II. CITY OF MARSHALLTOWN GOVERNMENT BUILDING FACILITIES

Marshalltown Municipal Airport

August 22, 2019

2651 170th St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Marshalltown Municipal Airport

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

The Marshalltown Municipal Airport appears to have been constructed as part of one significant building project. The age of the facility is unknown, but it appears to have been constructed in the late 1970's or early 1980's based on viewable construction type and aesthetics. The building is generally in good to fair condition, with some portions being ADA-compliant, and other portions not being compliant. The following facility notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route.
   - 1.2. All wall-mounted objects appeared to be installed in an ADA-compliant configuration.
   - 1.3. There are no ramps or handrails within the facility.
2. **Elevators / lifts**
   - 2.1. There are no elevators or platform lifts within in the facility.
3. **Signage**
   - 3.1. Room signs throughout the facility are generally not ADA-compliant.
   - 3.2. Wayfinding signage throughout the facility appears to generally be ADA-compliant.
   - 3.3. Building signage should be reviewed with a sign installer, and ADA-compliant signage should be installed.
4. **Doors, thresholds, hardware**
   - 4.1. Some door openings have ADA-compliant clearances or push-button automatic operators, and some do not. Doors that are not ADA-compliant have been noted in the report. It is suggested to modify the surrounding conditions to allow for ADA-compliant clearances as technically feasible, or to install push-button automatic operators where there are physical limitations preventing alterations.
   - 4.2. Door thresholds are generally ADA-compliant.
   - 4.3. It appears that nearly all doors have knob-type handles; these should be replaced with ADA-compliant lever-type handles.
   - 4.4. Most doors throughout the facility that have closer devices require too much force to open. The opening force cannot exceed 5lbs; it is recommended to adjust the closers to reduce the opening force to be at or under 5lbs.
5. **Controls**
   - **5.1.** Most controls are mounted at ADA-compliant heights. Some controls are mounted just above ADA-compliant height, but these appear to be within an acceptable range because they were installed prior to 3/15/2012, which allows for parallel approach.
6. **Seating**
   - 6.1. Seating areas appear to be ADA-compliant.

7. Sales & Service Counters

7.1. The main service counter is not an ADA-compliant configuration and should be corrected if the building undergoes an alteration project.

8. Food Service

8.1. There is no dedicated food service area in the facility.

9. Drinking Fountains

9.1. The drinking fountain identified in the report is located in the main hallway. If space allows, it is suggested to replace this with an ADA-compliant bi-level drinking fountain if the building undergoes an alteration project.

10. Restrooms

10.1. There are two (2) public restrooms in the facility.

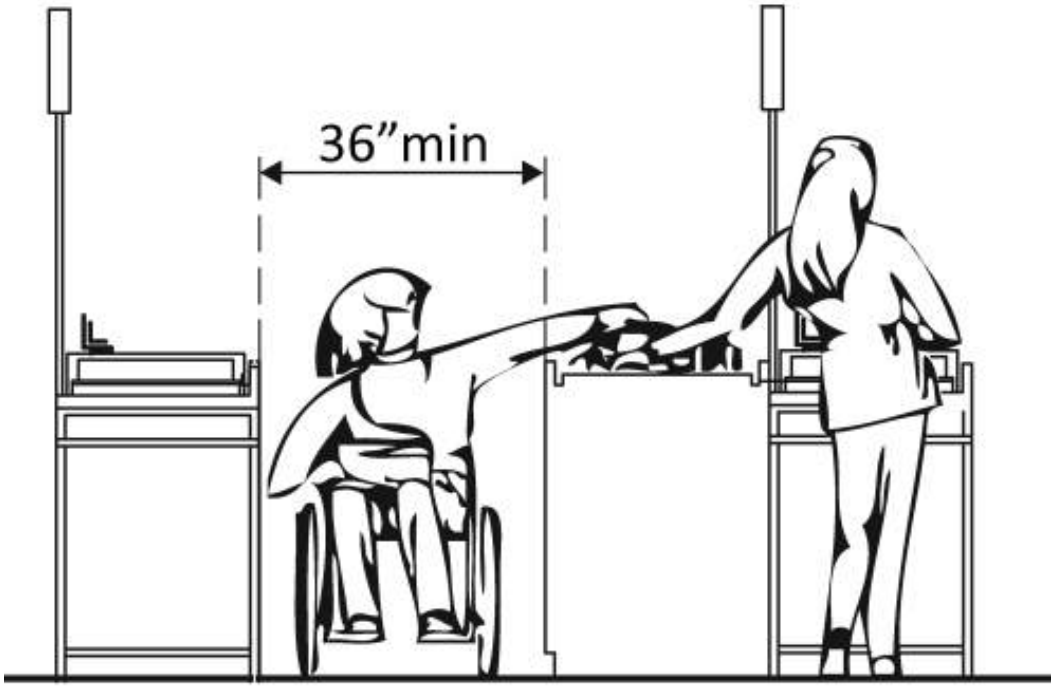
10.2. Restroom #1 is a single-occupant men's restroom located off the main corridor. This restroom appears to have been remodeled since the original building was constructed, but has several deficiencies that should be corrected if the building undergoes an alteration project.

10.3. Restroom #2 is a single-occupant women's restroom located off the main corridor. This restroom appears to have been remodeled since the original building was constructed, but has several deficiencies that should be corrected if the building undergoes an alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Marshalltown Municipal Airport

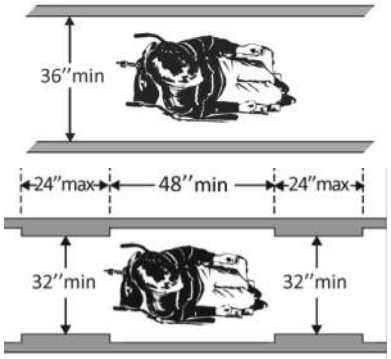
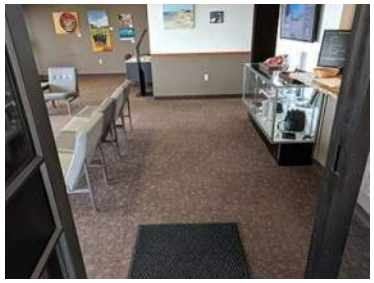
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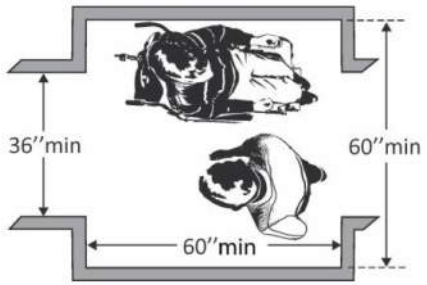
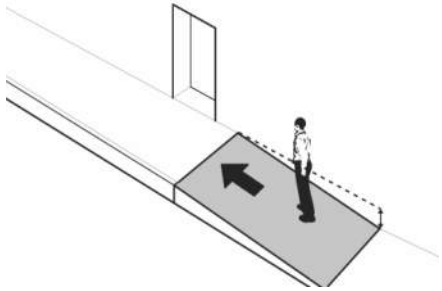
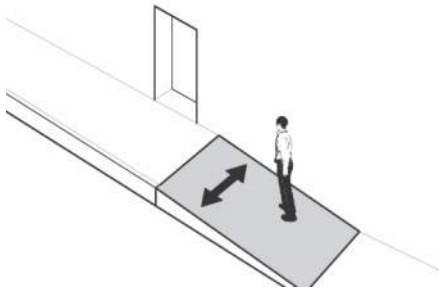
Date: 07/09/2019

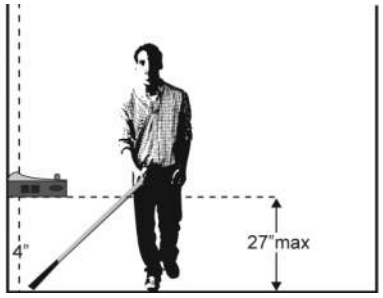
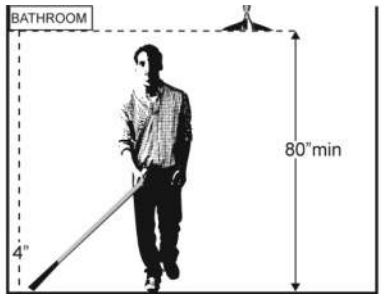
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

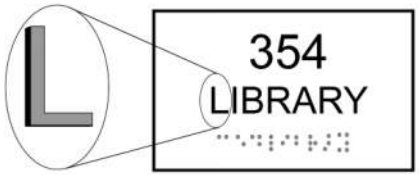
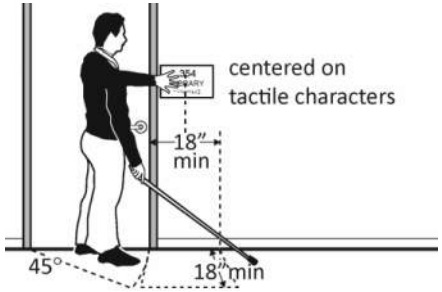
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

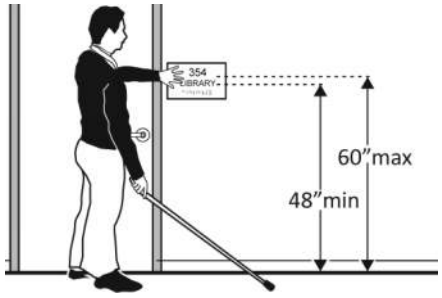
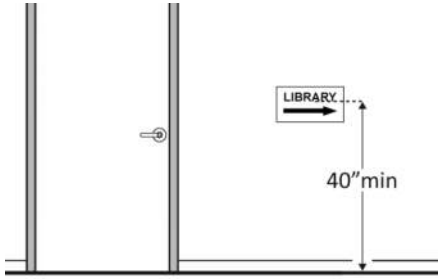
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		 *Entrance*	
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☒Yes ☐No ☐N/A			
2.3	Is the route stable, firm and slip-resistant? [40.2, 302.1]	☒Yes ☐No ☐N/A			
2.4	Is the route at least 36 inches wide? [403.5.1] Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.	☒Yes ☐No ☐N/A		 *Accessible route*	

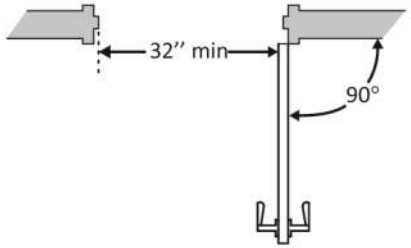
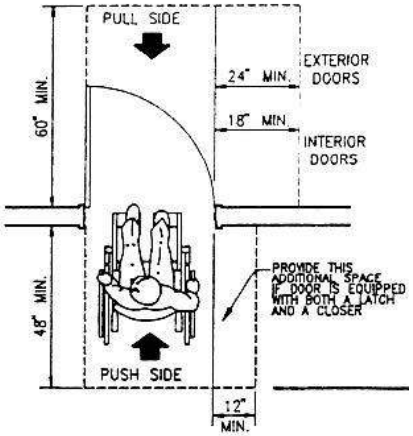
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☐Yes ☐No ☒N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.7	Is the cross slope no steeper than 1:48? [403.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			

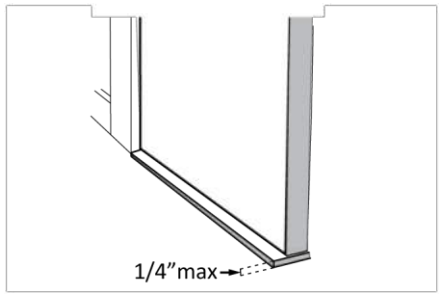
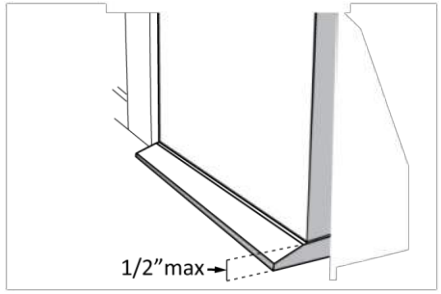
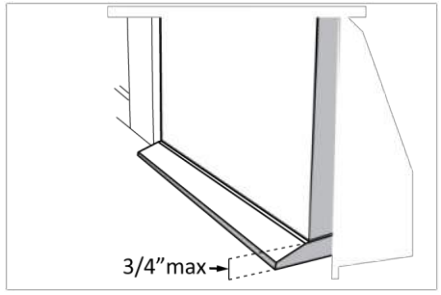
2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 Or  Or 		
2.9	Are there elevators or platform lifts to all public stories?	☐Yes ☐No ☒N/A			

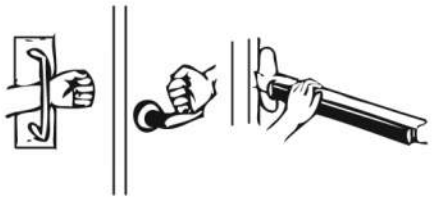
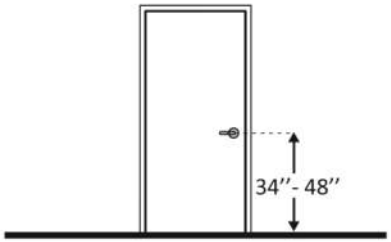
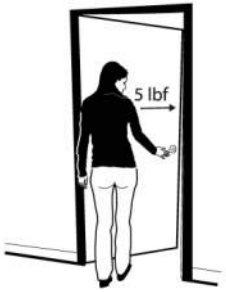
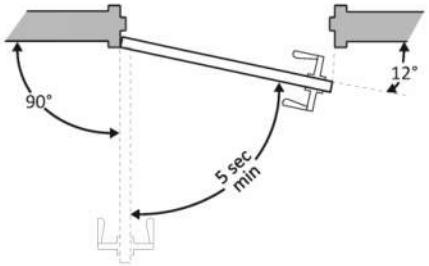
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

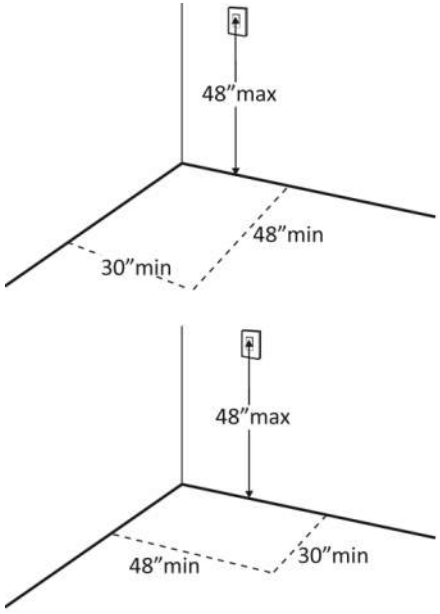
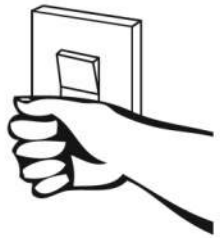
2.38	If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]				• Install ADA compliant signage at all permanent rooms, offices, and spaces. • It is recommended to work directly with a signage installer to identify rooms and signage strategies to provide ADA compliant signage
	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Signage height, typical*	
	Are text characters raised? [703.2]	☐Yes ☒No ☐N/A			
	Is there Braille? [703.3]	☐Yes ☒No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☒No ☐N/A		 *Signage, typical*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2]	☐Yes ☒No ☐N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing				

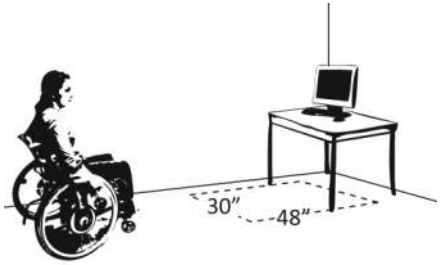
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.	☐Yes ☒No ☐N/A			
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

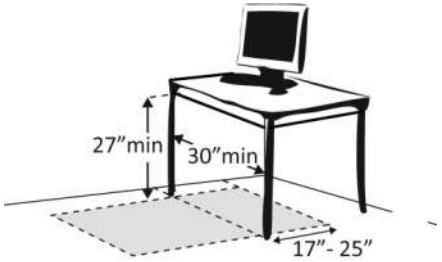
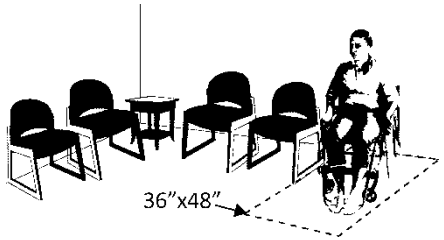
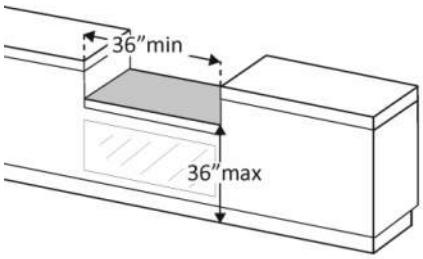
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33”**		 *Door width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **16 1/8” side x open** ☒Yes ☐No ☐N/A Measurement: **16 1/8” side x open** ☒Yes ☐No ☐N/A		 *Door entrance*	

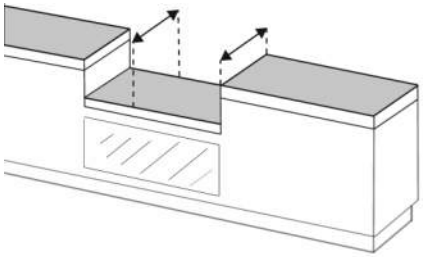
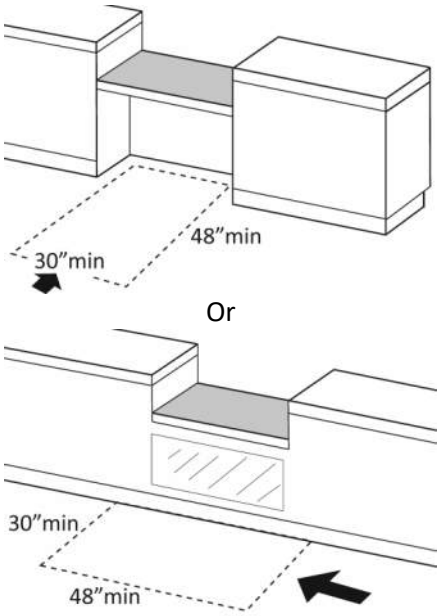
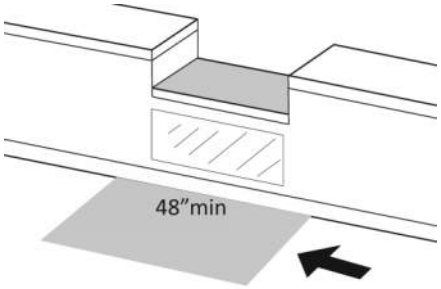
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A Measurement: **¼"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	  	 *Door threshold*	

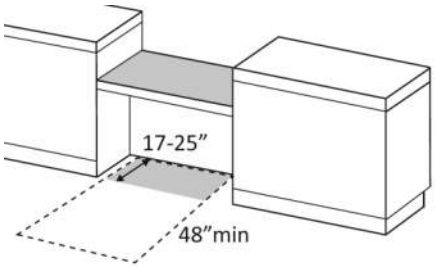
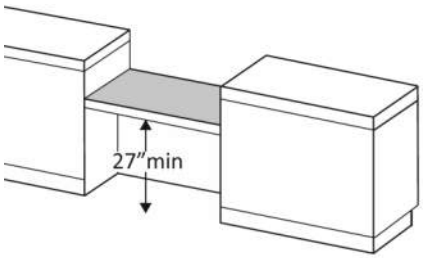
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Door handles*	• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware
2.44	Are the operable parts of the hardware no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40”**		 *Door handle height*	
2.45	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.	☐Yes ☒No ☐N/A **14 lbs**			• Adjust or replace closers • Install lighter doors • Install power-assisted or automatic door openers
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A **2 sec**		Door closing speed varies throughout the facility, but no doors comply with this requirement.	• Adjust closer

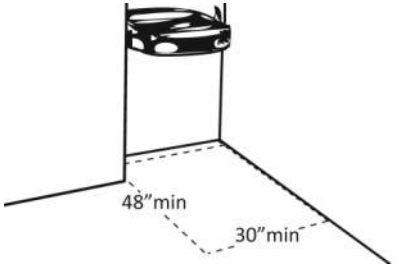
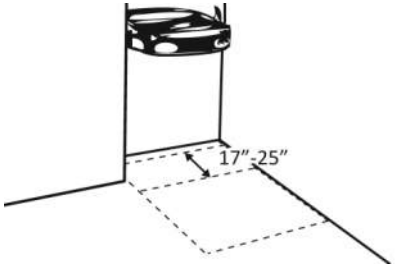
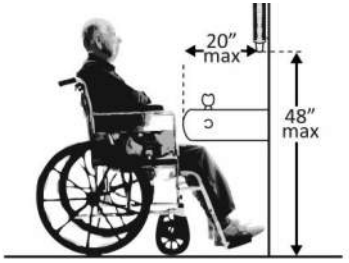
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **49" typ.**		Control locations vary, but all controls appear to have adequate forward or parallel approach clearance. The only controls that appear to be accessible by the public are light switches. Most appear to be mounted no higher than 48" above the floor and appear to comply, but some are mounted above 48" above the floor, however, these appear to be mounted below 54" and can be accessed by parallel approach.	
2.51	Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			

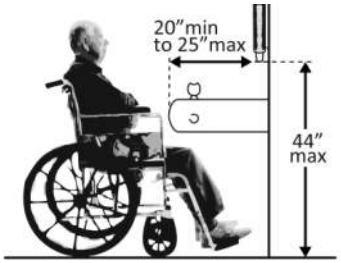
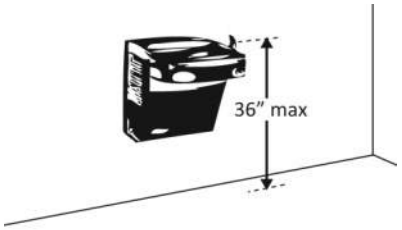
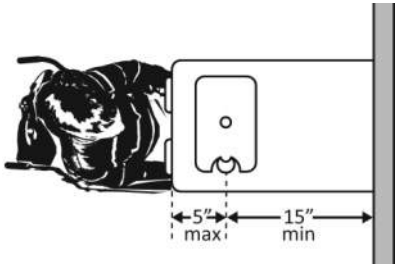
Seating: At dining surfaces (restaurants, cafeterias, bars, etc.) and non-employee work surfaces (libraries, conference rooms, etc.)					
2.64	Are at least 5%, but no fewer than one, of seating and standing spaces accessible for people who use wheelchairs? [226.1]	☒Yes ☐No ☐N/A			
2.65	Is there a route at least 36 inches wide to accessible seating? [403.5.1]	☒Yes ☐No ☐N/A			
2.66	At the accessible space(s), is the top of the accessible surface no less than 28 inches and no greater than 34 inches above the floor? [902.3] Note: If for children, the top should be no less than 26 inches and no greater than 30 inches above the floor.	☒Yes ☐No ☐N/A **29 ½"**		 *Table height*	
2.67	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward approach? [305.3]	☒Yes ☐No ☐N/A			

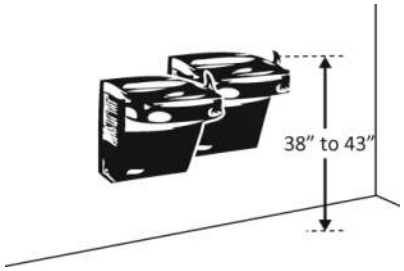
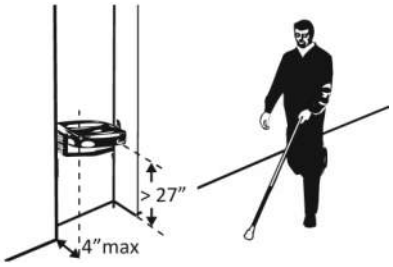
	Does it extend no less than 17 inches and no greater than 25 inches under the surface?	☒Yes ☐No ☐N/A			
	Is there knee space at least 27 inches high and at least 30 inches wide? [306.2, 306.3] Note: If for children, the knee space may be 24 inches high.	☒Yes ☐No ☐N/A **28 ½"**			
Seating: General – reception areas, waiting rooms, etc.					
2.68	Is there at least one space at least 36 inches wide by at least 48 inches long for a person in a wheelchair? [802.1.2, 802.1.3]	☒Yes ☐No ☐N/A		 *Seating clearance*	
Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor?	☐Yes ☒No ☐N/A **43 ½"**		 *Counter height*	• Modify counter to have a portion be ADA compliant
	At least 36 inches long? [904.4.1]	☐Yes ☒No ☐N/A			

2.77	Does the accessible portion of the counter extend the same depth as the counter top? [904.4]	☐Yes ☒No ☐N/A			
2.78	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [904.4] ☐Forward ☐Parallel	☐Yes ☒No ☐N/A			
2.79	For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]	☐Yes ☒No ☐N/A			

2.80	For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the counter? [306.2.2, 306.2.3] Is there at least 27 inches clearance from the floor to the bottom of the counter? [306.3.1]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A	 		

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A		 *Drinking fountain clearance*	
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☒Yes ☐No ☐N/A **19"**			
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A **36 ½"**		 *Fountain distance from wall*	

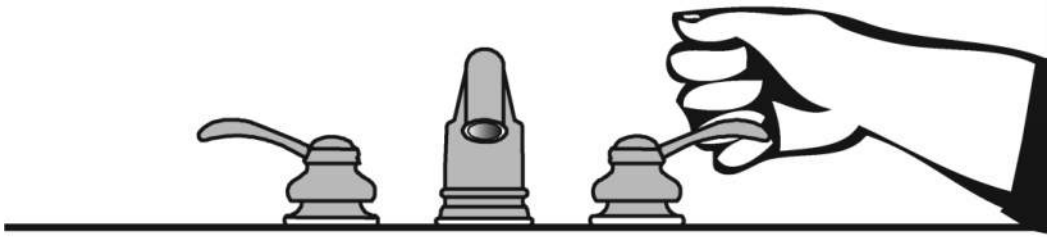
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **6 lbs**		 *Drinking fountain button height*	• Adjust drinking fountain push • Replace drinking fountain with new push control
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☐Yes ☒No ☐N/A **40 ½"**		 *Drinking fountain height*	• Adjust height of drinking fountain • Replace drinking fountain
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☒Yes ☐No ☐N/A **16"** ☒Yes ☐No ☐N/A **3"**		 *Spout distance*	

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☒Yes ☐No ☐N/A Measurement: **n/a**			

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Marshalltown Municipal Airport

Location: 2651 170th Street, Marshalltown, IA 50158

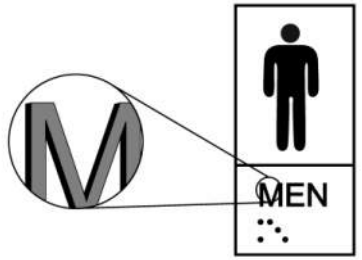
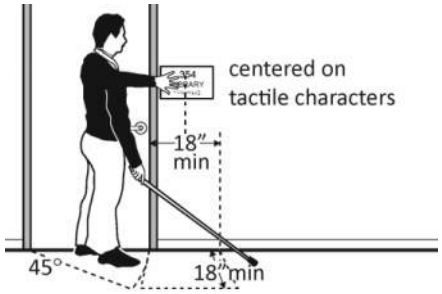
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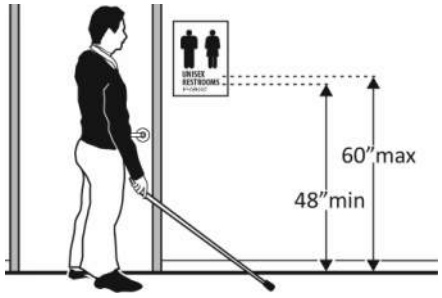
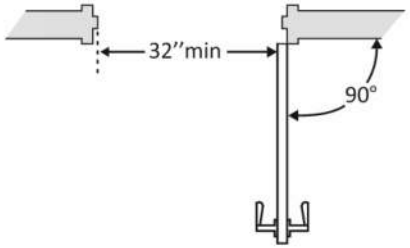
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

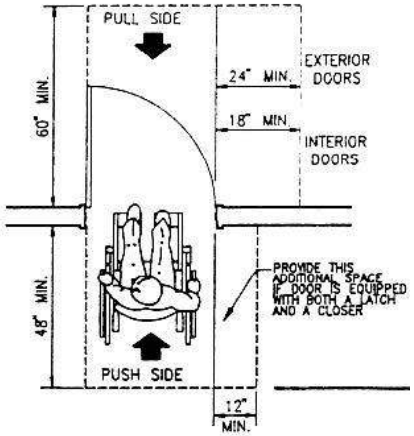
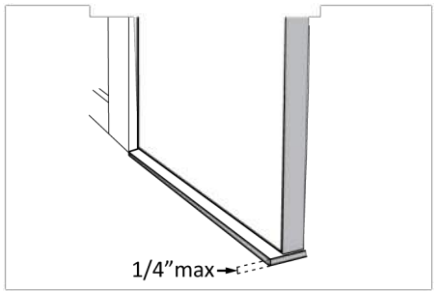
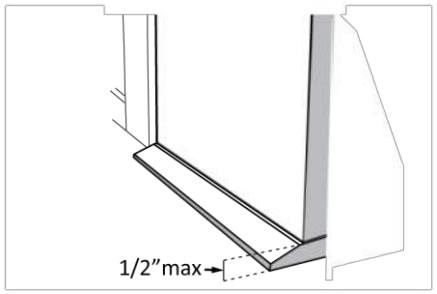
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

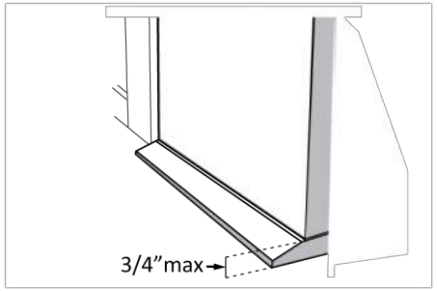
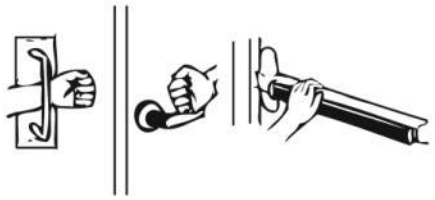
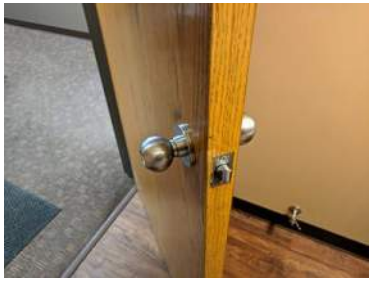
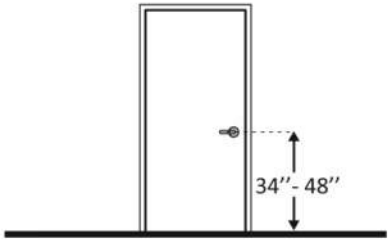
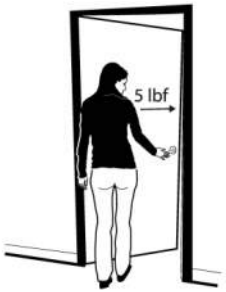
When toilet rooms are open to the public they should be accessible to people with disabilities.

