# Site Accessibility Evaluation

## Oxford Shed

## 1910 Lower Old Hwy 6 Rd NW
## Oxford, IA 52322

**ADA Only**

***Inspection Date: 04/24/2019***
***Inspector: Shelley Zuniga***


**Prepared By**

WT Group

Engineering with Precision, Pace & Passion.

**(224) 293 - 6451**

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February 3, 2019

Donna Brooks
Grants Assistant
Johnson County
913 S. Dubuque St.
Iowa City, IA, 52240

Dear Donna:

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the Oxford Shed located at 1910 Lower Old Hwy 6 Rd NW, Oxford, IA, 52322. The facility was inspected on 04/24/2019.

We recommended that all barriers that are identified in this evaluation recommended in one of the phases below, be removed as soon as possible. A transition plan should be developed to assist in planning the removal of all barriers. To help with this, we have identified all barriers on a finding by finding basis with a phase identifier as follows:

1 (Phase 1): Should be completed immediately. This category includes findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat.

2 (Phase 2): Should be completed as soon as possible. Includes findings that would remove barriers to the greatest number of people to your goods and services and finding new to the technical standards such as recreation elements

3 (Phase 3): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. This category includes findings that have a high financial impact on the entity, are subject to standards not yet final, or involve a partner entity.

4 (Option): Not necessary to complete, because other sites exist that meet Title II requirements for program access, or retrofit is technically infeasible, or variance is a construction tolerance.

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5 (Smart Practice): Should be completed but not necessarily required. This category includes findings and or elements that were in compliance with previous editions of the codes and standards but have since changed. This category also includes techniques or elements that are not a part of the federal or state requirements, but are suggested in advisory language, or have been successfully implemented by other entities. Generally, these items are easily modified to provide the greatest degree of access as well as compliance with the most current codes and standards.

We have applied these priorities to the transition plan to create an order of retrofit for Johnson County sites. The transition plan is an Excel document that is easily modified, should circumstances or priorities change for the County. In addition, it is easily searched in many different ways.

Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.

If you have any questions regarding this report or would like to schedule a meeting with myself and your architect, attorney, or contractor, please feel free to contact me.

Sincerely,
*Shelley Zuniga*
Shelley Zuniga

## Parking

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 1

**There are no accessible parking stalls.**

**Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance.**

**There are an unknown number of  parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of one accessible stall with a minimum of one being designed as van accessible.**

### Citation:

**2010 ADAS Section: 208.2**

**1991 ADAAG Section: 4.1.2**

### As Built:

**gravel lot lacks designated stalls**

### Recommendation:

**Create one or more 8’ accessible parking stalls, with one 5’ adjacent access aisle, with proper signage and striping  based on the total number of stalls**

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

## EAR

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 2

**There is no accessible route between the buildings.**

**At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site.**

### Citation:

**2010 ADAS Section: 206.2.2**

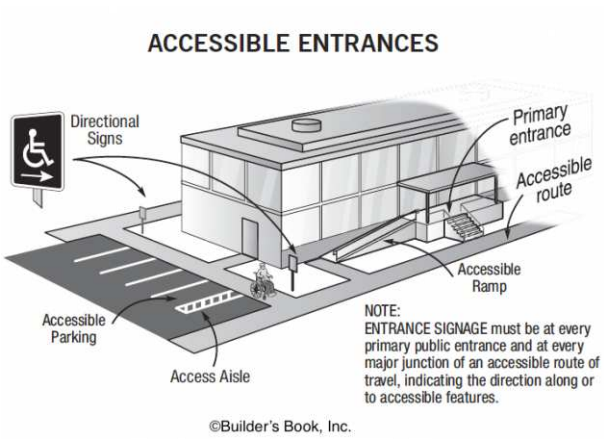
**1991 ADAAG Section: 4.1.2**

### As Built:

**gravel route through parking lot, 2" change in level 2 main entry**

### Recommendation:

**Create AR with crushed and compacted stone or similar outdoor material from building to building within the site**

## Finding #2 Additional Finding Photos

## Shed

## Lat: 41.7240800000, Long: -91.7462400000

## Finding: 3

**Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.**

**Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater.**

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

**EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.**

### Citation:

**2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception**

**1991 ADAAG Section: 4.13.1**

### As Built:

**entry- 14.1%, 10#, window 52"**

### Recommendation:

**For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors**

**For all doors along the public circulation route, inspect, adjust, and maintain 8.5 lbf to open exterior doors as a smart practice**

