimum 48" wide POT in front of the left stall and access aisle.

Also provide the required "Tow-Away" sign in front of the stalls or at each driveway entrance. (there are several with the alley access).

Public Parking Lot – 7th St and J St.



Finding #21

The parking lot has 34 marked stalls including 3 accessible stalls, however the 3 accessible stalls require individuals to travel behind parked cars other than their own to get to the public sidewalk. *CBC 11B-502.7.1 Arrangement.*

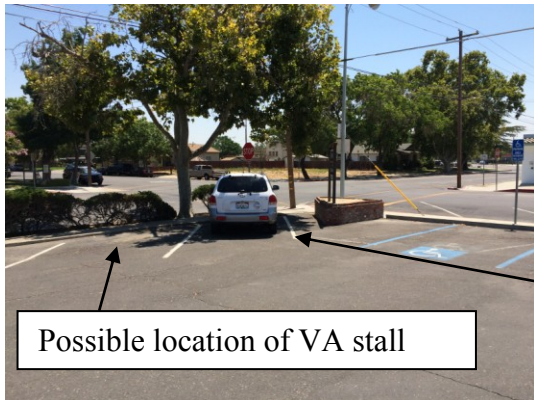
A possible solution would be to re-locate the van accessible stall where the access aisle is near the corner so individuals can travel to the sidewalk. The access aisle can be shared with the stall on the right and the third stall can be arranged so the individual can travel down the driveway and not behind any parked cars.



Current location of the 3 accessible stalls.

Individuals would have to travel behind other cars to get to the sidewalk.

Public Parking Lot – 7th St and J St. (cont)



Stripe access aisle to provide POT at the corner and shared with the accessible stall on the right.



This stall can remain with the access aisle on the driver side of the stall. That individual would only have to travel behind their car and down driveway on the right to get to the sidewalk.

(End of Report)

This is the conclusion of my report; it is highly recommended that a Certified Access Specialist be involved with the planning, plan review and inspection of the future remodel to assure compliance with the current code requirements.

Thanks you for the opportunity to assist you with your project,

Michael D. Brinkman
DSA Certified Access Specialist - CASp # 071
CSG Consultants, Inc. (209) 862.9511



PARKING FACILITIES

Parking / Signage / Loading Zones / Sidewalks Based on 2013 CBC and 2010 ADA
CALIFORNIA ACCESSIBILITY Quick-Cards® A Unique Quick-Reference Guide

Builder's Book, Inc.
BOOKSTORE • PUBLISHER
8001 Canoga Avenue
Canoga Park, CA 91304
(818) 887-7828 • www.buildersbook.com

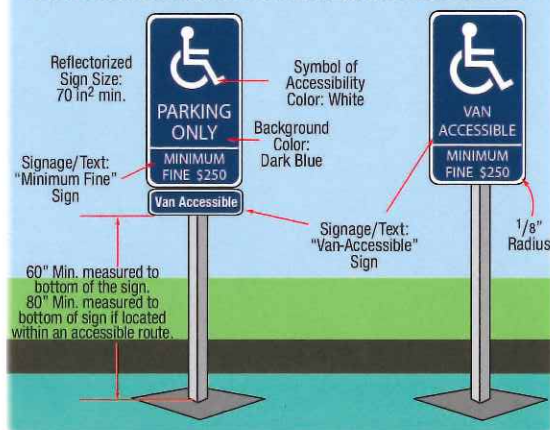


SIGNAGE

IDENTIFICATION: Parking space identification signs must include the International Symbol of Accessibility. The International Symbol of Accessibility must consist of a white figure on a blue background. The blue must be Color No. 15090 in Federal Standard 595B.

Signs identifying van parking spaces must contain additional language or an additional sign with the designation "van accessible."

CALIFORNIA PARKING SPACE IDENTIFICATION SIGNS



PARKING SPACE IDENTIFICATION SIGN

Sign Size: 70 sq. in. min. area

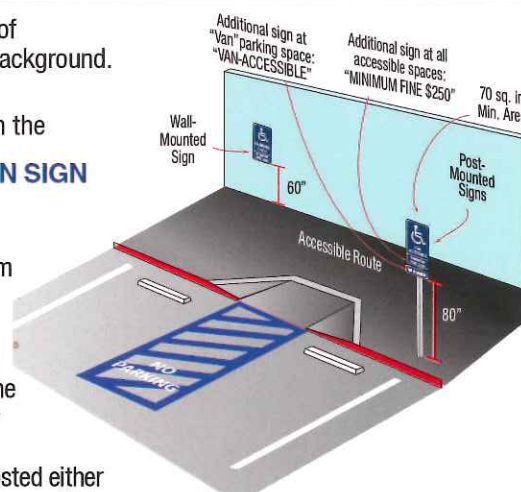
Sign Finish: Reflectorized

Height of Sign: 60" min. from the bottom of the sign to the finished floor or ground surface.

Height of Sign (when located within an accessible route): 80" min. from the bottom of the sign to the finished floor or ground surface.

Location: Signs must be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space.

Visibility: A parking space identification sign must be visible from each parking space.



MINIMUM FINE SIGN

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

WALL-MOUNTED SIGNS

Instead of post-mounting, general signage may be centered on the wall at the interior end of the parking space.

CA T24 11B-502.6, 11B-703.7.2.1; ADA 502.6, 703.7.2.1

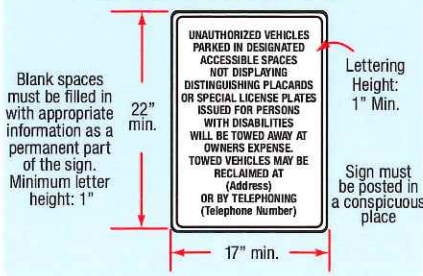
UNAUTHORIZED PARKING

Location: An additional sign must be posted either in a conspicuous place at each entrance to an off-street parking facility, OR immediately adjacent to on-site accessible parking and visible from each parking space.

Sign Size: Min. 17" wide x 22" high

Sign Content: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at < PROVIDE ADDRESS > or by telephoning < PROVIDE PHONE NO. >."

CALIFORNIA TOW-AWAY SIGN



PAVEMENT SURFACE IDENTIFICATION

Paving/Surface Identification: Each accessible car and van parking space must have a surface identification complying with either Option 1 or Option 2.

Option 1

The parking space must be marked with an International Symbol of Accessibility in white on a blue background a min. 36" wide x 36" high.

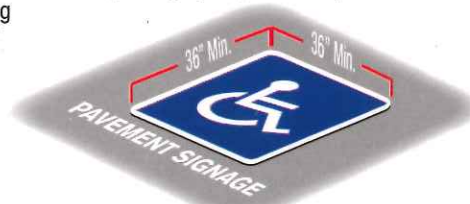


The centerline of the International Symbol of Accessibility must be a max. of 6" from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the

Option 2

The parking space must be outlined or painted blue and must be marked with an International Symbol of Accessibility a min. 36" wide x 36" high in white or a suitable contrasting color.

The centerline of the International Symbol of Accessibility must be a max. of 6" from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.



NOTE: Blank spaces must be filled in with appropriate information as a permanent part of the sign. Minimum letter height: 1".

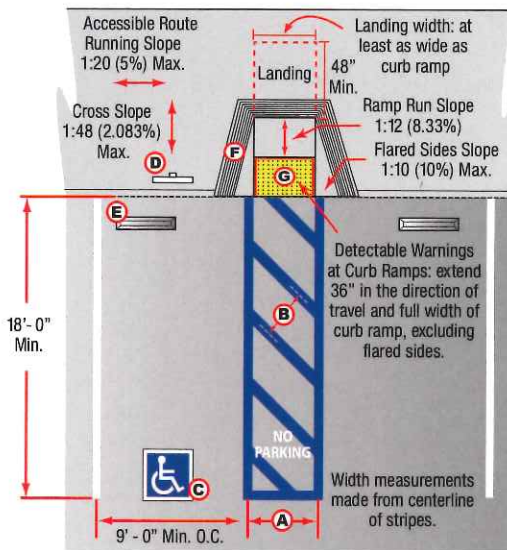
DIRECTIONAL SIGNS

CA T24 11B-502.8; ADA 502.8

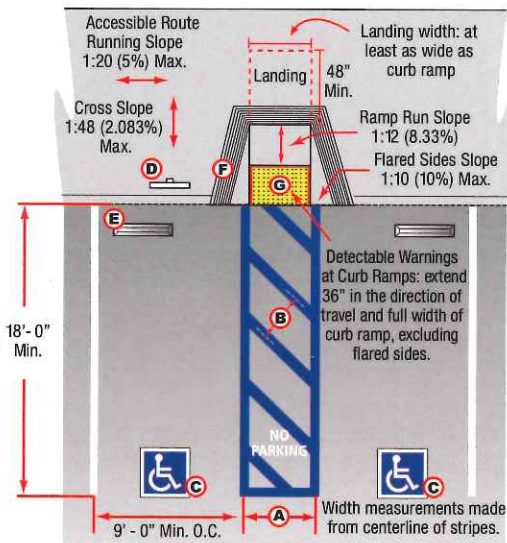
CA T24 11B-502.6.4, ADA 502.6.4

PARKING SPACES: NUMBER & ARRANGEMENT

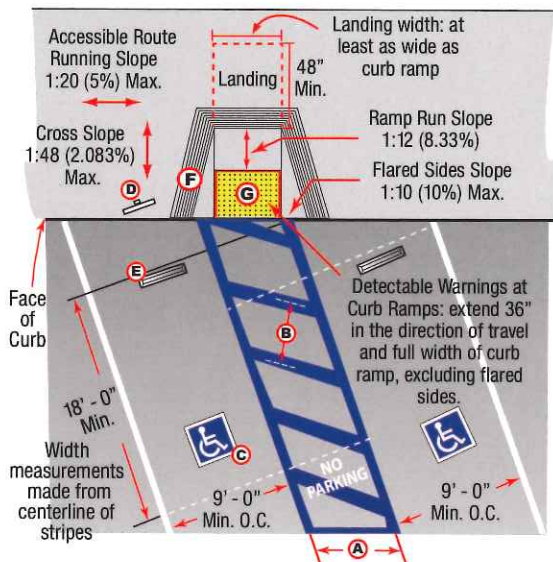
SINGLE PARKING STALL



DOUBLE PARKING



DOUBLE-DIAGONAL PARKING



- Where parking spaces are provided, they must comply with the requirements of this section.
- The required number of accessible parking spaces must comply with Table 11B-208.2.
- Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site must be calculated according to the number of spaces required for each parking facility.
- Accessible parking spaces must be located on the shortest accessible route from parking to an accessible entrance.
- Parking spaces and access aisles must be designed so that cars and vans when parked, cannot obstruct the required clear width of adjacent accessible routes.
- The disabled must not be forced to travel behind parking spaces other than their own.
- Curb ramps are not permitted to project into vehicular traffic lanes, access aisles or parking spaces.
- The maximum surface slope within accessible parking spaces must not exceed 1:48 (2.083%) in any direction.
- A curb or wheel stop must be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.
- Parking spaces, access aisles and vehicular routes serving them must provide a vertical clearance of 98" min.

CA T24 11B-208.2, 11B-208.3.1, 11B-406.5.1, 11B-502.4 - 502.7; ADA 208.2, 502.4 - 502.7

TABLE 11B-208.2 PARKING SPACES

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20 plus 1 for each 100 or fraction thereof over 1,001

Parking spaces complying with this section must be provided in accordance with this table except as required by Hospital Outpatient Facilities, Rehabilitation Facilities and Outpatient Physical Therapy Facilities.

Hospital Outpatient Facilities: 10% of patient and visitor parking must be accessible.

Rehabilitation Facilities and Outpatient Physical Therapy Facilities: 20% of patient and visitor parking must be accessible.

SINGLE PARKING SPACES

- Length of parking space: 18' Min.
- Parking space min. dimensions: 9' wide x 18' long.
- Access aisle min. dimensions: 5' wide x 18' long.
- Surface slope within accessible parking spaces: 1:48 (2.083%) max. in any direction.
- The parking access aisles must adjoin accessible route.
- The loading and unloading Access Aisle must comply with the requirements under that heading.

CA T24 11B-502.2 - 502.4; ADA 502.2 - 502.4

DOUBLE & DIAGONAL PARKING SPACES

- Length of parking space: 18' Min.
- Parking space min. dimensions (each): 9' wide x 18' long.
- Access aisle min. dimensions: 5' wide x 18' long.
- Two spaces can be provided within a 23' wide area, lined to provide a 9' parking area on each side of a 5' loading access aisle. See Double and Double-Diagonal illustrations.
- Two parking spaces are permitted to share a common access aisle; the access aisle must be in the middle of the two accessible parking spaces.
- Surface slope within accessible parking spaces: 1:48 (2.083%) max. in any direction.
- The parking access aisles must adjoin an accessible route.
- The loading and unloading Access Aisle must comply with the requirements under that heading.

NOTES FOR SINGLE, DOUBLE & DIAGONAL PARKING SPACES

A. Access Aisle 5' wide x 18' long

B. Access Aisle Border: Border painted around perimeter of access aisle in blue.
Access Aisle Hatched Lines: 36" Max. on center blue or white.

Words: "NO PARKING" must be painted in white letters a min. of 12" in height.

C. Surface Signage 36" x 36"

D. Parking ReflectORIZED Sign: 70 in² min.

E. Wheel stop

F. Curb Ramp

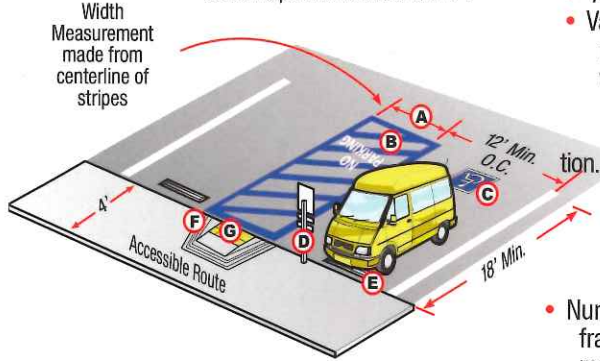
G. Detectable Warnings



NOTE: Signage, Parking Spaces: Number & Arrangement, and Access Aisle requirements are applicable to Single, Double and Diagonal Parking Spaces.

VAN ACCESSIBLE PARKING SPACES

Accessible van parking space width can be reduced to 9'-0" if the access aisle is expanded to a min. of 8'-0".



