Site Accessibility Evaluation

Misc Use/Storage

821 S Clinton St
Iowa City, IA 52240

ADA Only

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

Prepared By

WT Group

Engineering with Precision, Pace & Passion.

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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 Misc Use/Storage located at 821 S Clinton St, Iowa City, IA 52240. 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/Long: [41.65125, -91.53505]

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 a an unknown parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of 1 accessible stall with a minimum of 1 being designed as van accessible.

Citation:

2010 ADAS Section: 208.2

1991 ADAS Section: 4.1.2

As Built:

no accessible stalls provided, lot deteriorated

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

Finding #1 Additional Finding Photos

EAR

Lat/Long: [41.65125, -91.53505]

Finding: 2

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

Citation:

2010 ADAS Section: 302.1

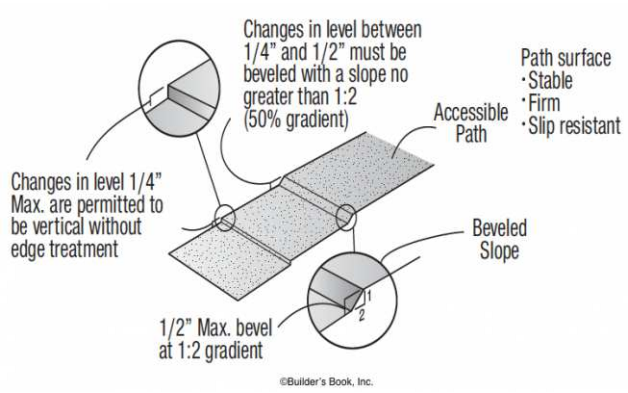
1991 ADAS Section: 4.5.1

As Built:

exterior surface very degraded

Recommendation:

Resurface AR where deterioration occurs



Finding #2 Additional Finding Photos

Shed

Lat/Long: [41.65125, -91.53505]

Finding: 3

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

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

Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be ½ inch (13 mm) maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.

Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

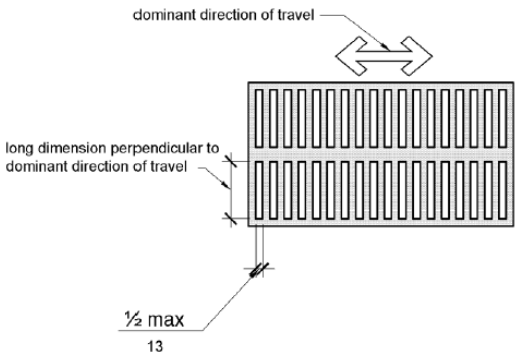
2010 ADAS Section: 302.3, 302.1, 302.2, 404.2.4.4

As Built:

entry- 10% ramp push side

Recommendation:

Correct slope in door maneuvering clearance to be max 2.08% in any direction.



Finding #3 Additional Finding Photos

Shed

Lat/Long: [41.65125, -91.53505]

Finding: 4

The ramp does not have compliant handrails.

Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend beyond the top and bottom of the ramp 12 inches and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 inches and 2 inches in cross-sectional nominal dimension for circular handrails and handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 inches maximum, and a cross-section dimension of 2 inches maximum. The clear space between handrails and walls must 1-1/2 inches minimum.

Citation:

2010 ADAS Section: 505.1

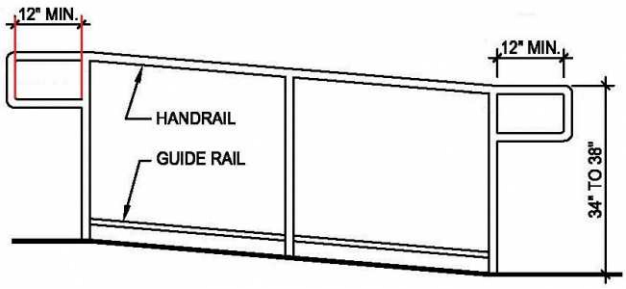
1991 ADAS Section: 4.8.5

As Built:

handrail provided on one side only

Recommendation:

Install handrails that are rounded and/or extend to the ground, with handrail extensions and mounted 34” to 38” aff



Shed

Lat/Long: [41.65125, -91.53505]

Finding: 5

There is a change in level greater than 1/4 inch.