**or all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff**

## Finding #3 Additional Finding Photos

## Shed

## Lat: 41.7240800000, Long: -91.7462400000

## Finding: 4

**Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.**

**The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door.**

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

**EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.**

### Citation:

**2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception**

**1991 ADAAG Section: 4.13.1**

### As Built:

**side entry- 16.4%, closes fast, window 52"**

### Recommendation:

**For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors**

**For all doors along the public circulation route, inspect, adjust, and maintain closing speed on door closers**

**For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff**

## Finding #4 Additional Finding Photos

## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 5

**Multiple objects project more than 4 inches into the circulation path.**

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

### Citation:

**2010 ADAS Section: 307.2**

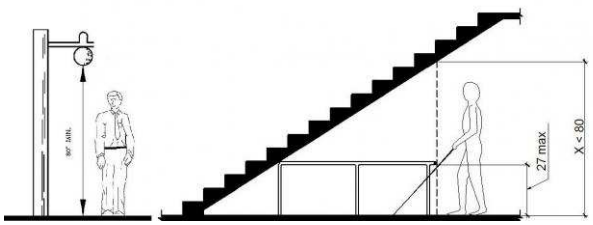
**1991 ADAAG Section: 4.4.1***

### As Built:

**fire extinguisher in bays 9", hose reel, first aid 4"**

### Recommendation:

**For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here**



## Finding #5 Additional Finding Photos


## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 6

**Gratings are spaced greater than a 1/2 inches  in the direction of traffic flow.**

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

### Citation:

**2010 ADAS Section: 302.3**

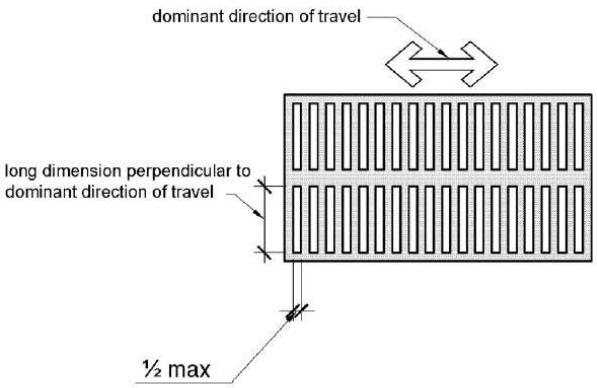
**1991 ADAAG Section: 4.5.4**

### As Built:

**1" in bays**

### Recommendation:

**Leave as is, grating, integral to the use of the site.**



## Finding #6 Additional Finding Photos

## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 7

**The thermostat and first aid is positioned too high for either a side or front approach.**

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

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

### Citation:

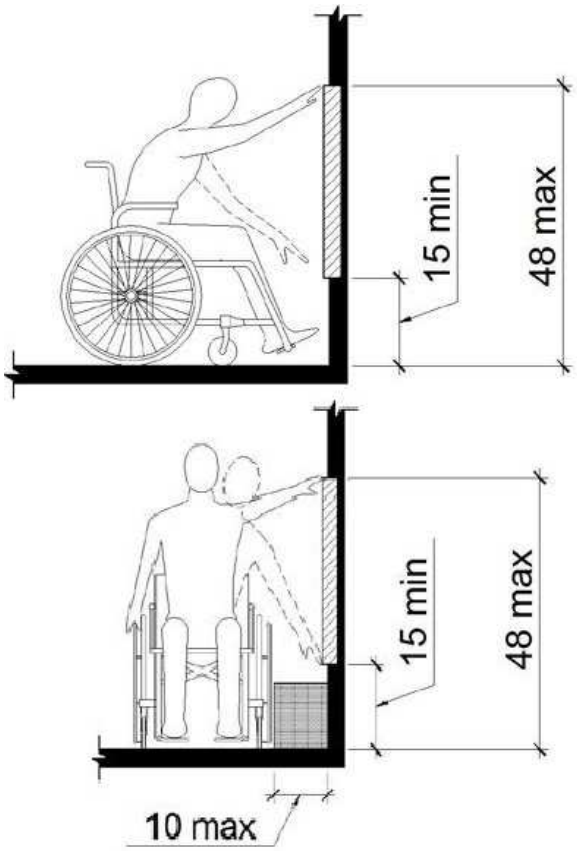
**2010 ADAS Section: 308.1**

### As Built:

**thermostat in bays,**
**first aid**

### Recommendation:

**For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here**



## Finding #7 Additional Finding Photos

## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 8

**Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.**

**All interior doors must be maintained so that the operating pressure does not exceed 5 lb. force to open.**

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

**EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11.**

### Citation:

**2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception**

**1991 ADAAG Section: 4.13.1**

### As Built:

**office- 10#, window 43.25", cabinet back pull side**

### Recommendation:

**For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors**

**For all doors along the public circulation route, inspect, adjust, and maintain 5 lbf to open interior doors**

**For all doors along the public circulation route, replace doors with ones having sidelight viewing windows max 43" aff**