CA T24 11B-208.2.4, 11B-502.2; ADA 208.4, 502.2

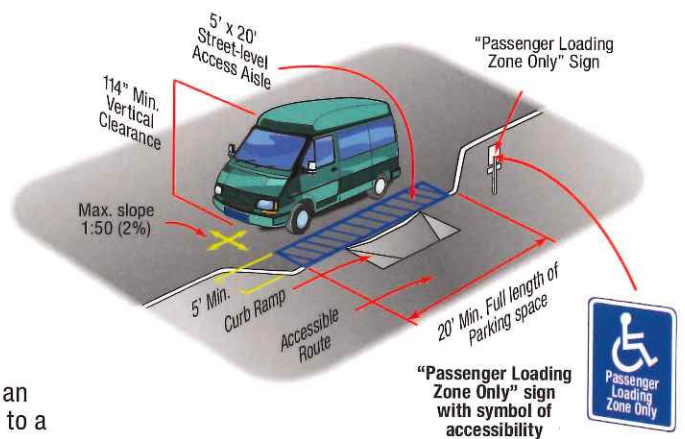
LOADING/UNLOADING ACCESS AISLE

- Access aisle min. dimensions: 5' wide x full length of parking space.
- Access aisles must be marked with a blue painted borderline around their perimeter; markings may extend beyond the minimum required length.
- The area within the blue borderlines must be marked with hatched lines a max. of 36" on center in a color contrasting with that of the aisle surface, preferably blue or white.
- The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" in height and located to be visible from the adjacent vehicular way.
- Access aisles must be permitted to be placed on either side of the parking space except for van parking spaces which must have access aisles located on the passenger side of the parking spaces.
- Two parking spaces are permitted to share a common access aisle.
- Access aisles must not overlap the vehicular way.
- Access aisles must adjoin an accessible route.

CA T24 11B-502.3; ADA 502.3

PASSENGER DROP-OFF & LOADING ZONES

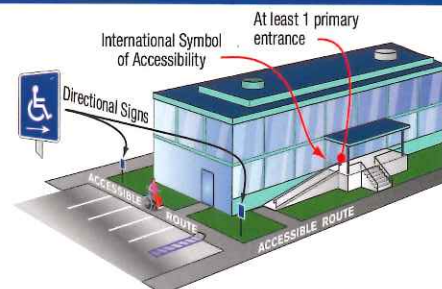
- Passenger drop-off and loading zones must provide a vehicular pull-up space.
- Vehicular pull-up space dimensions: 8' wide min. and 20' long min.
- Passenger drop-off and loading zones must provide access aisles; for access aisle requirements see requirements under Access Aisle heading.
- Access aisles serving vehicle pull-up spaces: 5' wide x 20' (full length of vehicle pull-up space).
- Access aisles must be adjacent and parallel to the vehicle pull-up space.
- Access aisles must adjoin an accessible route and shall not overlap the vehicular way.
- Each accessible passenger drop-off and loading zone designated for persons with disabilities must be identified with a reflectORIZED sign.
- Sign must be permanently posted immediately adjacent to and visible from passenger loading zone.
- Sign must state: "Passenger Loading Zone Only" and include the International Symbol of Accessibility, in white on a dark blue background.
- The blue must be Color No. 15090 in Federal Standard 595B.
- Vehicle pull-up spaces, access aisles serving them and a vehicular route from an entrance to the passenger loading zone and from the passenger loading zone to a vehicular exit must provide a vertical clearance of 114" min.



CA T24 11B-209.4, 11B-503; ADA 209.4, 503

ACCESSIBLE ROUTE OF TRAVEL

- At least one accessible route must be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.
- Where more than one route is provided, all routes must be accessible.
- Directional signs must indicate the location of the nearest accessible entrance.
- Directional signs must indicate the accessible route to the nearest accessible entrance at junctions when the accessible route diverges from the regular circulation path and at entrances that are not accessible.



NOTE: Directional signs containing the International Symbol of Accessibility must be located at every primary public entrance and every major exterior junction with the exterior route of travel.

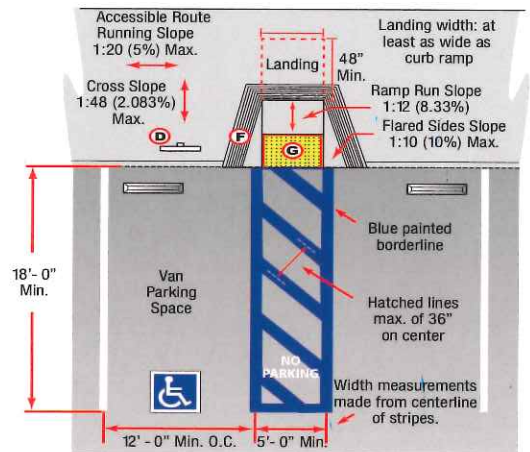
CA T24 11B-206.2.1, 11B-216.6; ADA 206.2.1, 216.6

NOTES FOR VAN PARKING SPACES

- A:** Access Aisle: 5' wide x 18' long
- B:** Access Aisle Border: Border painted around perimeter of access aisle in blue.
- Access Aisle Hatched Lines: 36" max. on center in blue or white.
- Words: "NO PARKING" must be painted in white letters a min. of 12" in height.



- C:** Surface Signage: 36" x 36"
- D:** Parking ReflectORIZED Sign: 70 in² min.
- E:** Wheel stop
- F:** Curb Ramp
- G:** Detectable Warnings



Accessible van parking space width can be reduced to 9'-0" if the access aisle is expanded to a min. of 8'-0".

WALKS AND WALKWAYS

CLEAR WIDTH - SIDEWALKS & WALKS

- Clear width for sidewalks and walks: 48" min.
- The clear width may be reduced to 36" when right-of-way restrictions, natural barriers or other existing conditions don't allow compliance with the 48" clear sidewalk width because it would create an unreasonable hardship.

SLOPE

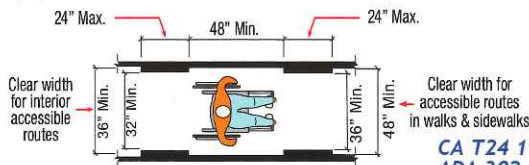
- The running slope of walking surfaces must not be steeper than 1:20 (5%).
- The cross slope of walking surfaces shall not be steeper than 1:48 (2.083%).
- The running slope of sidewalks must not exceed the general grade established for the adjacent street or highway.
- Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24" of the curb ramp must not be steeper than 1:20 (5%).

CONTINUOUS GRADIENT

- All walks with continuous gradients must have resting areas, 5' in length, at intervals of 400' max.
- The resting area must be at least as wide as the walk.
- The slope of the resting area in all directions must be 1:48 max.

OPENINGS

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



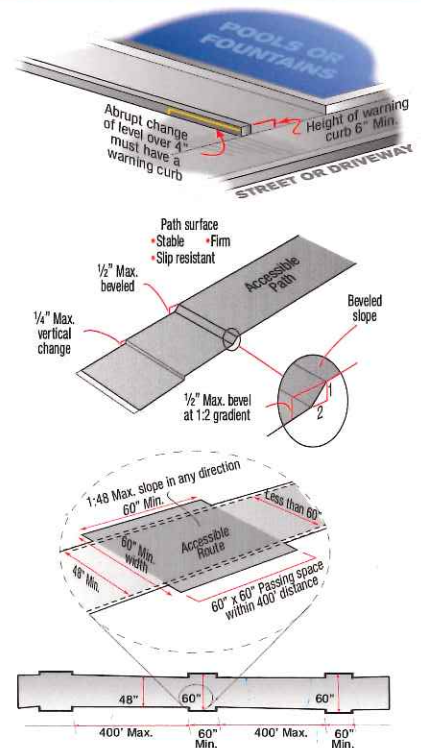
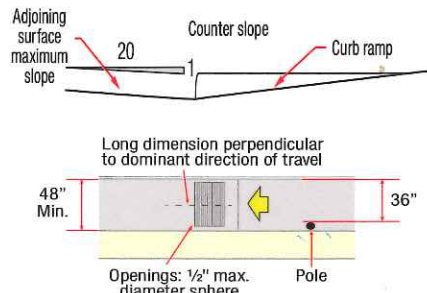
CA T24 11B-302.3-303, 11B-403;
ADA 302.3-303, 403

WARNING CURBS

- Abrupt changes in level exceeding 4" in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features must be identified by warning curbs at least 6" in height above the walk or sidewalk surface.
- A warning curb is not required between a walk or sidewalk and an adjacent street or driveway.
- A warning curb is not required when a guard or handrail is provided with a guide rail centered 2" min. and 4" max. above the surface of the walk or sidewalk.

CHANGES IN LEVEL

- Changes in level of 1/4" high max. are permitted to be vertical and without edge treatment.
- Changes in level between 1/4" high min. and 1/2" high max. must be beveled with a slope not steeper than 1:2.
- Changes in level greater than 1/2" high must be ramped.



CURB RAMPS

CURB RAMPS - TYPE

- Curb ramps may be perpendicular, parallel or a combination of perpendicular and parallel.

LOCATION

- Curb ramps and the flared sides of curb ramps must be located so that they do not project into vehicular traffic lanes, parking spaces or parking access aisles.
- Curb ramps at marked crossings must be wholly contained within the markings, excluding any flared sides.

CURB WIDTH

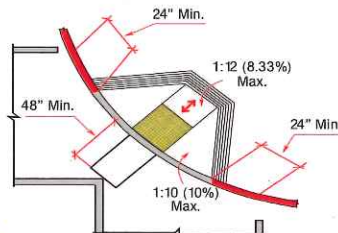
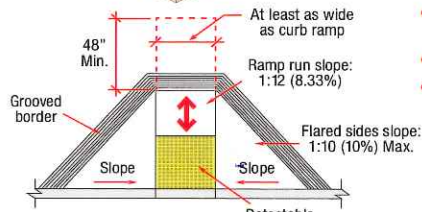
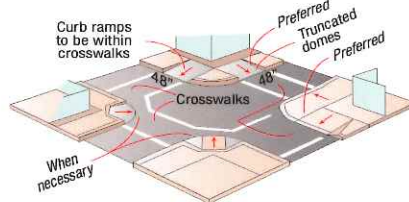
- The clear width of curb ramp runs (excluding any flared sides), blended transitions, and turning spaces must be 48" min.

LANDINGS

- Landings must be provided at the tops of curb ramps and blended transitions.
- The landing clear length must be 48" min.
- The landing clear width must be at least as wide as the curb ramp, excluding any flared sides or the blended transition leading to the landing.
- The slope of the landing in all directions must be 1:48 max. (2.083%) in any direction.

GROOVED BORDER

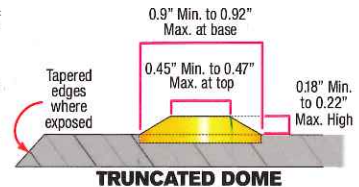
- Curb ramps must have a grooved border 12" wide along the top of the curb ramp at the level surface of the top landing and at the outside edges of the flared sides.
- The grooved border must consist of a series of grooves 1/4" wide x 1/4" inch deep, at 3/4" on center.
- At parallel curb ramps, the grooved border must be on the upper approach immediately adjacent to the curb ramp across the full width of the curb ramp.
- A grooved border is not required at blended transitions.



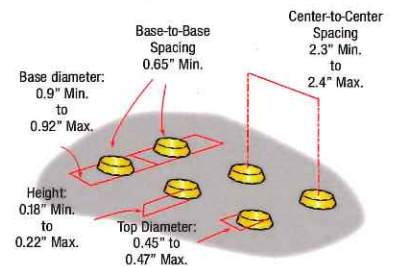
DETECTABLE WARNING SURFACES

TRUNCATED DOMES

- Detectable warnings must consist of a surface of truncated domes.
- Truncated domes in a detectable warning surface must have a base diameter of 0.9" min. and 0.92" max., a top diameter of 0.45" min. and 0.47" max. and a height of 0.18" min. and 0.22" max.
- Truncated domes in a detectable warning surface must have a center-to-center spacing of 2.3" min. and 2.4" max., and a base-to-base spacing of 0.65" min., measured between the most adjacent domes on a square grid.
- Where installed in a radial pattern, truncated domes must have a center-to-center spacing of 1.6" min. to 2.4" max.



TRUNCATED DOME



CONTRAST

- Detectable warning surfaces must contrast visually with adjacent walking surfaces either light-on-dark, or dark-on-light.
- The material used to provide contrast must be an integral part of the surface.
- Contrast must be determined by:

Contrast = [(B1-B2)/B1] x 100 percent where
B1 = light reflectance value (LRV) of the lighter area and
B2 = light reflectance value (LRV) of the darker area.

- Where the detectable warning surface does not adequately contrast with adjacent surfaces, a 1" wide black strip must separate yellow detectable warning from adjacent surfaces.

RESILIENCY

- Detectable warning surfaces must differ from adjoining surfaces in resiliency or sound-on-cane contact.

COLOR

- Detectable warning surfaces must be yellow conforming to FS33538 of Federal Standard 595C.
- Detectable warning surfaces at curb ramps, islands or cut-through medians are not required to comply with the color requirement.

CA T24 11B-406.1, 406.5, 705.1.2.2; ADA 406.1; 406.5

CA T24 11B-705; ADA 705



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H STAIRWAYS

STAIRS AND STAIRWAYS

- A stair is defined as a change in elevation, consisting of one or more risers.
- A stairway is defined as one or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

TREADS AND RISERS

- All steps on a flight of stairs must have uniform riser heights and uniform tread depths.
- Risers Height: 4" min. and 7" max.
- Treads Depth: 11" min.
- Open risers are not permitted.
- Tread Surface must be stable, firm and slip resistant.
- Changes in level are not permitted.

TREAD CONTRASTING STRIPE

- Interior stairs must have the upper approach and lower tread marked by a stripe providing clear visual contrast.
- Exterior stairs must have the upper approach and all treads marked by a stripe providing clear visual contrast.
- The stripe must be a min. of 2" wide to a max. of 4" wide placed parallel to, and not more than 1" from, the nose of the step or upper approach.

- The stripe must extend the full width of the step or upper approach and must be of material that is at least as slip resistant as the other treads of the stair.
- A painted stripe must be acceptable.
- Grooves must not be used to satisfy this requirement.

NOSINGS

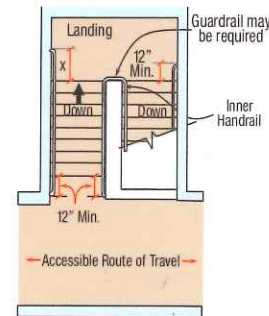
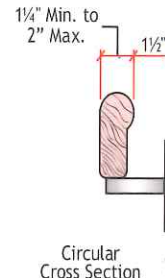
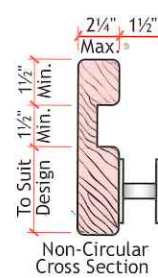
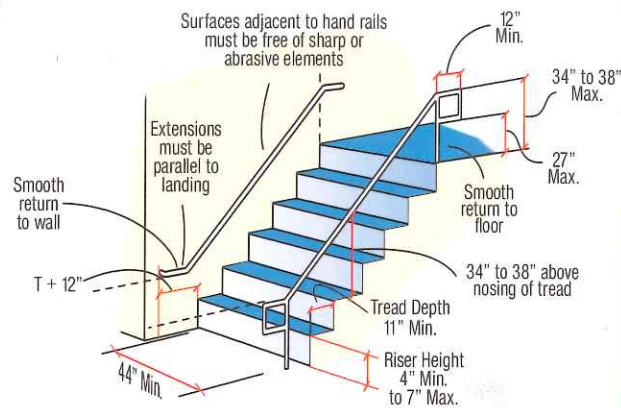
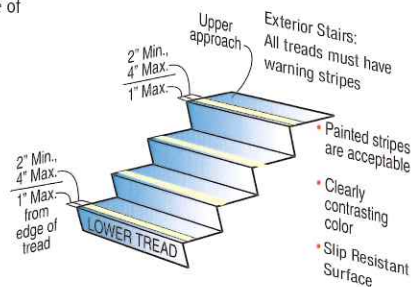
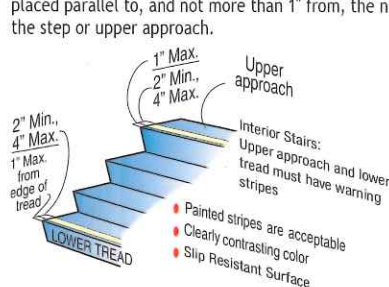
- The radius of curvature at the leading edge of the tread must be 1/2" max.
- Nosings that project beyond risers must have the under side of the leading edge curved or beveled.
- Risers must be permitted to slope under the tread at an angle of 30° max. from vertical.
- The permitted projection of the nosing must extend 1 1/4" max. over the tread below.