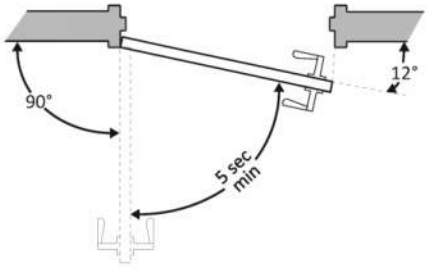
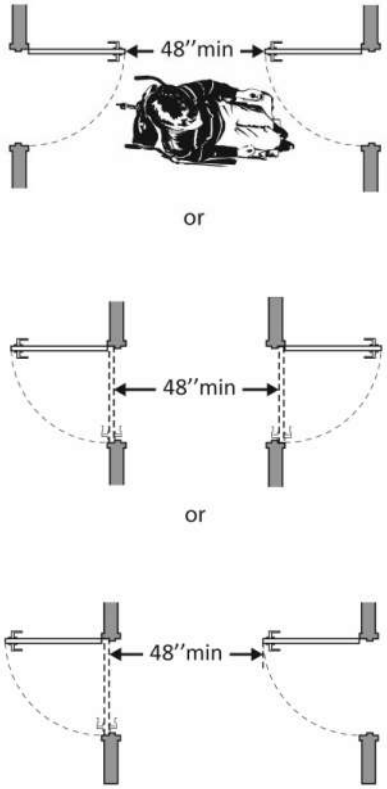
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A		 *Typical single user restroom*	
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☐No ☒N/A			

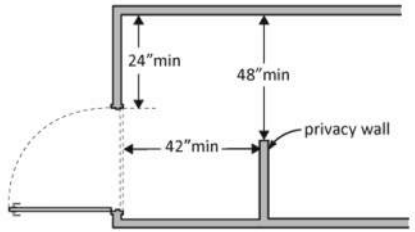
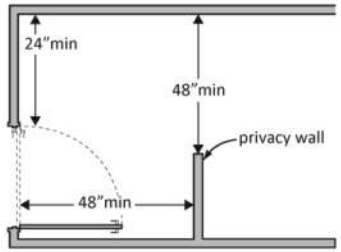
Toilet Room #1 Airport Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches					

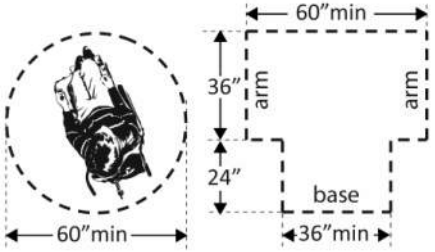
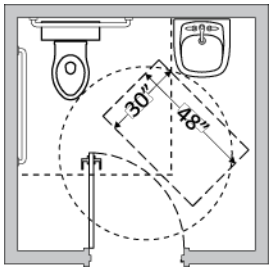
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door width*	

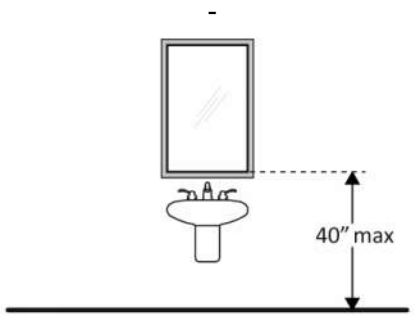
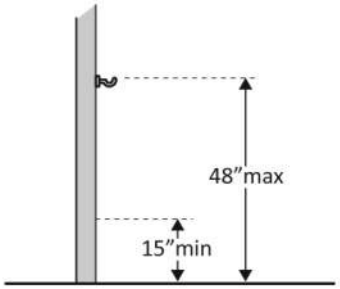
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **53 5/8"** ☐Yes ☒No ☐N/A Measurement: **47"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

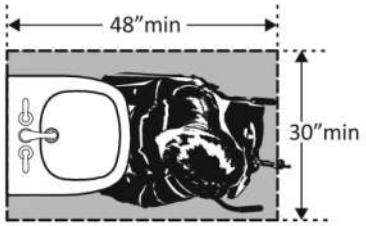
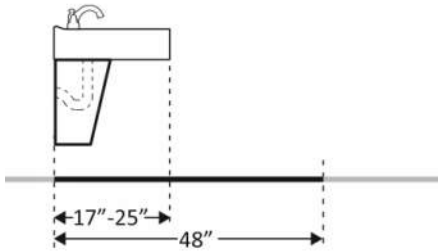
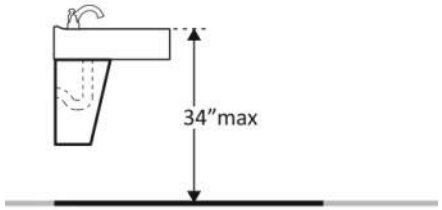
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A		 *Door handle*	• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40"**		 *Door handle height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **15 lbs**			• Adjust door closer. • install lighter doors • install power-assisted or automatic door openers

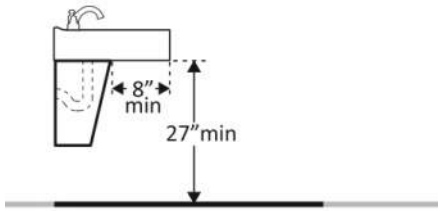
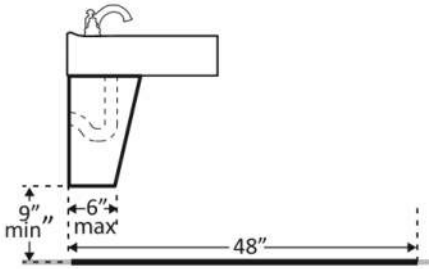
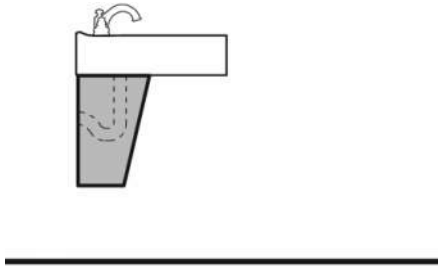
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

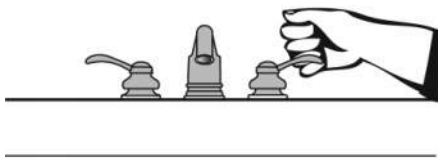
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Floor clearance*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☒No ☐N/A		 *Floor clearance*	

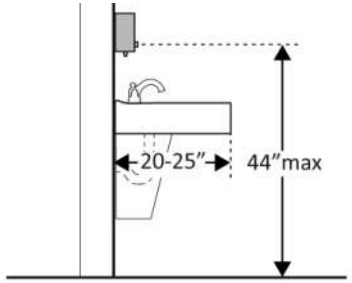
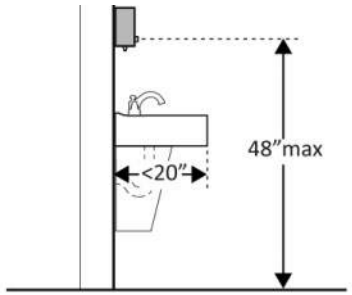
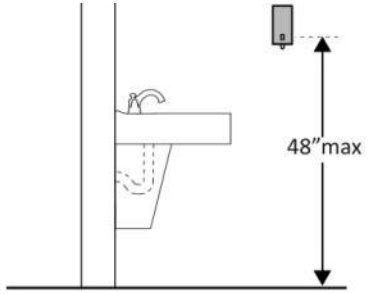
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40 ¼"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Mirror height*	• Relocate mirror
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **67 ½"**		 *Coat hook height*	• Relocate coat hook

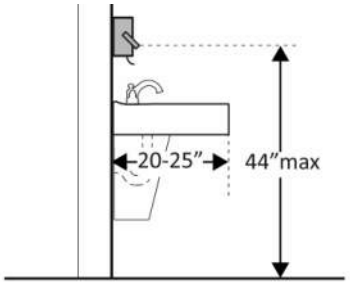
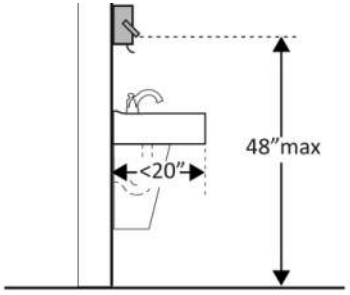
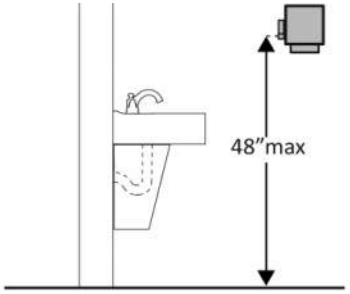
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Lavatory clearance*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **30 ¾"**		 *Lavatory height*	

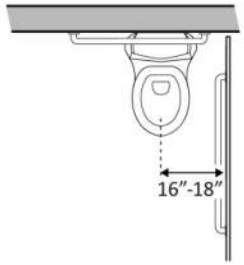
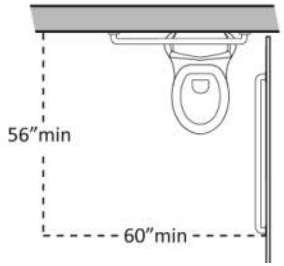
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **23 ½"**		 *Under lavatory clearance & uninsulated pipes*	• Relocate lavatory to compliant height.
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

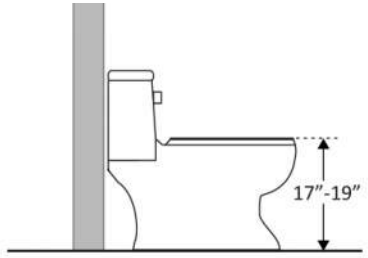
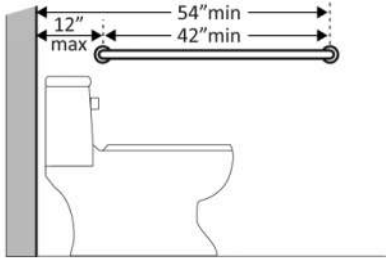
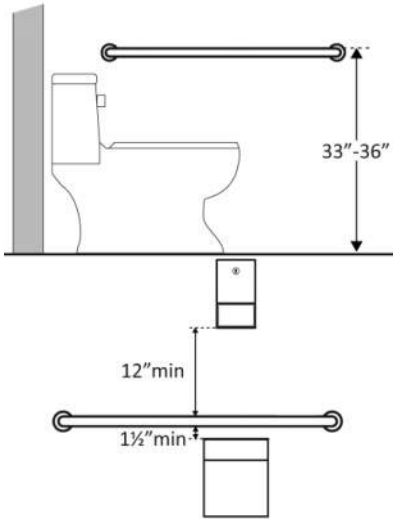
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Faucet handle*	• replace handle

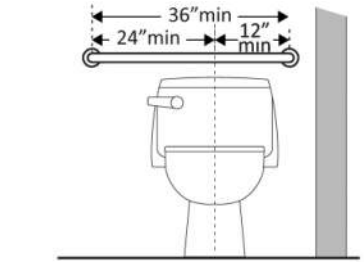
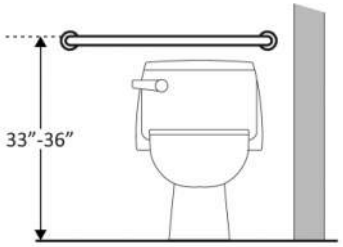
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

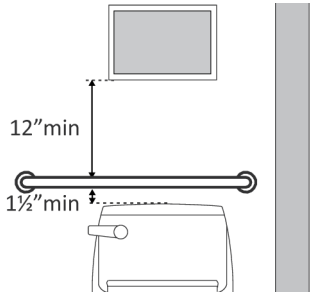
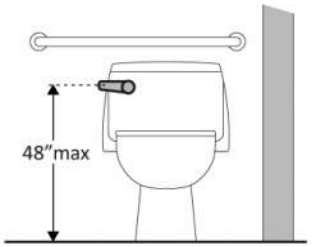
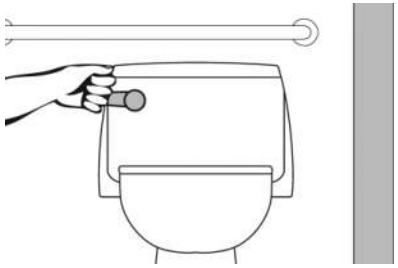
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

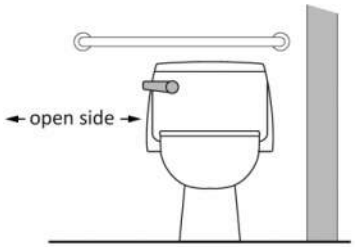
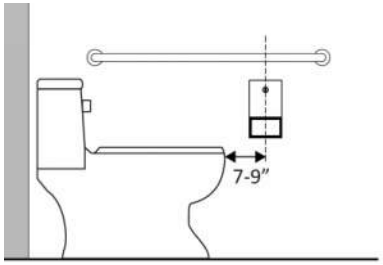
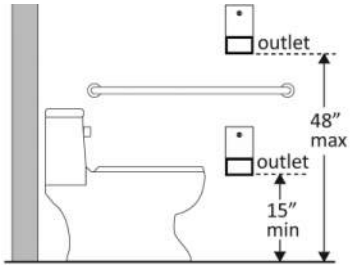
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				• Replace towel dispenser with compliant dispenser that doesn't require tight grasping, pinching, or twisting • Locate dispenser no higher than 48 inches above the floor
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Paper towel dispenser height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☒No ☐N/A Measurement: **51"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☐Yes ☒No ☐N/A Tight grasp needed			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A			

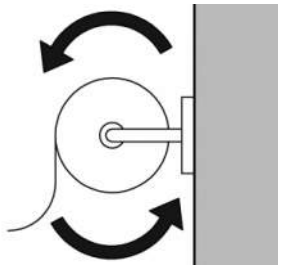
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Centerline of water closet to wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **35 ½"W x 72"D**		 *Water closet clearance*	No action needed.

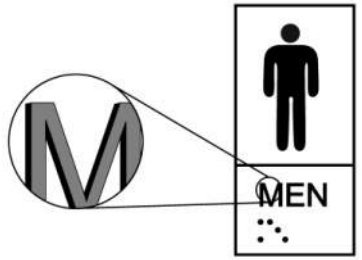
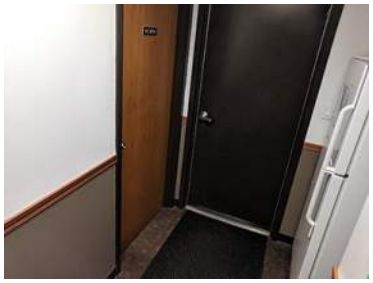
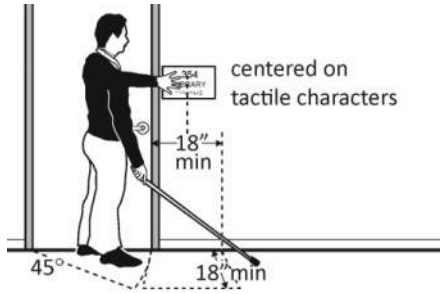
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19 ¼"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **43 ¼"**		 *Grab bar – side wall*	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **43 ¼"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **33 ¾"**		 *Grab bar – rear wall*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **8"**			

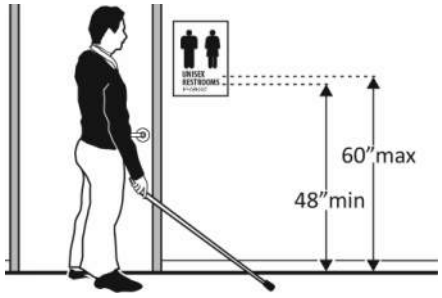
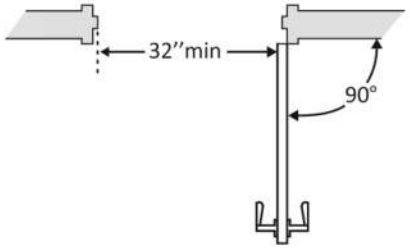
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **2 ¾"**		 *Grab bar to objects below clearance*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: **23 5/8"** ☒Yes ☐No ☐N/A Measurement: **14"** ☐Yes ☒No ☐N/A Measurement: **5"** ☒Yes ☐No ☐N/A Measurement: **33 ¾"** ☐Yes ☐No ☒N/A Measurement: **n/a**	 	 *Grab bar height*  *Grab bar and wall distance*	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

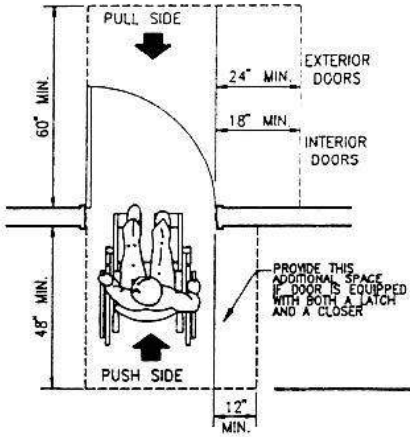
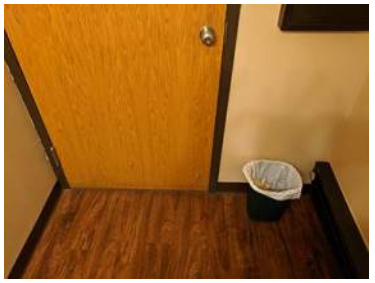
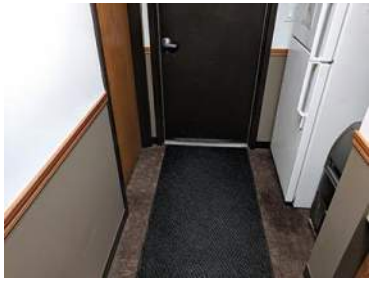
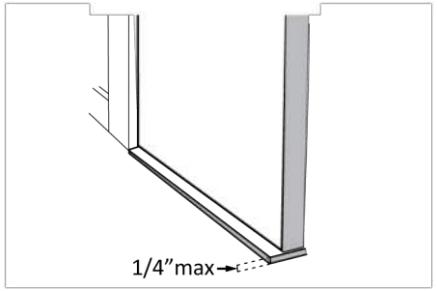
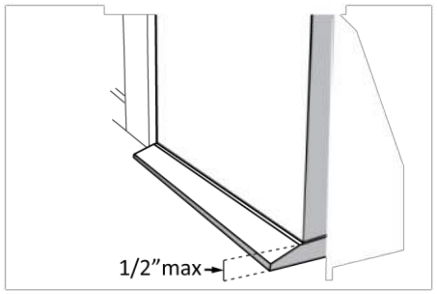
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **0"** ☒Yes ☐No ☐N/A Measurement: **2 ¾"**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			

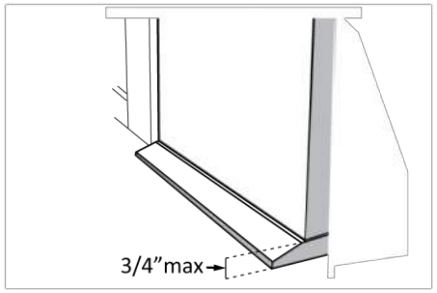
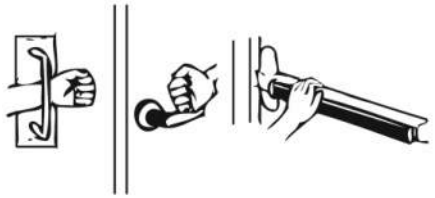
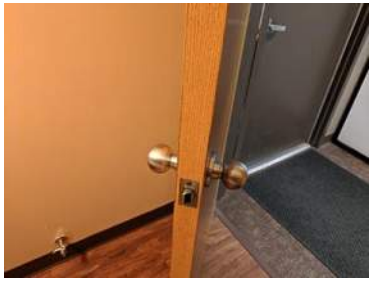
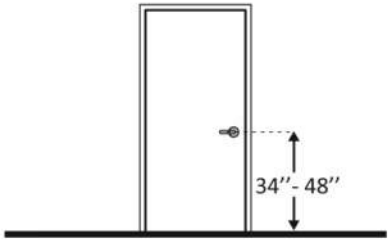
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser to water closet distance*	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			

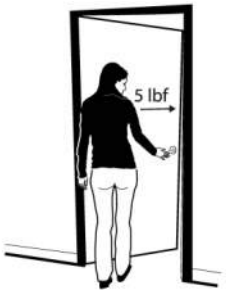
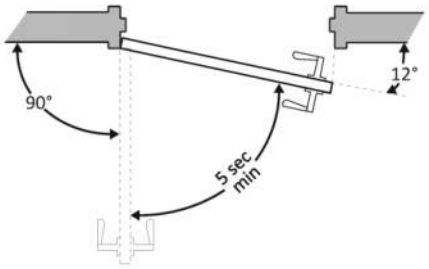
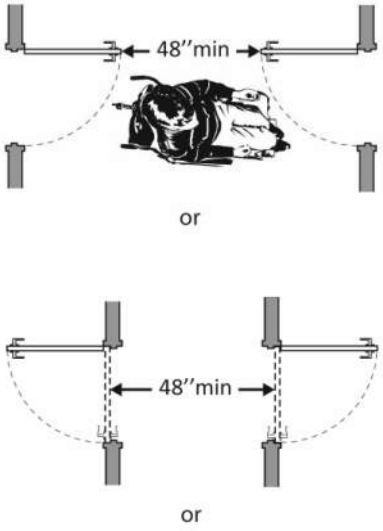
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

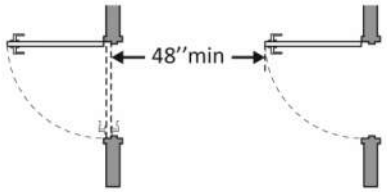
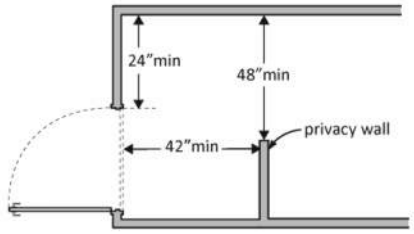
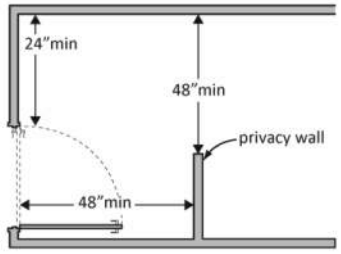
Toilet Room #2 Airport Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches					

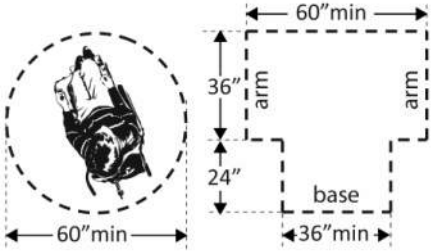
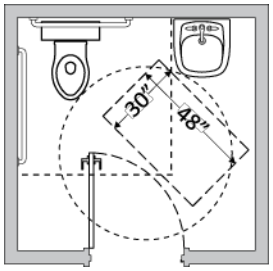
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Doorway width*	

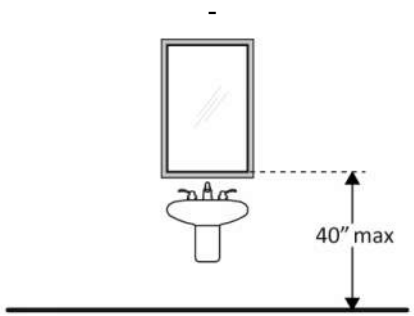
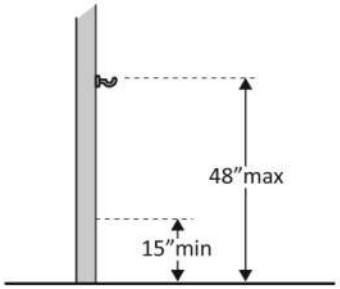
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **26"W x 53 ½"D** ☒Yes ☐No ☐N/A Measurement: **Open x open** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

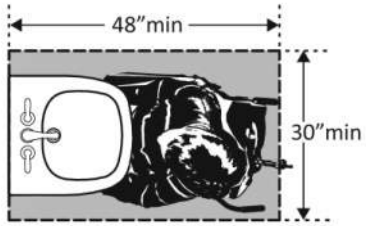
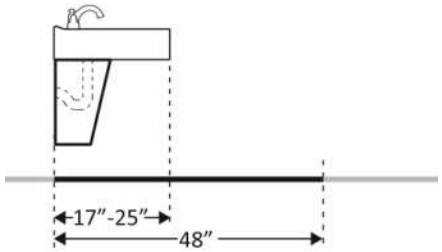
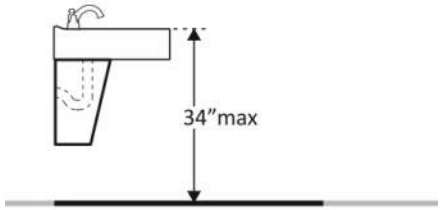
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A		 *Door handle*	• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40"**		 *Door handle height*	

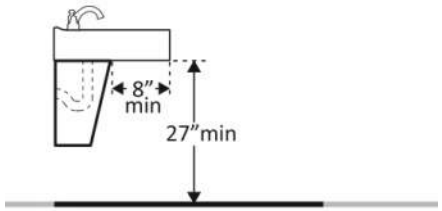
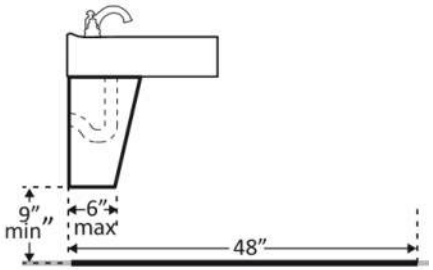
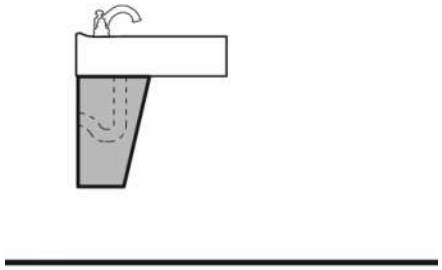
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **14 lbs**			• Adjust or replace closers • Install lighter doors • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

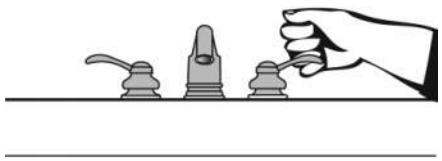
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☒No ☐N/A **25"**		 *Clear floor space*	

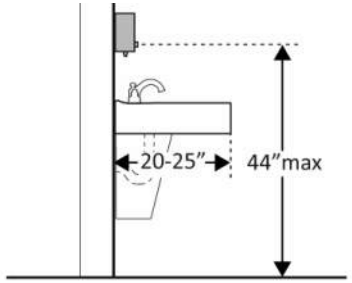
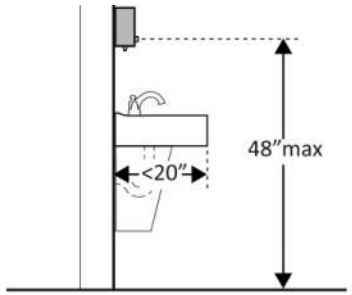
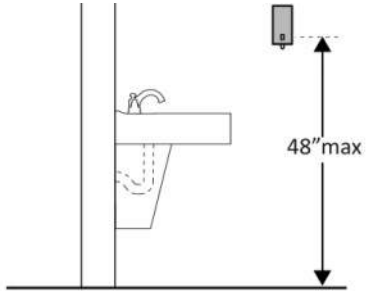
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Mirror height*	• relocate mirror to compliant height
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **67"**		 *Coat hook height*	• relocate coat hook

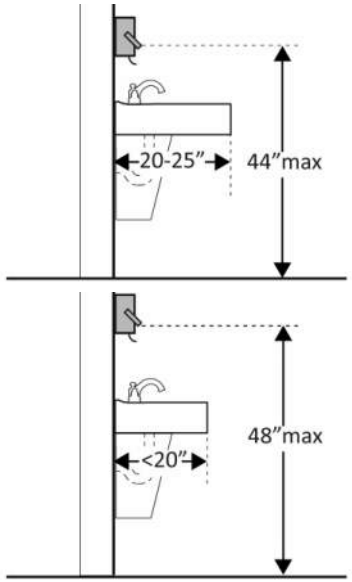
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **30 ¾"**		 *Lavatory height*	