## Finding #8 Additional Finding Photos

## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 9

**There is no accessible route between the main floor and the mezzanine**

**An accessible route of travel must connect all elements and spaces within a building or facility.**

### Citation:

**2010 ADAS Section: 206.2.4**

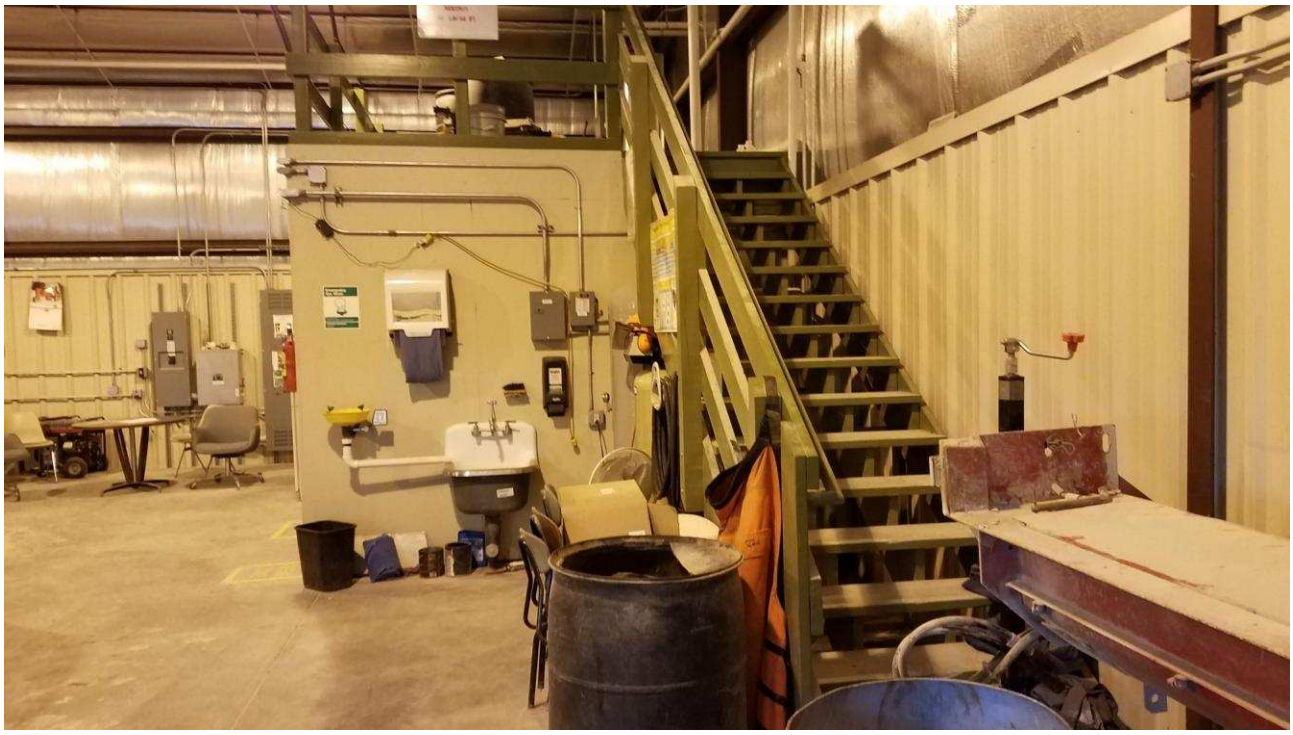
**1991 ADAAG Section: 4.1.3**

### As Built:

**stairs to loft/mezzanine**

### Recommendation:

**No AR to upper level employee area, leave as is, and reassign duties if an employee with disabilities requires access here**



## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 10

**Compliant knee and toe clearance is not provided at the accessible table.**

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