HANDRAILS

- Handrails must be provided on both sides of stairs.
- Handrail Height: 34" min. and 38" max.
- Handrails must comply with the requirements in the Handrails section of this Quick-Card.

WET CONDITIONS

- Stair treads and landings subject to wet conditions must be designed to prevent the accumulation of water.



CA T24 11B-504, 302; ADA 504, 302

I RAMPS

- A walking surface that has a running slope steeper than 1:20 (5% slope) is considered a ramp.

SLOPE

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

CROSS SLOPE

- Cross slope of ramp runs must not be steeper than 1:48.

FLOOR OR GROUND SURFACES

- Floor or ground surfaces of ramp runs must be stable, firm and slip resistant.
- Changes in level other than the running slope and cross slope are not permitted on ramp runs.

CLEAR WIDTH

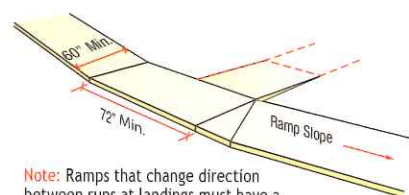
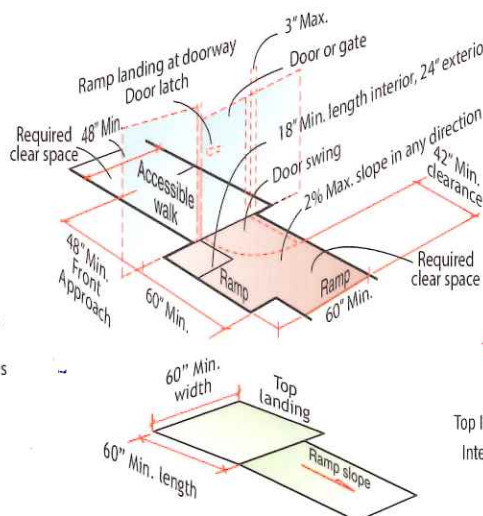
- The clear width of a ramp run must be 48" min.

RISE

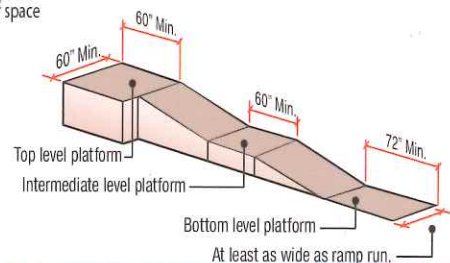
- The rise for any ramp run must be 30" max.

LANDINGS

- Ramps must have landings at the top and the bottom of each ramp run.
- Landings must be stable, firm and slip resistant.
- Changes in level are not permitted.
- The landing clear width must be at least as wide as the widest ramp run leading to the landing.
- Top landings must be 60" wide min.
- The landing clear length must be 60" long min.
- Bottom landings must extend 72" min. in the direction of ramp run.
- Ramps that change direction between runs at landings must have a clear landing 60" min. x 72" min. in the direction of downward travel from the upper ramp run.
- Where doorways are located adjacent to a ramp landing, maneuvering clearances are permitted to overlap the required landing area.
- Doors, when fully open, must not reduce the required ramp landing width by more than 3".
- Doors, in any position, must not reduce the minimum dimension of the ramp landing to less than 42".



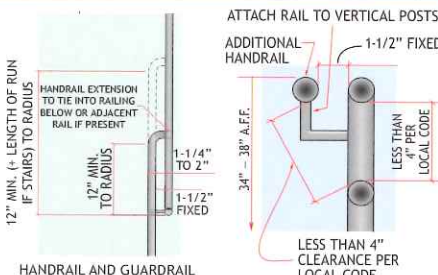
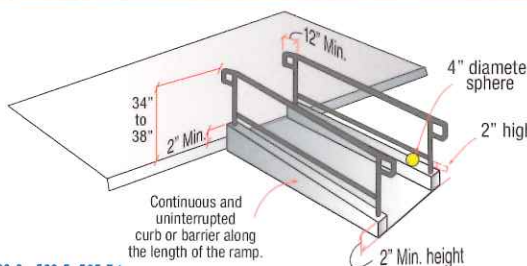
Note: Ramps that change direction between runs at landings must have a min. clear landing of 60" x 72" in the direction of downward travel from the upper ramp run.



CA T24 11B-405.2 - 405.10; ADA 405.2 - 405.10

J HANDRAILS

- Handrail Location: both sides of stairs and ramps.
- Handrail Continuity: full length of each stair flight or ramp run.
- Handrail Height: 34" min. and 38" max. measured from walking surfaces, stair nosings or ramp surface to top of gripping surface.
- Handrail gripping surfaces (circular cross section) outside diameter: 1 1/4" min. and 2" max.
- Handrail clearance between handrail gripping surfaces and adjacent surfaces: 1 1/2" min.



CA T24 11B-502.2 - 502.5, 505.7.1; ADA 502.2 - 502.5, 505.7.1



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Accessibility Evaluation Report

City of Los Banos, CA

Tim Marrison Fire Chief/ Building Official
Mason Hurley Asst. Fire Chief

Report No.: 082917

Evaluation Address

Various city owned properties

Inspection Dates

August 7, 2017

August 21, 2017



Date: September 27, 2017

Report #: 082917

Client: City of Los Banos; 520 J Street, Los Banos, CA 93635

Contact Person: Tim Marrison and Mason Hurley - (209) 827-7025

Facility Address: Various city owned properties listed in report

Summary:

Tim Marrison, Fire Chief with the City of Los Banos asked me to perform interior accessibility inspections of various city owned properties to evaluate and help identify any barriers that might exist which would be in violation of the 2016 California Building Code (CBC) Chapter 11B and the 2010 ADA Standards.

This report covers the accessibility requirements to the existing conditions of several city owned properties including the accessible routes/ path of travel (POT) to the main entrances of the facilities and all public accessed areas of each building interior. At the request of the City of Los Banos they have retained my services as the Certified Access Specialist (CAsp) of record for this project, my DSA Certified Access Specialist number is 071. The following inspection, comments, and determinations are my opinions as the CAsp, and any errors and/or omissions are unintentional.

On August 7 and 21, 2016, an initial site accessibility review was performed at the various city owned properties listed below:

- Fire Station #1.....333 7th St.
- Fire Station #2.....1150 W I St.
- City Hall.....520 J St.
- Police Department.....945 5th St.
- Police Annex.....545 J St.
- Public Works Madison Yard.....411 Madison Ave.
- Community Center.....645 7th St.
- Animal Shelter.....1000 Airport Rd.
- Community Building at Ranchwood Park.....515 Stonewood Dr.
- Community Building at College Greens Park.....1815 College Greens Dr.
- Community Building at Pacheco Park.....905 Pacheco Blvd
- Scout Hut and Museum.....905 Pacheco Blvd

I was informed that the existing structures do have some ADA barriers removed however it has been a while since the properties were evaluated for current accessibility compliance.

The following observations are based on the requirements of the 2016 California Building Code (CBC) and 2010 Standards of the Americans with Disability Act (ADA). Corrective measures undertaken must comply with all applicable State and Federal requirements. Where conflicts between the CBC and the ADA occur, the provision that provides the greatest access to the disabled is to be applied when applicable. Relevant code sections and illustrations have been provided to assist in the corrective planning and reconstruction process.

It is recommended that a DSA Certified Access Specialist be involved, during the planning, plan checking, permitting, and reconstruction process.

If you have any questions about any of the items needing corrective action, or would like clarification of any items noted, please feel free to contact me.



Michael D. Brinkman
DSA Certified Access Specialist - CASp # 071
CSG Consultants, Inc. (209) 862.9511

Requirements for State and Local Governments

State and local governments must ensure that services, programs and activities, when viewed in their entirety, are accessible to people with disabilities. This is part of public entities' program accessibility obligations. Alterations to older buildings may be needed to ensure program accessibility. Generally, this is a greater obligation than "readily achievable barrier removal" the standard that applies to public accommodations. State and local governments are not required to take any action that would result in undue financial and administrative burdens. State and local governments' ADA obligations for program accessibility are in the Department of Justice's ADA Title II regulations 28 CFR Part 35.150.

Priorities for Accessibility

The checklist follows the four priorities that are listed in the Department of Justice ADA Title III regulations. These priorities are equally applicable to state and local government facilities.

Priority 1 - Accessible approach and entrance

Priority 2 - Access to goods and services

Priority 3 - Access to public toilet rooms

Priority 4 - Access to other items such as water fountains and public telephones, signs and any additional parking areas.

Evaluation Results

Fire Station #1 – 333 7th St.

Finding #1

Priority - 1

The main front entrance door has an opening force greater than the maximum force of 5lbs.



Code Reference Section:
CBC – 11B-404.2.9
ADAS – 404.2.9

Possible Solution:
Adjust the existing closer or
replace as needed.

Finding #2

Priority - 3

Both Men's and Women's public restroom door and wall signs are not compliant, the Men's must be identified with a triangle symbol on the door and the Women's must be a circle. The wall signs mounted on the latch side of the doors must be identified with Tactile/Braille signs.



Code Reference Section:
CBC – 11B-216.8; 703.7.2.6.3;
703.4.2
ADAS – 216.8; 703.7.2.6.3;
703.4.2

Possible Solution:
Provide current compliant door
and wall restroom signs.

Finding #3

Priority - 3

The Men's and Women's accessible toilet is not centered from the side wall between 17"-18", the Men's toilet currently is centered at 16" from the side wall and the Women's is 19" centered.



Code Reference Section:
CBC – 11B-604.2
ADAS – 604.2

Possible Solution:
Re-locate toilets to be centered
between 17"-18" from the side
wall.

Finding #4

Priority - 3

The Men's urinal is mounted too high off the floor, the urinal must be a maximum 17" (27 ½ ") to the rim from the floor.



Code Reference Section:
CBC – 11B-505.2
ADAS – 505.2

Possible Solution:
Replace or alter all existing
handrails in the front of the
building.

Finding #5

Priority - 3

The Lavatory counter's in both restrooms are mounted higher than the maximum 34" off the floor. The Men's is mounted at 34 ½" and the Women's is at 35".



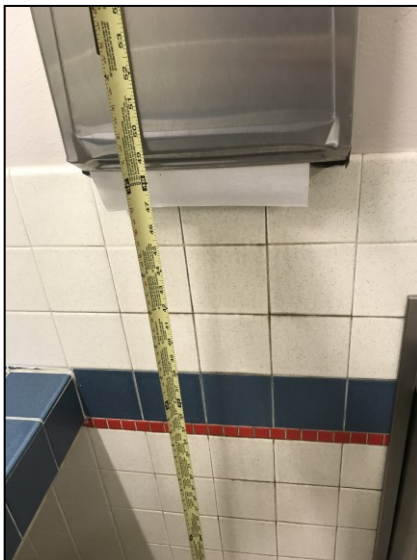
Code Reference Section:
CBC – 11B-606.3
ADAS – 606.3

Possible Solution:
Re-mount both lavatory
counters or raised floor
levels.

Finding #6

Priority - 3

Both Men's and Women's accessible public restrooms must have any accessory items (mirror, soap dispenser, towel dispenser, etc) that have the operational parts higher than 40" off the floor lowered to the accessible height.



Code Reference Section:
CBC – 11B-603.3; 603.5
ADAS – 603.3; 603.5

Possible Solution:
Re-mount all accessory items in
restrooms to a compliant height
and location.

Finding #7

Priority - 3

Both Men's and Women's accessible public restrooms have coat hooks mounted higher than 48" off the floor. These hooks can stay as long as an additional coat hook is mounted no higher than 48".



Code Reference Section:
CBC – 11B-603.4
ADAS – 603.4

Possible Solution:
Re-mount existing coat hooks
OR add new coat hooks to a
compliant height.

Finding #8

Priority - 3

Both Men's and Women's accessible public restrooms have non-compliant lavatory faucets. Operating parts shall be operable with one-hand and shall not require tight grasping, pinching, or twisting of the wrist.



Code Reference Section:
CBC – 11B-309.4; 606.4
ADAS – 309.4; 606.4

Possible Solution:
Replace faucets with compliant
faucets.

Fire Station #2 – 1150 W I St.

Finding #9

Priority - 1

The interior lobby area accessed through the front door does not provide a minimum 5' turning circle or a minimum 12" latch side clearance at the push side of the door.



Code Reference Section:
CBC – 11B-304.3.1; 404.2.4.1.
ADAS – 304.3.1; 404.2.4.1.

Possible Solution:
Remove the counter to provide
the minimum clearances.

Finding #10

Priority - 3

The unisex public restroom is missing the required Tactile/Braille wall sign mounted on the door latch side of the wall, also the door opening pressure exceeds the maximum 5lbs and the door closer too fast.



Code Reference Section:
CBC – 11B-703.6 sign; 11B-
404.2.8 closing speed; 11B-
404.2.9 opening force.

Possible Solution:
Provide a compliant restroom
wall sign. Adjust or replace
door closer.

City Hall – 520 J St.

Finding #11

Priority - 1

The exterior ramp from the public sidewalk to the main entrance doors exceed 5%, ramps greater than 5% must provide handrails on each side of the ramp.



Code Reference Section:
CBC – 11B-405.8; 505.10.1
ADAS – 405.8

Possible Solution:
Provide handrails on both sides
of the ramp that exceed 5% with
extensions at both ends

Finding #12

Priority - 1

The threshold at the main front doors exceed the maximum ½" vertical height.



Code Reference Section:
CBC – 11B-404.2.5.
ADAS – 404.2.5.

Possible Solution:
Provide a 1:2 sloped transition
from the landing to the top of
the threshold.

Finding #13

Priority - 1

The handrail at the side parking lot entrance has a non-compliant handrail extension.



Code Reference Section:

CBC – 11B-505.10.3

ADAS – 505.10.3

Possible Solution:

Provide handrail extension to existing handrail or provide compliant handrails on each side of the steps with 90-degree extensions out of the drive path.

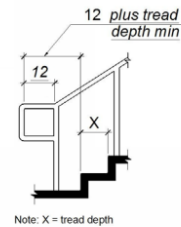


Figure 11B-505.10.3
Bottom Handrail Extension at Stairs

Finding #14

Priority - 3

The Men's public restroom door sign is not compliant, the Men's must be identified with a triangle symbol on the door. Both Men's and Women's Tactile/Braille wall signs are missing and should be mounted on the latch side of the doors.