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

Citation:

2010 ADAS Section: 303.3

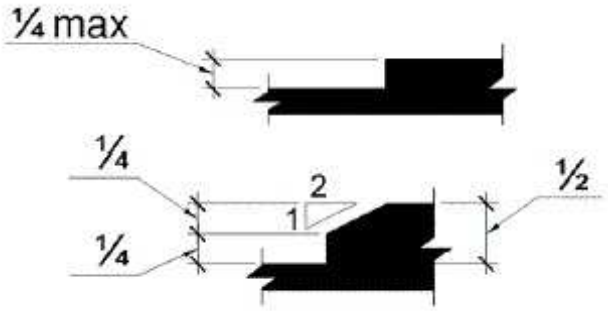
1991 ADAS Section: 4.3.8

As Built:

1" at ramp

Recommendation:

Repair, bevel or ramp CIL along AR to max .25"



Finding #5 Additional Finding Photos

Shed

Lat/Long: [41.65125, -91.53505]

Finding: 6

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

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

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

front corner entry- 7"
CIL, 8% slope

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, repair, bevel, or ramp CILs at door entries to max .25”

For all doors along the public circulation route, repair, provide beveled threshold

Finding #6 Additional Finding Photos

Shed

Lat/Long: [41.65125, -91.53505]

Finding: 7

Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch (13 mm) diameter except as allowed in 407.4.3, 409.4.3, 410.4, 810.5.3 and 810.10. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Citation:

2010 ADAS Section: 302.3

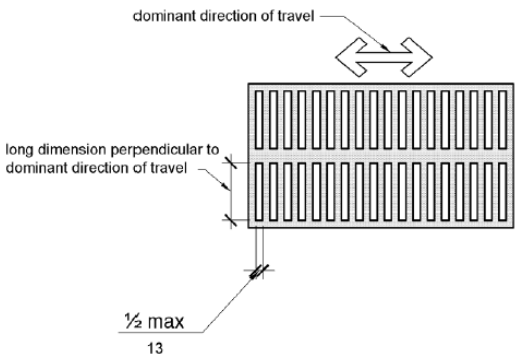
As Built:

fire dept- hole at drain

Recommendation:

Fill or maintain gaps to max .5"

Leave as is, existing grate, integral to use of the space



Shed

Lat/Long: [41.65125, -91.53505]