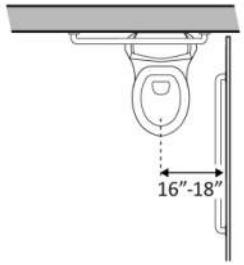
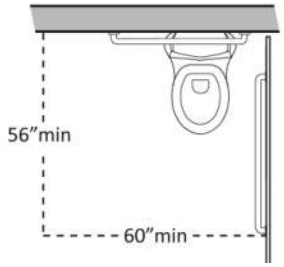
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **23"**		 *Lavatory clearance*	• relocate lavatory to compliant height
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Lavatory toe clearance & uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipe

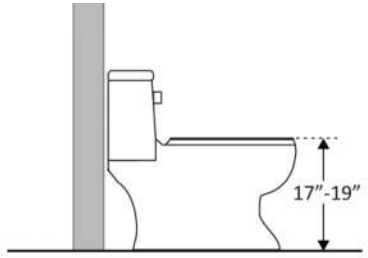
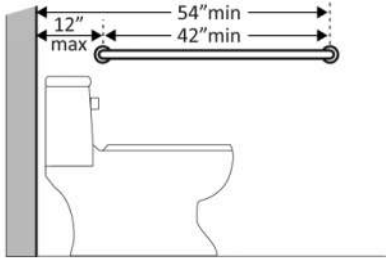
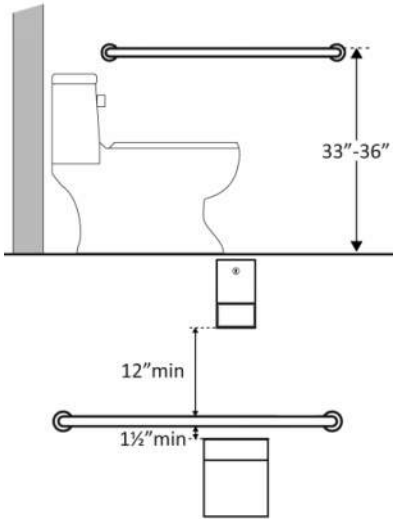
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

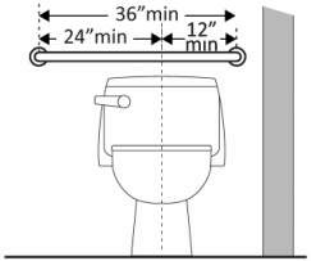
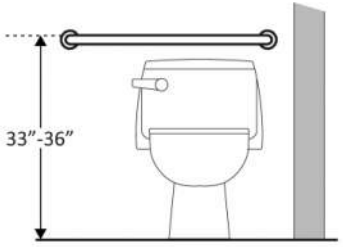
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

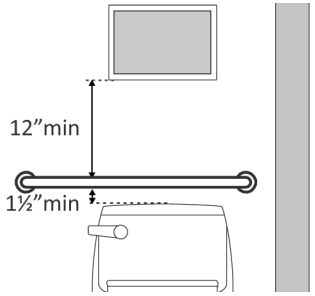
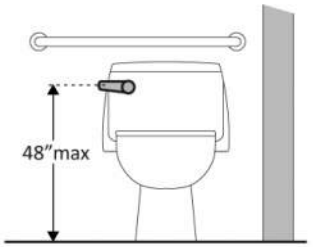
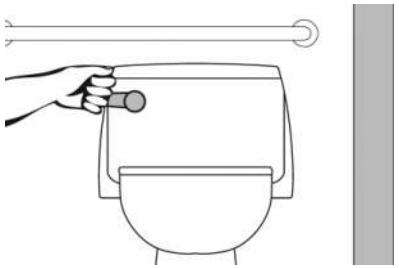
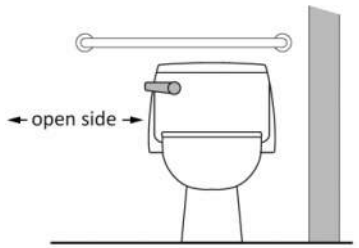
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

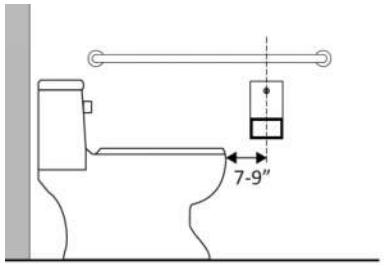
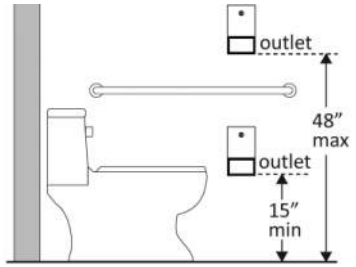
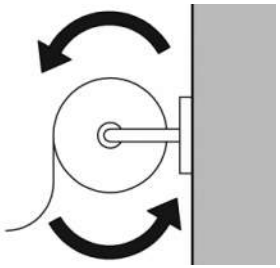
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **52"** ☐Yes ☒No ☐N/A **Tight grasp needed** ☐Yes ☐No ☒N/A		 *Paper towel dispenser height*	• replace towel dispenser with compliant dispenser that doesn't require tight grasping, pinching, or twisting • locate dispenser no higher than 48 inches above the floor

Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **15 ½"**		 *Toilet centerline from wall*	• relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **36"W x 72"D**			No action needed.

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19 ¼"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **43 ½"**		 *Grab bar – side wall*	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **43 ½"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **33 ½"**		 *Grab bar – rear wall*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **8"**			

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **2 ¾"**		 *Grab bar – objects below*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: **23 ¾"** ☐Yes ☒No ☐N/A Measurement: **11"** ☐Yes ☒No ☐N/A Measurement: **9"** ☒Yes ☐No ☐N/A Measurement: **33 ½"** ☒Yes ☐No ☐N/A Measurement: **15"**	 	 *Grab bar – water closet below*	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **0"** ☒Yes ☐No ☐N/A Measurement: **2 ¾"**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **30"**			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **5 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Stall configuration does not allow for complaint flush control access.

3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A **6"**		 *Water closet to toilet paper distance*	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

City Hall / Carnegie Building

August 22, 2018

24 N Center St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

City Hall / Carnegie Building

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

The City Hall and Carnegie Building was constructed over several phase, with three (3) significant building construction projects and miscellaneous renovations and improvements throughout the life of the building. The building is generally in good condition, with some portions being ADA compliant, and other portions not being compliant. The following facility notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

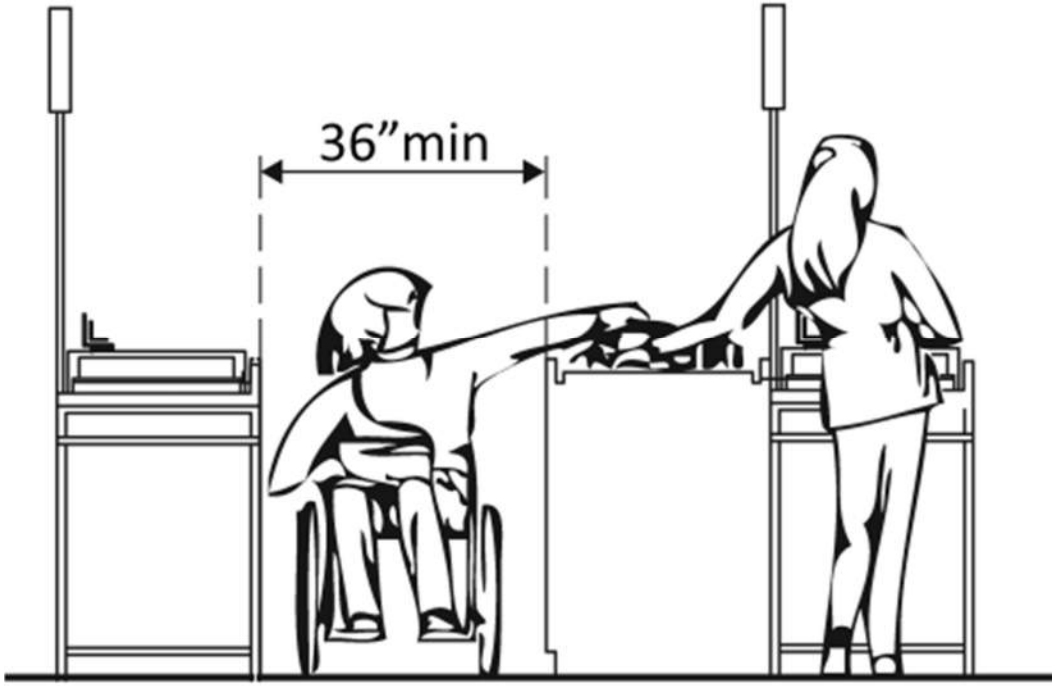
1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route. The doorway opening of the upper level engineering department appears to have a level change that exceeds the allowable floor slope.
   - 1.2. There are some wall-mounted objects that project into the accessible path of travel. These should be reviewed and corrected.
   - 1.3. Ramps and ramp handrails appear to be ADA-compliant.
2. **Elevators / lifts**
   - 2.1. The elevators generally appear ADA-compliant, but require some updates to be fully compliant.
   - 2.2. There are no platform lifts present in the facility.
3. **Signage**
   - 3.1. Room signs throughout the facility are of mixed type and height. Some are ADA-compliant, some are not.
   - 3.2. Wayfinding signage throughout the facility appears to generally be ADA-compliant.
   - 3.3. Building signage should be reviewed with a sign installer, and ADA-compliant signage should be installed.
4. **Doors, thresholds, hardware**
   - 4.1. Generally, most openings have ADA-compliant clearances or push-button automatic operators. Doors that are not ADA-compliant have been noted in the report. It is suggested to modify the surrounding conditions to allow for ADA-compliant clearances as technically feasible, or to install push-button automatic operators where there are physical limitations preventing alterations.
   - 4.2. Door thresholds are generally ADA-compliant except at doors noted in the report. It is suggested to replace existing thresholds, or add ADA-compliant sloped threshold extensions to make existing non-conforming thresholds to be ADA-compliant.
   - 4.3. Door hardware is of mixed type throughout the facility. Newer portions of the facility appear to have ADA-compliant lever handles; older portions of the facility have round knobs that should be replaced with ADA-compliant lever hardware.
   - 4.4. Most doors throughout the facility that have closer devices require too much force to open. The opening force cannot exceed 5lbs; it is recommended to adjust the closers to reduce the opening force to be at or under 5lbs.
5. **Controls**
   - 5.1. Generally, all controls are mounted at ADA-compliant heights.

6. **Seating**
   6.1. Dedicated seating areas appear to be ADA-compliant.
7. **Sales & Service Counters**
   7.1. It appears that the main reception desk was recently installed or modified to be ADA-compliant.
8. **Food Service**
   8.1. There is no dedicated food service area in the facility.
9. **Drinking Fountains**
   9.1. There are several drinking fountains throughout the facility. The drinking fountain identified in the report is located near the Parks and Recreation office entrance, and appears to be the most ADA-compliant drinking fountain in the facility. This drinking fountain appears to be fully ADA-compliant except that it projects too far into the path of travel. It is suggested to add a cane detection device as noted in the report.
10. **Restrooms**
   10.1. There are twelve (12) functioning restrooms throughout the facility that are of mixed age, condition and ADA-compliance.
   10.2. Restrooms throughout the older portion of the facility are generally non-complaint, and it would likely be technically infeasible to alter these to be fully compliant because of the age and construction of the facility. Restrooms throughout the newer portion of the facility are somewhat compliant, but many have minor deficiencies, and there are no fully compliant restrooms in the building.
   10.3. Restroom #2 is a single-occupant men's restroom located in the 2nd floor of the Parks and Recreation Building. This restroom appears to be newly remodeled and is very close to being fully ADA-compliant. It is suggested to correct the deficiencies noted in the report, and to add ADA-compliant directional signage at all other restrooms directing building occupants to this restroom.
   10.4. Restroom #3 is a single-occupant women's restroom located in the 2nd floor of the Parks and Recreation Building. This restroom appears to be newly remodeled and is very close to being fully ADA-compliant. It is suggested to correct the deficiencies noted in the report, and to add ADA-compliant directional signage at all other restrooms directing building occupants to this restroom.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: City Hall / Carnegie Building

Location: 24 N Center Street, Marshalltown, IA 50158

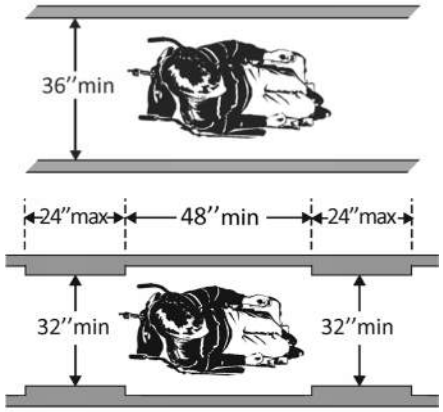
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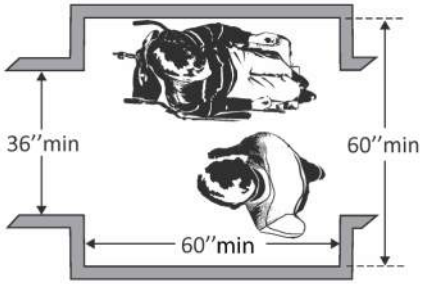
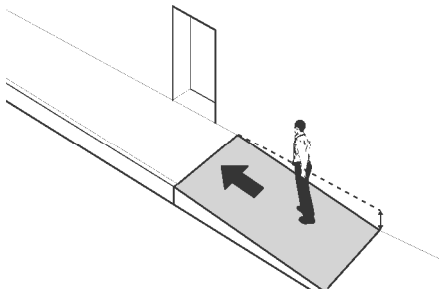
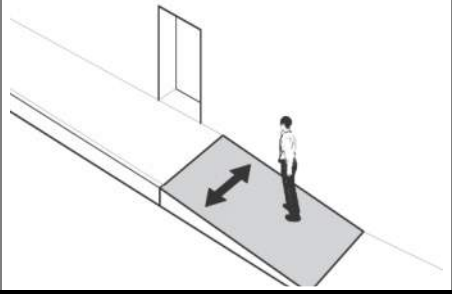
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

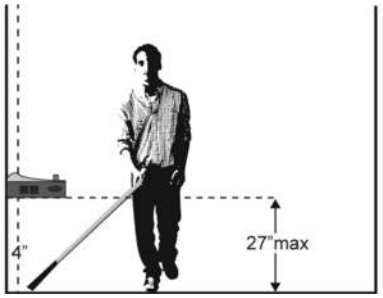
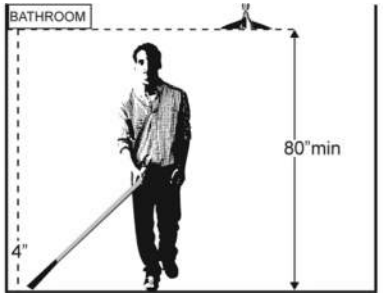
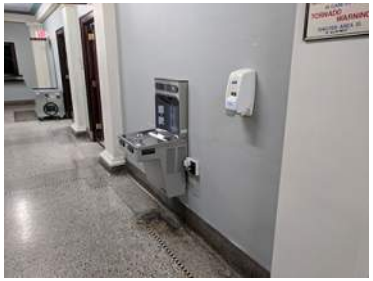
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

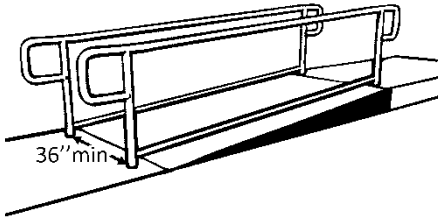
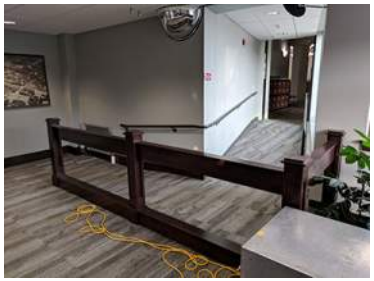
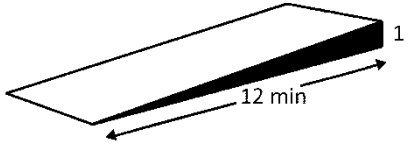
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

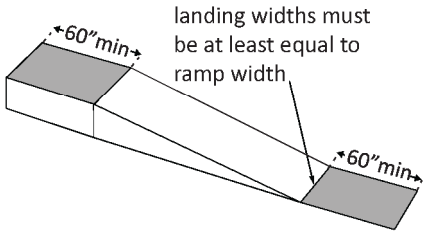
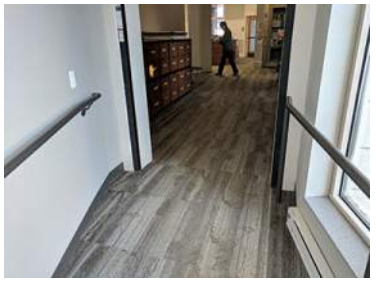
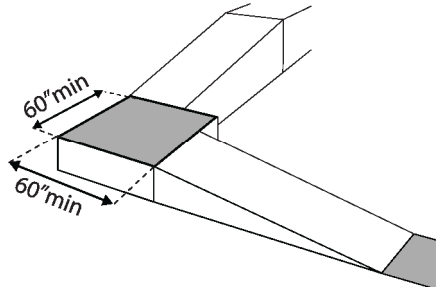
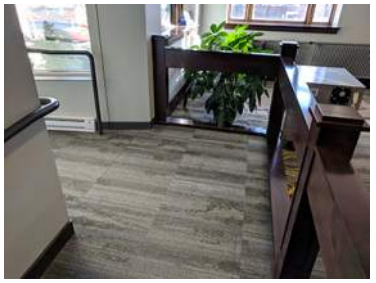
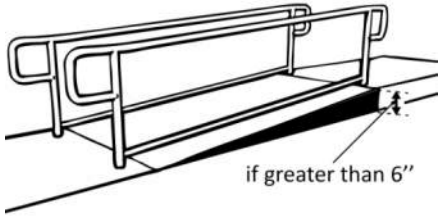
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		Main building entrance is not accessible, however, signage is provided directing public to accessible entrances on W State Street and N Center Street:  *W State Street Entrance*  *N Center Street Entrance*	

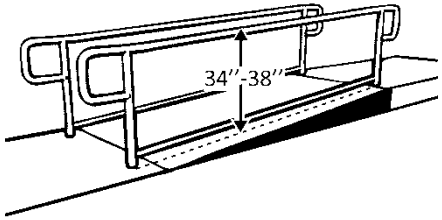
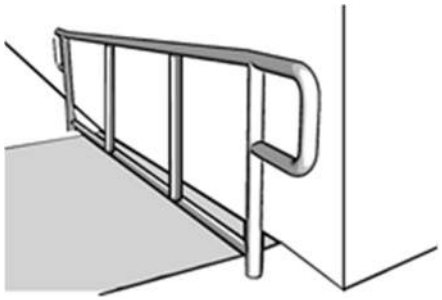
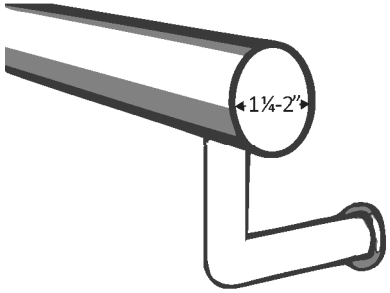
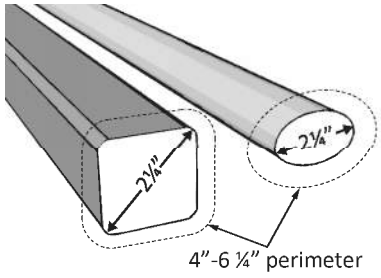
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☐Yes ☒No ☐N/A		Engineering Department entrance needs corrective work: 1. Door entrance is sloped at approx 12.5% incline. 2. Door push and pull side clearances are not ADA-compliant.  *Doorway opening to upper level Engineering Dept*	• If handrails are not desired, build up adjacent floor to less than 5% slope. This may not be feasible depending on extent of floor modification • At a minimum, the floor must be modified so that slope is no greater than 1:12 • After floor has been corrected, install hand rails on both sides of ramp • Remove door, or install push-button operator
2.3	Is the route stable, firm and slip-resistant? [40.2, 302.1]	☒Yes ☐No ☐N/A			
2.4	Is the route at least 36 inches wide? [403.5.1] Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.	☒Yes ☐No ☐N/A			

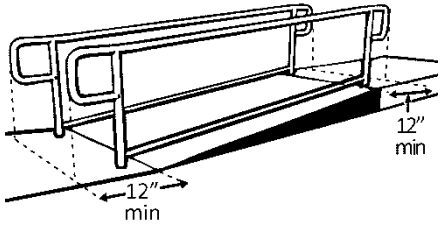
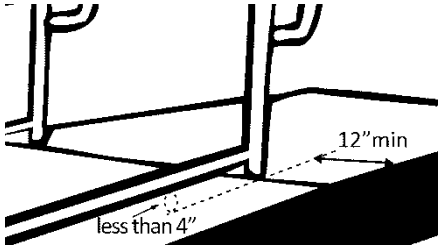
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☒Yes ☐No ☐N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.	☒Yes ☐No ☐N/A Measurement: n/a			
2.7	Is the cross slope no steeper than 1:48? [403.3]	☒Yes ☐No ☐N/A Measurement: n/a			

2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or	☐Yes ☒No ☐N/A	 Or  Or 	Multiple obstructions including ABHR (alcohol-based hand rub) dispensers, fire extinguishers, etc protrude into travel paths.  *Fire extinguisher protruding into circulation path*  *Drinking fountain and ABHR protruding into circulation path*	• Remove and/or relocation objects to be out of circulation paths • Add tactile warning such as permanent planter or partial walls
	If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or	☐Yes ☒No ☐N/A			
	Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☐Yes ☒No ☐N/A			

2.9	Are there elevators or platform lifts to all public stories?	☒Yes ☐No ☐N/A			
Ramps					
2.10	If there is a ramp, is it at least 36 inches wide? [405.5] Note: If there are handrails, measure between the handrails.	☒Yes ☐No ☐N/A Measurement: **51.75”**		*Clearance between handrails*	
2.11	Is the surface stable, firm and slip resistant? [405.4]	☒Yes ☐No ☐N/A		*Overall ramp*	
2.12	For each section of the ramp, is the running slope no greater than 1:12, i.e. for every inch of height change there are at least 12 inches of ramp run? [405.2] Note: Rises no greater than 3 inches with a slope no steeper than 1:8 and rises no greater than 6 inches with a slope no steeper than 1:10 are permitted when due to space limitations.	☒Yes ☐No ☐N/A Measurement: **Typical slope no greater than 1:12**		*Level showing 7/8” per 1’-0” slope*	

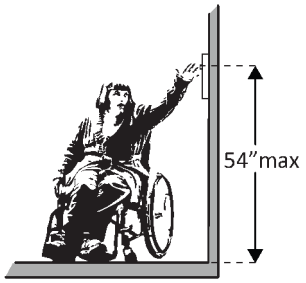
2.13	Is there a level landing that is at least 60 inches long and at least as wide as the ramp: At the top of the ramp? At the bottom of the ramp? [405.7.2, 405.7.3]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Bottom landing*  *Top landing*	
2.14	Is there a level landing where the ramp changes direction that is at least 60 x 60 inches? [405.7.4]	☒Yes ☐No ☐N/A		 *Intermediate landing*	
2.15	If the ramp has a rise higher than 6 inches are there handrails on both sides? [405.8]	☒Yes ☐No ☐N/A			

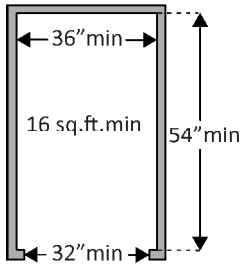
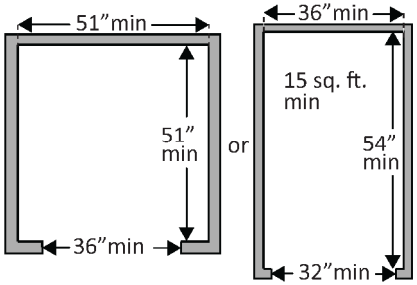
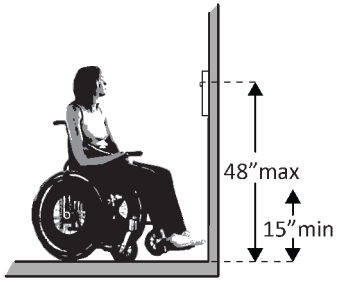
2.16	Is the top of the handrail gripping surface no less than 34 inches and no greater than 38 inches above the ramp surface? [505.4]	☒Yes ☐No ☐N/A Measurement: **35.75”**		 *Handrail height above ramp*	
2.17	Is the handrail gripping surface continuous and not obstructed along the top or sides? [505.3] If there are obstructions, is the bottom of the gripping surface obstructed no more than 20%? [505.6]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Ramp and handrails*	
2.18	If the handrail gripping surface is circular, is it no less than 1 ¼ inches and no greater than 2 inches in diameter? [505.7.1]	☒Yes ☐No ☐N/A Measurement: **1.5”**		 *Handrail diameter*	
2.19	If the handrail gripping surface is non-circular: Is the perimeter no less than 4 inches and no greater than 6¼ inches? Is the cross section no greater than 2¼ inches in diameter? [505.7.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

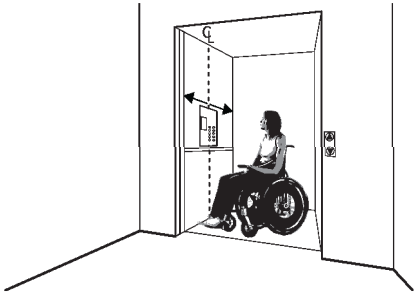
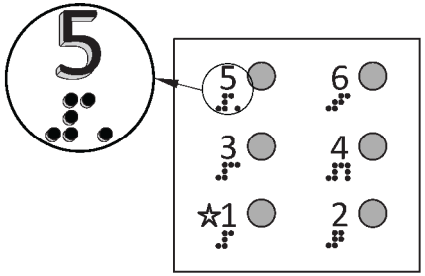
2.20	Does the handrail: Extend at least 12 inches horizontally beyond the top and bottom of the ramp? Return to a wall, guard, or landing surface? [505.10.1] Note: If a 12” extension would be hazardous (in circulation path), it is not required.	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Handrail extension at top of ramp (both sides)*  *Handrail extension at bottom of ramp (both sides)*	
2.21	To prevent wheelchair casters and crutch tips from falling off: Does the surface of the ramp extend at least 12 inches beyond the inside face of the handrail? Or Is there a curb or barrier that prevents the passage of a 4-inch diameter sphere? [405.9.1, 405.9.2]	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A		 *Intermediate ramp landing*	

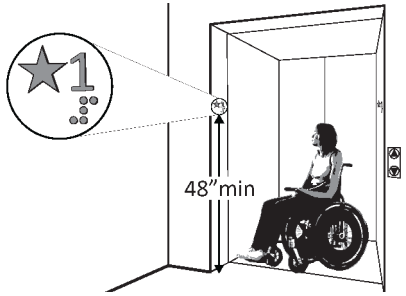
Elevators – Full Size & LULA (limited use, limited application) LULA elevators are often used in alterations.