Code Reference Section:

CBC – 11B-216.8;

703.7.2.6.3; 703.4.2

ADAS – 216.8; 703.7.2.6.3;

Possible Solution:

Provide current compliant door and wall restroom signs.

Finding #15

Priority - 3

Both Men's and Women's accessible public restrooms must have any accessory items (mirror, soap dispenser, towel dispenser, etc) that have the operational parts higher than 40" off the floor lowered to the accessible height.



Code Reference Section:
CBC – 11B-603.3; 603.5
ADAS – 603.3; 603.5

Possible Solution:
Re-mount all accessory items in
restrooms to a compliant height
and location.

Finding #16

Priority - 3

The Men's and Women's accessible toilet is not centered from the side wall between 17"-18", both toilets are 19" centered.



Code Reference Section:
CBC – -604.2
ADAS – 604.2

Possible Solution:
Re-locate toilets to be centered
between 17"-18" from the side
wall.

Finding #17

Priority - 3

Both Men's and Women's accessible public restrooms have coat hooks mounted higher than 48" off the floor. These hooks can stay as long as an additional coat hook is mounted no higher than 48". Also stall doors are not self-closing.



Code Reference Section:
CBC – 11B-603.4; 604.8.1.2.
ADAS – 603.4; 604.8.1.2.

Possible Solution:
Re-mount existing coat hooks
OR add new coat hooks to a
compliant height.
Provide a door closer or spring-
loaded hinges for each door.

Finding #18

Priority - 3

Both Men's and Women's accessible public restrooms have doors that exceed the maximum opening force of 5lbs of pressure.



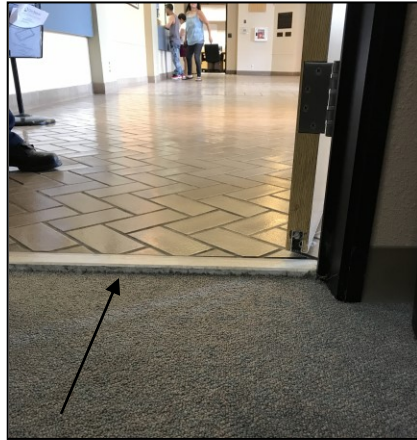
Code Reference Section:
CBC – 11B-404.2.9 opening
force.

Possible Solution:
Adjust or replace door closers.

Finding #19

Priority - 2

The threshold at the main entrance doors to both conference rooms “A” and “B” exceed the maximum ½” vertical height.



Code Reference Section:

CBC – 11B-404.2.5.

ADAS – 404.2.5.

Possible Solution:

Provide a 1:2 sloped transition from the landing to the top of the threshold.

Finding #20

Priority - 2

There is no portion of counters at both Planning/Building and Finance with a compliant 36” wide and height of 34” maximum above the finished floor.



Code Reference Section:

CBC – 11B-904.4

ADAS – 904.4

Possible Solution:

Provide a compliant portion of each service counter or provide a compliant check writing surface per 11B-904.3.3

Finding #21

Priority - 2

There is no level designated accessible seating area in the Council Chambers.



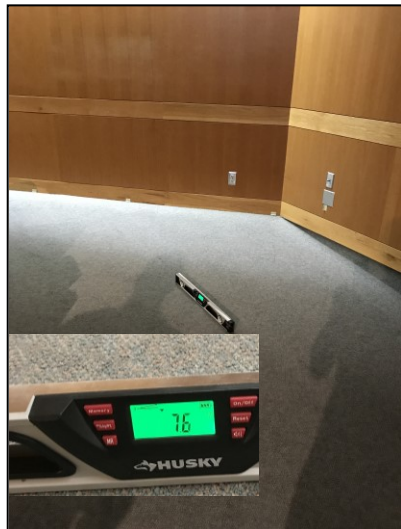
Code Reference Section:
CBC – 11B-221.2; 802.1
ADAS – 221.2; 802.1

Possible Solution:
Provide a compliant area in the council chambers to provide a minimum of two-wheel chair spaces.

Finding #22

Priority - 2

The two-sloped areas on each side of the chambers providing access to the public speaking area, exceeds a 5% slope. Slopes greater than 5%-8.33% require handrails on each side of the ramp.



Code Reference Section:
CBC – 11B-405.1
ADAS – 405.1

Possible Solution:
Provide compliant handrails at one of the sloped areas. Or, provide an alternative public speaking area that meets accessible requirements.

Finding #23

Priority - 2

The Council Chambers does not have an assisted listening device for the assembly area.



A permanent or portable assisted listening device must be available for individuals with hearing impairments.

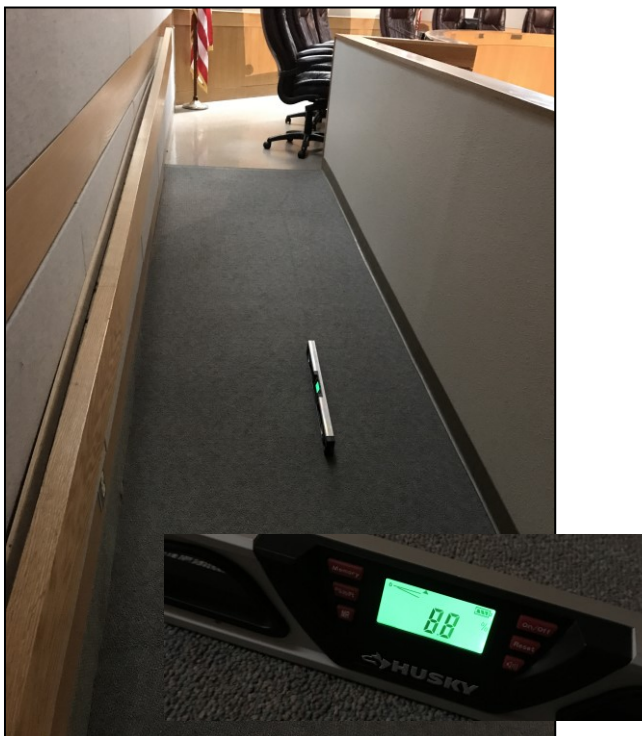
Code Reference Section:
CBC – 11B-219
ADAS – 219

Possible Solution:
Provide a minimum of two assisted listening devices and include a sign indicating this is available.

Finding #24

Priority - 2

The ramp providing access to the council dais seating exceeds the maximum allowed slope of 8.33%, the slope is currently varying at 8.8+%.



Code Reference Section:
CBC – 11B-405.1
ADAS – 405.1

Possible Solution:
Remodel the ramped area to meet the maximum slope of 8.33% with handrails on each side of the ramp.

Police Department – 945 5th St.

Finding #25

Priority - 3

The existing public Unisex restroom located in the lobby does not provide all the required accessible clearances and requirements. There is no pull side clearance at the door, the grab bars are not mounted correctly, the size of the room is too small, accessories do not comply with reach ranges, etc.



Code Reference Section:

CBC – 11B-603-606

ADAS – 603-606

Possible Solution:

Remodel the existing restroom
and make it fully compliant.

Police Annex – 545 J St.

Finding #26

Priority - 1

All the entrances to the building from the front sidewalk and rear parking lot area do not fully comply with all the requirements of an accessible entrance. The landings must be level on both sides of the door; the thresholds cannot be higher than ½" with a sloped edge; there must be a minimum 24" side clearance on the latch side of the door; opening forces and closing speeds must comply; etc.

In existing buildings, only one door is required to be accessible, however there must be an accessible route throughout the building from that door. There are exceptions to existing doors where level landings cannot be achieved by installing automatic openers.



Code Reference Section:
CBC – 11B-404 - 404.2.10
ADAS – 404 - 404.2.10

Possible Solution:
Determine what doors must be accessible and make the necessary adjustments. Provide signage to indicate where the accessible door(s) are located.



Finding #27

Priority - 3

All doors with interior EXIT signs must have Tactile/Braille signs mounted on the latch side of the doors, so the visual impaired can determine what doors are exits.



Code Reference Section:
CBC – 1013.4
ADAS – 216.4.1

Possible Solution:
Install the Tactile/Braille exit
signs to all doors with an EXIT
sign mounted above.

Finding #28

Priority - 1

Access to the second floor of the building does not meet accessibility requirements. The existing elevator does not provide the minimum clear floor space in the car, the stairways are too narrow and the handrails do not comply, and the restrooms located upstairs do not comply with any accessible requirements.

To not have to provide access to the second floor, equal facilitations to accessible areas of the first floor must be provided. The area(s) on the first floor must be equal to all the public accessed areas and programs of the second floor.

Public Works – Madison Yard – 411 Madison Ave.

Finding #29

Priority - 3

The public restroom door sign is not compliant, the door sign must be identified with a triangle symbol over a circle symbol on the door. The Tactile/Braille sign currently on the door must be mounted on the wall on the latch side of the door. In addition, the door hardware must be replaced with lever type hardware.



Code Reference Section:
CBC – 11B-216.8;
703.7.2.6.3; 703.4.2-Signs
404.2.7-Door hardware
ADAS – 216.8; 703.7.2.6.3;
703.4.2; 404.2.7.

Possible Solution:
Provide current compliant door
and wall restroom signs.
Replace round door hardware
with lever type.

Finding #30

Priority - 3

The accessible public restroom must have any accessory items (mirror, soap dispenser, towel dispenser, toilet paper dispenser, etc.) that have the operational parts higher than 40" off the floor lowered to the accessible height. The pipes under the lavatory must be wrapped and protected from contact.



Code Reference Section:
CBC – 11B-603.3; 603.5
ADAS – 603.3; 603.5

Possible Solution:
Re-mount all accessory items in
restrooms to a compliant height
and location. Wrap plumbing
pipes under lavatory.

Finding #31

Priority - 3

The accessible public restroom toilet has non-compliant grab bars, the side bar is not mounted correctly and the rear bar is missing.



Code Reference Section:
CBC – 11B-604.5
ADAS – 604.5

Possible Solution:
Provide the correct side and rear
grab bars.

Finding #32

Priority - 2

The interior door providing access to the conference room has a step down to enter the room, also the door clear opening is less than 32". The exterior door does have a level threshold however the door hardware is not compliant and the door closing speed needs adjustment.



Code Reference Section:
CBC – 11B-404.2.5 & 7
ADAS – 404.2.5 & 7

Possible Solution:
Provide a compliant sloped
transition and widen the interior
door. Or, provide new door
hardware and closer adjustment
to the exterior door.

Community Center – 645 7th St.



I could not identify any accessible violations at this location. This facility has been recently built and completed using California Building Code requirements.

Animal Shelter – 1000 Airport Rd.

Finding #33

Priority - 1

The accessible path of travel (POT) from the public office modular to the kennels does not exist. There must be a compliant POT from the bottom of the office ramp to the kennels. OR provide equal facilitation at the kennel office area.



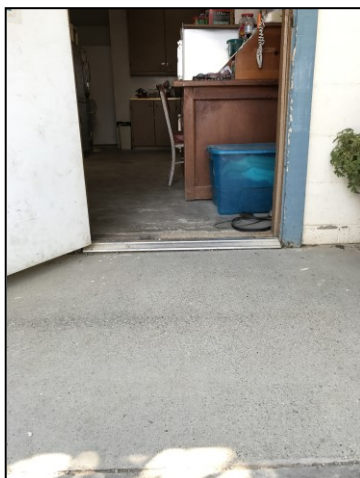
Code Reference Section:
CBC – 11B-206; 403
ADAS – 206; 403

Possible Solution:
Provide a compliant POT 48”
wide from the bottom of the
ramp to the kennel entrance.
OR provide equal office space
for the public at the kennel.

Finding #34

Priority - 1

The threshold at the kennel entrance exceeds the maximum ½” high sloped surface.



Code Reference Section:
CBC – 11B-404.2.5.
ADAS – 404.2.5.

Possible Solution:
Provide a 1:2 sloped transition
from the landing to the top of
the threshold.

Finding #35

Priority - 2

The area reserved for pet observation needs a POT to access the area.



Code Reference Section:
CBC – 11B-206; 403
ADAS – 206; 403

Possible Solution:
Extend the concrete area from
the gate opening to the length of
the picnic table area.

Community Building at Ranchwood Park – 515 Stonewood Dr.

Finding #36

Priority - 3

The middle restroom door reserved for Grade School Kids needs lever hardware.



Code Reference Section:
CBC – 11B-404.2.7.
ADAS – 404.2.7.

Possible Solution:
Replace round door hardware
with lever type.

Finding #37

Priority - 3

There are multiple issues with all three of the restrooms:

- The towel dispensers are mounted higher than 40" of the floor to the operating portion of the dispenser. 11B-603.5



- The lavatory faucets require someone to grasp and twist their wrist, lever type hardware is required. 11B-606.4.
- The plumbing pipes under the lavatory need to be wrapped and protected from contact. 11B-606.5



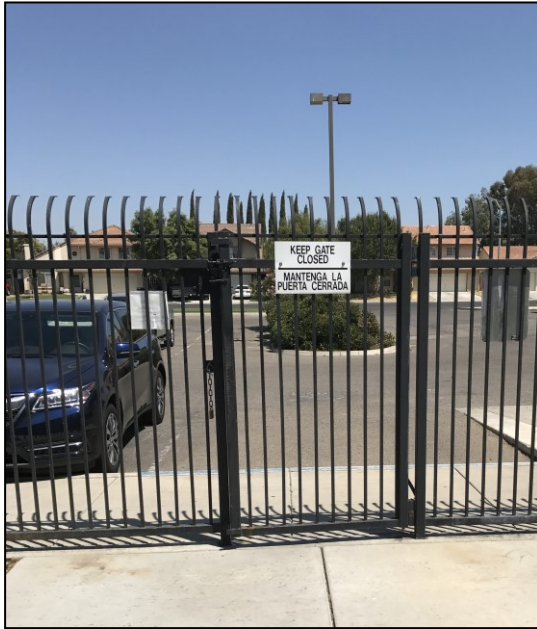
- Tactile/Braille walls signs are covered or missing on the latch side of the doors. 11B-703.7.2.6.3.



Finding #38

Priority - 1

The front security gate does not have a 10" smooth surface to push the gate open with a wheelchair. And there is no pull handle on the gate.



Code Reference Section:
CBC – 11B-404.2.10 –
Smooth push surface
11B-404.2.7 handle
ADAS – 404.2.10 – Smooth
push surface
404.2.7 handle

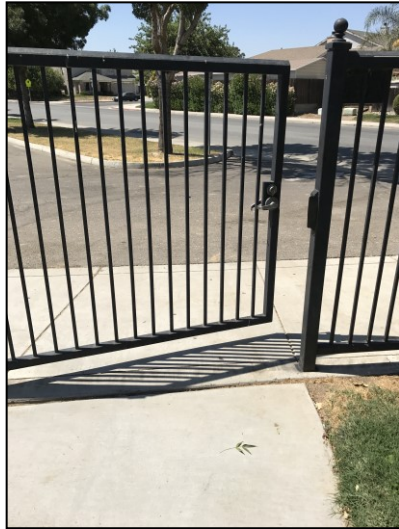
Possible Solution:
Install a smooth 10" push plate
at the bottom of the gate.
Install a pull handle on the
inside of the gate.

Community Building at College Greens Park – 1815 College Greens Dr.