Finding: 8

The shelf 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

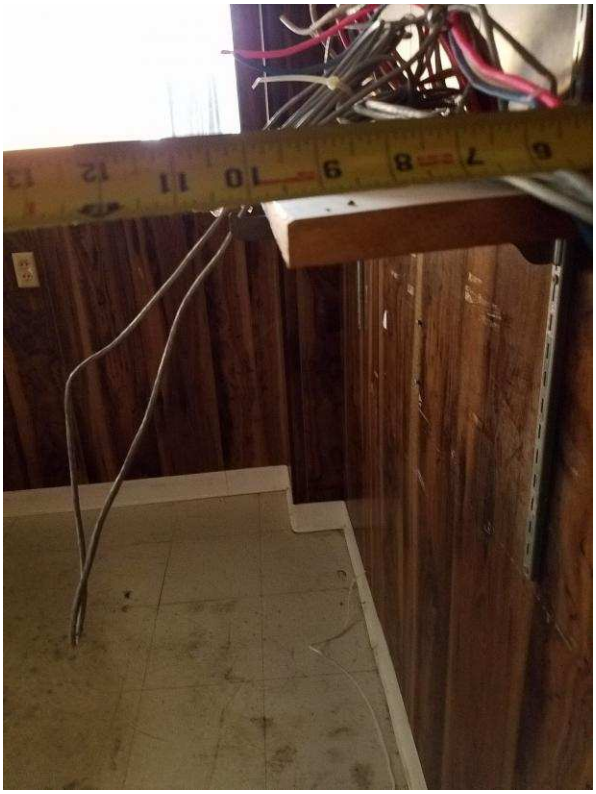
1991 ADAS Section: 4.4.1

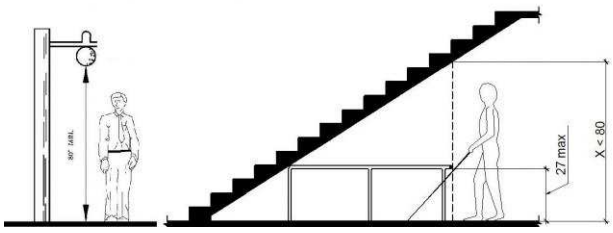
As Built:

shelf protrudes 9.5"

Recommendation:

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





Finding #8 Additional Finding Photos

Shed

Lat/Long: [41.65125, -91.53505]

Finding: 9

The door operating hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

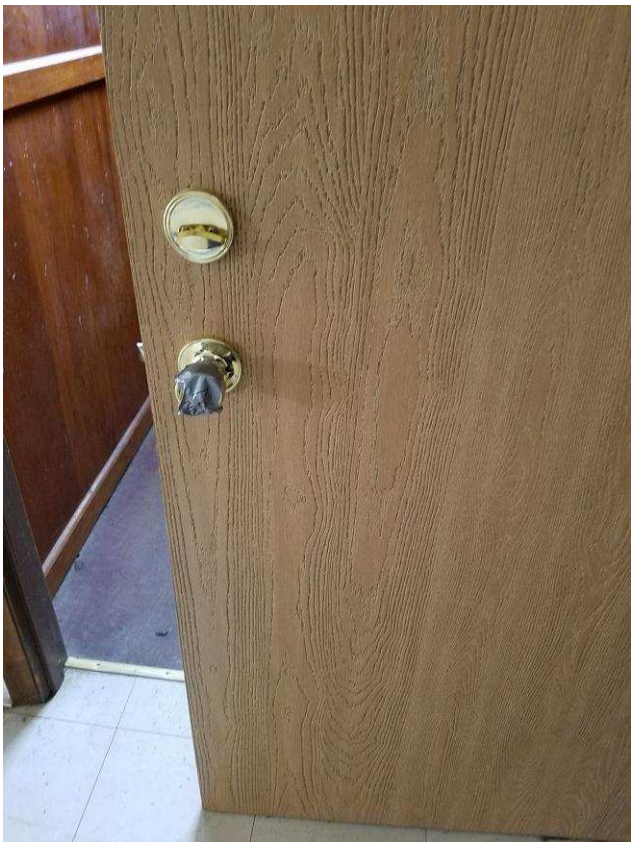
2010 ADAS Section: 404.2.7

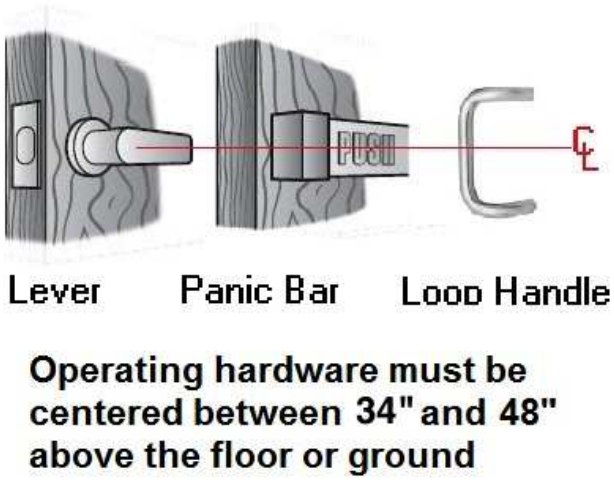
As Built:

knob at office

Recommendation:

Replace hardware with lever hardware or hardware operable without a tight pinch or grasp





Shed

Lat/Long: [41.65125, -91.53505]

Finding: 10

The furnace 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

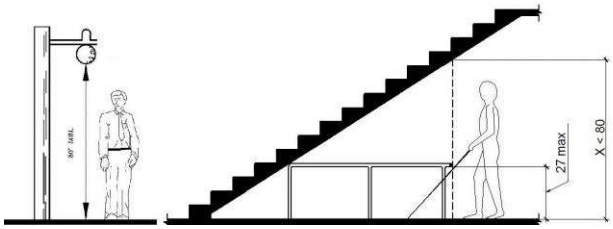
1991 ADAS Section: 4.4.1

As Built:

furnace protrudes 28.5"

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 #10 Additional Finding Photos

Shed

Lat/Long: [41.65125, -91.53505]

Finding: 11

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.

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

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

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

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

ext storage 29.5", knob, CIL in int and ext, surface fails

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, replace doors with doors having 80” overhead clearance and 32" clear width

For all doors along the public circulation route, repair, bevel, or ramp CILs at door entries to max .25”

For all doors along the public circulation route, repair, provide beveled threshold

For all doors along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Finding #11 Continued

Finding #11 Additional Finding Photos

Restroom

Lat/Long: [41.65125, -91.53505]

Finding: 12

The restroom is not nearly compliant.

The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet, The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory, The entry door does not contain the required minimum maneuvering spaces on the pull/push sides, The entry door encroach into the required clear floor space for fixtures, Grab bars are missing and/or incorrectly installed, Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both.

Citation:

2010 ADAS Section: 603.1

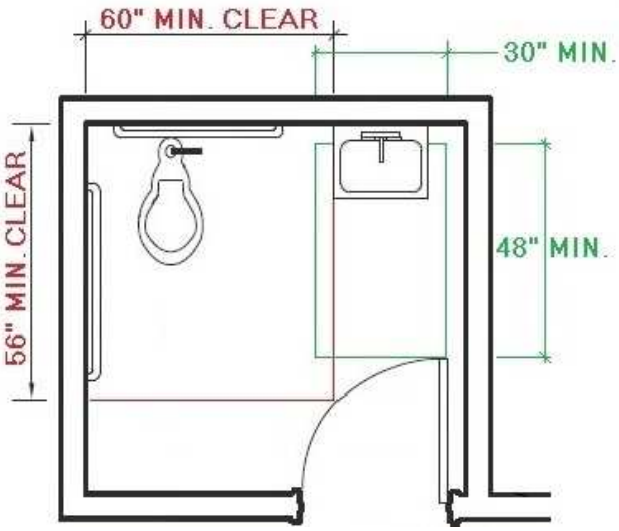
1991 ADAS Section: 4.17.1

As Built:

no accessible features in main RR

Recommendation:

Create a compliant wheelchair accessible restroom and correct all features to be accessible



Restroom

Lat/Long: [41.65125, -91.53505]

Finding: 13

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.

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

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

restroom door width 22.5", knob, wall on pull

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, replace doors with doors having 80” overhead clearance and 32" clear width

For all doors along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Finding #13 Continued

Finding #13 Additional Finding Photos

Main Area - Fire Dept

Lat/Long: [41.65125, -91.53505]

Finding: 14

There is a change in level greater than 1/4 inch.