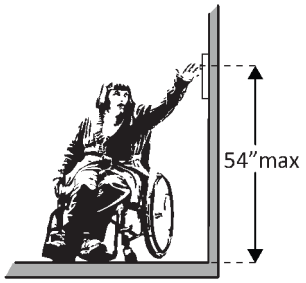
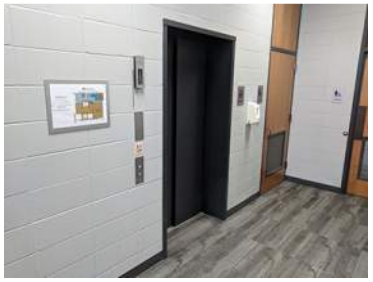
Elevator #1 – City Hall

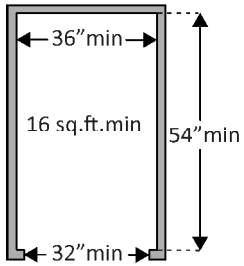
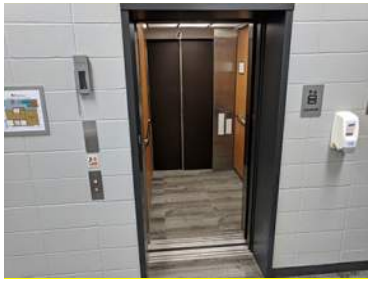
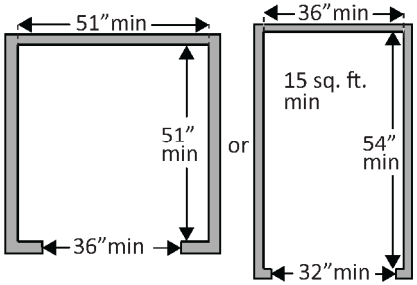
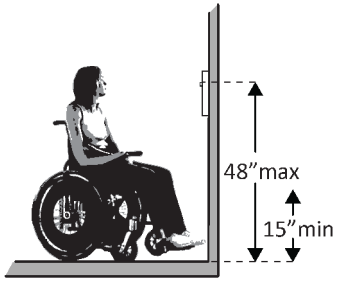
2.22	If there is a full size or LULA elevator, are the call buttons no higher than 54 inches above the floor? [407.2.1.1]	☒Yes ☐No ☐N/A Measurement: **43”**		 *Elevation #1 entrance*	
2.23	If there is a full size or LULA elevator, does the sliding door reopen automatically when obstructed by an object or person?* [407.3.3] * If constructed before 3/15/2012 and manually operated, the door is not required to reopen automatically	☒Yes ☐No ☐N/A			
2.24	If there is a LULA elevator with a swinging door: Is the door power- operated? Does the door remain open for at least 20 seconds when activated? [403.3.2]	 ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A Time: n/a			

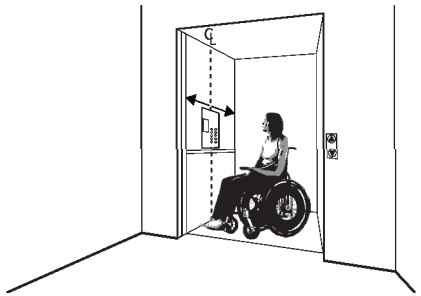
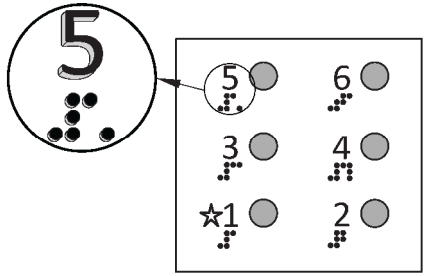
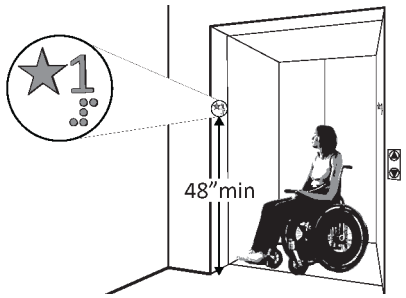
2.25	If there is a full-size elevator: Is the interior at least 54 inches deep by at least 36 inches wide with at least 16 sq. ft. of clear floor area? Is the door opening width at least 32 inches? [407.4.1 Exception]	☒Yes ☐No ☐N/A Measurement: **64" w x 85.5" d** ☒Yes ☐No ☐N/A Measurement: **43.25"**		 *City Hall elevator cab*	
2.26	If there is a LULA elevator, is the interior: At least 51 inches deep by 51 inches wide with a door opening width of at least 36 inches? Or At least 54 inches deep by at least 36 inches wide with at least 15 sq. ft. of clear floor area and a door opening width of at least 32 inches? [408.4.1 Exceptions 1 and 2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
2.27	If there is a full size or LULA elevator, are the in-car controls: No less than 15 inches and no greater than 48 inches above the floor? No less than 15 inches and no greater than 54 inches above the floor in existing elevators	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A		 *Call buttons are between 45" and 54"*	

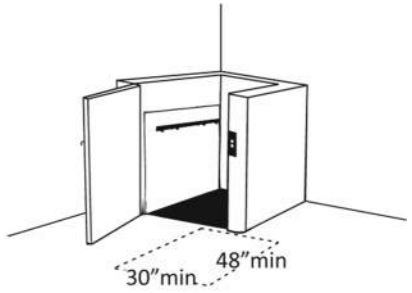
2.28	If there is a LULA elevator, are the in-car controls centered on a side wall? [408.4.6]	☐Yes ☐No ☒N/A			
2.29	If there is a full size or LULA elevator: Are the car control buttons designated with raised characters? Are the car control buttons designated with Braille? [407.4.7.1, 703.2]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Car control buttons*	
2.30	If there is a full-size elevator, are there audible signals which sound as the car passes or is about to stop at a floor? [407.4.8]	☐Yes ☒No ☐N/A			• Audible signals are recommended, but not required for existing elevators

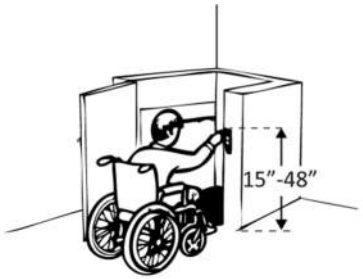
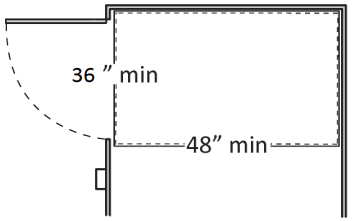
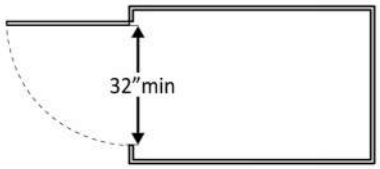
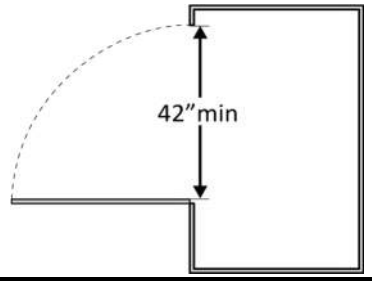
2.31	If there is a full size or LULA elevator: Is there a sign on both door jambs at every floor identifying the floor? Is there a tactile star on both jambs at the main entry level? Do text characters contrast with their backgrounds? Are text characters raised? Is there Braille? Is the sign mounted between 48 inches to the baseline of the lowest character and 60 inches to the baseline of the highest character above the floor?* [407.2.3, 408.2.3] * If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Typical signage at elevator jambs*	• Install tactile star signs at main level

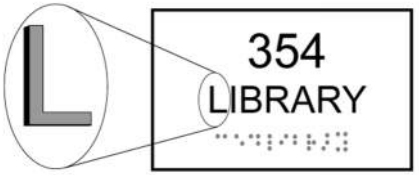
Elevators – Full Size & LULA (limited use, limited application) LULA elevators are often used in alterations. **Elevator #2 – Carnegie Building**					
2.22	If there is a full size or LULA elevator, are the call buttons no higher than 54 inches above the floor? [407.2.1.1]	☒Yes ☐No ☐N/A Measurement: **39”**		 *Elevator #2 entrance*	
2.23	If there is a full size or LULA elevator, does the sliding door reopen automatically when obstructed by an object or person?* [407.3.3] * If constructed before 3/15/2012 and manually operated, the door is not required to reopen automatically	☒Yes ☐No ☐N/A			
2.24	If there is a LULA elevator with a swinging door: Is the door power- operated? Does the door remain open for at least 20 seconds when activated? [403.3.2]	 ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A Time: n/a			

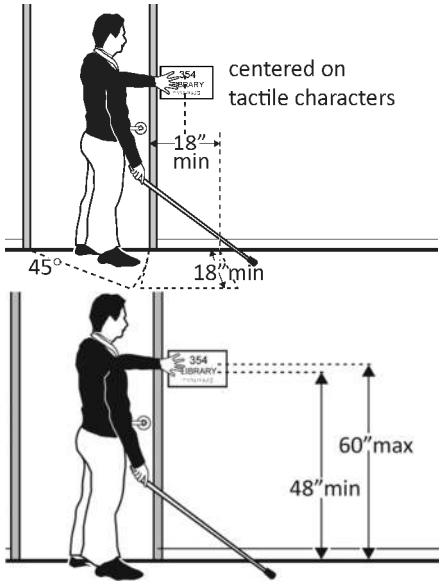
2.25	If there is a full-size elevator: Is the interior at least 54 inches deep by at least 36 inches wide with at least 16 sq. ft. of clear floor area? Is the door opening width at least 32 inches? [407.4.1 Exception]	☒Yes ☐No ☐N/A Measurement: **55”W x 65”D** ☒Yes ☐No ☐N/A Measurement: **40”**		 *Elevator #2 cab interior*	
2.26	If there is a LULA elevator, is the interior: At least 51 inches deep by 51 inches wide with a door opening width of at least 36 inches? Or At least 54 inches deep by at least 36 inches wide with at least 15 sq. ft. of clear floor area and a door opening width of at least 32 inches? [408.4.1 Exceptions 1 and 2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
2.27	If there is a full size or LULA elevator, are the in-car controls: No less than 15 inches and no greater 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **39”**		 *Elevator #2 car controls*	

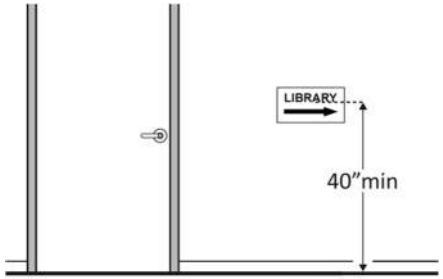
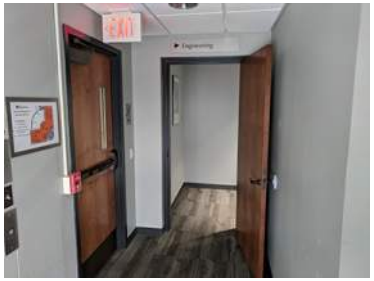
2.28	If there is a LULA elevator, are the in-car controls centered on a side wall? [408.4.6]	☐Yes ☐No ☒N/A			
2.29	If there is a full size or LULA elevator: Are the car control buttons designated with raised characters? Are the car control buttons designated with Braille? [407.4.7.1, 703.2]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A		 *Interior control buttons*	• Change buttons to have raised characters
2.30	If there is a full-size elevator, are there audible signals which sound as the car passes or is about to stop at a floor? [407.4.8]	☐Yes ☒No ☐N/A			• Audible signals are recommended, but not required for existing elevators
2.31	If there is a full size or LULA elevator: Is there a sign on both door jambs at every floor identifying the floor? Is there a tactile star on both jambs at the main entry level? Do text characters contrast with their backgrounds? Are text characters raised? Is there Braille?	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A		 *Typical signage at elevator jambs*	• Install ADA compliant identification

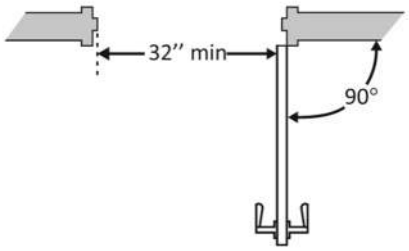
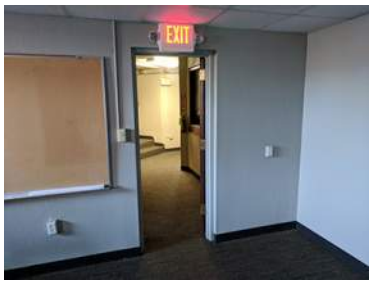
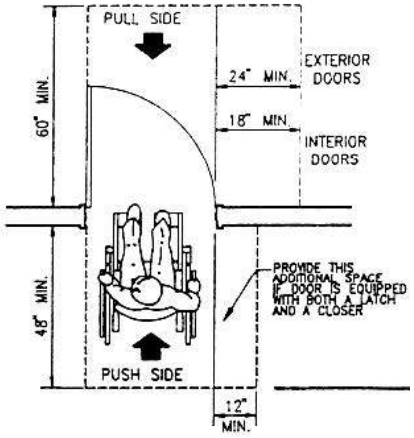
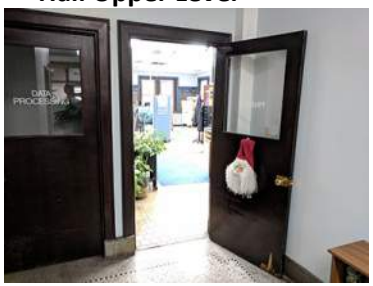
	Is the sign mounted between 48 inches to the baseline of the lowest character and 60 inches to the baseline of the highest character above the floor?* [407.2.3, 408.2.3] * If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required	☒Yes ☐No ☐N/A			
Platform Lifts					
2.32	If a lift is provided, can it be used without assistance from others? [410.1]	☐Yes ☐No ☒N/A			
2.33	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a person using a wheelchair to approach and reach the controls to use the lift? [410.5]	☐Yes ☐No ☒N/A			

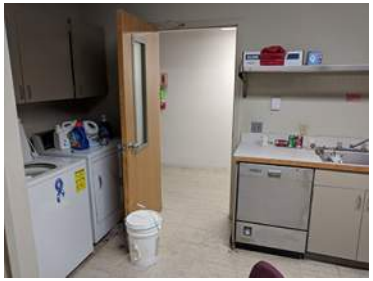
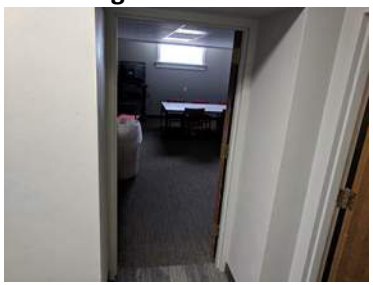
2.34	Are the lift controls no less than 15 inches and no greater than 48 inches above the floor? [410.5]	☐Yes ☐No ☒N/A			
2.35	Is there a clear floor space at least 36 inches wide by at least 48 inches long inside the lift? [410.3]	☐Yes ☐No ☒N/A			
2.36	If there is an end door, is the clear opening width at least 32 inches? [410.6]	☐Yes ☐No ☒N/A			
2.37	If there is a side door, is the clear opening width at least 42 inches? [410.6]	☐Yes ☐No ☒N/A			

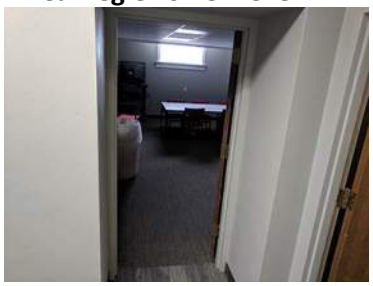
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.					
2.38	If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]			Signs throughout the Carnegie Building have contrasting colors, raised text, Braille, are mounted in the correct position and at the correct height.  *Typical interior sign type at Carnegie Building (ADA compliant where installed)*  *Typical mounting height of interior sign at Carnegie Building (ADA compliant)*	• Install ADA compliant signage at all permanent rooms, offices and spaces • Many rooms, offices and other permanent spaces do not have any signs. It is recommended to work directly with a signage installer to identify rooms and signage strategies to provided ADA compliant signage
	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		
	Are text characters raised? [703.2]	☒Yes ☐N/A	☒No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☒No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐N/A	☒No		
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2]	☒Yes ☐N/A	☒No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering				

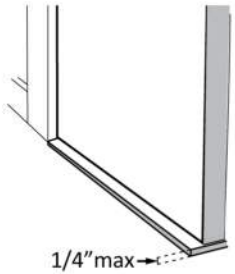
protruding objects or standing within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.	☒Yes ☐N/A ☒No		Signs throughout the City Hall are mounted above or on the doors. Most signs have contrasting colors that are easily legible, but do not have raised characters or Braille, nor are they mounted at the correct height.  *Typical interior sign type at Carnegie Building (not ADA compliant)*	

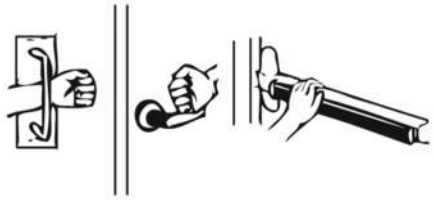
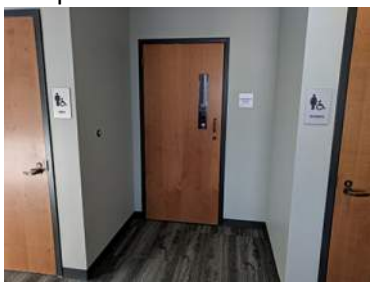
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Typical directional signage at Carnegie Building (next to door)*  *Typical directional signage at Carnegie Building (above door)*	

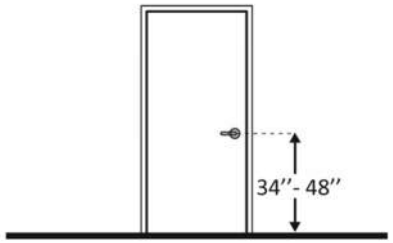
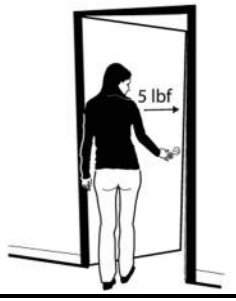
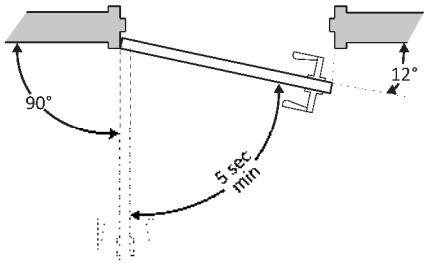
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☒No ☐N/A		Nearly all doors throughout the facility have a clear width of at least 32".  *Lower level conference room door leading to restroom and exit*	• Remove door and/or frame to create ADA-compliant opening (32" minimum width) • Provide directional signage indicating ADA-complaint route around this area.
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☒No ☐N/A Measurement: **Varies** ☒Yes ☒No ☐N/A Measurement: **Varies, see dimensions noted for doors** ☒Yes ☐No ☐N/A		Several doors do not comply. Non-compliant clearance dimensions are noted below each door: **1. Finance Dept Door, City Hall Upper Level**  Push side = 2.75"	

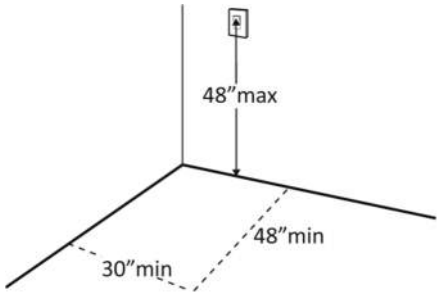
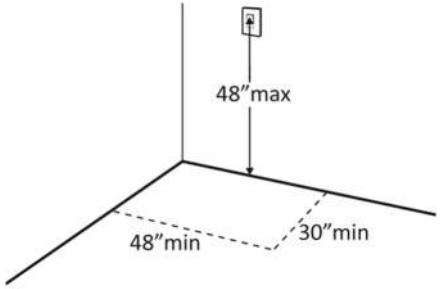
			2. Conference Room, City Hall Lower Level  Pull side = 16” **3. Break/Serving, City Hall Lower Level**  Pull side = 3.5” **4. Conference Room, Carnegie Lower Level 1**  Pull side = 13.5” Push side = 2”	

			5. Conference Room, Carnegie Lower Level 2  Pull side = 4.5”	

2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A Measurement: n/a ☒Yes ☐No ☐N/A Measurement: n/a ☒Yes ☐No ☐N/A Measurement: n/a	  	Door threshold types and heights vary throughout the facility, but all appear to comply with these requirements.	

2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☒No ☐N/A ☒Yes ☒No ☐N/A ☒Yes ☒No ☐N/A		Doors throughout the Carnegie Building have hardware that is ADA compliant.  *Typical door handles and pulls throughout Carnegie Building* Most doors throughout the City Hall Building have doors with knobs that require grasping and are not ADA compliant.  *Example of non-complaint knob at City Hall*	• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware

2.44	Are the operable parts of the hardware no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			
2.45	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.	☐Yes ☒No ☐N/A		Door opening force varies throughout the facility, but it does not appear that any doors comply with this requirement.	• Adjust or replace closers • Install lighter doors • Install power-assisted or automatic door openers
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A		Door closing speed varies throughout the facility, but it does not appear that any doors comply with this requirement.	• Adjust or replace closers • Install lighter doors • Install power-assisted or automatic door openers

Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A	 	Control locations vary, but all controls appear to have adequate forward or parallel approach clearance. The only controls that appear to be accessible by the public are light switches. Most appear to be mounted no higher than 48" above the floor and appear to comply, but some are mounted above 48" above the floor, however, these appear to be mounted below 54" and can be accessed by parallel approach.	
2.51	Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Typical light switch*	

Seating: Assembly Areas – theaters, auditoriums, stadiums, theater style classrooms, etc.

2.52 Are an adequate number of wheelchair spaces provided? [221.2.1]

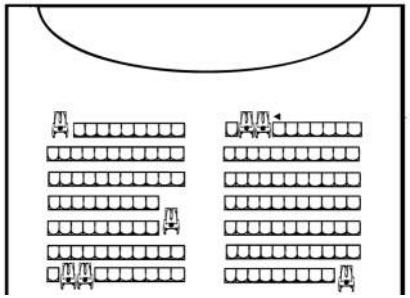
☒Yes ☐No ☐N/A

# of Seats	Wheelchair Spaces
4 - 25	1
26 - 50	2
51 - 150	4
151 - 300	5
300+ see 2010 Standards 221.2.1.	

Council Chambers has non-fixed seating that allows for multiple wheelchairs throughout the audience seating area.

2.53 Are wheelchair spaces dispersed to allow location choices and viewing angles equivalent to other seating, including specialty seating areas that provide distinct services and amenities? [221.2.3]

☒Yes ☐No ☐N/A



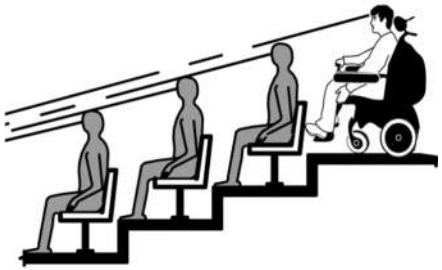
Council Chambers has non-fixed seating that allows for flexible placement of wheelchairs throughout the audience seating area.



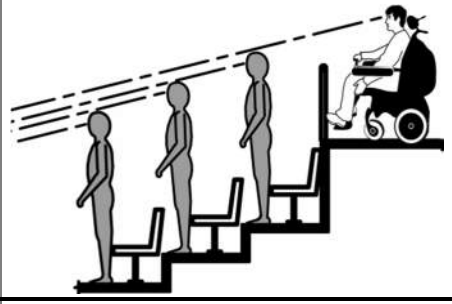
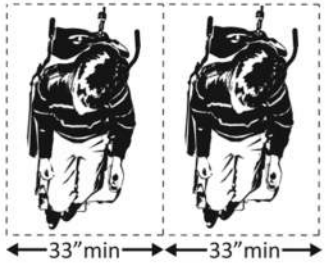
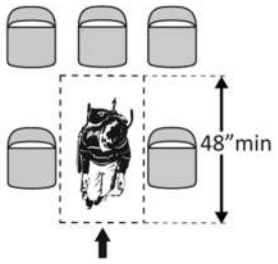
Council Chambers

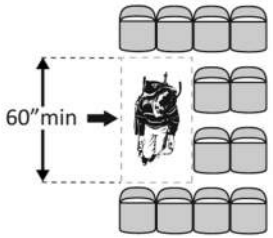
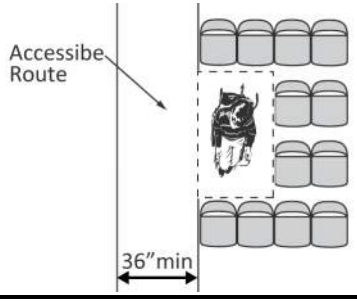
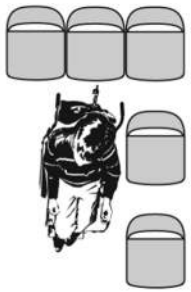
2.54 Where people are expected to remain seated, do people in wheelchair spaces have a clear line of sight over and between the heads of others in front of them? [802.2.1.1, 802.1.1.2]

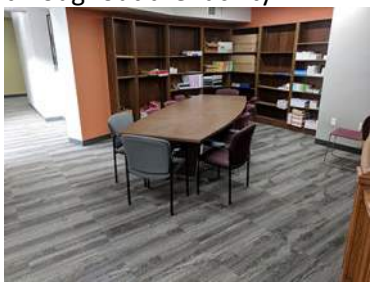
☒Yes ☐No ☐N/A

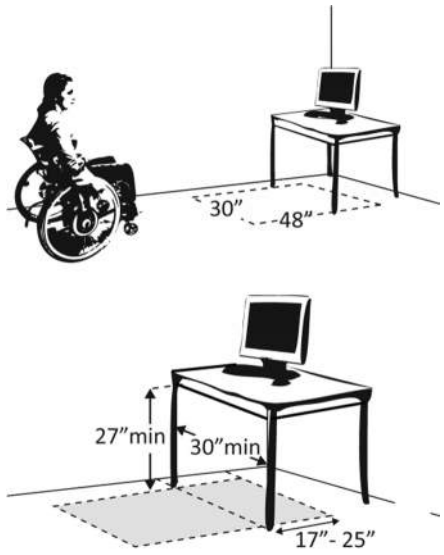
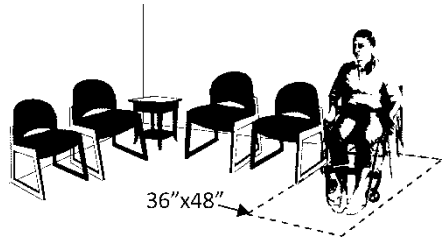


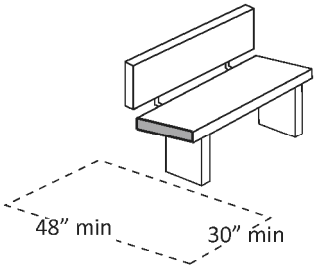
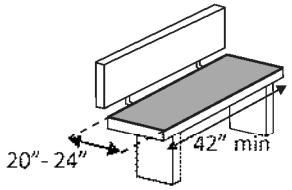
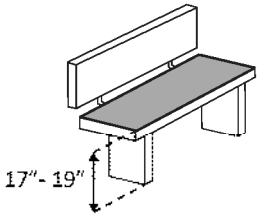
Council table is elevated and provides equal viewing angle for all audience members.

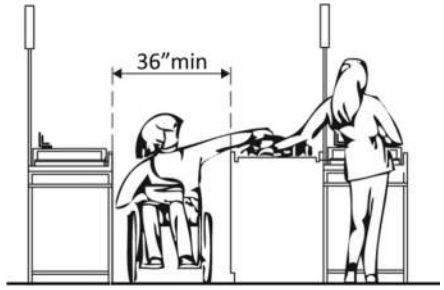
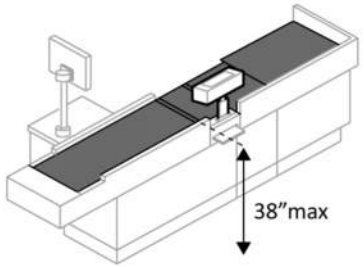
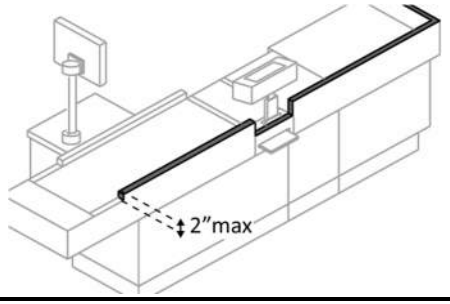
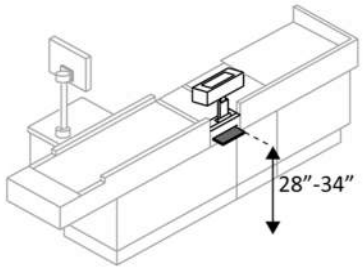
2.55	Where people are expected to stand, do people in wheelchair spaces have a clear line of sight over and between the heads of others in front of them? [802.2.2.1, 802.1.2.2]	☐Yes ☐No ☒N/A			
2.56	If there is a single wheelchair space, is it at least 36 inches wide? [802.1.2]	☐Yes ☐No ☒N/A Measurement: n/a			
2.57	If there are two adjacent wheelchair spaces, are they each at least 33 inches wide? [802.1.2]	☐Yes ☐No ☒N/A Measurement: n/a			
2.58	If the wheelchair space can be entered from the front or rear, is it at least 48 inches deep? [802.1.3]	☐Yes ☐No ☒N/A Measurement: n/a			

2.59	If the wheelchair space can only be entered from the side, is it at least 60 inches deep? [802.1.3]	☐Yes ☐No ☒N/A Measurement: n/a			
2.60	Do wheelchair spaces adjoin, but not overlap, accessible routes? [802.1.4]	☐Yes ☐No ☒N/A			
2.61	Is there at least one companion seat for each wheelchair space? [221.3]	☐Yes ☐No ☒N/A			
2.62	Is the companion seat located so the companion is shoulder-to-shoulder with the person in a wheelchair? [802.3.1]	☐Yes ☐No ☒N/A			
2.63	Is the companion seat equivalent in size, quality, comfort and amenities to seating in the immediate area? [802.3.2]	☐Yes ☐No ☒N/A			

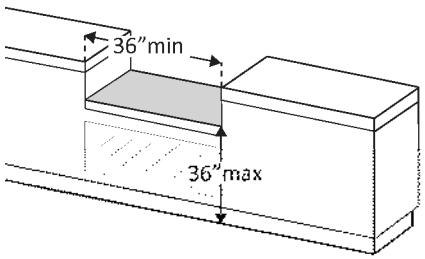
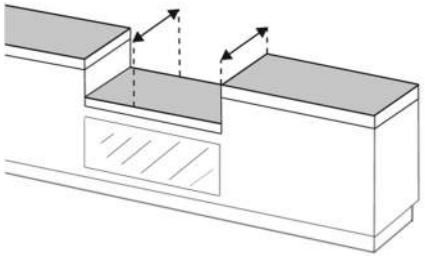
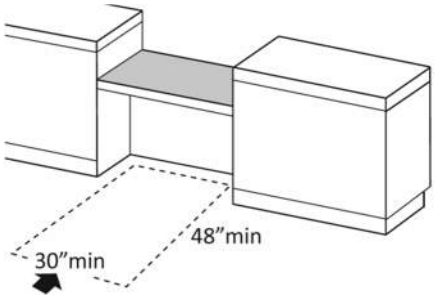
Seating: At dining surfaces (restaurants, cafeterias, bars, etc.) and non-employee work surfaces (libraries, conference rooms, etc.)					
2.64	Are at least 5%, but no fewer than one, of seating and standing spaces accessible for people who use wheelchairs? [226.1]	☒Yes ☐No ☐N/A		There are multiple non-fixed tables and work stations throughout the facility.  *Typical non-fixed table*	
2.65	Is there a route at least 36 inches wide to accessible seating? [403.5.1]	☒Yes ☐No ☐N/A			
2.66	At the accessible space(s), is the top of the accessible surface no less than 28 inches and no greater than 34 inches above the floor? [902.3] Note: If for children, the top should be no less than 26 inches and no greater than 30 inches above the floor.	☒Yes ☐No ☐N/A		Table and work station heights vary, but all appear to comply with this requirement.	