### Citation:

**2010 ADAS Section: 306.3.3**

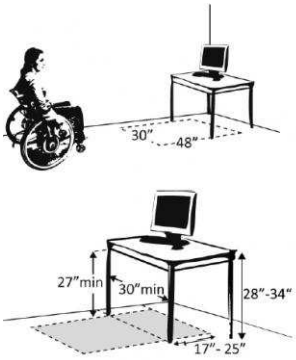
**1991 ADAAG Section: 4.32.3**

### As Built:

**break area tables lack knee clearance**

### Recommendation:

**Replace one of the tables with ones providing required knee and toe clearances**



## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 11

**The operable part is not accessible because there is not adequate clear floor space for either a forward or side approach.**

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

### Citation:

**2010 ADAS Section: 305.3**

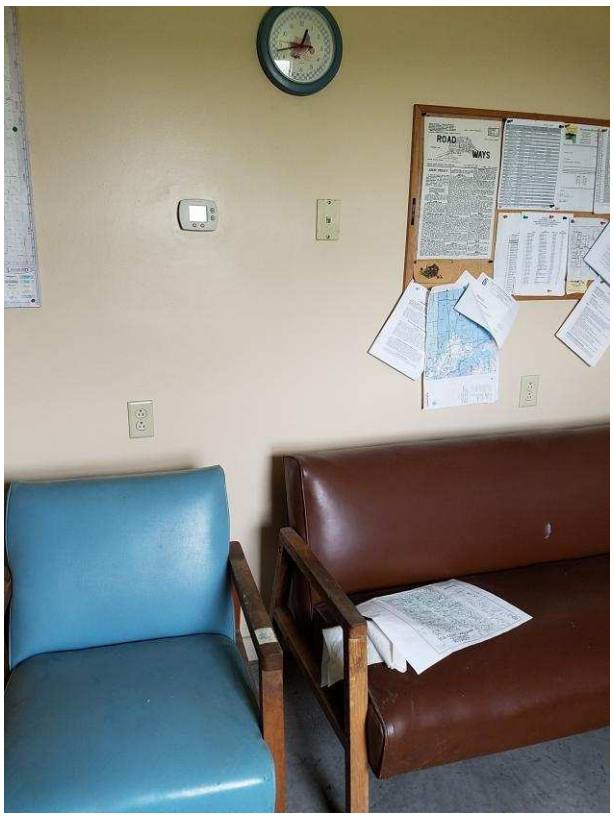
**1991 ADAAG Section: 4.2.4.1**

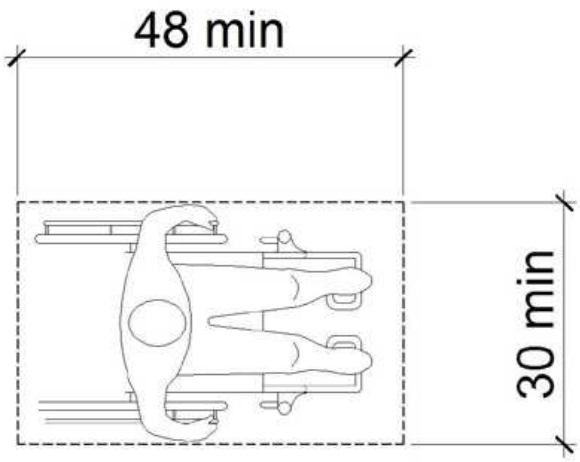
### As Built:

**thermostat and outlets lack clear floor space in office**

### Recommendation:

**For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here**





## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 12

**The operable part is too high and is out of the maximum reach range for a side approach.**

**Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum.**

### Citation:

**2010 ADAS Section: 308.3.2**

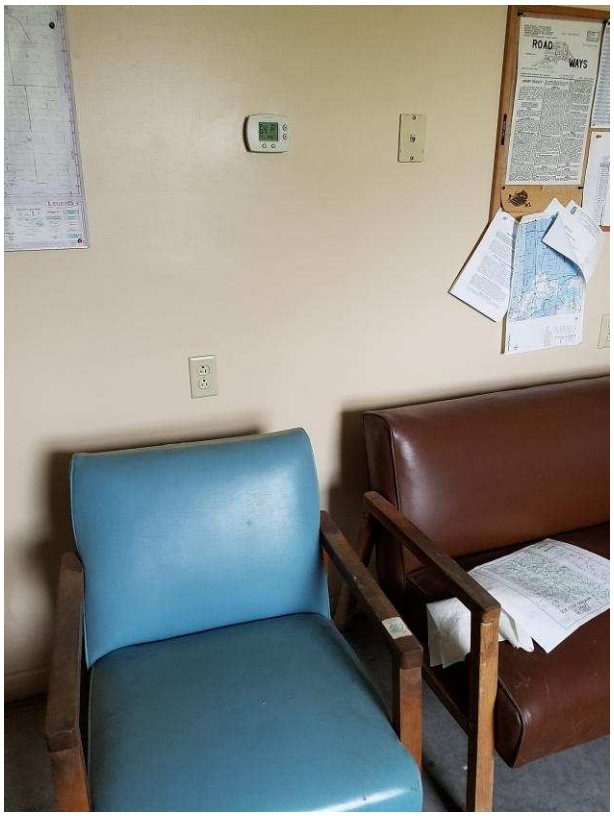
**1991 ADAAG Section: 4.2.6***

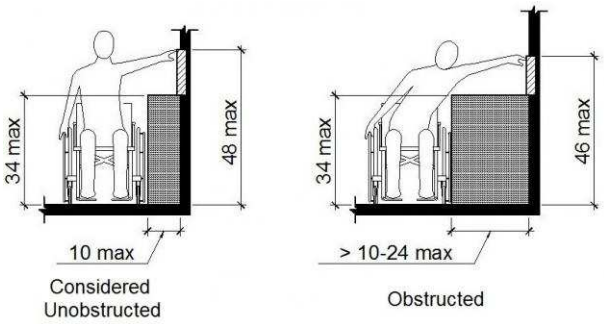
### As Built:

**thermostat too high**
**behind chair in office**

### Recommendation:

**For deficit, leave as is, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here**





## Shed

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 13

**Element meets all standards and requirements**

### Citation:

**2010 ADAS Section: 403.5.1, 302.3, 302.1, 307.2, 403.3, 305.3, 226.1, 302.2, 309.4, 304.3.1, 307.4, 606.3, 308**

### As Built:

**office complies with 36 inch AR and 60 inch turning**

### Recommendation:

**None**

## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 14

**The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door.**

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

### Citation:

**2010 ADAS Section: 404.2.4.1**

**1991 ADAAG Section: 4.13.6**

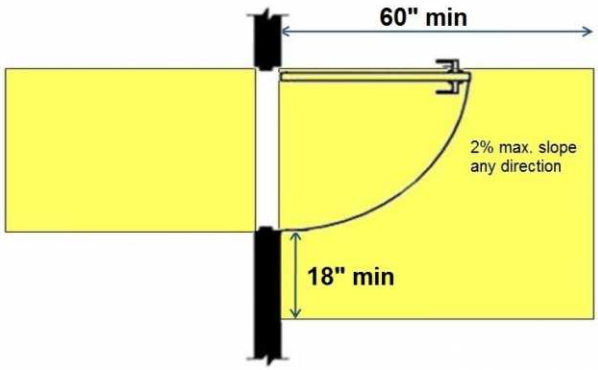
### As Built:

**restroom- wall and sink pull side**

### Recommendation:

**For all doors along the public circulation route, provide required maneuvering clearance on push and pull side of doors**

**For all doors along the public circulation route, relocate storage, furniture, and other obstacles to create 60” maneuvering space around doors**



## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 15

**Compliant room identification signs are missing on the strike side of the door.**

**Wall signs identifying permanent rooms and spaces of a building shall be in a horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.**

### Citation:

**2010 ADAS Section: 216.2, 703.4.2**

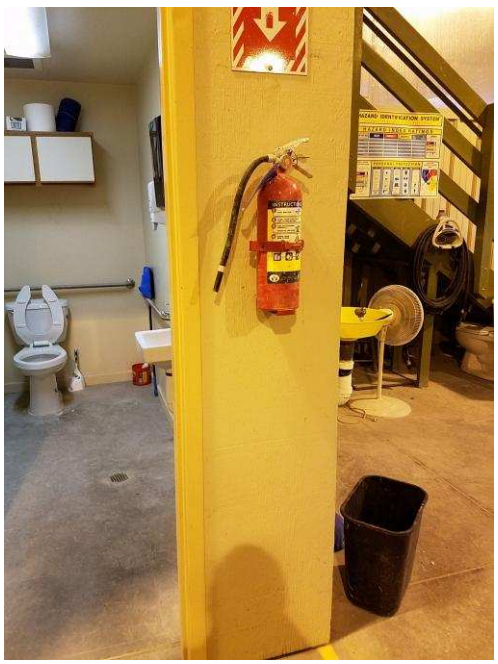
**1991 ADAAG Section: 4.30.4**

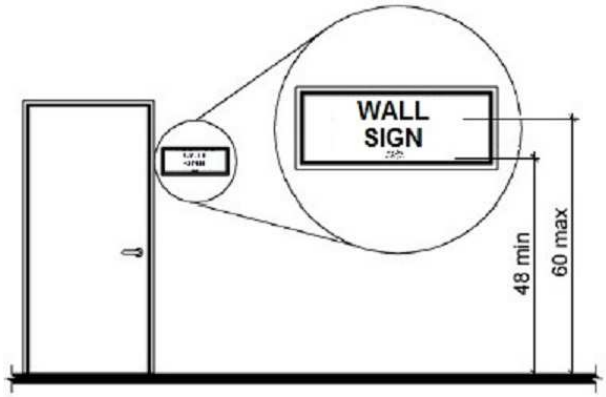
### As Built:

**restroom lacks signage**

### Recommendation:

**Acquire and mount signage, including Braille and access symbol mounted on wall, latch side of door, 48” to baseline of lowest character and 60” to baseline of highest character**





## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 16

**Knee clearance at 27 inches off the floor is not 8 inches minimum deep.**

**The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.**

### Citation:

**2010 ADAS Section: 306.3.3**

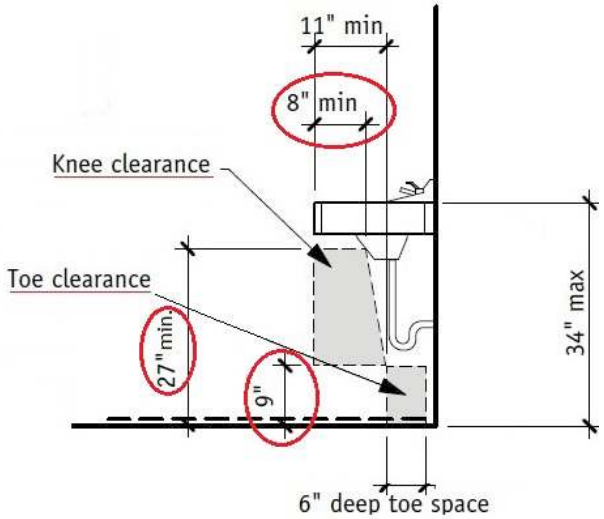
**1991 ADAAG Section: 4.19.3**

### As Built:

**sink lacks depth for knee clearance**

### Recommendation:

**Replace sink with one providing 27" knee clearance that is a min 8" deep**



## Finding #16 Additional Finding Photos

## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 17

**The toilet is not located within the range allowed from the side wall or partition.**

**The centerline of the toilet must be 16 to 18 inches from the side wall.**

### Citation:

**2010 ADAS Section: 604.2**

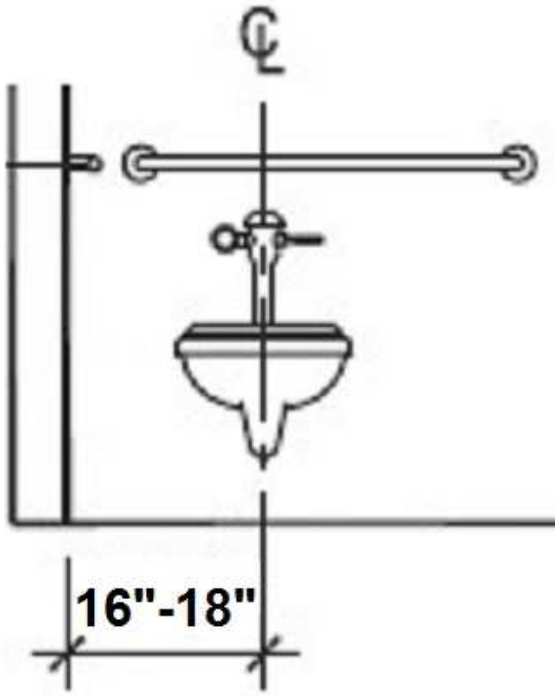
**1991 ADAAG Section: 4.17.3***

### As Built:

**centerline 25.5"**

### Recommendation:

**Remount toilet to 16” to 18” from the side wall to centerline**



## Finding #17 Additional Finding Photos

## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 18

**The side grab bar does not extend far enough from the rear wall.**

**The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.**

### Citation:

**2010 ADAS Section: 604.5.1**

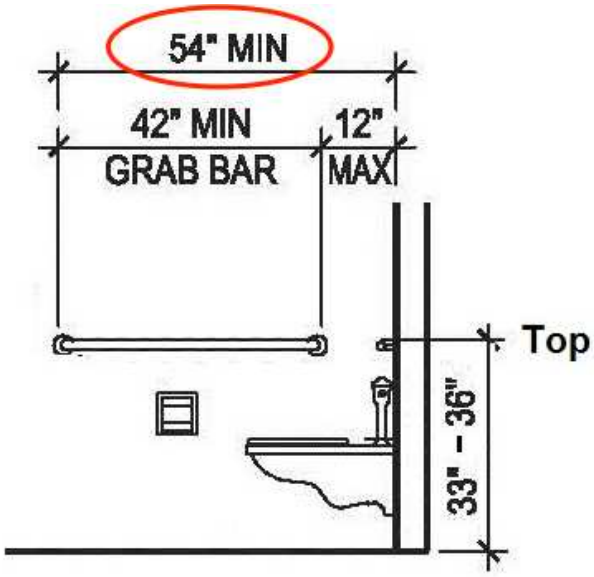
**1991 ADAAG Section: 4.17.6**

### As Built:

**side grab bar fails,
extends to 51"**

### Recommendation:

**Remount side grab bar to max 12” from the rear wall at the close end and min 54" on the far end, and 33” to 36” aff**



## Finding #18 Additional Finding Photos

## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 19