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

Citation:

2010 ADAS Section: 303.3

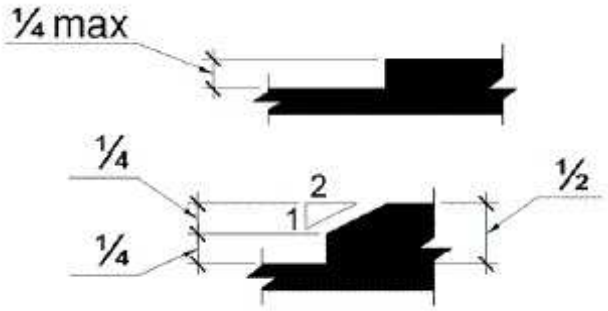
1991 ADAS Section: 4.3.8

As Built:

**CIL in fire dept side,
painted yellow**

Recommendation:

Repair, bevel or ramp CIL along AR to max .25"



Main Area - Fire Dept

Lat/Long: [41.65125, -91.53505]

Finding: 15

The sink is not accessible.

A clear floor space at least 30 inches by 48 shall be provided in front of a sink to allow forward approach.
-The clear floor space shall be on an accessible route and shall extend a maximum of 19 inches underneath the sink.
-Sinks shall be mounted with the counter or rim no higher than 34 inches above the finish floor.
-Knee clearance at least 27 inches high, 30 inches wide and 19 inches deep shall be provided.
-Hot water and drain pipes exposed under sinks shall be insulated or otherwise configured so as to protect against contact. There shall be no sharp or abrasive surfaces under sinks.
-Faucet controls not require tight grasping, pinching or twisting of the wrist.
-The force required to activate controls shall be not greater than 5 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs.
-Self-closing valves are allowed if the faucet remains open for at least 10 seconds.

Citation:

2010 ADAS Section: 606.2, 606.2 Exception 1, 606.2 Exception 4, 606.2 Exception 5, 606.2 Exception 6, 606.2 Exception 7, 606.3, 606.4, 606.5

1991 ADAS Section: 4.24.5 , 4.24.2 , 4.24.3, 4.24.4 , 4.24.6 , 4.24.7

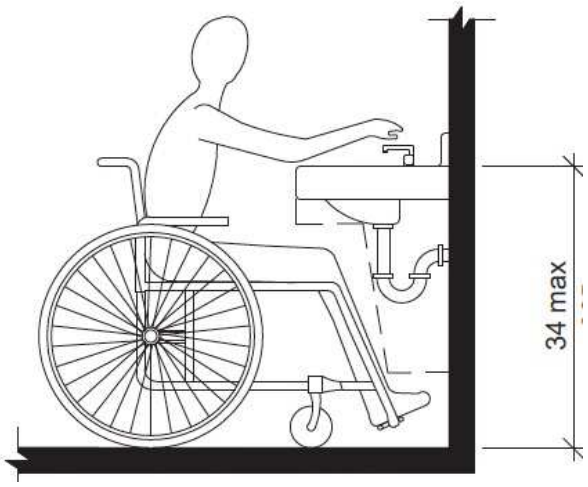
As Built:

37" high

Recommendation:

Lower sinks to max 34” aff to front of rim; in the alternative, leave as is, employee only area.

Finding #15 Continued



Finding #15 Additional Finding Photos

Main Area - Fire Dept

Lat/Long: [41.65125, -91.53505]

Finding: 16

The paper towels and soap 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:

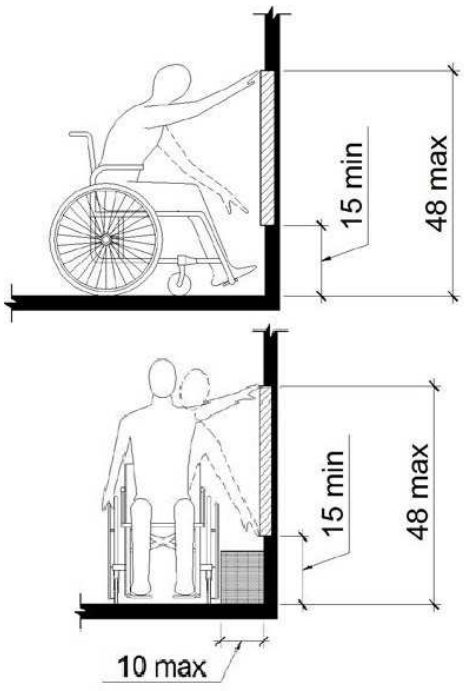
2010 ADAS Section: 308.1

As Built:

fire dept- paper towels and soap high over sink

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



Main Area - Fire Dept

Lat/Long: [41.65125, -91.53505]