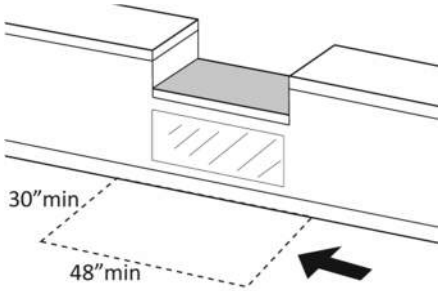
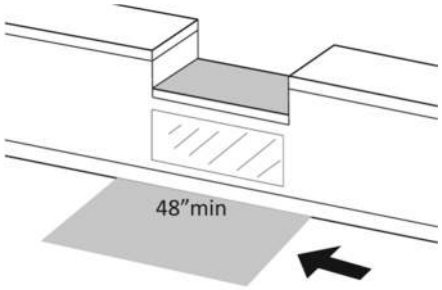
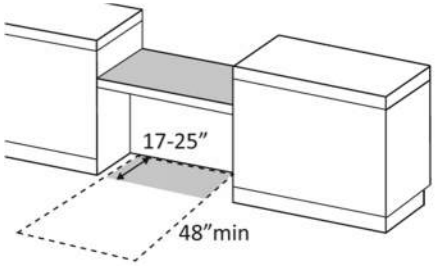
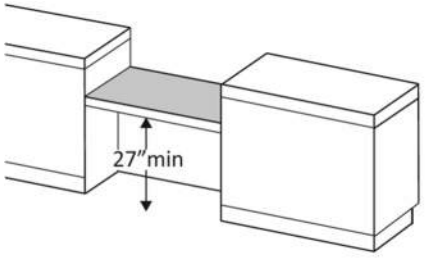
2.67	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward approach? [305.3] Does it extend no less than 17 inches and no greater than 25 inches under the surface? Is there knee space at least 27 inches high and at least 30 inches wide? [306.2, 306.3] Note: If for children, the knee space may be 24 inches high.	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
Seating: General – reception areas, waiting rooms, etc.					
2.68	Is there at least one space at least 36 inches wide by at least 48 inches long for a person in a wheelchair? [802.1.2, 802.1.3]	☒Yes ☐No ☐N/A		There are several waiting areas; all appear to have space for a wheelchair.	
Benches – In locker rooms, dressing rooms, fitting rooms This section does not apply to any other benches.					
2.69	In locker rooms, dressing rooms and fitting rooms, is there at least one room with a bench?	☐Yes ☐No ☒N/A		No public locker or dressing rooms.	

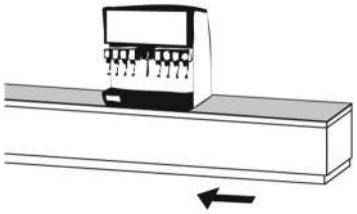
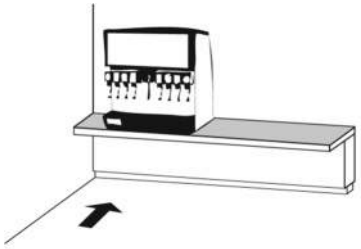
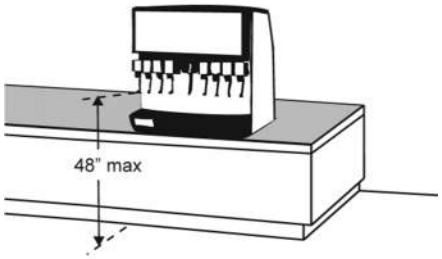
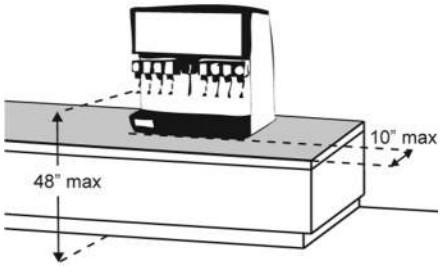
	[222.1, 803.4]				
2.70	Is there a clear floor space at least 30 inches wide by at least 48 inches long at the end of the bench and parallel to the short axis of the bench?	☐Yes ☐No ☒N/A			
	Is the bench seat at least 42 inches long and no less than 20 inches and no greater than 24 inches deep?	☐Yes ☐No ☒N/A			
	Does the bench have back support or is it affixed to a wall?	☐Yes ☐No ☐N/A			
	Is the top of the bench seat no less than 17 inches and no greater than 19 inches above the floor? [903]	☐Yes ☐No ☐N/A			

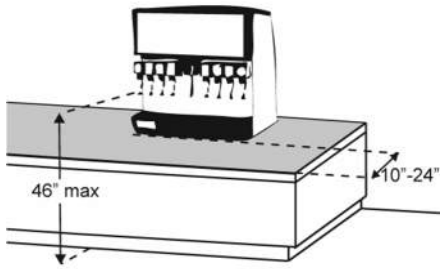
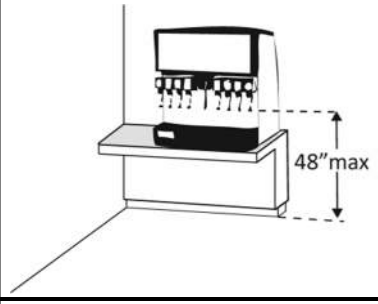
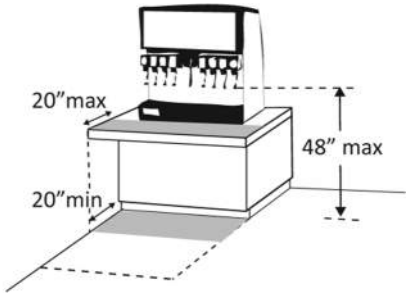
Check-Out Aisles – supermarkets, large retail stores, etc.					
2.71	Is the aisle at least 36 inches wide? [904.3.1]	☐Yes ☐No ☒N/A		No checkout aisle present in building.	
2.72	Is the counter surface of at least one aisle no higher than 38 inches above the floor? [904.3.2]	☐Yes ☐No ☒N/A			
2.73	Is the top of the counter edge protection no higher than 2 inches above the counter surface? [904.3.2]	☐Yes ☐No ☒N/A			
2.74	If there is a check writing surface, is the top no less than 28 inches and no greater than 34 inches above the floor? [904.3.3]	☐Yes ☐No ☒N/A			

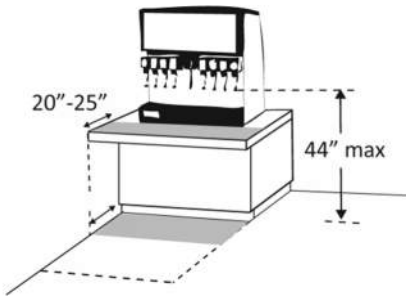
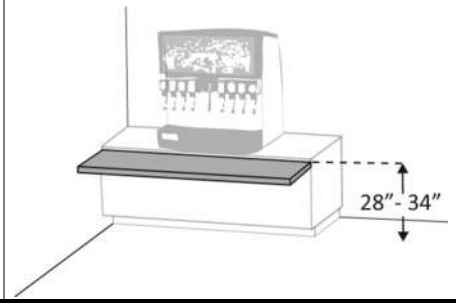
2.75	If there is more than one check-out aisle is there a sign with the International Symbol of Accessibility at the accessible aisle? [216.11]	☐Yes ☐No ☒N/A			

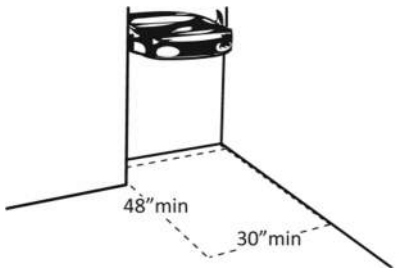
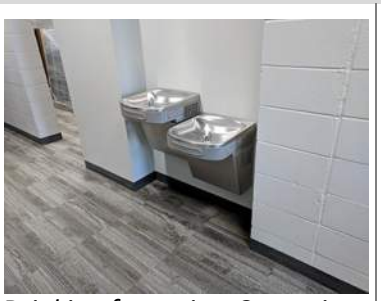
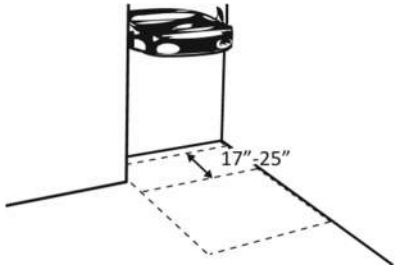
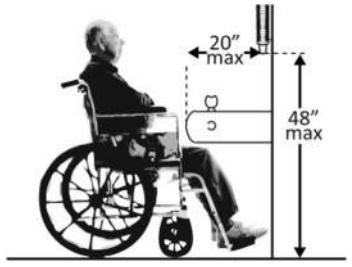
Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Transaction counter at Carnegie Building*	
2.77	Does the accessible portion of the counter extend the same depth as the counter top? [904.4]	☒Yes ☐No ☐N/A			
2.78	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [904.4]	☒Yes ☐No ☐N/A ☐Forward ☒Parallel	 Or		

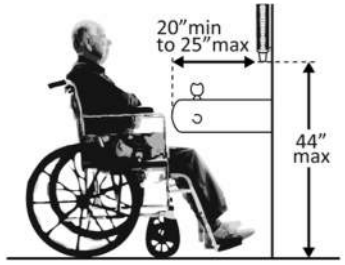
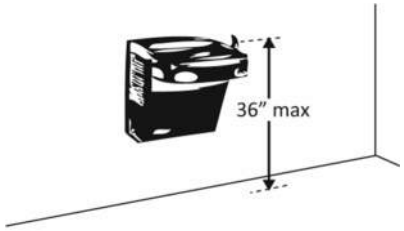
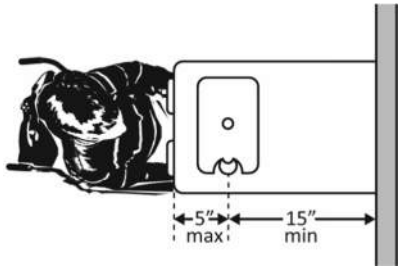
					
2.79	For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]	☒Yes ☐No ☐N/A			
2.80	For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the counter? [306.2.2, 306.2.3] Is there at least 27 inches clearance from the floor to the bottom of the counter? [306.3.1]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 		

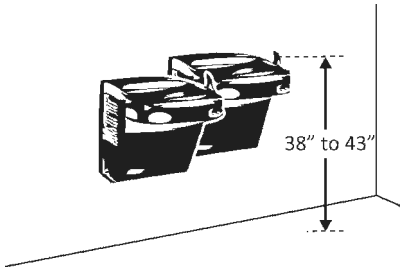
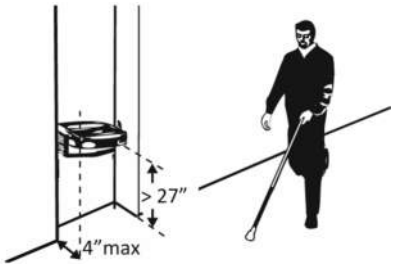
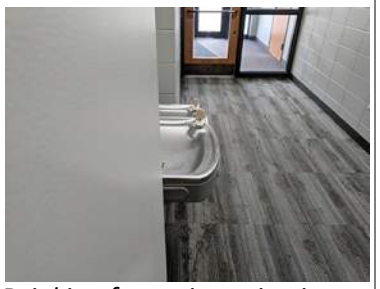
Food Service Lines – in cafeterias, salad bars, eat-in fast food establishments, etc.					
2.81	Does at least one of each type of self-service shelf or dispensing device for tableware, dishware, condiments, food and beverages have a forward or parallel approach? [904.5.1]	☐Yes ☐No ☒N/A ☐Parallel ☐Forward	 Or 	No public food service lines throughout facility.	
2.82	If there is an unobstructed parallel approach, is the shelf or dispensing device no higher than 48 inches above the floor? [308.3.1]	☐Yes ☐No ☒N/A			
2.83	If there is a shallow obstruction no deeper than 10 inches with a parallel approach, is the shelf or dispensing device no higher than 48 inches above the floor? [308.3.1]	☐Yes ☐No ☒N/A			

2.84	If there is an obstruction no less than 10 inches and no greater than 24 inches deep with a parallel approach, is the shelf or dispensing device no higher than 46 inches above the floor? [308.3.2]	☐Yes ☐No ☒N/A			
2.85	If there is an unobstructed forward approach, is the shelf or dispensing device no higher than 48 inches above the floor? [308.2.1]	☐Yes ☐No ☒N/A			
2.86	If there is an obstruction no deeper than 20 inches with a forward approach: Does clear floor space extend under the obstruction that is at least the same depth as the obstruction? Is the shelf or dispensing device no higher than 48 inches above the floor? [904.5.1]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

2.87	If the obstruction is no less than 20 inches and no greater than 25 inches deep with a forward approach: Does clear floor space extend under the obstruction that is at least the same depth as the obstruction? Is the shelf or dispensing device no higher than 44 inches above the floor? [904.5.1]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
2.88	If there is a tray slide, is the top no less than 28 inches and no greater than 34 inches above the floor? [904.5.2]	☐Yes ☐No ☒N/A			

Drinking Fountains					
2.89	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A		 *Drinking fountains, Carnegie Building main level*	
2.90	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☒Yes ☐No ☐N/A			
2.91	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A			

2.92	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A			
2.93	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
2.94	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☒Yes ☐No ☐N/A			
2.95	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			

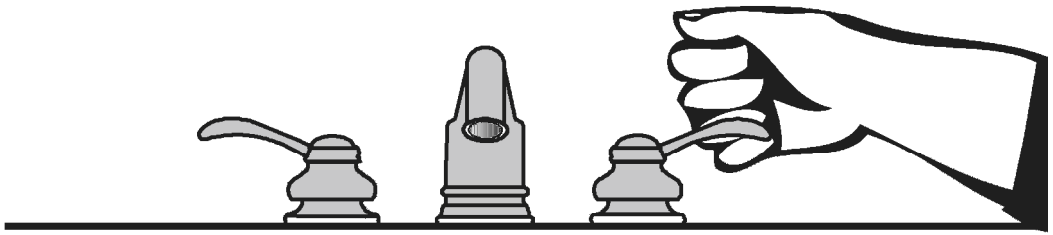
2.96	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
2.97	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☐Yes ☒No ☐N/A Measurement: **7.5"**		 *Drinking fountain projection from wall*	• Adjust drinking fountain • Replace drinking fountain • Add tactile warning such as permanent planter, partial walls or cane detection rail below drinking fountain

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The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: City Hall / Carnegie Building

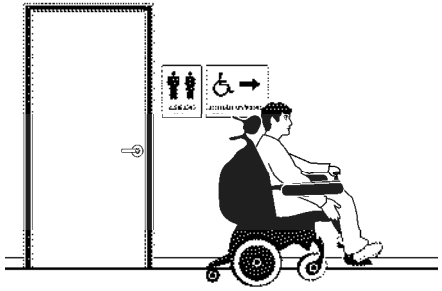
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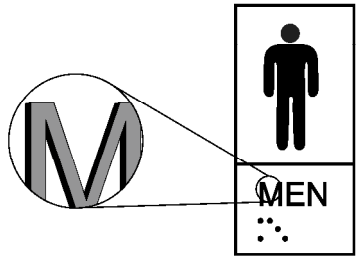
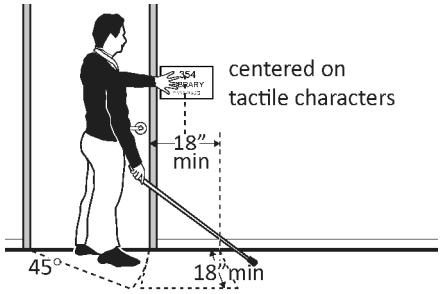
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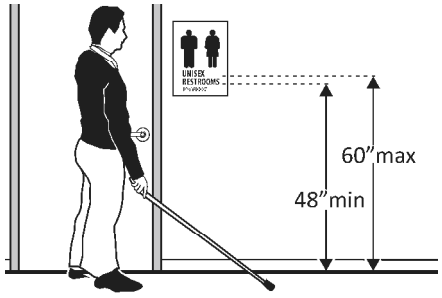
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

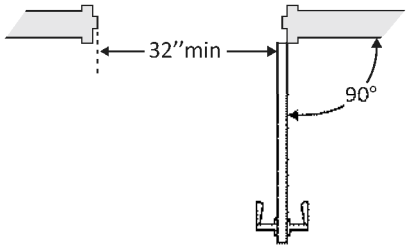
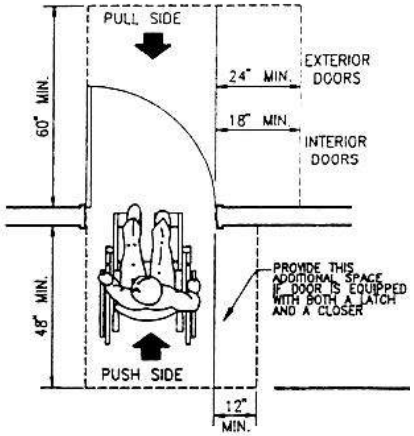
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

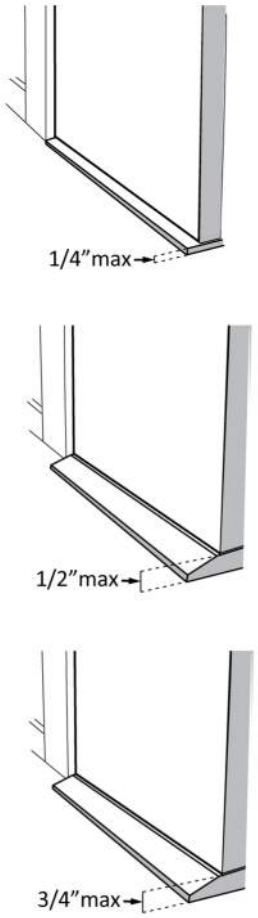
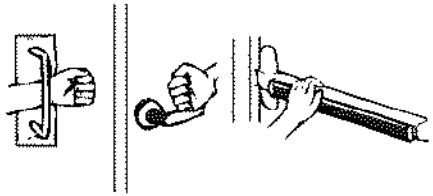
When toilet rooms are open to the public they should be accessible to people with disabilities.

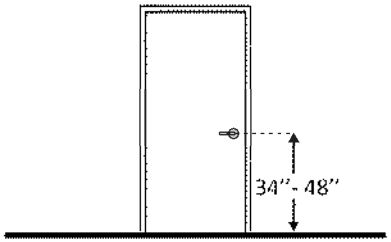
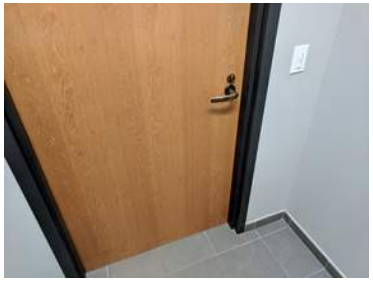
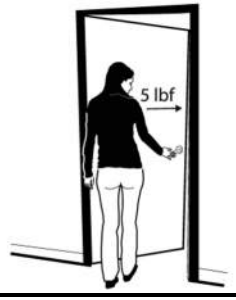
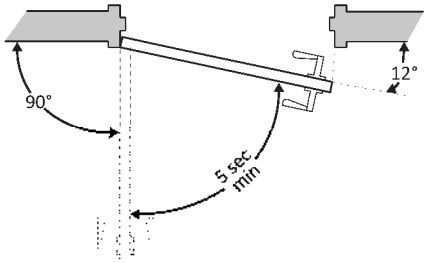
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☐No ☐N/A			
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			• Install signs at non-compliant restrooms directing the public to compliant restrooms
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☒Yes ☐No ☐N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☒Yes ☐No ☐N/A			

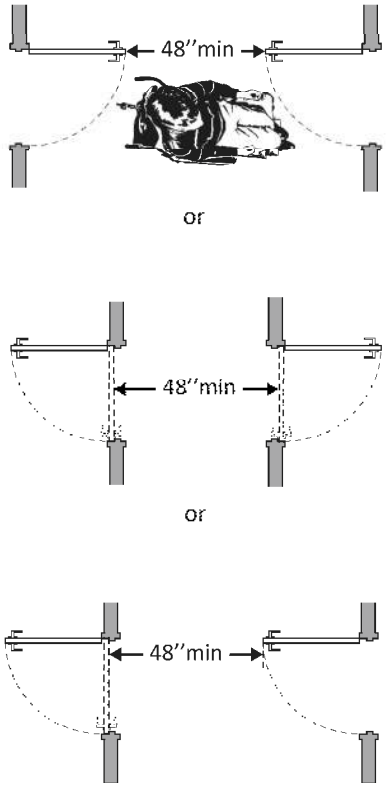
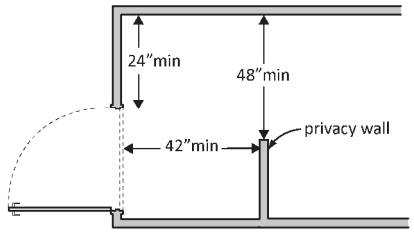
Toilet Room #1 Carnegie Building Engineering Dept Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom entrance*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom signage*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A			
	So the baseline of the lowest character is at least 48 inches				

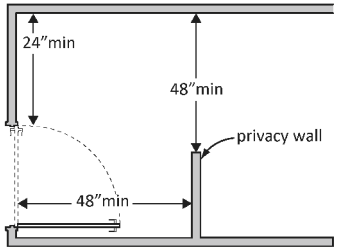
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

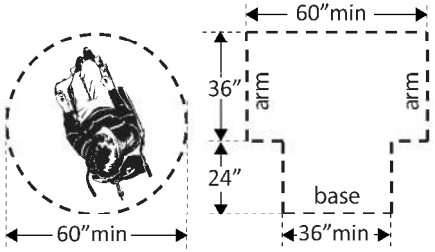
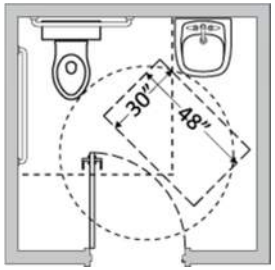
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction?	☒Yes ☐No ☐N/A Measurement: **open**		 *Door pull side*	
	Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction?	☒Yes ☐No ☐N/A Measurement: **14"**			
	On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A		 *Door push side*	

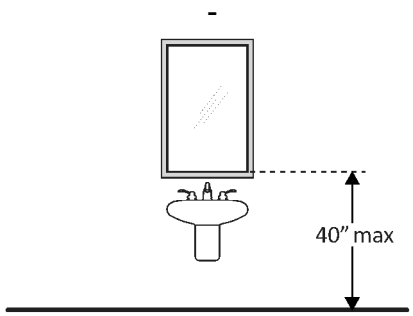
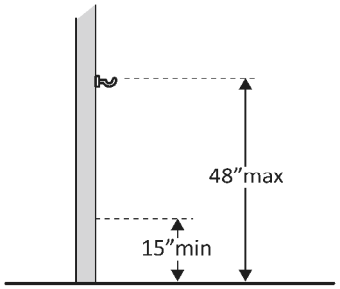
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☐Yes ☒No ☐N/A Measurement: **3/8”** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		Threshold appears to be 3/8” flat vertical transition that is not ADA compliant for wheelchair traffic.  *Door threshold*	• Replace or modify threshold with compliant ramp-type threshold
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door lever*	

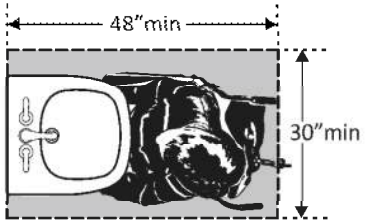
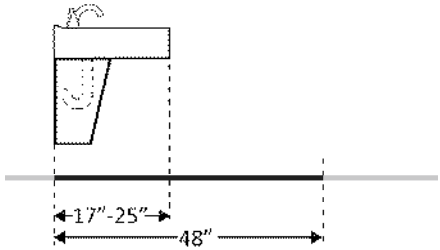
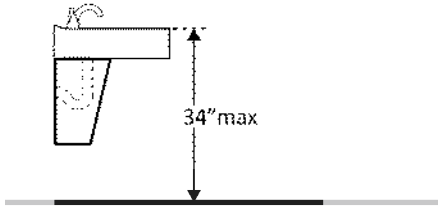
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **≤5 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

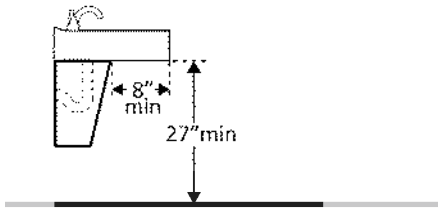
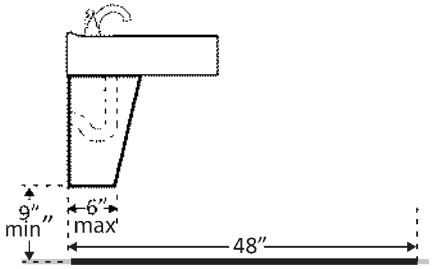
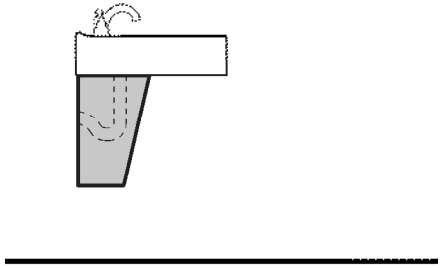
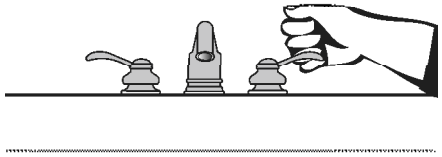
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			

3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

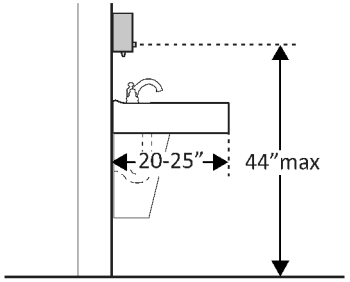
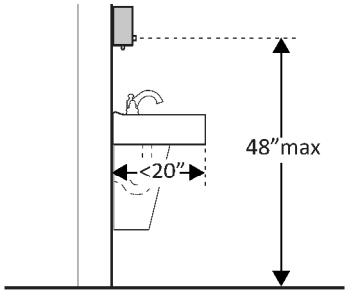
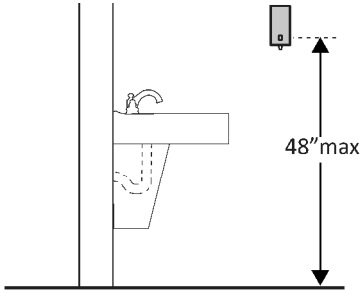
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☒Yes ☐No ☐N/A			

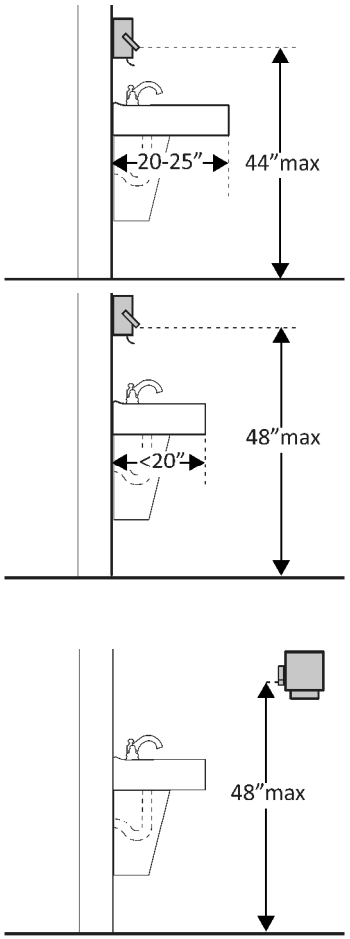
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **38.5”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **65.5”**		 *Coat hook*	• Adjust hook • Provide additional hook at ADA accessible height

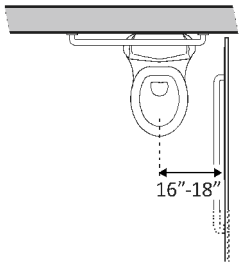
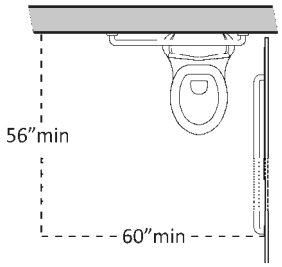
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **32"**			

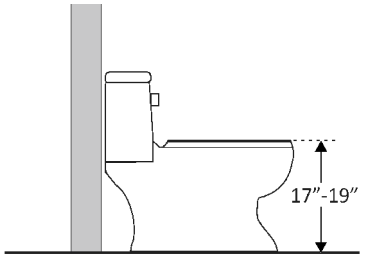
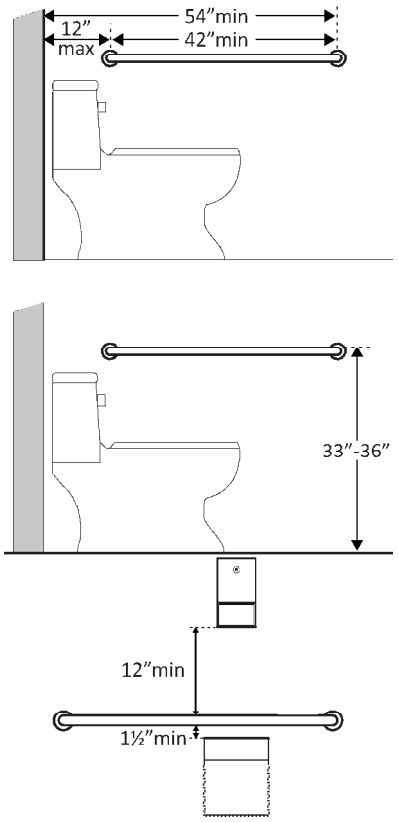
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A		 *Lavatory pipes (insulated)*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