Finding #39

Priority - 1

The front security gate does not have a 10" smooth surface to push the gate open with a wheelchair.



Code Reference Section:
CBC – 11B-404.2.10
ADAS – 404.2.10

Possible Solution:
Install a smooth 10" push plate
at the bottom of the gate.

Finding #40

Priority - 1

There are gaps in the walkway that have areas that exceed the maximum distance of ½".



Code Reference Section:
CBC – 11B-302.3
ADAS – 302.3

Possible Solution:
Fill in the gaps in the walkway
to prevent the gap distance.

Finding #41

Priority - 1

The main front door opening pressure exceeds the maximum 5lbs (12lbs) and the door closes too fast.



Code Reference Section:
CBC –11B-404.2.8 closing
speed; 11B-404.2.9 opening
force.

Possible Solution:
Adjust or replace door closer to
a 5Lbs opening force and to
make door close a minimum of
5 seconds when open at a 90
degree.

Finding #42

Priority - 3

The side Unisex restroom indicates it is accessible with the wall sign however there are several issues that need to be addressed.

- Provide the correct Unisex door sign. 11B-703.7.2.6.3.



- The toilet is not centered between 17"-18" (25") from the side wall. 11B-604.2.



- The mirror and soap dispenser are mounted too high off the floor. 11B-603.3&5



Finding #43

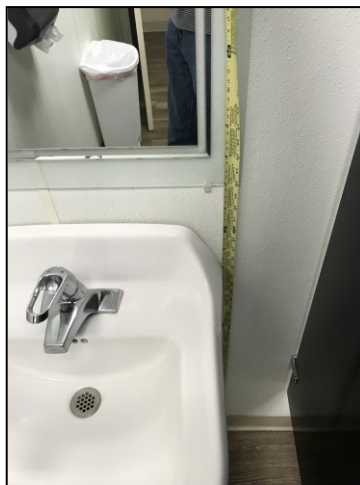
Priority - 3

The Women's restroom has several issues that need to be addressed.

- Provide the correct Women's door and wall sign. 11B-703.7.2.6.3.



- The bathroom accessories (soap dispenser, mirror, toilet cover dispenser) are mounted higher than 40" off the floor. 11B-603.3&5.



- The stall door to the accessible toilet is not self-closing. 11B-604.8.1.2.



- The accessible stall door coat hanger is mounted higher than 48" off the floor. 11B-603.4.



- The clearance to the lavatory does not provide the minimum 36" wide clear floor space. 11B-606.2; 305.



Finding #44

Priority - 3

The Men's restroom has several issues that need to be addressed.

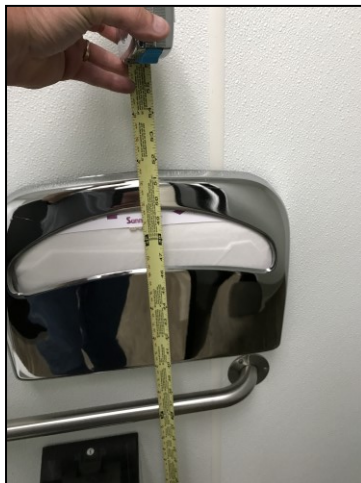
- Provide the correct Men's door and wall sign. 11B-703.7.2.6.3.



- The toilet is not centered between 17"-18" (21 1/2") from the side wall. 11B-604.2.



- The bathroom toilet cover dispenser is mounted higher than 40" off the floor. 11B-603.5.



- The urinal is mounted too high off the floor, maximum height to rim should be 17" (25"). 11B-605.2.



Community Building at Pacheco Park – 905 Pacheco Blvd.



There is no accessibility available at this location:

- All of the exterior doors have non-compliant thresholds (all over ½" high) and wrong door hardware (not lever type).
- The restrooms for the facility provide no compliant clearances or accessible standards.

Possible Solution: Provide a minimum of one accessible entrance to the facility from the public sidewalk and accessible parking stall. Remodel one of the restrooms or add an additional to become an accessible unisex (single user) restroom.

Scout Hut and Museum–
905 Pacheco Blvd.



There is no accessibility available at this location:

- All of the exterior doors have non-compliant thresholds (all over ½" high) and wrong door hardware (not lever type).
- The restroom for the facility provide no compliant clearances or accessible standards.

Possible Solution: Provide a minimum of one accessible entrance to the facility from the public sidewalk and accessible parking stall. Remodel the restroom or add an additional to become an accessible unisex (single user) restroom.

Conclusion

This is the conclusion of my report; it is highly recommended that a Certified Access Specialist be involved with the planning, plan review and inspection of the future remodel to assure compliance with the current code requirements.

Helpful handouts that are attached to this report:

- California Accessibility Details by Builder's Book, Inc.
- ADA Update: A Primer for State and Local Governments

If you have any additional questions or concerns please contact me,

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ACCESSIBILITY DETAILS

Parking / Stairs & Ramps / Hazards / Toilets / Signs Based on 2013 CBC and 2010 ADA
CALIFORNIA ACCESSIBILITY Quick-Cards® A Unique Quick-Reference Guide



Builder's Book, Inc.
BOOKSTORE • PUBLISHER
8001 Canoga Avenue
Canoga Park, CA 91304
(818) 887-7828 • www.buildersbook.com



A PARKING SPACES

- Each lot or parking structure where parking is provided for the public as clients, guests, employees or residents must provide accessible parking.

SINGLE PARKING SPACES

- Length of parking space: 18' Min.
- Parking space min. dimensions: 9' wide x 18' long.
- Access aisle min. dimensions: 5' wide x 18' long.

DOUBLE AND DIAGONAL PARKING SPACES

- Two spaces can be provided within a 23' wide area, lined to provide a 9' parking area on each side of a 5' loading access aisle.
- Two parking spaces are permitted to share a common access aisle; the access aisle must be in the middle of the two accessible parking spaces.
- Access aisle min. dimensions: 5' wide x 18' long.

VAN PARKING SPACES

- Length of parking space: 18' Min.
- Parking space min. dimensions: 12' wide x 18' long; or 9' wide where access aisle is a min. of 8' wide.
- Access aisle min. dimensions: 5' wide x 18' long.
- Van parking spaces must be permitted to be 9' wide min. where the access aisle is a min. of 8' wide.
- Number of Van Accessible Spaces: For every 6 or fraction of 6 accessible parking spaces at least 1 must be a van accessible parking space.

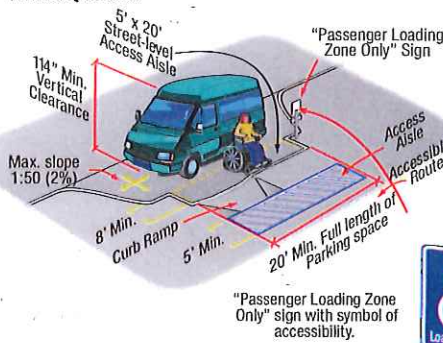
LOADING AND UNLOADING ACCESS AISLE

- Access aisle min. dimensions: 5' wide x full length of parking space.
- Access aisles must be marked with a blue painted borderline around their perimeter; markings may extend beyond the minimum required length.
- The area within the blue borderlines must be marked with hatched lines a max. of 36" on center in a color contrasting with that of the aisle surface, preferably blue or white.
- The words "NO PARKING" must be painted on the surface within each access aisle in white letters a min. of 12" in height and located to be visible from the adjacent vehicular way.
- Access aisles must be permitted to be placed on either side of the parking space except for van parking spaces which must have access aisles located on the passenger side of the parking spaces.
- Two parking spaces are permitted to share a common access aisle.
- Access aisles must not overlap the vehicular way.
- Access aisles must adjoin an accessible route.

APPLICABLE TO ALL ACCESSIBLE PARKING SPACES

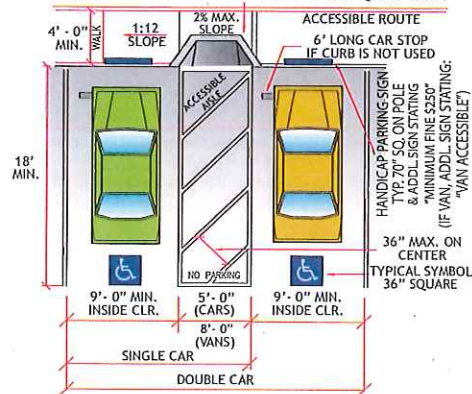
- Surface slope within accessible parking spaces: 2% (1:48) max. in any direction.
- Accessible parking spaces must be located on the shortest accessible route from parking to an accessible entrance.
- Parking spaces and access aisles must be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes.
- The disabled must not be forced to travel behind parking spaces other than their own.
- Curb ramps are not permitted to project into access aisles and parking spaces.
- The maximum surface slope within accessible parking spaces must not exceed 2% (1:48) in any direction.
- A curb or wheel stop must be provided if required to prevent encroachment of vehicles over the required clear width of adjacent accessible routes.
- Parking spaces, access aisles and vehicular routes serving them must provide a vertical clearance of 98" min.
- Accessible signage must be provided at accessible parking spaces.
- Detectable Warning surfaces must be provided at curb ramps.

Note: For further details and illustrations on parking facilities see Parking Facilities Quick-Card.



CA T24 11B-208.2, 208.2.4, 502.1 - 502.7;
ADA 208.2, 208.2.4, 502.1 - 502.7

CURB RAMP REQUIRED WHEN WALK IS AT DIFFERENT ELEVATION THAN PARKING. SEE CURB RAMP SECTION OF THIS QUICK-CARD.



PARKING SPACES TABLE

Total Number of Parking Spaces in Lot of Garage	Minimum Required Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
1,001 and over	20 plus 1 for each 100 or fraction thereof over 1,001

B PARKING SIGNS

GENERAL SIGNAGE

- Each parking space for persons with disabilities must be identified by a reflectorized sign permanently posted adjacent to and visible from each parking space, consisting of the International Symbol of Accessibility: a profile view of a wheelchair with an occupant in white on dark blue background. The symbol must consist of a white figure on a blue background. The blue must be Color No. 15090 in Federal Standard 595B.

PARKING SPACE IDENTIFICATION SIGN

- Sign Size: 70 sq. in. min. area
- Sign Finish: ReflectORIZED
- Height of Sign (when in path of travel): 80" min. from the bottom of the sign to the finish floor or ground surface.
- Height of Sign (when not in path of travel): 60" min. from the bottom of the sign to the finish floor or ground surface.
- Location: Signs must be permanently posted either immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space.
- Visibility: A parking space identification sign must be visible from each parking space.
- Signs identifying accessible parking spaces must not be obscured by a vehicle parked in the space.



WALL-MOUNTED SIGNS

- Instead of post-mounting, general signage may be centered on the wall at the interior end of the parking space.

MINIMUM FINE SIGN

- Additional language or an additional sign below the International Symbol of Accessibility must state: "Minimum Fine \$250"

UNAUTHORIZED PARKING SIGN

- Location: An additional sign must be posted either in a conspicuous place at each entrance to an off-street parking facility, OR immediately adjacent to on-site accessible parking and visible from each parking space.
- Sign Size: Min. 17" wide x 22" high.
- Sign Content: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____." (Insert appropriate information in the blank spaces as a permanent part of the sign.)

PAVEMENT/SURFACE IDENTIFICATION

Each accessible car and van parking space must have a surface identification complying with either Option 1 or Option 2.

- Option 1:** The parking space must be marked with an International Symbol of Accessibility in white on a blue background a min. 36" wide x 36" high. The centerline of the International Symbol of Accessibility must be a max. of 6" from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space length.

Option 2: The parking space must be outlined or painted blue and must be marked with an International Symbol of Accessibility a min. 36" wide x 36" high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility must be a max. of 6" from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.

CALIFORNIA TOW-AWAY SIGN



DIFFERENT WAYS SIGNS CAN BE INSTALLED



CA T24 11B-502.6, 502.6.4, 502.8; ADA 502.6.4, 502.6, 502.8

C ENTRY & DIRECTIONAL

- Directional signs, including the International Symbol of Accessibility indicating the accessible route to the nearest accessible entrance must be provided at junctions when the accessible route diverges from the regular circulation path.
- In existing buildings and facilities where not all entrances are accessible, entrances that are accessible must be identified by the International Symbol of Accessibility.



SIGNS ARE REQUIRED AT ALL H.C. ENTRIES/EXITS. AT NON-REQUIRED EXITS, SIGNS INDICATING NO H.C. ACCESS.

DIRECTIONAL SIGNS

CA T24 11B-216.6; ADA 216.6

D SIGNAGE DETAILS

- Non-glare finish
- Characters must contrast with their background with either light characters on a dark background or dark characters on a light background.
- Uppercase, lowercase or a combination of both
- Conventional in form
- No italic, oblique, script, highly decorative or of other unusual forms.
- Horizontal format
- Proportions: Width of the uppercase letter "O": 60% min. and 110% max. of the height of the uppercase letter "I".
- Height: See Visual Character Height Table
- Stroke Thickness of Uppercase Letter "I": 10% min. and 20% max. of the height of the character.
- Character Spacing: Measured between the two closest points of adjacent raised characters within a message, excluding word spaces.
- Spacing between individual characters must be 10% min. and 35% max. of character height.

VISUAL CHARACTER HEIGHT TABLE

Height to finish floor/ground from baseline of character	Horizontal viewing distance	Minimum Character Height
40" to less than or equal to 70"	less than 72"	5/8"
	72" and greater	5/8" plus 1/8" per foot of viewing distance above 72"
Greater than 70" to less than or equal to 120"	less than 180"	2"
	180" and greater	2" plus 1/8" per foot of viewing distance above 180"
Greater than 120"	less than 21'	3"
	21' and greater	3" plus 1/8" per foot of viewing distance above 21'

- Spacing between the baselines of separate lines of characters within a message must be 135% min. and 170% max. of the character height.
- Installation Height: 40" Max. above finish floor.

CA T24 11B-703.5; ADA 703.5

E DOORS

MANUAL DOORS, DOORWAYS AND GATES

- Doors, doorways and gates that are part of an accessible route must be accessible.

CLEAR WIDTH

- Clear width of door openings: 32" min.
- Clear width of door openings greater than 24" deep: 36" min.
- Clear openings of doorways with swinging doors must be measured between the face of the door and the stop, with the door open 90°.
- There must be no projections into the required clear opening width lower than 34" above the finish floor or ground.
- Projections into the clear opening width between 34" and 80" above the finish floor or ground must not exceed 4".

MANEUVERING CLEARANCES

- Maneuvering clearances must extend the full width of the doorway and the required latch side or hinge side clearance.
- Maneuvering clearances for swinging doors and gates: see Table 1.
- Maneuvering clearances for doorways less than 36" wide with out doors or gates, sliding doors or folding doors: see Table 2.
- Maneuvering clearances for recessed doors and gates: Maneuvering clearances for forward approach must be provided when any obstruction within 18" of the latch side, an interior doorway, or within 24" of the latch side of an exterior doorway, projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate.