Finding: 17

The hose hook 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

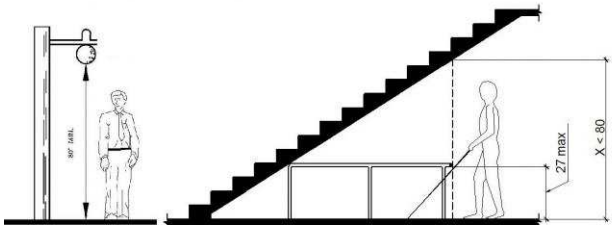
1991 ADAS Section: 4.4.1

As Built:

fire dept- hose hooks protrude

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



Main Area - Fire Dept

Lat/Long: [41.65125, -91.53505]

Finding: 18

The shelf 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

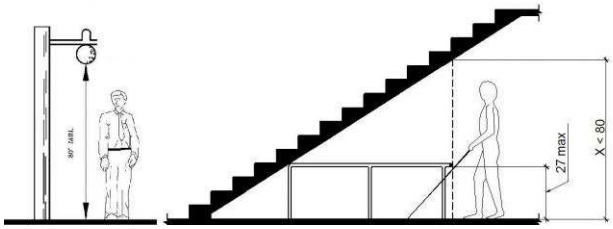
1991 ADAS Section: 4.4.1

As Built:

water heater room-
shelf protrudes 16"

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 #18 Additional Finding Photos

Main Area - Fire Dept

Lat/Long: [41.65125, -91.53505]

Finding: 19

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

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

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Citation:

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

1991 ADAS Section: 4.13.1

As Built:

water heater in back storage: 3.5" CIL, knob

Recommendation:

For all doors along the public circulation route, repair, bevel, or ramp CILs at door entries to max .25”

For all doors along the public circulation route, repair, provide beveled threshold

For all doors along the public circulation route, replace hardware with lever hardware or hardware operable without a tight pinch or grasp

Finding #19 Additional Finding Photos

Restroom - Fire Dept.Storage

Lat/Long: [41.65125, -91.53505]

Finding: 20

The door does not open at least 90 degrees.

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.

Citation:

2010 ADAS Section: 404.2.3

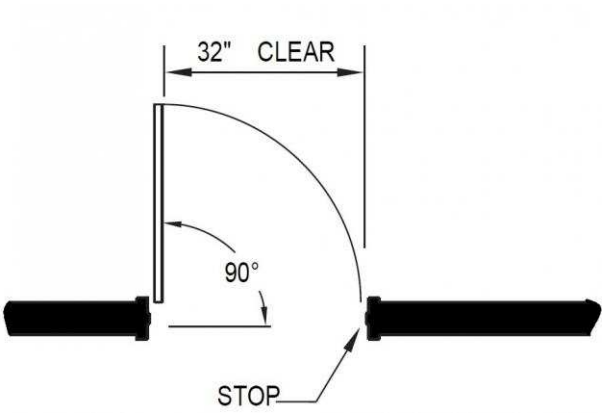
1991 ADAS Section: 4.13.5

As Built:

storage RR 21" wide

Recommendation:

Widen door to min 32" clear width



Finding #20 Additional Finding Photos

Restroom - Fire Dept.Storage

Lat/Long: [41.65125, -91.53505]

Finding: 21

The restroom is not nearly compliant.

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

Citation:

2010 ADAS Section: 603.1

1991 ADAS Section: 4.17.1

As Built:

no accessible features
in storage RR

Recommendation:

Create a compliant wheelchair accessible restroom and correct all features to be accessible