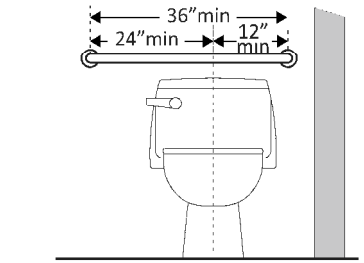
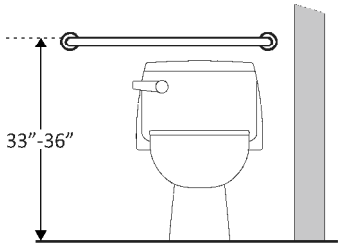
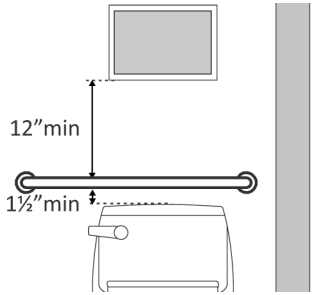
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

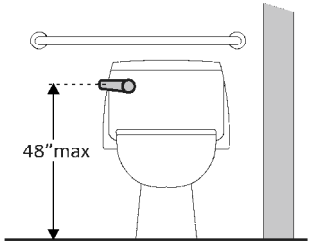
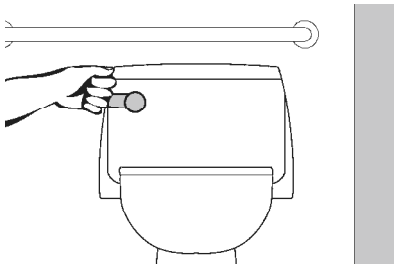
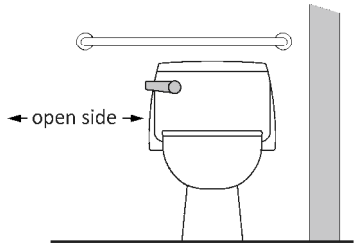
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: n/a			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **45”**			

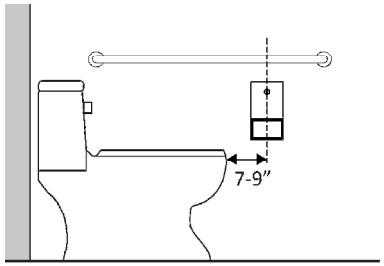
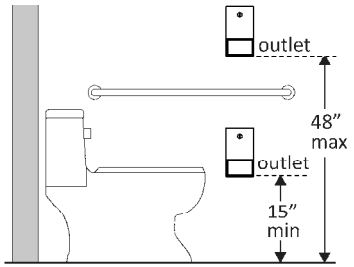
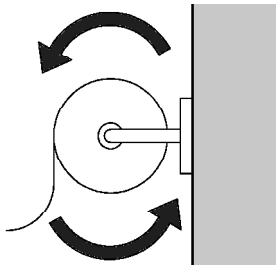
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **44”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			• Adjust dispensers • Replace with or provide additional accessible dispensers

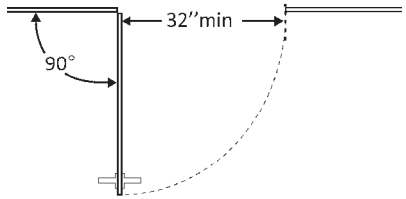
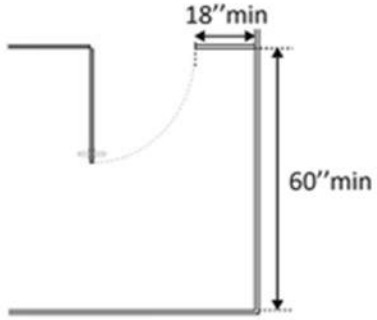
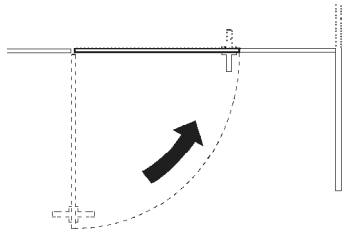
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18.5”**		 *Water closet centerline*	• Move toilet • Replace toilet • Reconstruct or reconfigure adjacent wall to reduce distance from wall to center of water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **54”W x 69.25”D**		Clearance dimensions do not fully comply, however, it is understood that this toilet room was constructed prior to 3/15/2012, which would allow for reduced clearance.  *Water closet clearance*	• No action needed

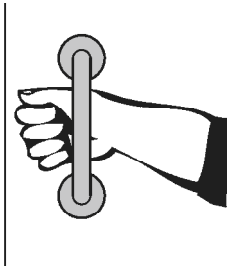
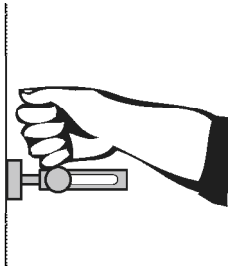
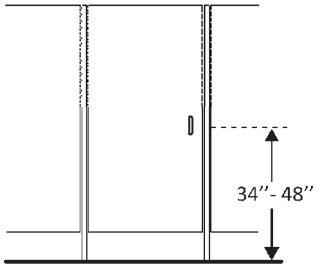
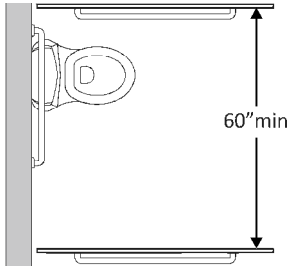
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**			
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5”**			

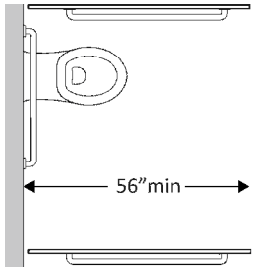
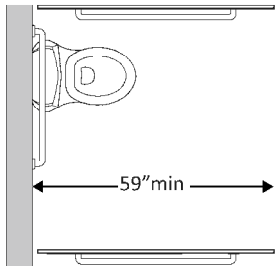
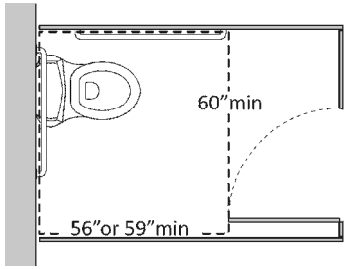
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36”**		The existing paper towel dispenser encroaches upon the 12” clearance above the grab bar, however, it is understood that this toilet room was constructed before 3/15/2012, so this requirement is not required to be met.	• No action needed
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **24”**		 *Grab bars and towel dispenser*	
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35”**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☒No ☐N/A Measurement: **9” to paper towel dispenser**			

	Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☒No ☐N/A		 *Flush control*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

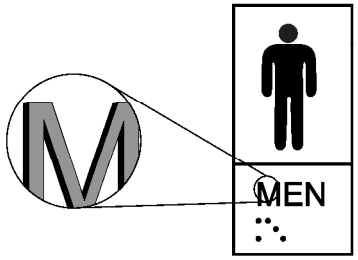
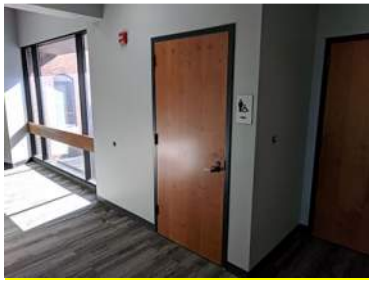
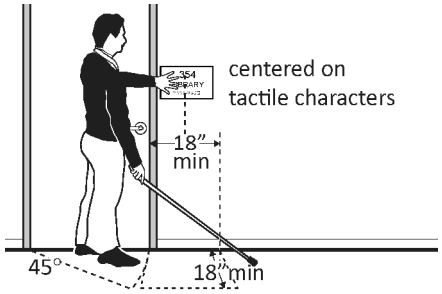
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

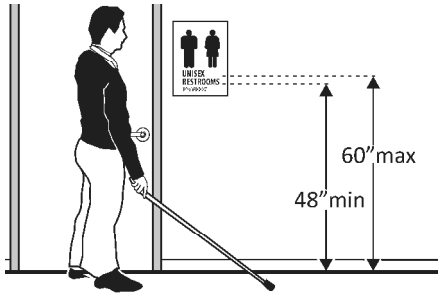
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☐No ☒N/A			

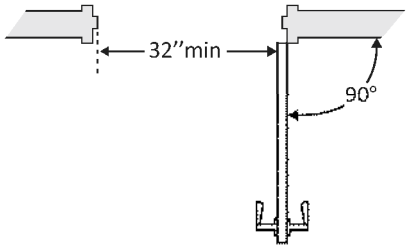
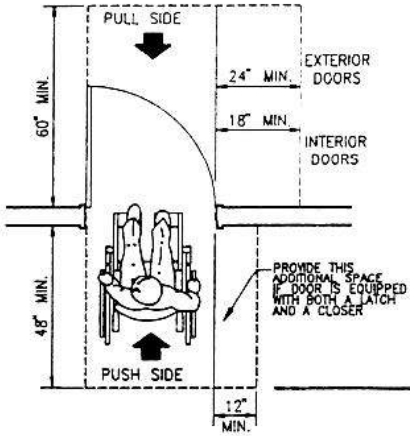
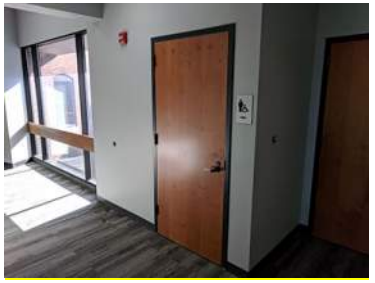
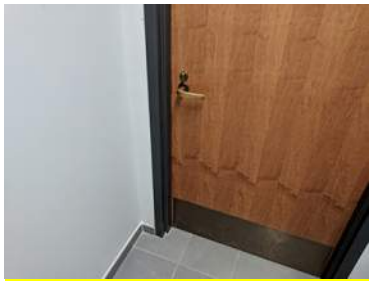
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☐No ☒N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☐No ☒N/A			
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

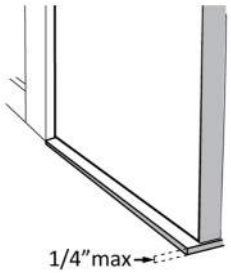
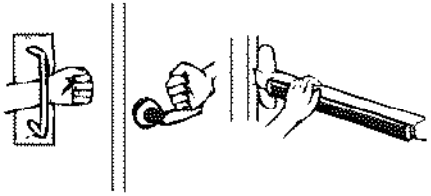
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

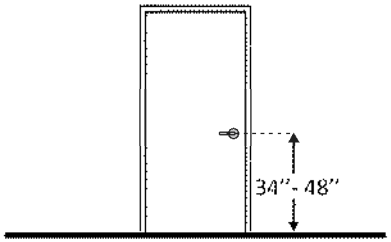
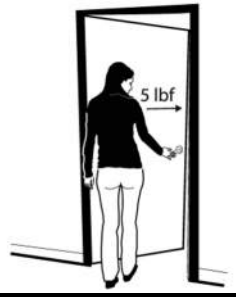
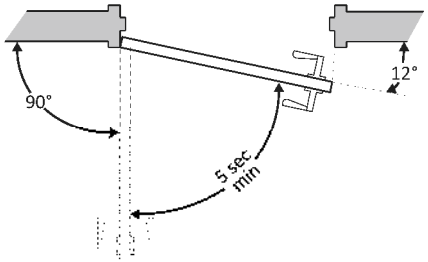
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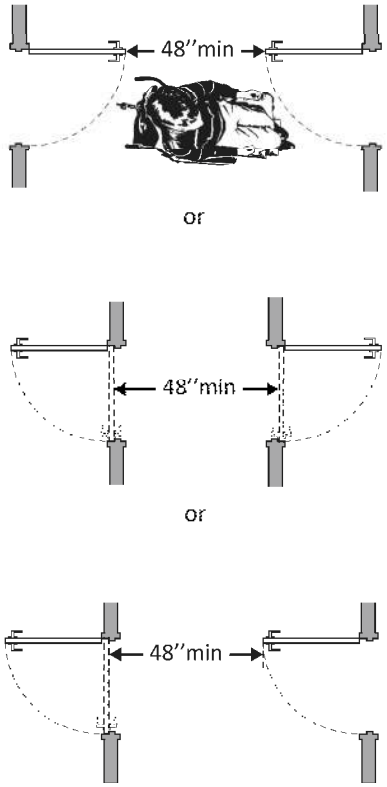
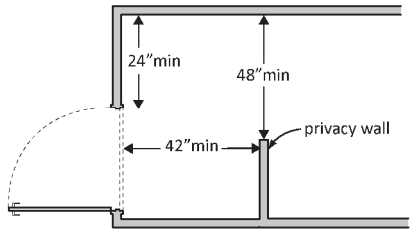
Toilet Room #2 Carnegie Building Second Floor Men's Restroom			Photos / Comments	Possible Solutions
Signs at Toilet Rooms				
3.5 Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A			
Are text characters raised? [703.2]	☒Yes ☐No ☐N/A		 *Restroom entrance*	
Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☒Yes ☐No ☐N/A		 *Restroom signage*	
With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A			
*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A			
So the baseline of the lowest character is at least 48 inches				

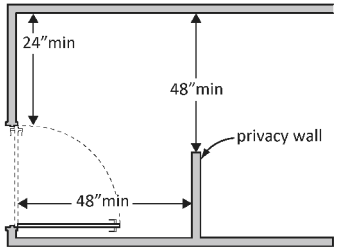
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

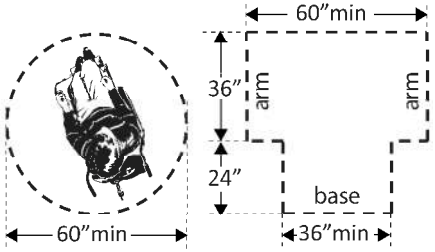
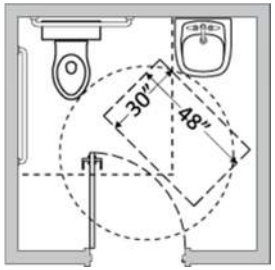
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction?	☒Yes ☐No ☐N/A Measurement: **Open**		 *Door pull side*	• Reconfigure door opening • Install push-button operator
	Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction?	☐Yes ☒No ☐N/A Measurement: **6.5"**			
	On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A		 *Door push side*	

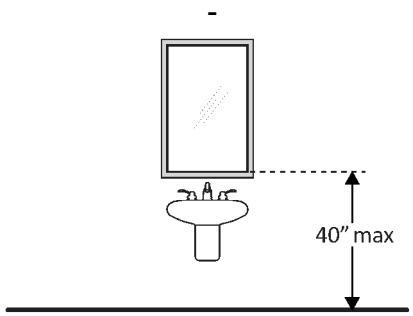
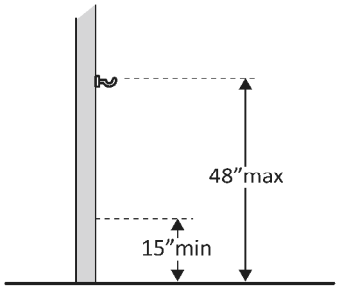
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	  	 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door lever*	

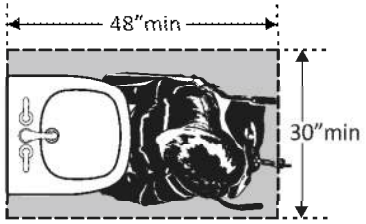
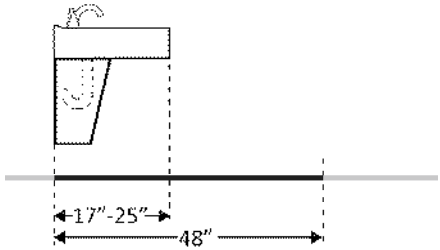
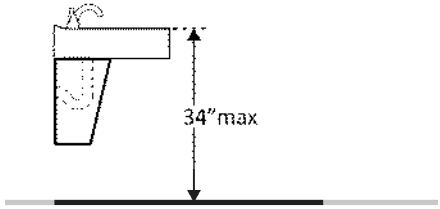
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **8 lbs**			• Adjust door closer
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☒Yes ☐No ☐N/A Measurement: **5 seconds**			

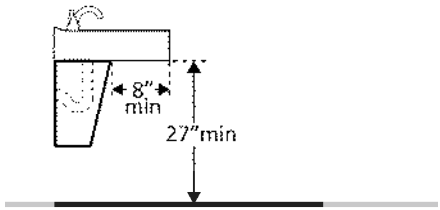
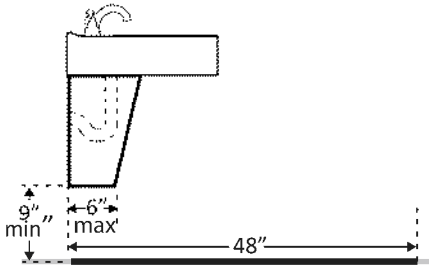
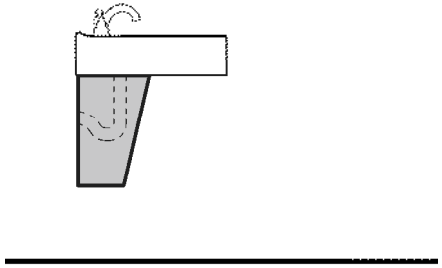
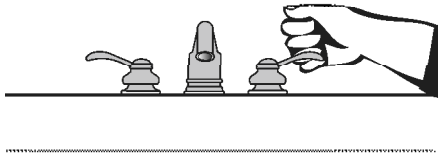
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			

3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

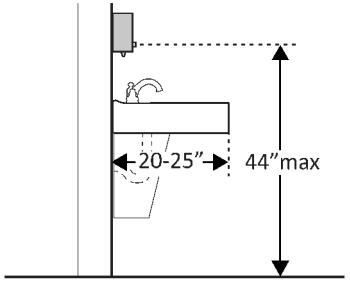
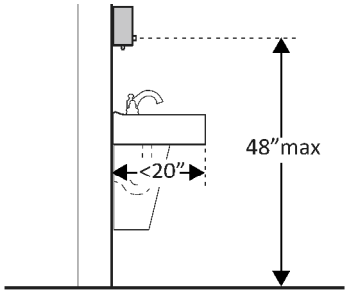
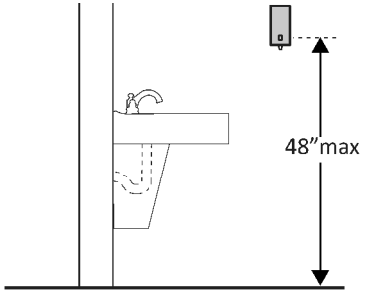
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **38”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **65”**			• Adjust hook • Provide additional hook at ADA accessible height

Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **31.5"**			

3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A		 *Lavatory pipes (insulated)*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

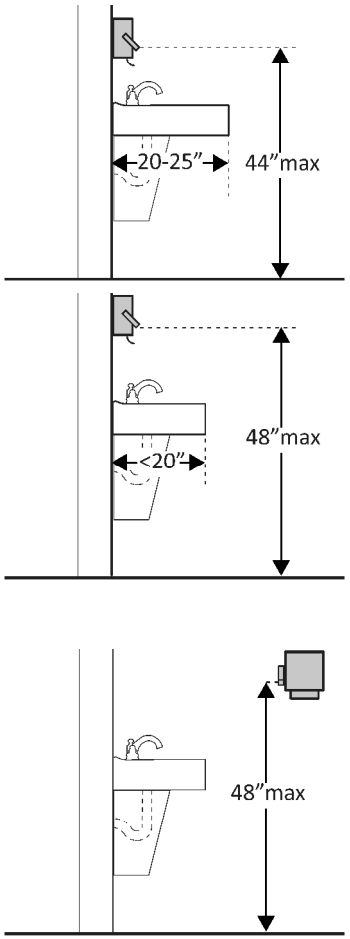
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

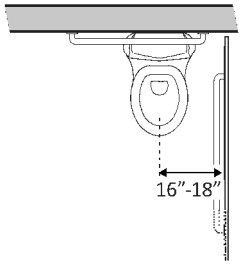
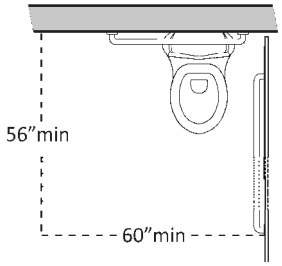
3.28 Are the operable parts of the soap dispenser within one of the following reach ranges?

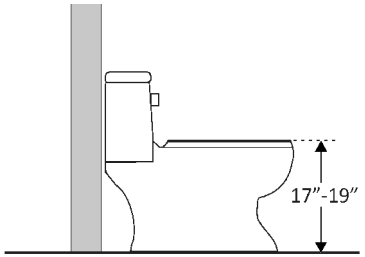
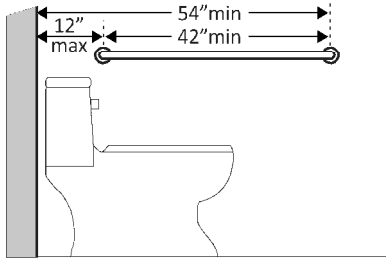
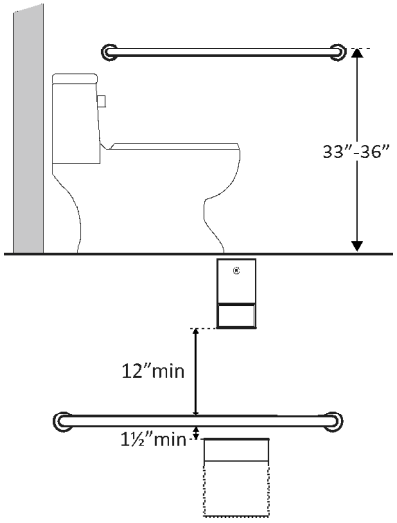
Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**	
Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**	
Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **44”**	

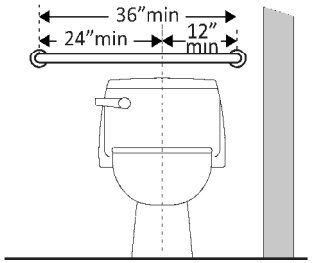
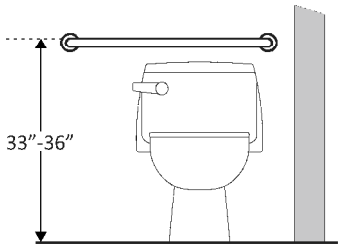
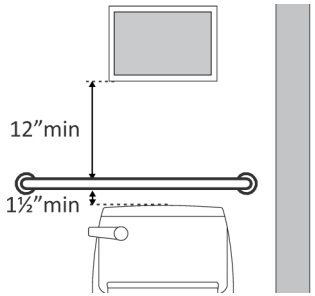


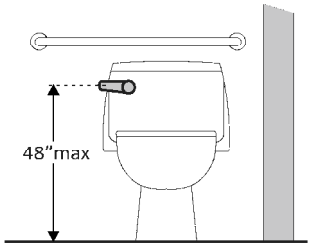
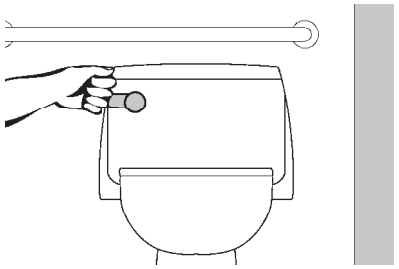
Soap dispensers

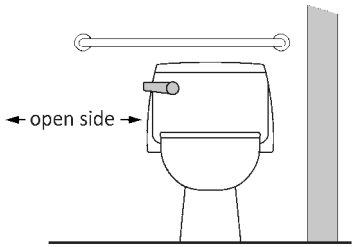
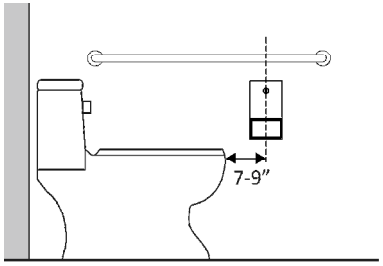
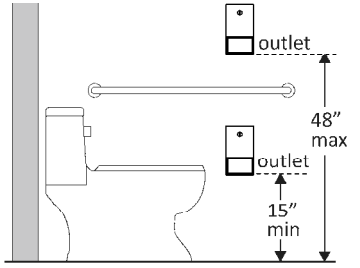
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **40”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Paper towel dispenser*	

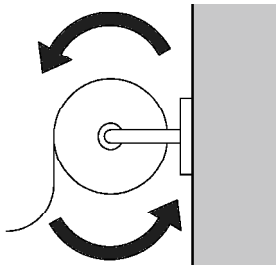
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **63”W x 74.5”D**			

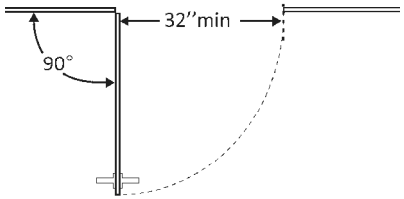
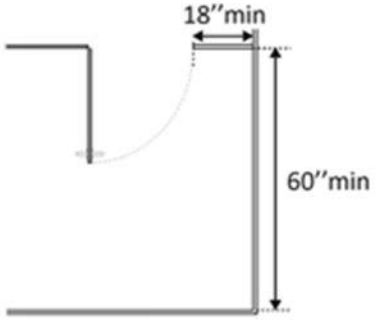
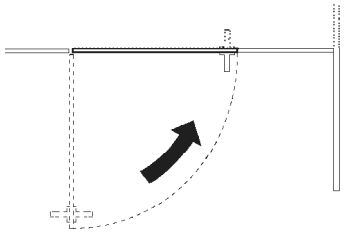
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5”**			

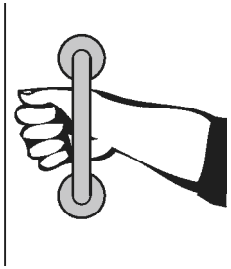
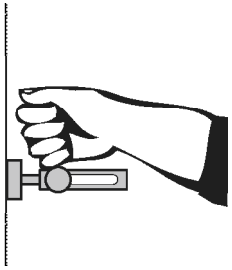
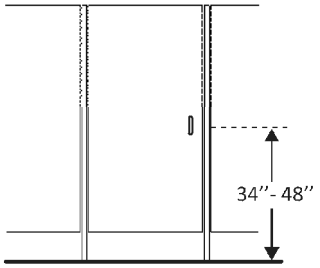
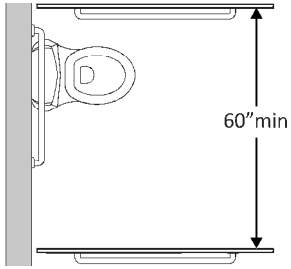
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36”**			
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **24”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35”**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a**			

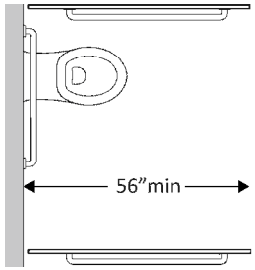
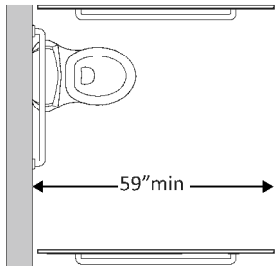
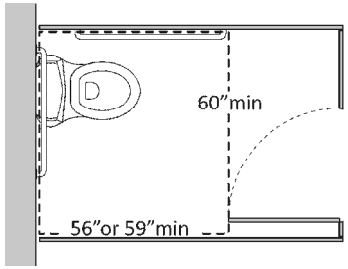
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A		 *Flush control*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			

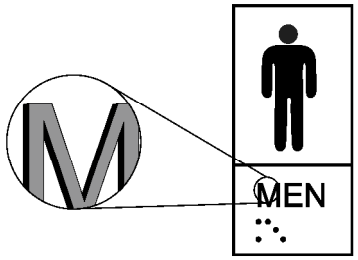
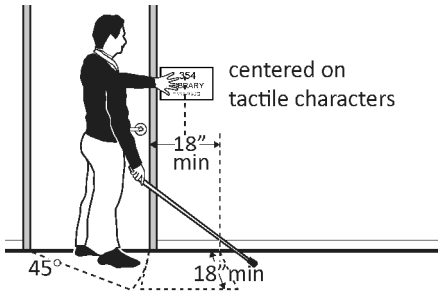
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			

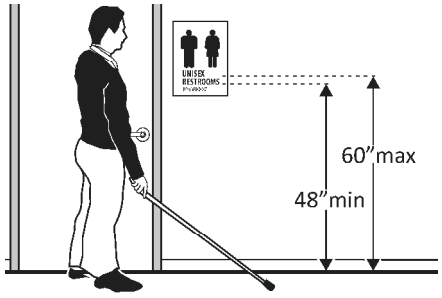
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

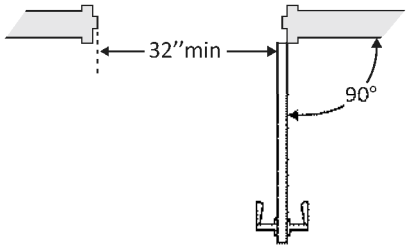
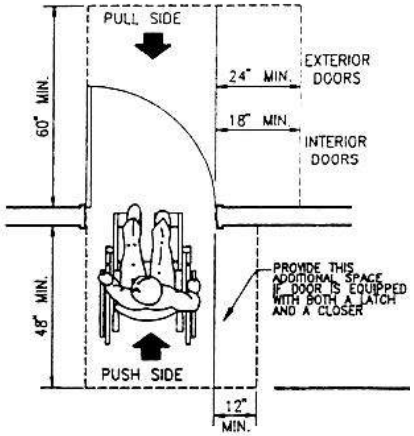
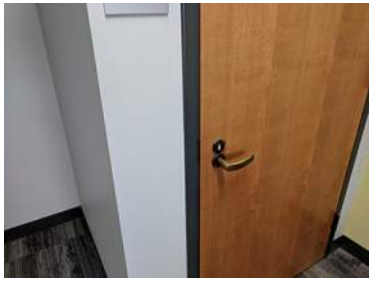
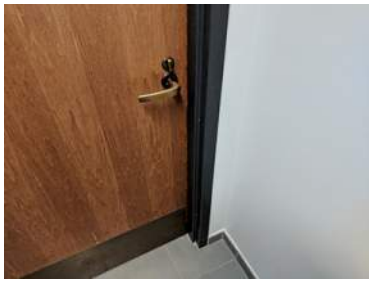
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☐No ☒N/A			