THRESHOLDS

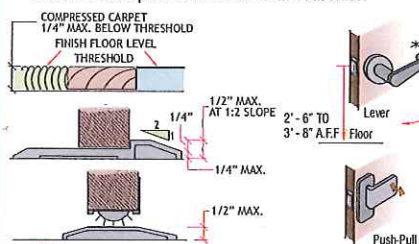
- Thresholds, if provided at doorways, must be 1/2" high max.
- Raised thresholds and changes in level at doorways:
 - Changes in level of 1/4" high max. must be permitted to be vertical and without edge treatment.
 - Changes in level between 1/4" high min. and 1/2" high max. must be beveled with a slope not steeper than 1:2.
 - Changes in level greater than 1/2" high must be ramped

DOOR AND GATES IN SERIES

- The distance between two hinged or pivoted doors in series and gates in series must be 48" min. plus the width of doors or gates swinging into the space.

DOOR AND GATES HARDWARE

- Operation: Handles, pulls, latches, locks and other operable parts on doors and gates must be operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- Operation force: 5 lbs. max.
- Operable parts hardware height: 34" min. and 44" max. above the finish floor or ground.
- Where sliding doors are in the fully open position, operating hardware must be exposed and usable from both sides.



- Door closers and gate closers must be adjusted so that from an open position of 90°, the time required to move the door to a position of 12° from the latch is 5 seconds min.
- Door and gate spring hinges must be adjusted so that from the open position of 70°, the door or gate must move to the closed position in 1.5 seconds min.

DOOR AND GATE OPENING FORCE

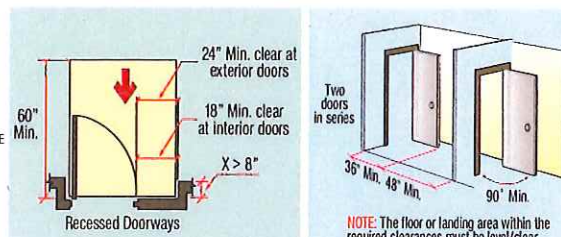
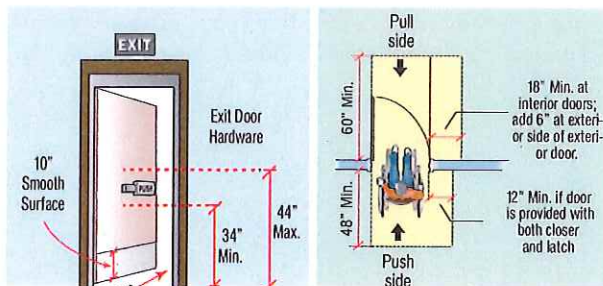
- Interior hinged doors and gates: 5 lbs. max.
- Sliding or folding doors: 5 lbs. max.
- Exterior hinged doors: 5 lbs. max.
- Required fire doors: appropriate administrative authority min. and 15 lbs. max.
- These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

DOOR AND GATE SURFACES

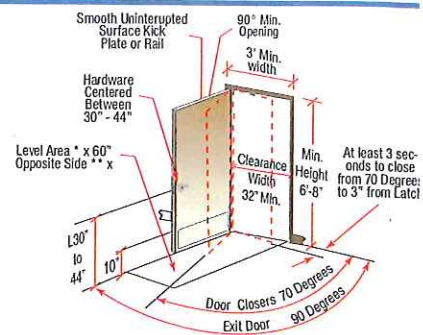
- Swinging door and gate surfaces within 10" of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door or gate.
- Parts creating horizontal or vertical joints in these surfaces must be within 1/16" of the same plane as the other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

VISION LIGHTS

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



CA T24 11B-404.1, 404.2.3 - 404.2.11, 303.2 - 303.4, 309.4;
ADA 404.1, 404.2.3 - 404.2.11, 303.2 - 303.4, 309.4



* Door width + 18" for interior door or 24" for exterior door
** Door width + 12" if both latch and closer

TABLE 1* MANEUVERING CLEARANCES AT MANUAL SWINGING DOORS & GATES

Type of Use	Door or Gate Side	Minimum Maneuvering Clearance	
		Perpendicular to Doorway	Parallel to Doorway (beyond latch)
From front	Pull	60 inches	18 inches ⁵
From front	Push	48 inches	0 inches ¹
From hinge side	Pull	60 inches	36 inches
From hinge side	Push	44 inches ²	22 inches ³
From latch side	Pull	60 inches	24 inches
From latch side	Push	44 inches ⁴	24 inches

* CA T24 Table 11B-404.2.4.1; ADA Table 404.2.4.1
1 Add 12" if closer and latch are provided.
2 Add 4" if closer and latch are provided.
3 Beyond hinge side.
4 Add 4" if closer is provided.
5 Add 6" at exterior side of exterior doors.

TABLE 2* MANEUVERING CLEARANCES AT DOORWAYS WITHOUT DOORS OR GATES, MANUAL SLIDING DOORS & MANUAL FOLDING DOORS

Approach	Minimum Maneuvering Clearance	
Approach Direction	Perpendicular to Doorway	Parallel to Doorway (beyond stop/latch side unless noted)
From front	48 inches	0 inches
From side ¹	42 inches	0 inches
From pocket/hinge side	42 inches	22 inches ²
From stop/latch side	42 inches	24 inches

* CA T24 Table 11B-404.2.4.2; ADA Table 404.2.4.2
1 Doorway with no door only.
2 Beyond pocket/hinge side.

F TELEPHONES

CLEAR FLOOR SPACE

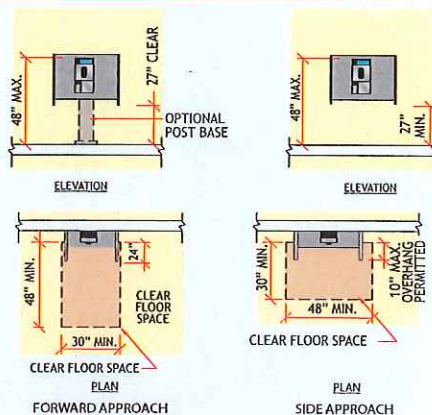
- Clear Floor or Ground Space: 30" min. x 48" min.
- The clear floor or ground space must not be obstructed by bases, enclosures or seats.
- Where a parallel approach is provided, the distance from the edge of the telephone enclosure to the face of the telephone unit must be 10" max.
- Where a forward approach is provided at a telephone within an enclosure, the counter may extend beyond the face of the telephone 20" into the required clear floor or ground space and the enclosure may extend beyond the face of the telephone 24".
- If an additional 6" in width of clear floor space is provided, creating a clear floor space of 36" x 48", the enclosure may extend more than 24" beyond the face of the telephone.

OPERABLE PARTS

- High Forward Reach: 48" Max.
- Low Forward Reach: 15" Min.
- Operable parts must be operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- The force required to activate operable parts must be 5 lbs. max.
- Telephones must have push-button controls where such service is available.
- Telephone directories, where provided, must be located in accordance with the requirements above.
- The cord from the telephone to the handset must be 29" long min.

VOLUME CONTROL TELEPHONES

- Public telephones required to have volume controls must be equipped with a receive volume control that provides a gain adjustable up to 20 dB min.
- For incremental volume control, provide at least one intermediate step of 12 dB of gain min.
- An automatic reset must be provided.
- Volume control telephones must be equipped with a receiver that generates a magnetic field in the area of the receiver cap.
- Public telephones with volume control must be hearing aid compatible.



TTYS

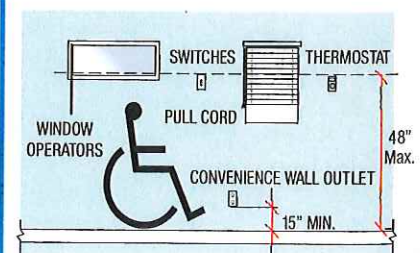
- TTYS provided at a public pay telephone must be permanently affixed within, or adjacent to, the telephone enclosure. Where an acoustic coupler is used, the telephone cord must be sufficiently long to allow connection of the TTY and the telephone receiver.
- When in use, the touch surface of TTY keypads must be 34" min. above the finish floor.
- Public pay telephones required to accommodate portable TTYs must be equipped with a shelf and an electrical outlet within or adjacent to the telephone enclosure.
- The telephone handset must be capable of being placed flush on the surface of the shelf.
- The shelf must be capable of accommodating a TTY and must have 6" min. vertical clearance above the area where the TTY is to be placed.

CA T24 11B-704; ADA 704

G CONTROL HEIGHTS

Controls or Switches: Controls or switches intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, alarms or cooling, heating and ventilating equipment must be located no more than 48" measured from the top of the outlet box nor less than 15" measured from the bottom of the outlet box to the level of the finish floor or working platform.

Electrical Receptacle Outlets: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles must be located no more than 48" measured from the top of the receptacle outlet box nor less than 15" measured from the bottom of the receptacle outlet box to the level of the finish floor or working platform.



CA T24 11A2A.1, 11A2A.2

H STAIRWAYS

STAIRS AND STAIRWAYS

- A stair is defined as a change in elevation, consisting of one or more risers.
- A stairway is defined as one or more flights of stairs, either exterior or interior, with the necessary landings and platforms connecting them, to form a continuous and uninterrupted passage from one level to another.

TREADS AND RISERS

- All steps on a flight of stairs must have uniform riser heights and uniform tread depths.
- Risers Height: 4" min. and 7" max.
- Treads Depth: 11" min.
- Open risers are not permitted.
- Tread Surface must be stable, firm and slip resistant.
- Changes in level are not permitted.

TREAD CONTRASTING STRIPE

- Interior stairs must have the upper approach and lower tread marked by a stripe providing clear visual contrast.
- Exterior stairs must have the upper approach and all treads marked by a stripe providing clear visual contrast.
- The stripe must be a min. of 2" wide to a max. of 4" wide placed parallel to, and not more than 1" from, the nose of the step or upper approach.

- The stripe must extend the full width of the step or upper approach and must be of material that is at least as slip resistant as the other treads of the stair.
- A painted stripe must be acceptable.
- Grooves must not be used to satisfy this requirement.

NOSINGS

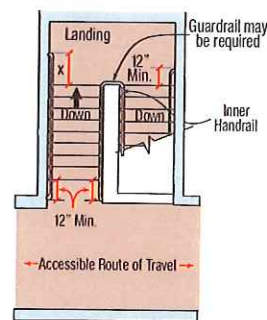
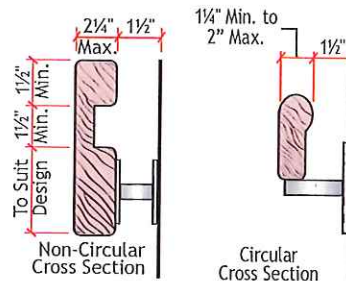
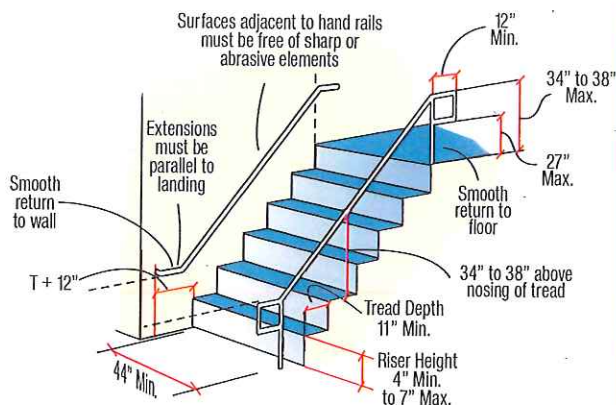
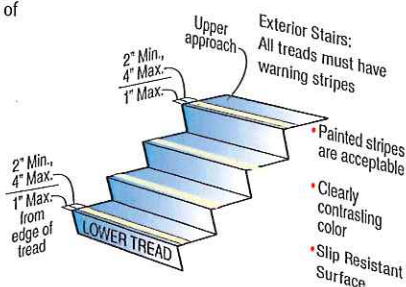
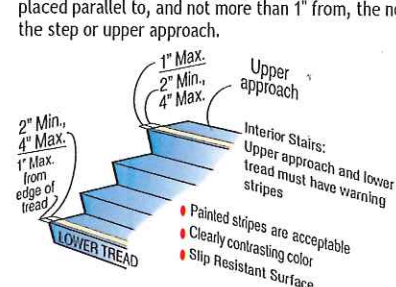
- The radius of curvature at the leading edge of the tread must be 1/2" max.
- Nosings that project beyond risers must have the under side of the leading edge curved or beveled.
- Risers must be permitted to slope under the tread at an angle of 30° max. from vertical.
- The permitted projection of the nosing must extend 1/4" max. over the tread below.

HANDRAILS

- Handrails must be provided on both sides of stairs.
- Handrail Height: 34" min. and 38" max.
- Handrails must comply with the requirements in the Handrails section of this Quick-Card.

WET CONDITIONS

- Stair treads and landings subject to wet conditions must be designed to prevent the accumulation of water.



CA T24 11B-504, 302; ADA 504, 302

I RAMPS

- A walking surface that has a running slope steeper than 1:20 (5% slope) is considered a ramp.

SLOPE

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

CROSS SLOPE

- Cross slope of ramp runs must not be steeper than 1:48.

FLOOR OR GROUND SURFACES

- Floor or ground surfaces of ramp runs must be stable, firm and slip resistant.
- Changes in level other than the running slope and cross slope are not permitted on ramp runs.

CLEAR WIDTH

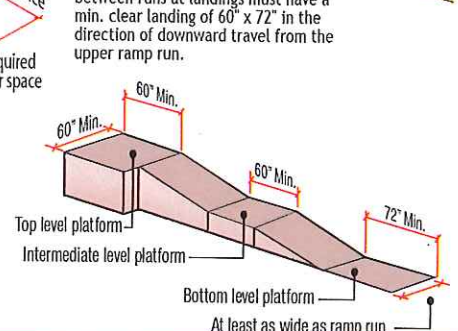
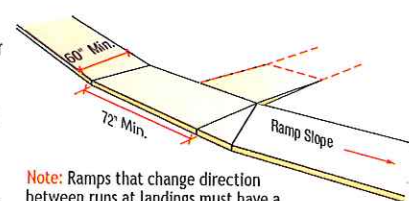
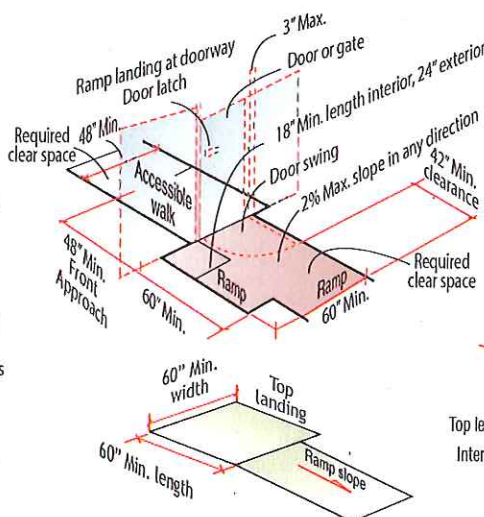
- The clear width of a ramp run must be 48" min.

RISE

- The rise for any ramp run must be 30" max.

LANDINGS

- Ramps must have landings at the top and the bottom of each ramp run.
- Landings must be stable, firm and slip resistant.
- Changes in level are not permitted.
- The landing clear width must be at least as wide as the widest ramp run leading to the landing.
- Top landings must be 60" wide min.
- The landing clear length must be 60" long min.
- Bottom landings must extend 72" min. in the direction of ramp run.
- Ramps that change direction between runs at landings must have a clear landing 60" min. x 72" min. in the direction of downward travel from the upper ramp run.
- Where doorways are located adjacent to a ramp landing, maneuvering clearances are permitted to overlap the required landing area.
- Doors, when fully open, must not reduce the required ramp landing width by more than 3".
- Doors, in any position, must not reduce the minimum dimension of the ramp landing to less than 42".