**The hooks and paper towels are positioned too high for either a side or front approach.**

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

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

### Citation:

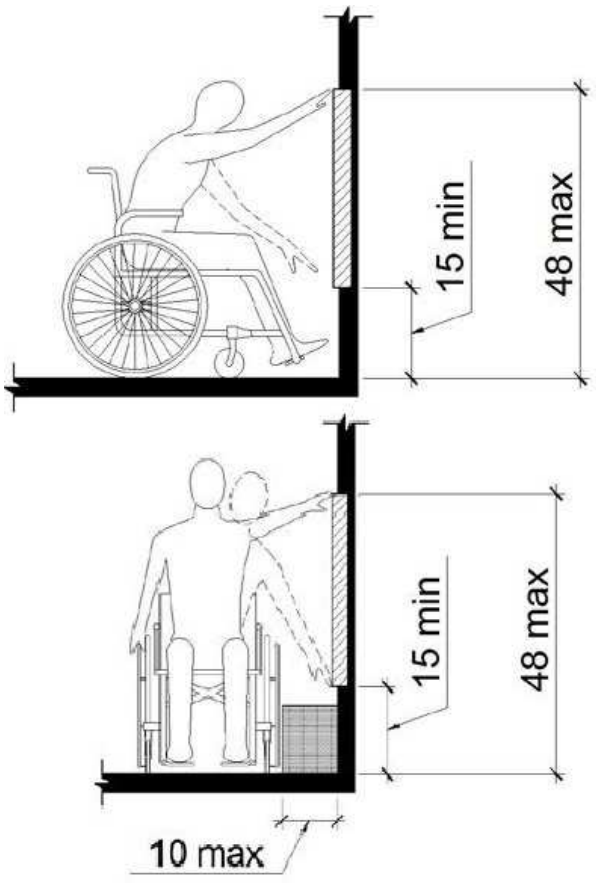
**2010 ADAS Section: 308.1**

### As Built:

**hooks at 77.5" and
paper towels at 56"**

### Recommendation:

**Remount operable parts to be in reach range of 15" min to 48" max**

## Finding #19 Additional Finding Photos

## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 20

**The cabinet projects more than 4 inches into the circulation path.**

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

### Citation:

**2010 ADAS Section: 307.2**

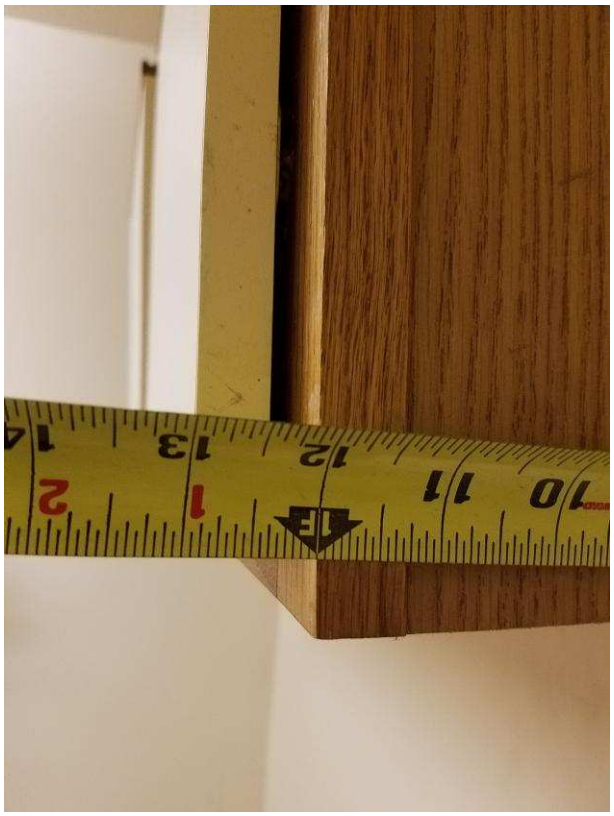
**1991 ADAAG Section: 4.4.1***

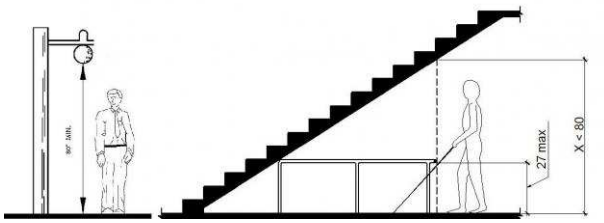
### As Built:

**cabinet protrudes 13"
over the toilet**

### Recommendation:

**Relocate protruding objects or place cane detectable warning or bollard at foot of item**





## Finding #20 Additional Finding Photos

## Restroom

## Lat: 41.7236600000, Long: -91.7457000000

## Finding: 21

**The knob is not accessible because it requires tight grasping, pinching or twisting of the wrist.**

### Citation:

**2010 ADAS Section: 309.4**

**1991 ADAAG Section: 4.27.4**

### As Built:

**knob in restroom**

### Recommendation:

**Replace knob with an operable part usable without a tight pinch or grasp; in the alternative, leave as is, employee use only**