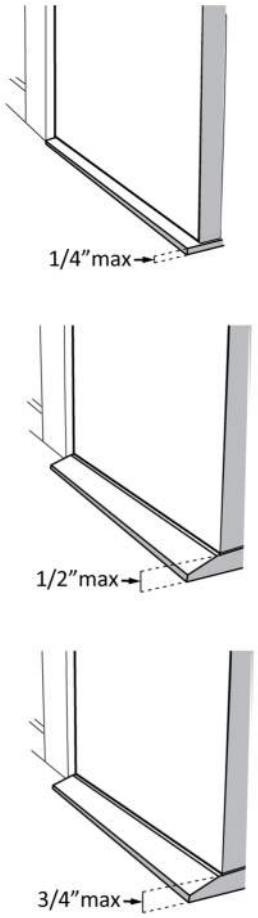
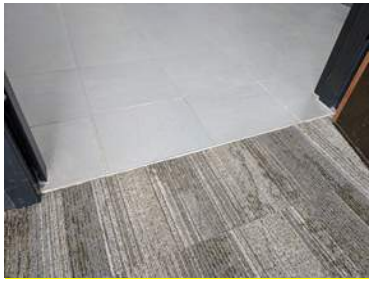
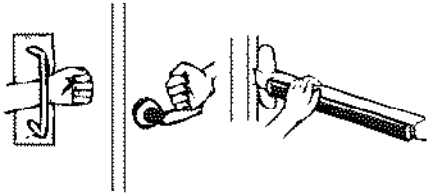
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☐No ☒N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☐No ☒N/A			
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

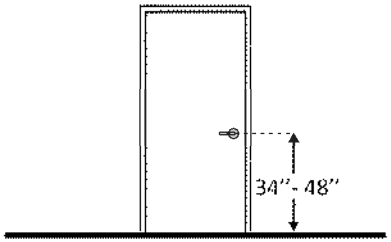
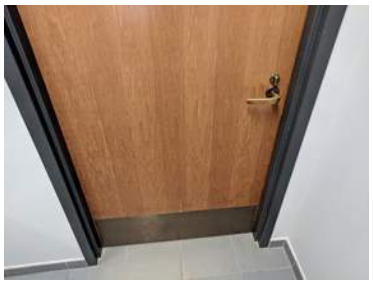
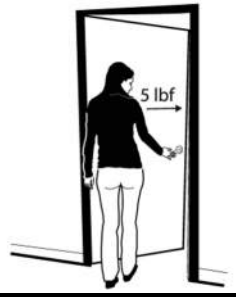
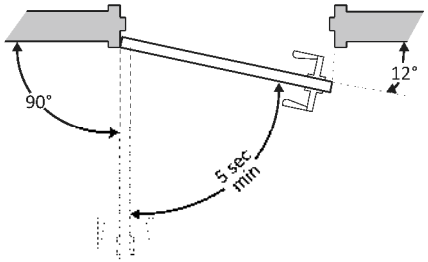
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

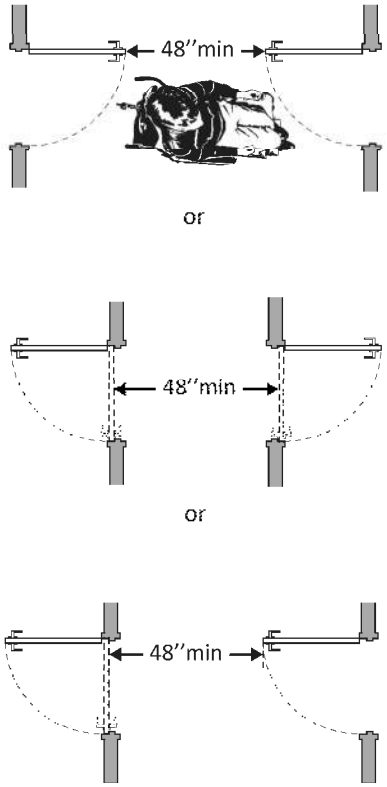
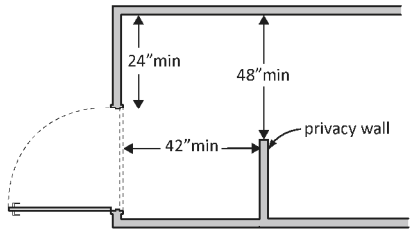
Toilet Room #3 Carnegie Building Second Floor Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☒Yes ☐N/A	☐No		 *Restroom signage*
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐N/A	☐No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A	☐No		

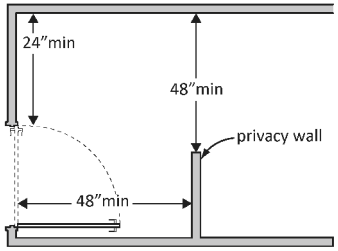
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

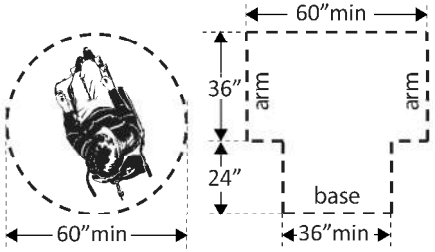
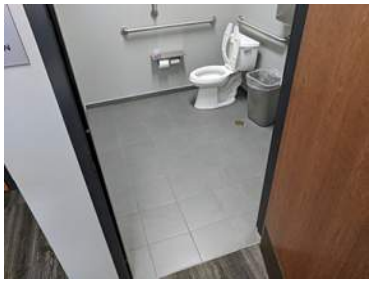
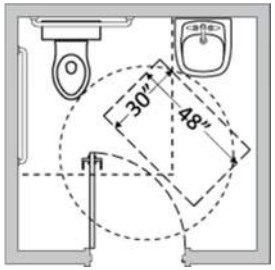
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **Open** ☐Yes ☒No ☐N/A Measurement: **6"** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	• Reconfigure door opening • Install push-button operator

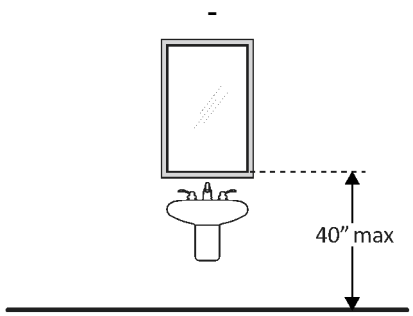
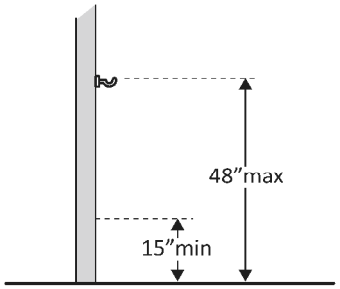
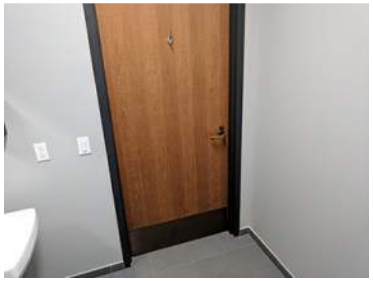
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door lever*	

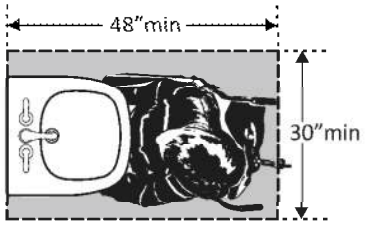
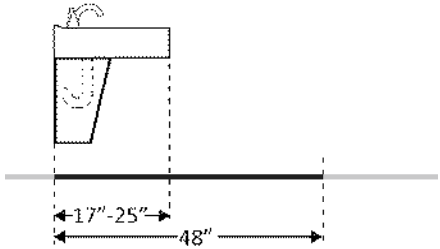
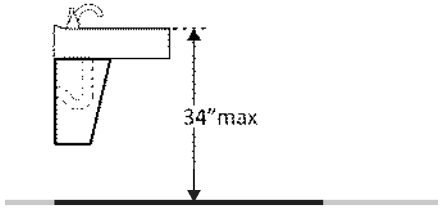
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **8 lbs**			• Adjust door closer
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **4 seconds**			• Adjust door closer

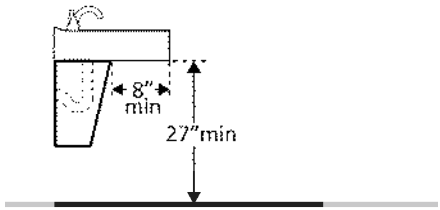
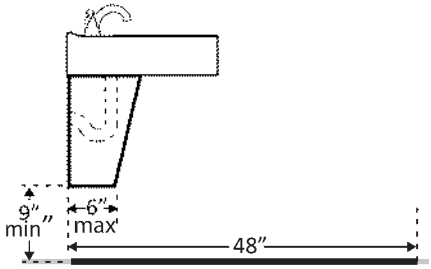
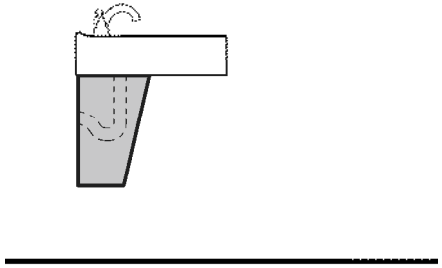
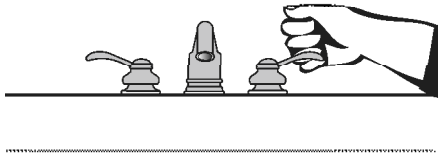
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			

3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

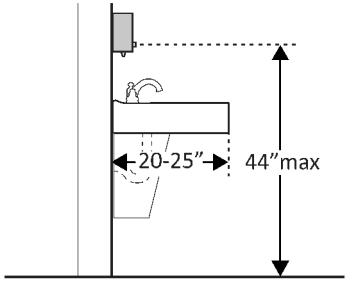
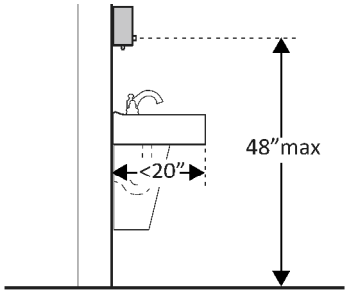
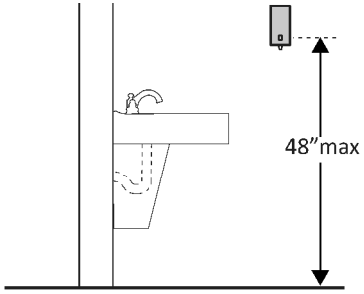
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **38”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **65.5”**		 *Coat hook*	• Adjust hook • Provide additional hook at ADA accessible height

Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **31"**			

3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A		 *Lavatory pipes (insulated)*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

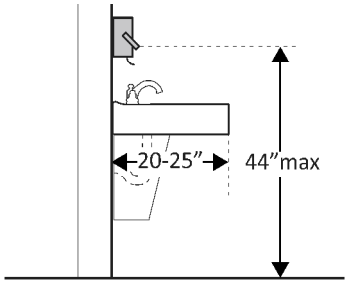
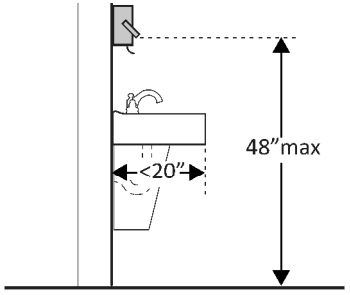
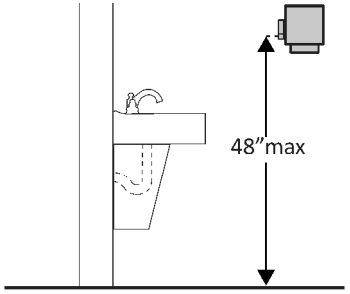
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

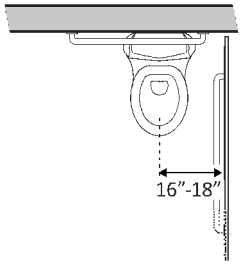
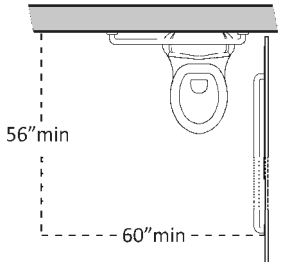
3.28 Are the operable parts of the soap dispenser within one of the following reach ranges?

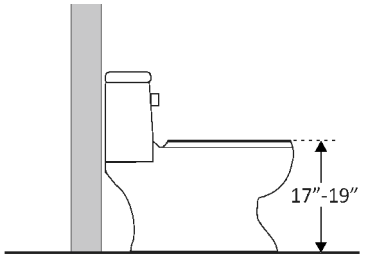
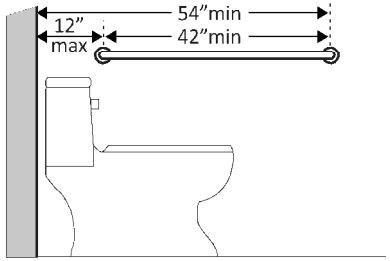
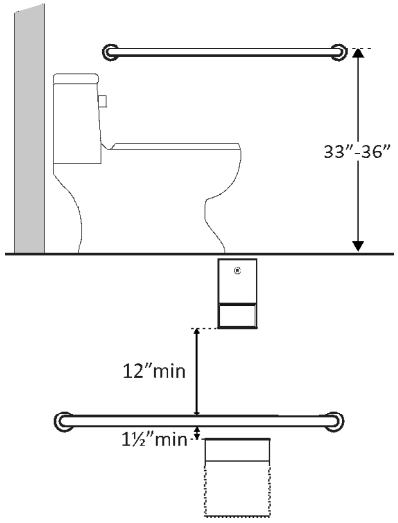
Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**	
Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**	
Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **44.5”**	

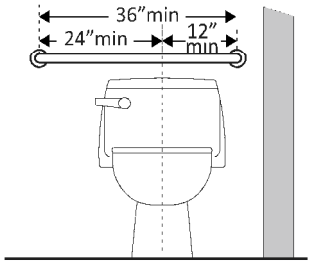
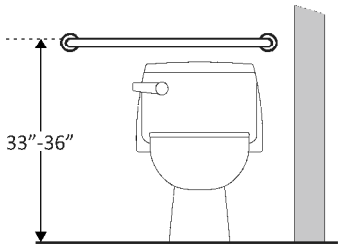
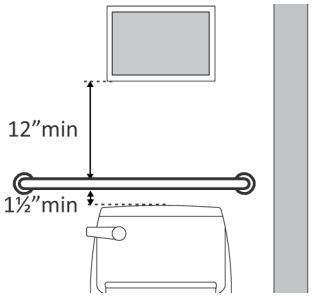


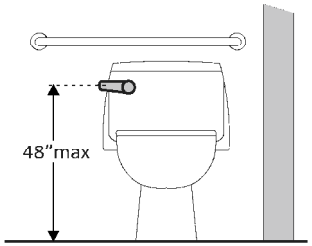
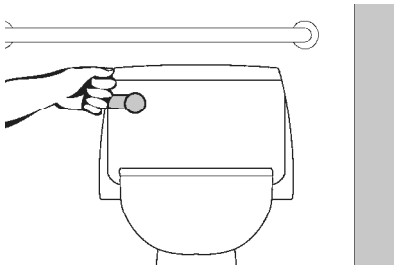
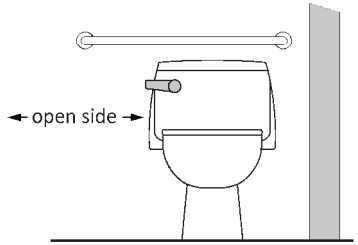
Soap dispenser

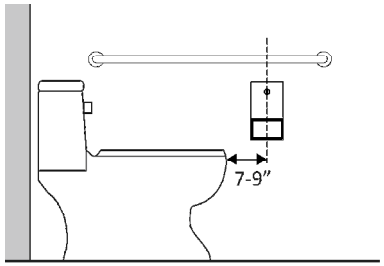
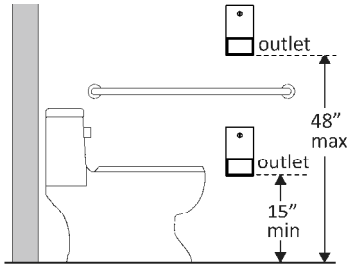
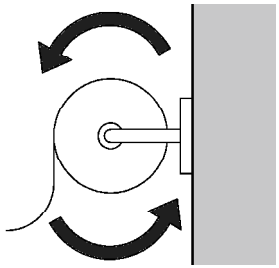
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Paper towel dispenser*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **40”**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A			

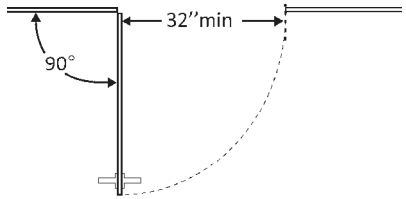
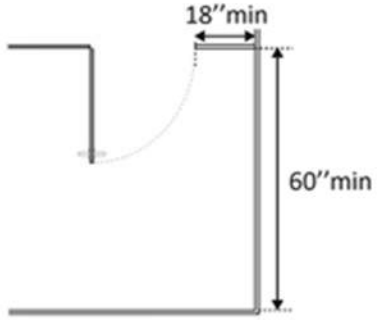
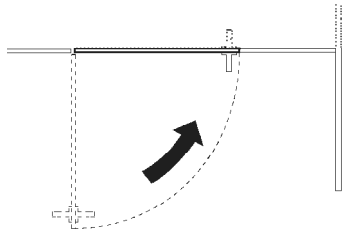
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **63”W x 79”D**			

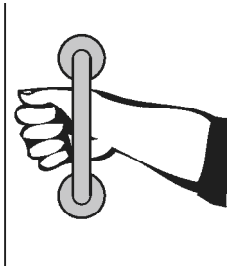
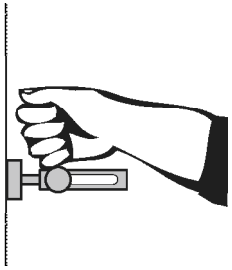
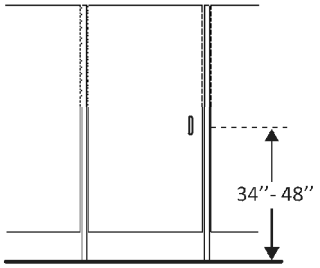
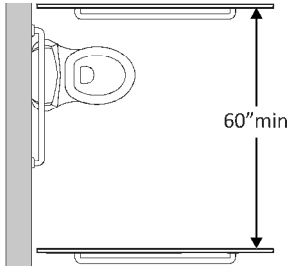
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5”**			

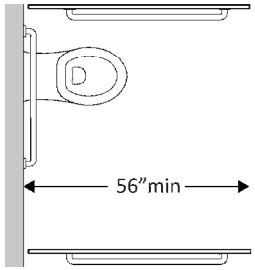
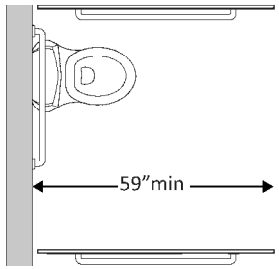
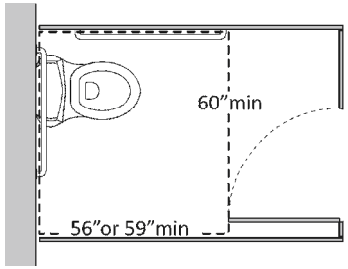
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36”**		 *Paper towel dispenser above grab bar*	• No action needed
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **24”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35”**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: **5.5”**			

	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Water closet flush control*	
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

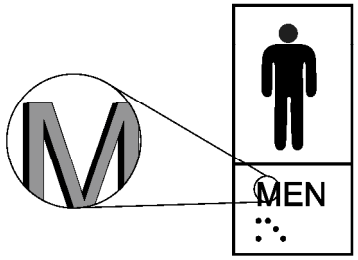
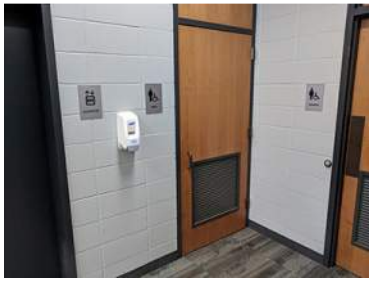
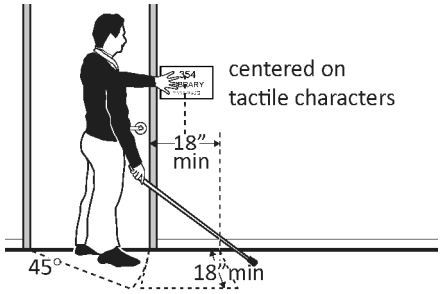
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A			
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Toilet paper dispenser*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

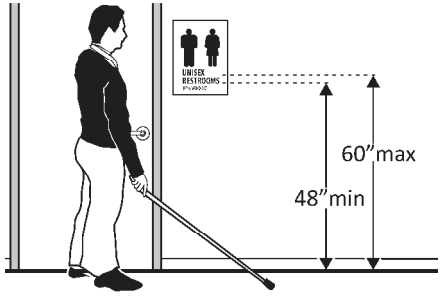
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☐No ☒N/A			

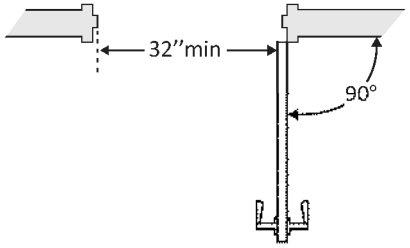
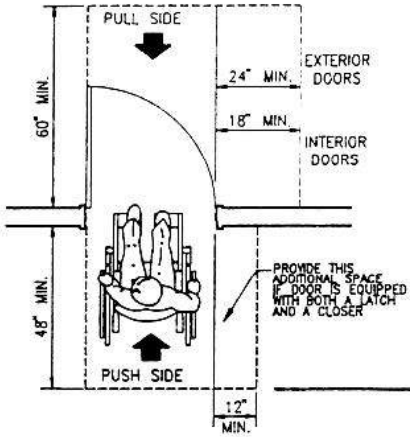
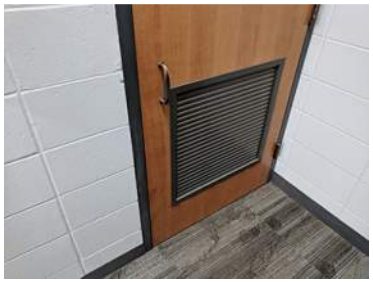
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☐No ☒N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☐No ☒N/A			
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

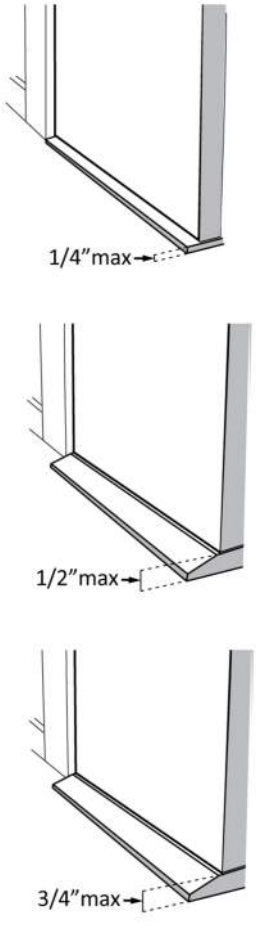
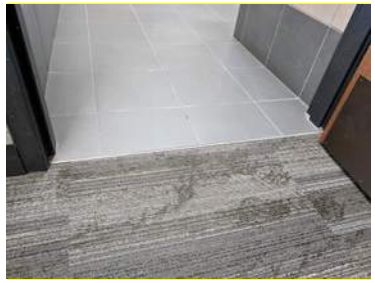
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

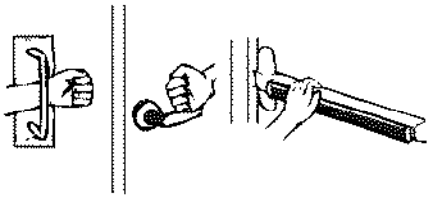
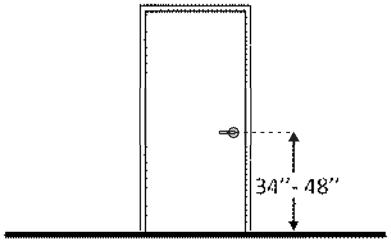
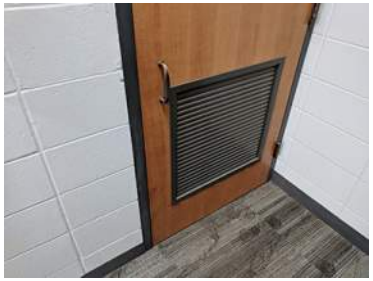
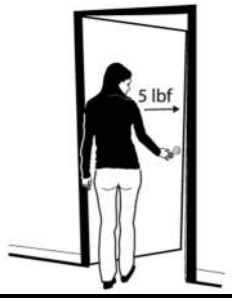
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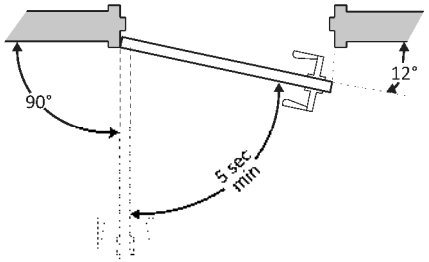
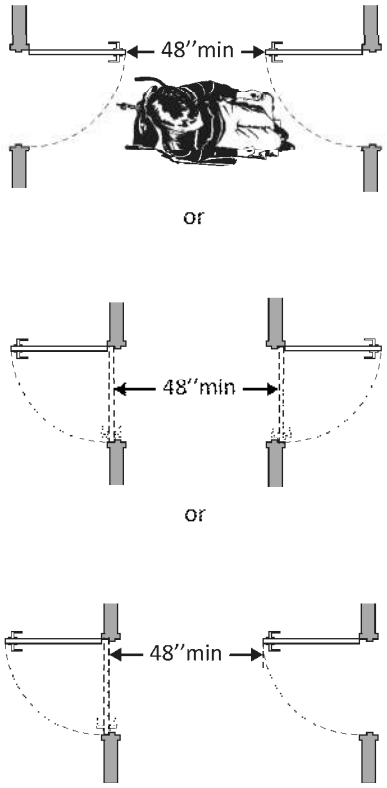
Toilet Room #4 Carnegie Building Main Floor Men's Restroom			Photos / Comments	Possible Solutions
Signs at Toilet Rooms				
3.5 Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom entrance*	
Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom signage*	
Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A			
*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A			
So the baseline of the lowest character is at least 48 inches				

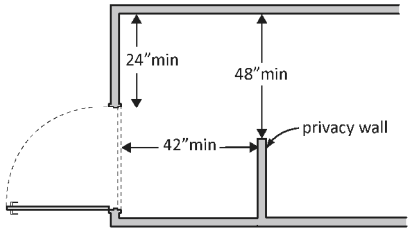
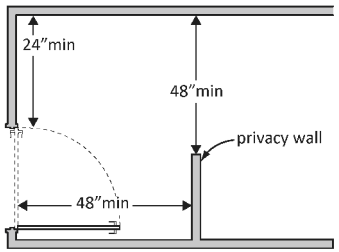
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

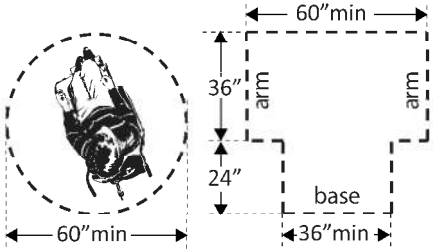
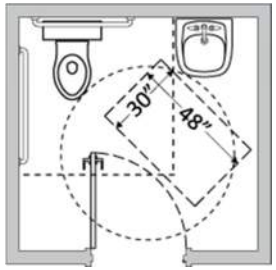
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **Open** ☐Yes ☒No ☐N/A Measurement: **2"** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	• Push-side 12" clearance is only required where doors are equipped with both latch and closer. This restroom door is only equipped with a closer. No action needed.