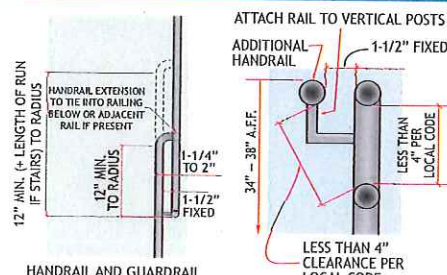
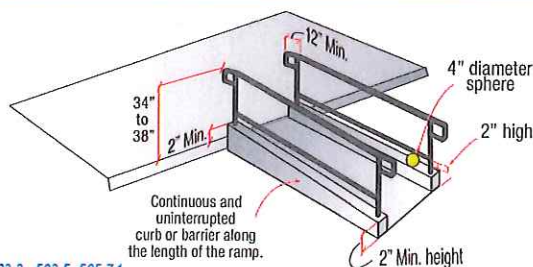


CA T24 11B-405.2 - 405.10; ADA 405.2 - 405.10

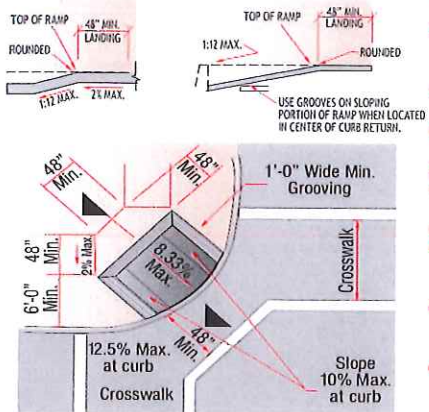
J HANDRAILS

- Handrail Location: both sides of stairs and ramps.
- Handrail Continuity: full length of each stair flight or ramp run.
- Handrail Height: 34" min. and 38" max. measured from walking surfaces, stair nosings or ramp surface to top of gripping surface.
- Handrail gripping surfaces (circular cross section) outside diameter: 1-1/4" min. and 2" max.
- Handrail clearance between handrail gripping surfaces and adjacent surfaces: 1-1/2" min.

CA T24 11B-502.2 - 502.5, 505.7.1; ADA 502.2 - 502.5, 505.7.1



K CURB RAMPS



CURB RAMPS

- Curb ramps may be perpendicular, parallel or a combination of perpendicular and parallel.

PERPENDICULAR CURB RAMPS

- Ramp runs must have a running slope not steeper than 1:12.
- Where provided, curb ramp flares must not be steeper than 1:10.

PARALLEL CURB RAMPS

- The running slope of the curb ramp segments must be in-line with the direction of sidewalk travel.
- Ramp runs must have a running slope not steeper than 1:12.
- A turning space 48" min. x 48" min. must be provided at the bottom of the curb ramp.
- The slope of the turning space in all directions must be 1:48 max.

DIAGONAL CURB RAMPS

- Diagonal or corner type curb ramps with returned curbs or other well-defined edges must have the edges parallel to the direction of pedestrian flow.

- Diagonal curb ramps with flared sides must have a segment of curb 24" long minimum located on each side of the curb ramp and within the marked crossing.
- The bottom of diagonal curb ramps must have a clear space 48" min. outside active traffic lanes of the roadway.
- Diagonal curb ramps provided at marked crossings must provide the 48" min. clear space within the markings.

BLENDED TRANSITIONS

- Blended transitions must have a running slope not steeper than 1:20.

ISLANDS

- Raised islands in crossings must be cut through level with the street or have curb ramps at both sides.
- The clear width of the accessible route at islands must be 60" wide min.
- Where curb ramps are provided, they must comply with the requirements in this section.
- Landings and the accessible route must be permitted to overlap.
- Islands must have detectable warnings.

COMMON REQUIREMENTS FOR CURB RAMPS & BLENDED TRANSITIONS LOCATION

- Curb ramps and the flared sides of curb ramps must be located so that they do not project into vehicular traffic lanes, parking spaces or parking access aisles.
- Curb ramps at marked crossings must be wholly contained within the markings, excluding any flared sides.

WIDTH

- The clear width of curb ramp runs (excluding any flared sides), blended transitions and turning spaces must be 48" min.

LANDINGS

- Landings must be provided at the tops of curb ramps and blended transitions.
- The landing clear length must be 48" min.
- The landing clear width must be at least as wide as the curb ramp, excluding any flared sides, or the blended transition leading to the landing.
- The slope of the landing in all directions must be 1:48 max.

FLOOR OR GROUND SPACE

- Floor or ground surfaces of ramp runs must be stable, firm and slip resistant.
- Changes in level other than the running slope and cross slope are not permitted on ramp runs.

WET CONDITIONS

- Curb ramps and blended transitions and their landings subject to wet conditions must be designed to prevent the accumulation of water.

GRADE

- Grade breaks at the top and bottom of curb ramp runs must be perpendicular to the direction of the ramp run.
- Grade breaks must not be permitted on the surface of ramp runs and turning spaces.

CA T24 118-406, 405.4, 302, 405.10; ADA 406, 405.4, 302, 405.10

- Surface slopes that meet at grade breaks must be flush.

CROSS SLOPE

- The cross slope of curb ramps and blended transitions must be 1:48 max.

COUNTER SLOPE

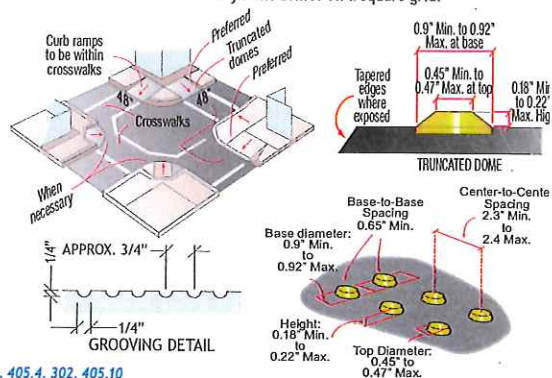
- Counter slopes of adjoining gutters and road surfaces immediately adjacent to and within 24" of the curb ramp must not be steeper than 1:20.
- The adjacent surfaces at transitions at curb ramps to walks, gutters and streets must be at the same level.

GROOVED BORDER

- Curb ramps must have a grooved border 12" wide along the top of the curb ramp at the level surface of the top landing and at the outside edges of the flared sides.
- The grooved border must consist of a series of grooves 1/4" wide x 1/4" deep, at 1/4" on center.

DETECTABLE WARNINGS

- Curb ramps and blended transitions must have detectable warnings.
- Detectable warnings at curb ramps must extend 36" in the direction of travel.
- Detectable warnings must extend the full width of the ramp run excluding any flared sides.
- Detectable warnings must be located so the edge nearest the curb is 6" min. and 8" max. from the line at the face of the curb marking the transition between the curb and the gutter, street or highway.
- Truncated domes in a detectable warning surface must have a base diameter of 0.9" min. and 0.92" max., a top diameter of 0.45" min. and 0.47" max. and a height of 0.18" min. and 0.22" max.
- Truncated domes in a detectable warning surface must have a center-to-center spacing of 2.3" min. and 2.4" max., and a base-to-base spacing of 0.65" min., measured between the most adjacent domes on a square grid.



L WALKS & SIDEWALKS

CLEAR WIDTH - SIDEWALKS & WALKS

- Clear width for sidewalks and walks: 48" min.
- The clear width may be reduced to 36" when right-of-way restrictions, natural barriers or other existing conditions don't allow compliance with the 48" clear sidewalk width because it would create an unreasonable hardship.

SLOPE

- The running slope of sidewalks must not exceed the general grade established for the adjacent street or highway.

CONTINUOUS GRADIENT

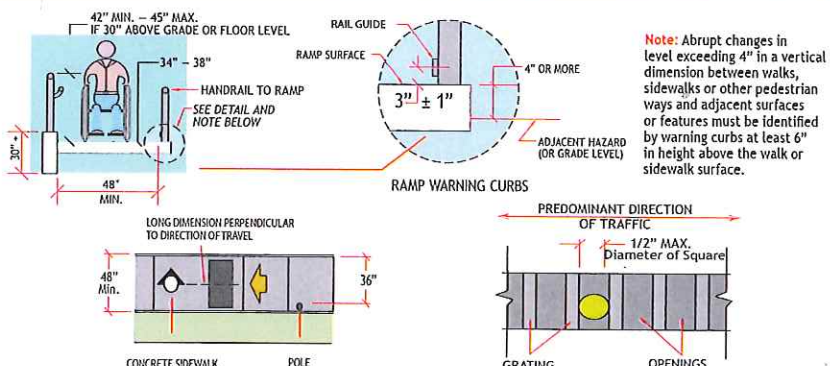
- All walks with continuous gradients must have resting areas, 5' in length, at intervals of 400' max.
- The resting area must be at least as wide as the walk.
- The slope of the resting area in all directions must be 1:48 max.

OPENINGS

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

CHANGES IN LEVEL

- Changes in level of 1/4" high max. are permitted to be vertical and without edge treatment.
- Changes in level between 1/4" high min. and 1/2" high max. must be beveled with a slope not steeper than 1:2.
- Changes in level greater than 1/2" high must be ramped.

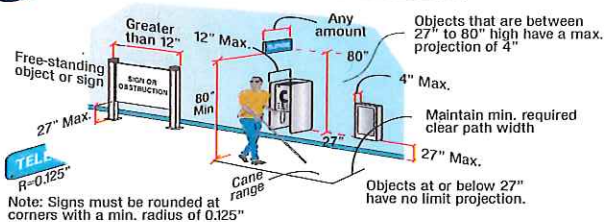


WARNING CURBS

- Abrupt changes in level exceeding 4" in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features must be identified by warning curbs at least 6" in height above the walk or sidewalk surface.
- A warning curb is not required between a walk or sidewalk and an adjacent street or driveway.
- A warning curb is not required when a guard or handrail is provided with a guide rail centered 2" min. and 4" max. above the surface of the walk or sidewalk.

CA T24 118-302, 303, 403; ADA 302, 303, 403

M PROTRUDING OBJECTS



PROTRUSION LIMITS

- Objects with leading edges more than 27" and not more than 80" above the finish floor or ground must protrude 4" max. horizontally into the circulation path.

POST-MOUNTED OBJECTS

- Free-standing objects mounted on posts or pylons must overhang circulation paths 12" max. when located 27" min. and 80" max. above the finish floor or ground. Where a sign or other obstruction is mounted between posts or pylons and the clear distance between the posts or pylons is greater than 12", the lowest edge of such sign or obstruction must be 27" max. or 80" min. above the finish floor or ground.

EDGES & CORNERS

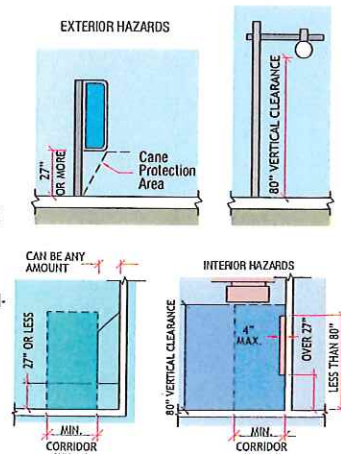
- Where signs or other objects are mounted on posts or pylons, and their bottom edges are less than 80" above the floor or ground surface, the edges of such signs and objects must be rounded or eased and the corners must have a minimum radius of 1/8".

VERTICAL CLEARANCE

- Vertical clearance: 80" high min.
- Guardrails or other barriers must be provided where the vertical clearance is less than 80" high.
- The leading edge of such guardrail or barrier must be located 27" max. above the finish floor or ground.
- Where a guy support is used parallel to a circulation path, including but not limited to sidewalks, a guy brace, side-walk guy or similar device must be used to prevent an overhanging obstruction.

CLEAR WIDTH

- Protruding objects must not reduce the clear width required for accessible routes.



CA T24 118-307; ADA 307

N WATER CLOSETS & TOILET COMPARTMENTS

LOCATION

- Wall or Partition: The water closet must be positioned with a wall or partition to the rear and to one side.
- Centerline of Water Closet: 17" Min. to 18" Max. from centerline of water closet to side wall or partition.
- Arrangement: For left-hand or right hand approach.

CLEARANCE

- Clearance Around Water Closet: 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall.
- Maneuvering Space in Front of Water Closet: A min. 60" wide and 48" deep maneuvering space must be provided in front of the water closet.

OVERLAP

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

SEATS

- Seat Installation Height: 17" min. and 19" max., measured from floor surface to top of seat.
- Seat Height: 2" max.
- Seat Height Exception: 3", permitted only in alterations where the existing fixture is less than 15" high.

GRAB BARS

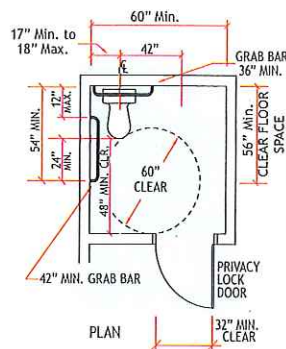
- Grab bars must be provided on the side wall closest to the water closet and on the rear wall.

- Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements must be permitted.

- Side Wall: The side wall grab bar must be 42" long min., located 12" max. from the rear wall and extending 54" min. from the rear wall with the front end positioned 24" min. in front of the water closet.
- Rear Wall: The rear wall grab bar must be 36" long minimum and extend from the centerline of the water closet 12" min. on one side and 24" min. on the other side.

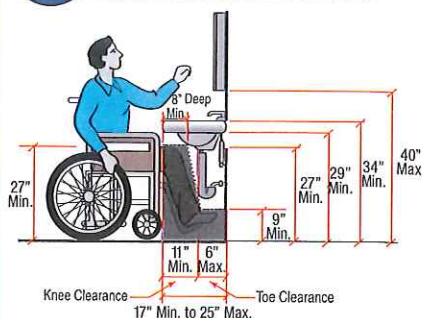
FLUSH CONTROLS

- Location: open side of the water closet.
- Installation Height: 44" max. above the finish floor.
- Controls must be hand operated or automatic.
- Hand operated flush controls must be operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- Operation Force: 5 lbs. max.



CA T24 11B-604.2 - 604.7; ADA 604.2 - 604.7

R LAVATORIES



- Clear Floor Space: 30" Min. x 48" Min.
- If a min. of 9" height of toe clearance is provided, a max. of 6" of the 48" clear floor space may extend into space.
- Horizontal Depth: 17" Min. to 25" Max.
- Lavatory Height: 34" Max.
- Centerline if Adjacent to Wall or Partition: 18" Min. from wall/partition to centerline of lavatory.
- Hand-Operated Metering Faucets Opening Duration: 10 secs. min.

- Exposed Pipes and Surfaces: Water supply and drain pipes under lavatories must be insulated or otherwise configured to protect against contact.
- There must be no sharp or abrasive surfaces under lavatories.

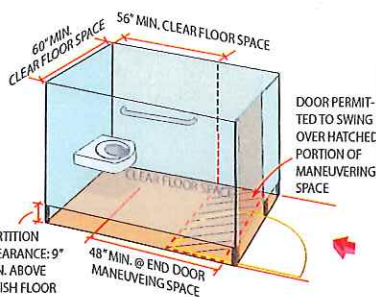


CA T24 11B-606; ADA 606

O WHEELCHAIR ACCESSIBLE COMPARTMENT

COMPARTMENT CLEARANCE

- Clearance around a water closet must be 60" min. measured perpendicular from the side wall and 56" min. measured perpendicular from the rear wall.
- A min. 60" wide x 48" deep maneuvering space must be provided in front of the water closet.
- Wheelchair accessible compartments must be 60" wide min. measured perpendicular to the side wall, and 56" deep min. for wall hung water closets and 59" deep min. for floor mounted water closets measured perpendicular to the rear wall.
- The required clearance around the water closet must be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space.
- No other fixtures or obstructions must be located within the required water closet clearance.



MANEUVERING SPACE WITH IN-SWINGING DOOR

- In a wheelchair accessible compartment with an in-swinging door, a min. 60" wide x 36" deep maneuvering space must be provided in front of the clearance required.

MANEUVERING SPACE WITH SIDE-OPENING DOOR

- In a wheelchair accessible compartment with a side-opening door, either in-swinging or out-swinging, a min. 60" wide x 60" deep maneuvering space must be provided in front of the water closet.

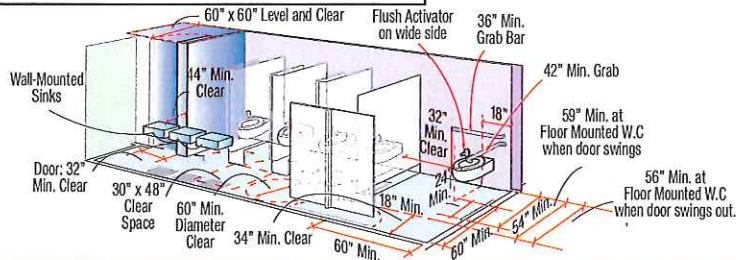
MANEUVERING SPACE WITH END-OPENING DOOR

- In a wheelchair accessible compartment with an end-opening door (facing the water closet), either in-swinging or out-swinging, a min. 60" wide x 48" deep maneuvering space must be provided in front of the water closet.

CA T24 11B-604.3, 604.8; ADA 604.3, 604.8

P MULTIPLE ACCOMMODATION TOILETS

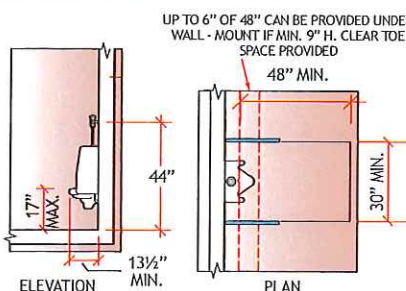
Where multiple single user toilet rooms are clustered at a single location, 50%, but no fewer than 1, of the single user toilet rooms for each use at each cluster must comply with the accessible toilet requirements of this Quick-Card.



CA T24 11B-213.2 (EXC.4); ADA 213.2 (EXC.4)

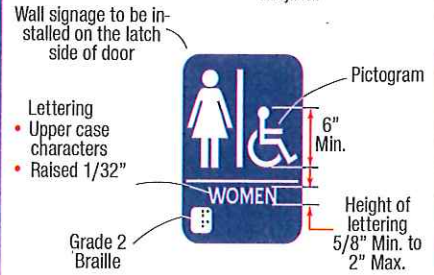
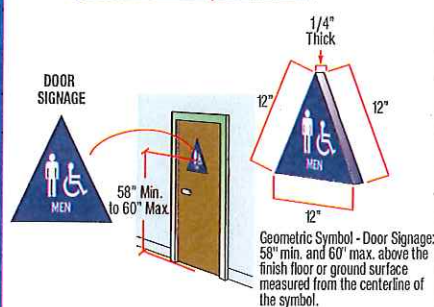
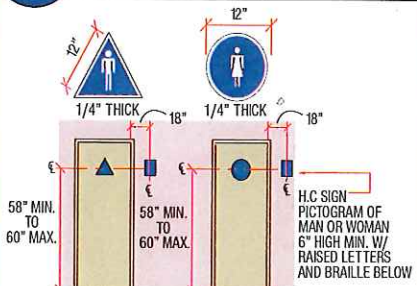
Q URINALS

- Urinal Types: stall-type or the wall-hung type
- Urinal Height: 17" max. above the finish floor or ground to the rim of the urinal.
- Urinal Depth: 13 1/2" deep min. measured from the outer face of the urinal rim to the back of the fixture.
- Clear Floor Space: 30" min. x 48" min., positioned for a forward approach.
- Clear space extension under urinal: 6" Max. under the urinal with a min. of 9" of toe clearance from the floor to the urinal's bottom.
- Flush Control Height: 44" Max. above the finish floor.
- Flush Control Type: Flush controls must be hand operated or automatic.
- Flush Controls: must be operable with one hand and not require tight grasping, pinching or twisting of the wrist.
- Flush Control Operation Force: 5 lbs. max. to activate operable parts.



CA T24 11B-605, 305, 309; ADA 605, 305, 309

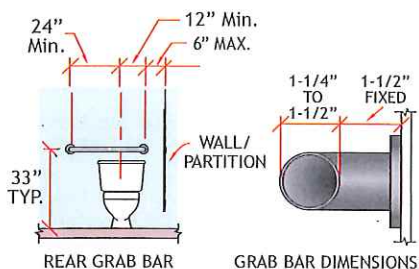
S TOILET IDENTIFICATION



- Tactile characters on signs must be located 48" min. above the finish floor or ground surface, measured from the baseline of the lowest Braille cells and 60" max. above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

CA T24 11B-703.2.6, 703.4.1, 703.4.2; ADA 703.4.1, 703.4.2

T GRAB BARS



CROSS SECTION

- Circular Cross Section Outside Diameter: 1 1/4" min. and 2" max.
- Non-Circular Cross Section Dimension: 2" max.
- Non-Circular Perimeter: 4" min. and 4.8" max.

SPACING

- Space between the wall and the grab bar: 1 1/2"
- Space between the grab bar and projecting objects below and at the ends: 1 1/2" min.
- Space between the grab bar and projecting objects above: 12" min.

POSITION OF GRAB BARS

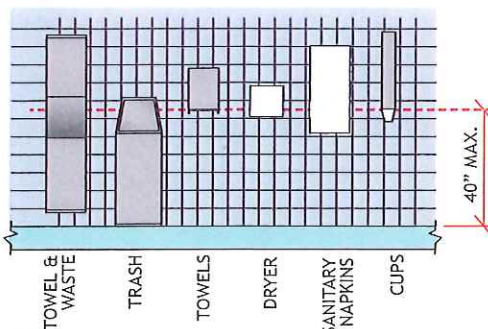
- Installation Position: Horizontal
- Installation Height: 33" min. and 36" max. above the finish floor measured to the top of the gripping surface.
- Grab bars must be installed in any manner that provides a gripping surface and that does not obstruct the required clear floor space.

SURFACE, FITTINGS & STRUCTURAL STRENGTH

- Grab bars and any wall or other surfaces adjacent to grab bars must be free of sharp or abrasive elements and must have rounded edges.
- Grab bars must not rotate within their fittings.
- Structural Strength: 250 lbs.

CA T24 11B-609; ADA 609

U ACCESSORIES



ACCESSORIES

- Accessories must be located on an accessible route.
- Operable parts must be provided with clear floor space.

MIRRORS

- Mirror Height - When Located Above Lavatories or Countertops: 40" max. above the finish floor or ground measured to the bottom edge of the reflecting surface.
- Mirrors Height - When Not Located Above Lavatories or Countertops: 35" max. above the finish floor or ground measured to the bottom edge of the reflecting surface.
- Mirror Height - Full Length: 74" min. measured from the floor or ground to the top edge of mirror.

HOOKS, SHELVES & CABINETS

- Coat Hooks Height: 15" Min. and 48" Max.
- Shelves Height: 40" min. and 48" max. above the finish floor.
- Medicine Cabinets Usable Shelf: 44" Max. above the finish floor.

TOWEL, SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES & OTHER ACCESSORIES

- Operable Parts Height: 40" max. above the finish floor.

CA T24 11B-603.3-603.5, 309; ADA 603.3-603.4, 309

V DRINKING FOUNTAINS

CLEAR FLOOR SPACE

- Clear Floor Space Size: 30" min. x 48" min.
- Clear Floor Space must be positioned for a forward approach and centered on the unit.
- Knee and toe clearances must be provided.

DEPTH

- Wall- and post-mounted cantilevered drinking fountains depth: 18" min. and 19" max.

OPERABLE PARTS

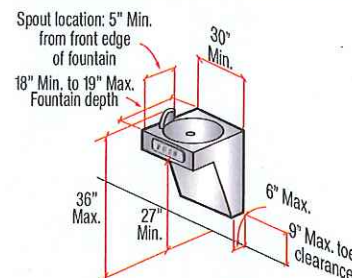
- Operable parts: operable with one hand and must not require tight grasping, pinching or twisting of the wrist.
- Operable parts force: 5 lbs. max.
- The flow of water must be activated by a manually operated system that is front mounted or side mounted and located within 6" of the front edge of the fountain or an automatic electronically controlled device.

SPOUT

- Spout Outlets Installation Height: 36" max. above the finish floor or ground.
- Spout Location: 15" min. from the vertical support and 5" max. from the front edge of the unit, including bumpers.

WATER FLOW

- Flow of Water Height: 4" min.
- Location: 5" max. from the front of the unit.
- Angle of the water stream: horizontal, relative to the front face of the unit.
- Where spouts are located less than 3" of the front of the unit, the angle of the water stream must be 30° max.
- Where spouts are located between 3" and 5" max. from the front of the unit, the angle of the water stream must be 15° max.

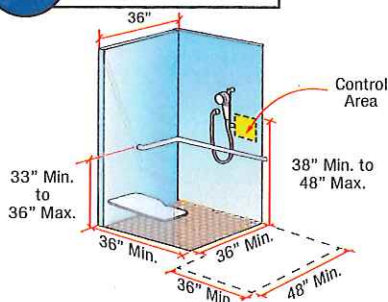


PEDESTRIAN PROTECTION

- All drinking fountains must either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.
- The protected area within which a drinking fountain is located must be 32" wide min. and 18" deep min.
- When used, wing walls or barriers must project horizontally at least as far as the drinking fountain and to within 6" vertically from the floor or ground surface.

CA T24 11B-602, 305, 309; ADA 602, 305, 309

W SHOWERS



TRANSFER TYPE SHOWER COMPARTMENTS (ADA ONLY)

SIZE & CLEARANCES

- Clear Inside Dimensions: 36" x 36" (with a 36" Min. wide entry on the face of the shower compartment).
- Clear Floor Space Adjacent to Shower Compartment: 36" Min. x 48" Min.

GRAB BARS

- Location: Control wall and Back wall
- Installation Clearance: Grab bar provided across the control wall and back wall to a point of 18" from the control wall.
- Installation Height: 33" Min. to 36" Max.

SEATS

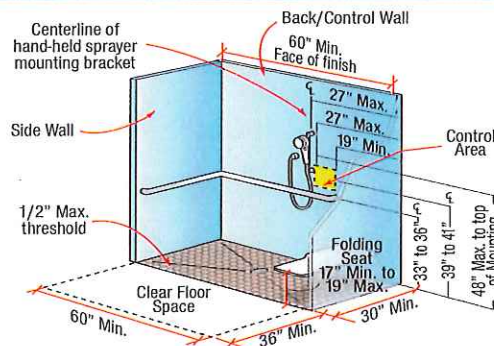
- Type: Folding or non-folding.
- Shape: Rectangular or L-shaped.
- Structural Strength: 250 lbs.

CONTROLS

- Location: Installed on the side wall opposite the seat, 15" Max. from the centerline of the seat toward the shower opening.
- Installation Height (above the shower floor): 38" Min. to 48" Max.
- Operation Force: 5 lbs. Max.

SHOWER SPRAY UNIT

- Installation Height: 48" Max. above shower floor.
- Location: Installed on the control wall of the compartment.
- Shower spray unit hose length: 59" Min.



STANDARD ROLL-IN SHOWER COMPARTMENT

SIZE & CLEARANCES

- Clear Inside Dimensions: 30" Min. wide x 60" Min. long (with a full opening width on the long side).
- Clear Floor Space Adjacent to Shower Compartment: 36" Min. x 60" Min. (adjacent to the open face of the shower compartment).

GRAB BARS

- Location: Back wall and Side wall opposite the shower seat.
- Installation Clearance: Grab bars must be installed 6" max. from adjacent walls.
- Installation Height: 33" Min. to 36" Max.

SEATS

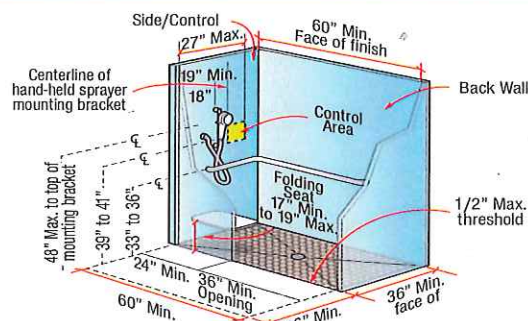
- Type: Folding or non-folding.
- Shape: Rectangular or L-shaped.
- Structural Strength: 250 lbs.

CONTROLS

- Location: Installed on the back wall of the compartment adjacent to the seat wall 19" Min. and 27" Max. from the seat wall.
- Installation Height (above the shower floor): Above the grab bar, 48" Max. above the shower floor with centerline 39" to 41" above the shower floor.
- Operation Force: 5 lbs. Max.

SHOWER SPRAY UNIT

- Installation Height: Above the grab bar; 48" Max. above shower floor.
- Location: Installed on the control wall of the compartment.
- Shower spray unit hose length: 59" Min.

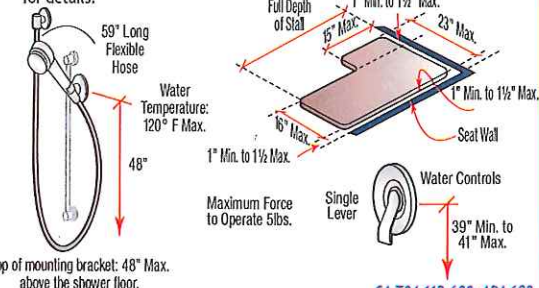


ALTERNATE ROLL-IN SHOWER COMPARTMENT

SIZE & CLEARANCES

- Clear Inside Dimensions: 36" Min. wide x 60" Min. long (with a 36" Min. wide entry on the long side of the compartment).
- Clear Floor Space Adjacent to Shower Compartment: 36" Min. x 60" Min. (adjacent to the opening of the shower compartment).

Note: The requirements for grab bars, seats, controls and shower spray units in Alternate Roll-In Shower Compartments are the same as those in Standard Roll-In Shower Compartments. See Standard Roll-In Shower Compartments for details.



CA T24 11B-608; ADA 608



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