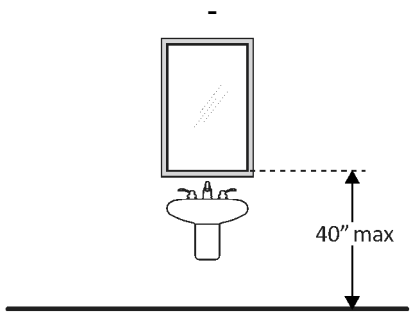
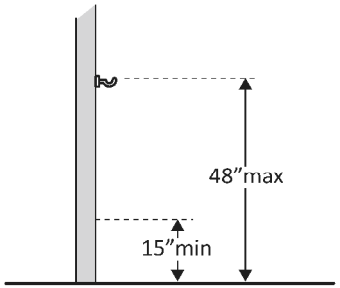
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Door threshold*	

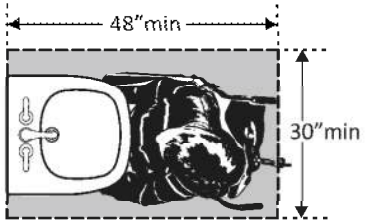
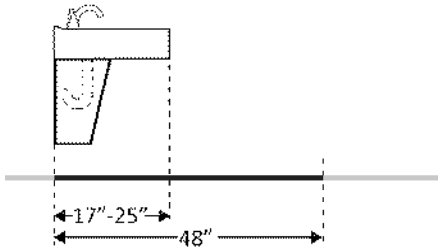
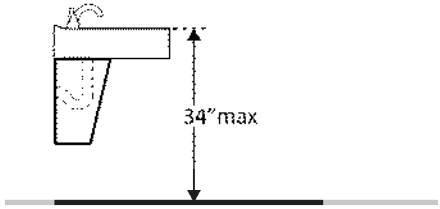
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Adjust door closer

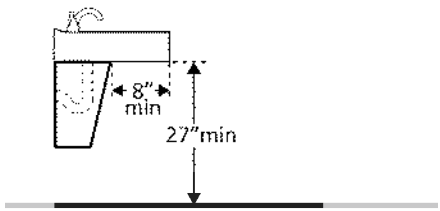
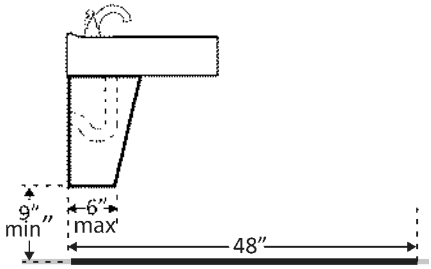
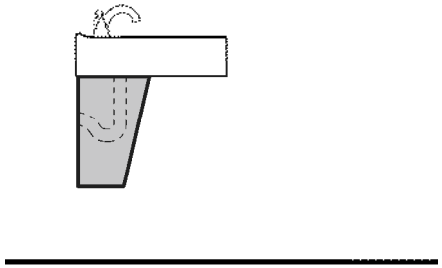
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☒Yes ☐No ☐N/A Measurement: **5 seconds**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

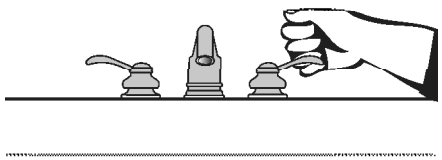
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

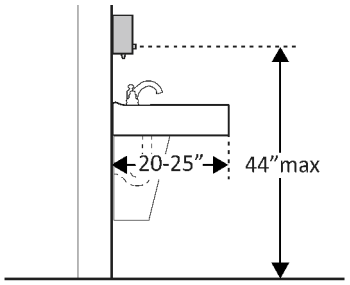
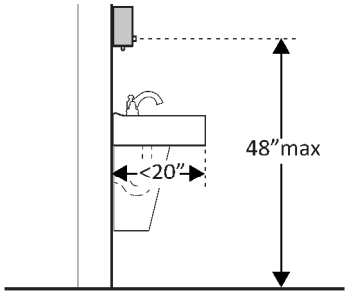
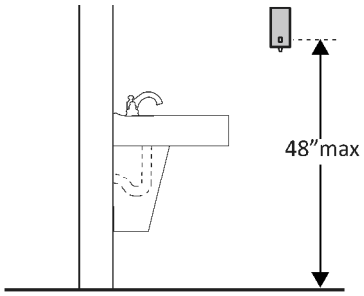
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40.75”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	• Lower mirror so reflecting surface is no higher than 40” above the floor
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **68”**		 *Coat hook*	• Adjust hook • Provide additional hook at ADA accessible height

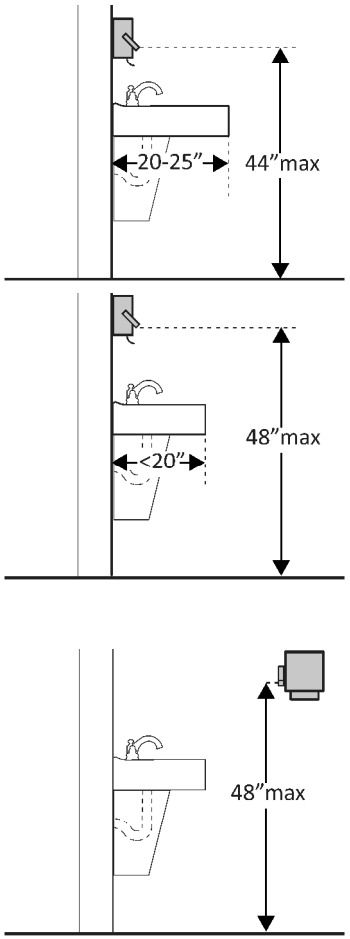
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Clear floor space at lavatory*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **30"**			

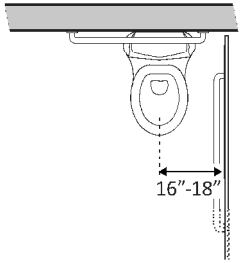
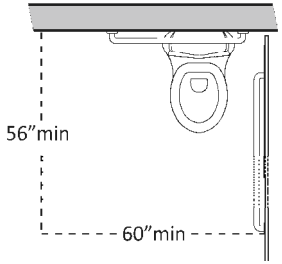
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☐No ☐N/A Measurement: **27”**		 *Lavatory overflow*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A		 *Lavatory pipes (insulated)*	

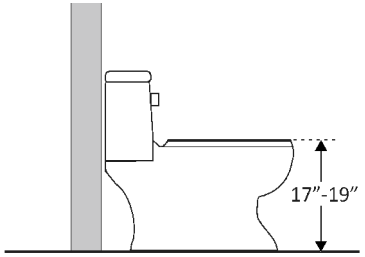
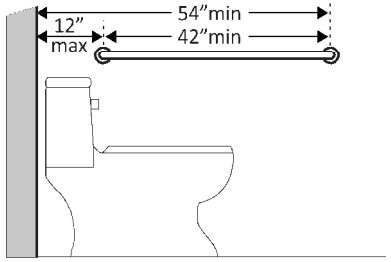
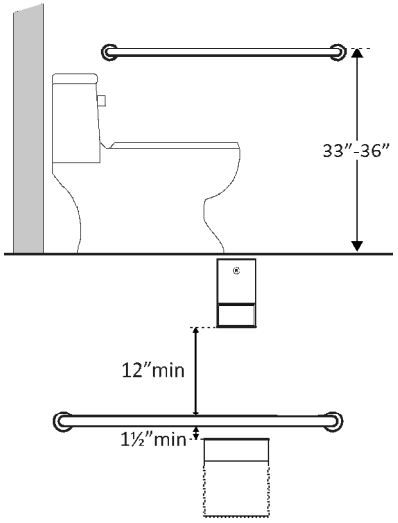
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

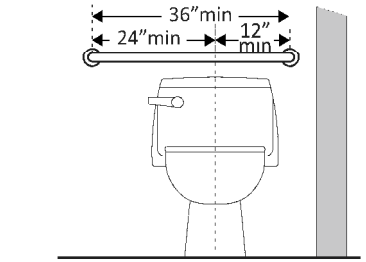
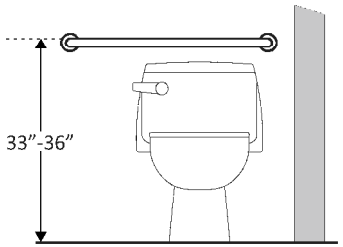
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

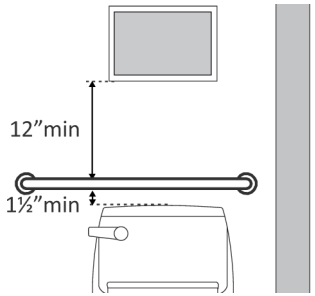
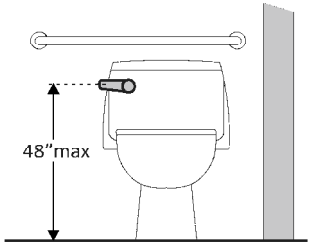
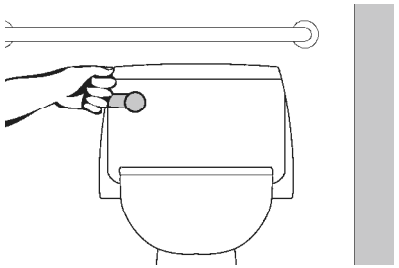
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	• Lower soap dispenser so that dispenser control is no higher than 48” above the floor.
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☒No ☐N/A Measurement: **48.25”**			

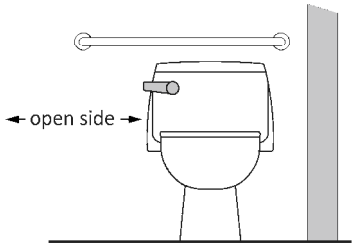
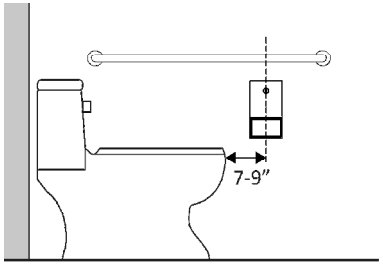
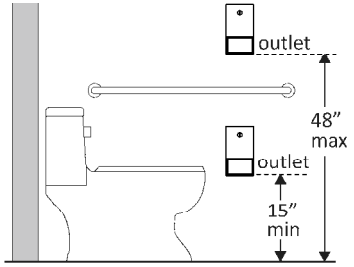
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **35” (hand dryer)** **44” (dispenser)** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer and paper towel dispenser*	

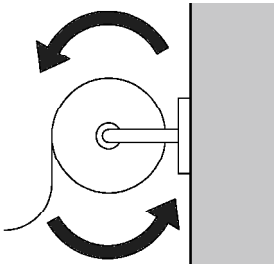
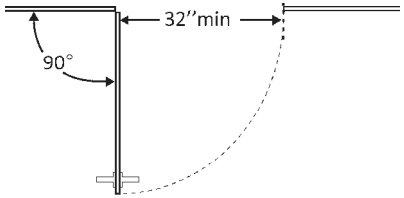
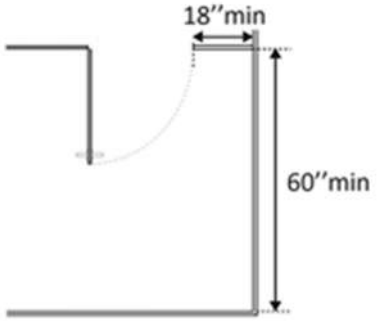
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **16.5”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **59.5”W x 63.5”D**		 *Toilet stall interior*	• Reconfigure toilet stall walls to provide ADA compliant toilet stall

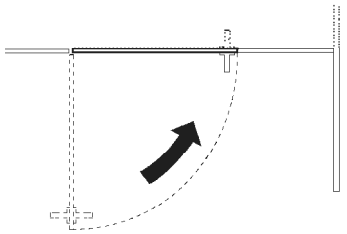
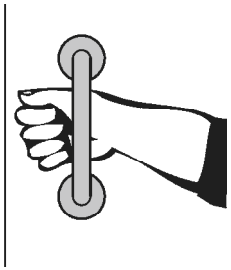
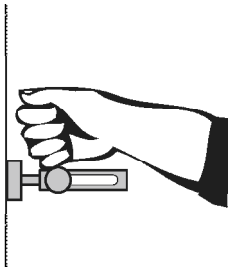
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	• Lower grab bars so top surface is between 33” and 36” above the floor
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **36.75”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☒Yes ☐No ☐N/A Measurement: **Open**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5”**			

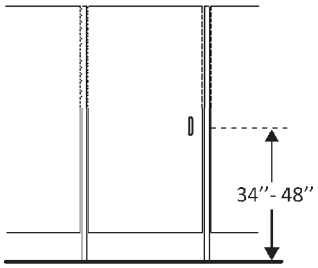
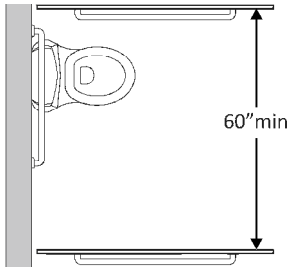
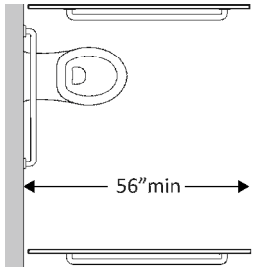
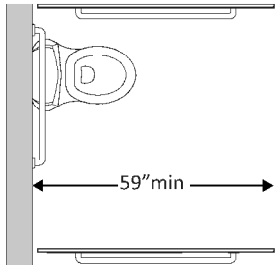
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?*	☒Yes ☐No ☐N/A Measurement: **36”** ☐Yes ☒No ☐N/A Measurement: **11”** ☒Yes ☐No ☐N/A Measurement: **24”** ☐Yes ☒No ☐N/A Measurement: **36.75”** ☒Yes ☐No ☐N/A Measurement: **n/a**	 	 *Center of water closet to end of grab bar*  *Grab bar height*	• Adjust grab bar to be at ADA compliant configuration relative to water closet • Lower grab bars so top surface is between 33” and 36” above the floor

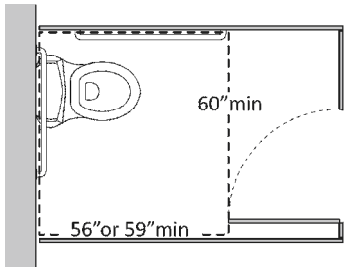
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Water closet flush control*	

3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Paper towel dispenser*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			

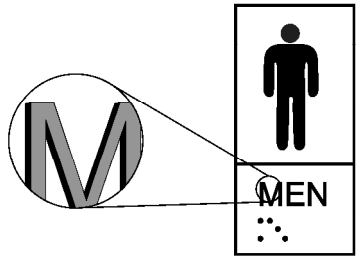
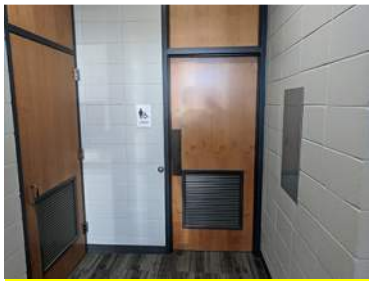
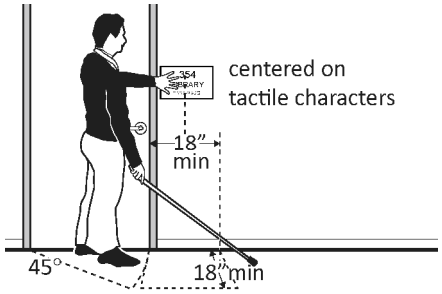
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A		 *Accessible stall entrance*	• Reconfigure restroom interior to provide required clearance into accessible stall

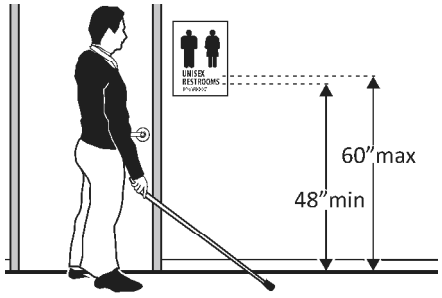
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A			
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☒Yes ☐No ☐N/A		 *Accessible stall door handle*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Accessible stall door lock*	

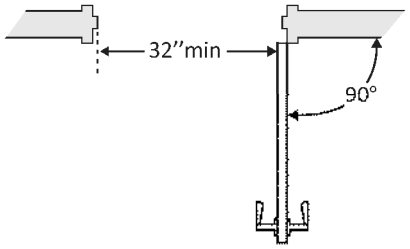
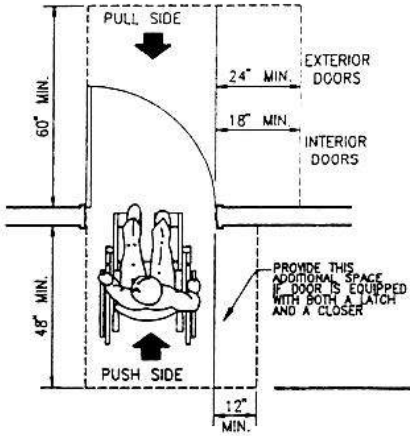
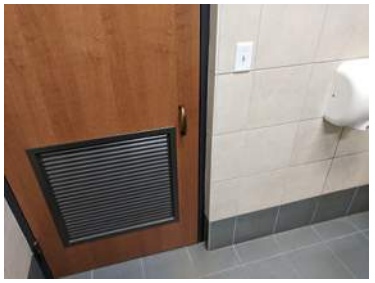
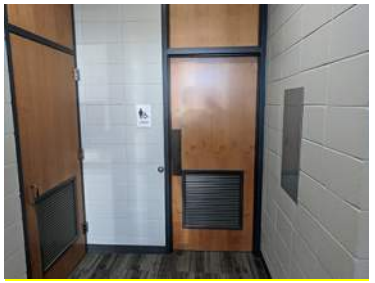
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Accessible stall door hardware distance to floor*	
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59.5”**			• Reconfigure toilet stall walls to provide ADA compliant toilet stall
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **63.5”**			

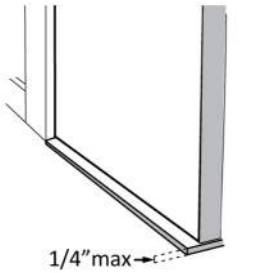
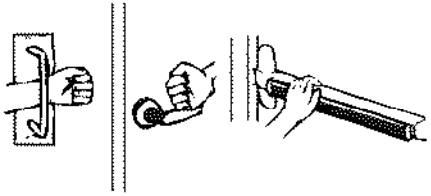
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

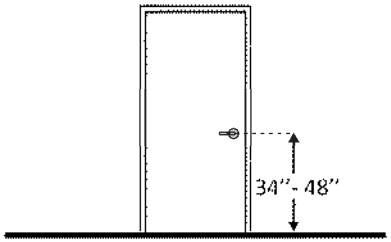
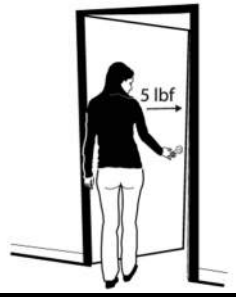
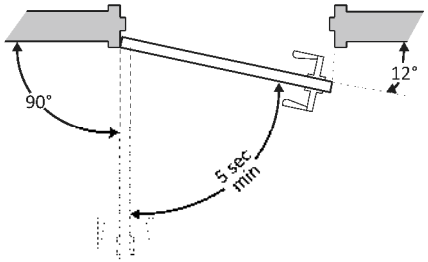
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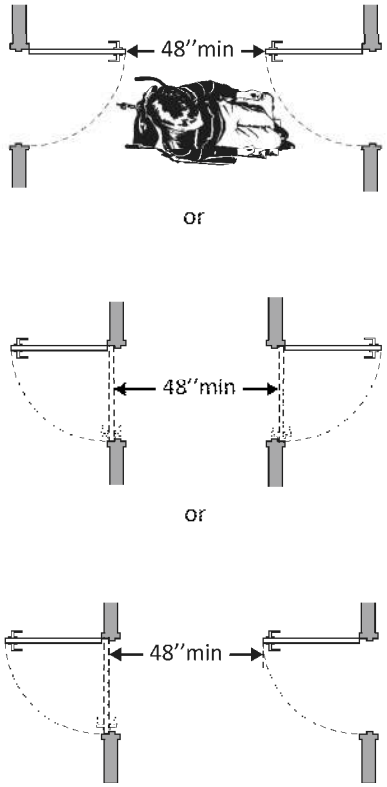
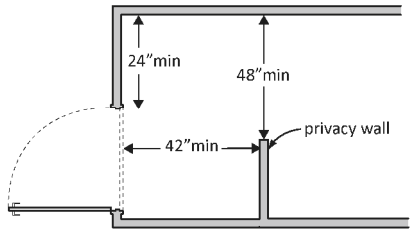
Toilet Room #5 Carnegie Building Main Floor Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐N/A	☐No		 *Restroom signage*
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐N/A	☐No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A	☐No		
	So the baseline of the lowest character is at least 48 inches				

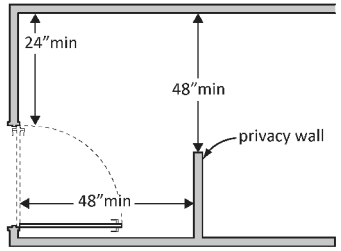
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

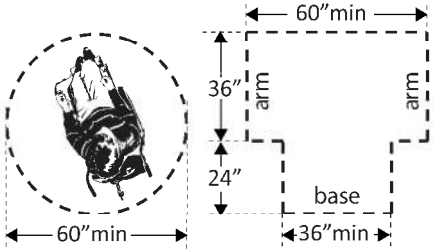
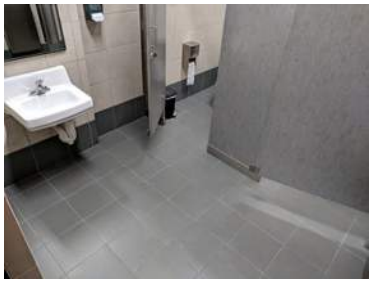
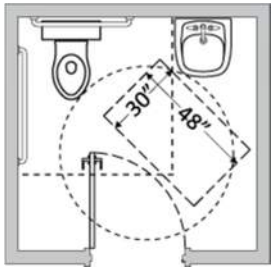
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **Open** ☒Yes ☐No ☐N/A Measurement: **Open** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	

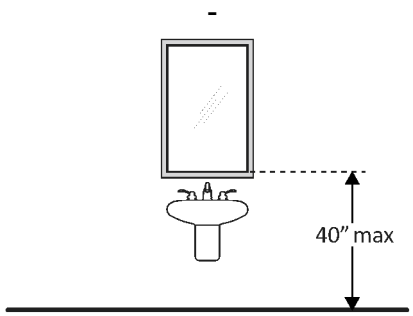
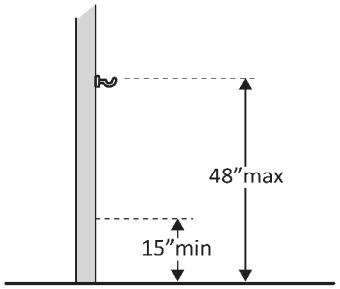
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	  	 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	

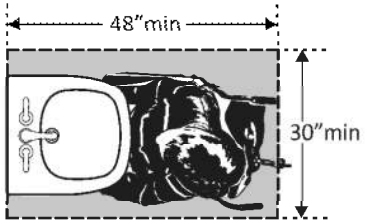
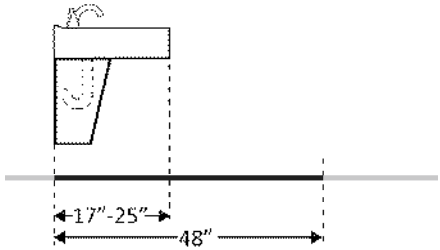
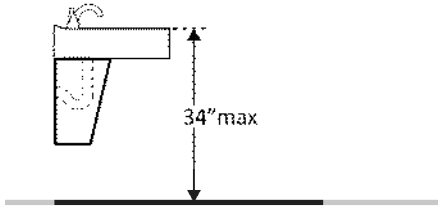
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **8 lbs**			• Adjust door closer
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 seconds**			• Adjust door closer

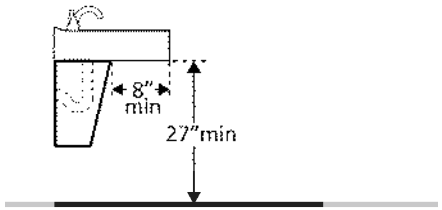
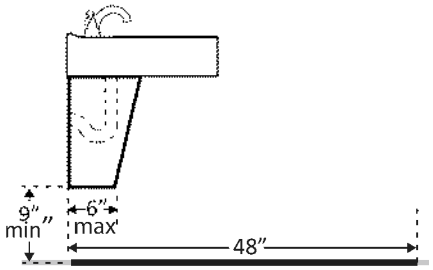
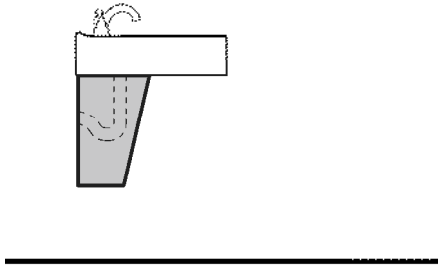
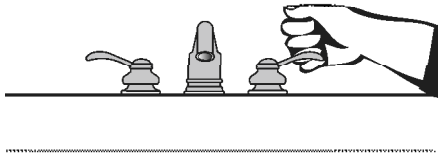
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			

3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

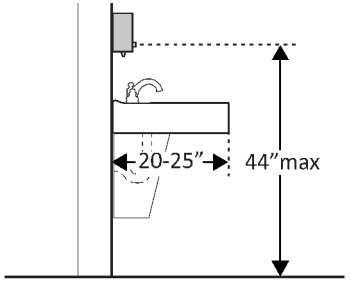
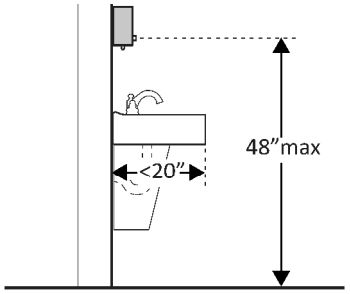
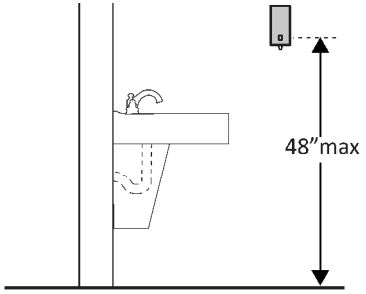
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

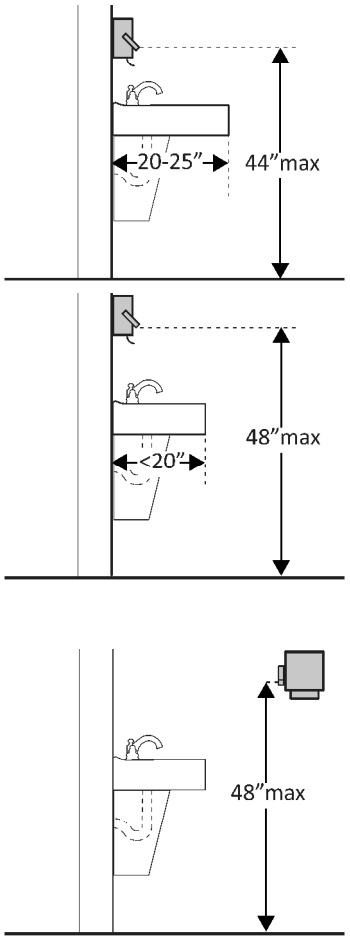
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40.5”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	• Lower mirror so reflecting surface is no higher than 40” above the floor.
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **68”**		 *Coat hook*	• Adjust hook • Provide additional hook at ADA accessible height

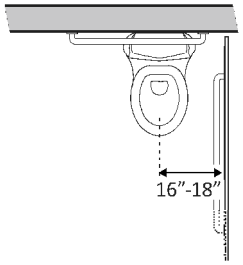
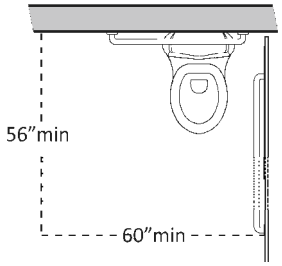
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Clear floor space at lavatory*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **30.5"**			

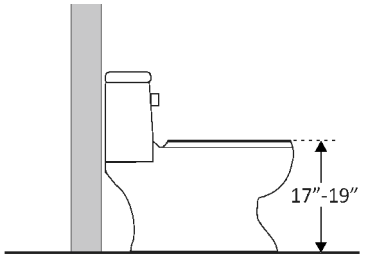
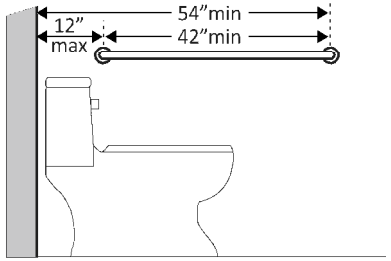
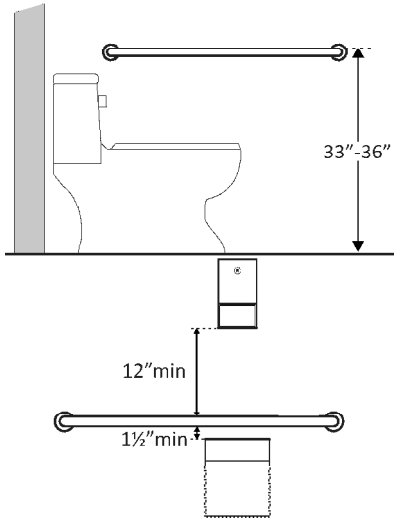
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Lavatory overflow*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A		 *Lavatory pipes (insulated)*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

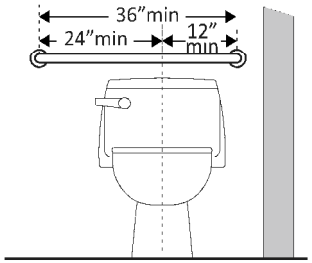
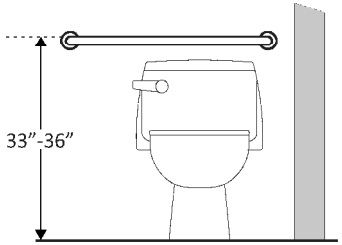
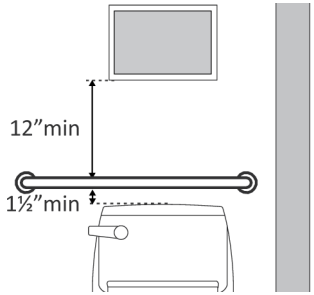
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

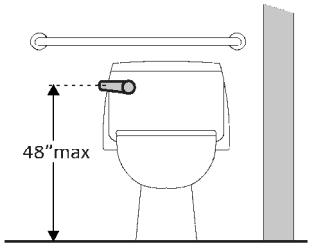
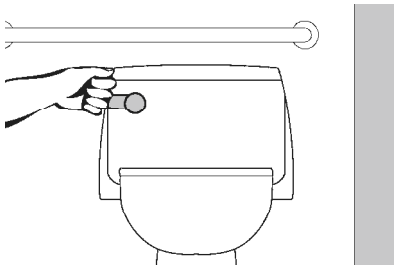
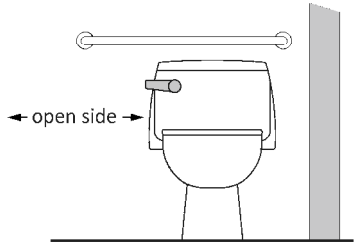
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **47”**			

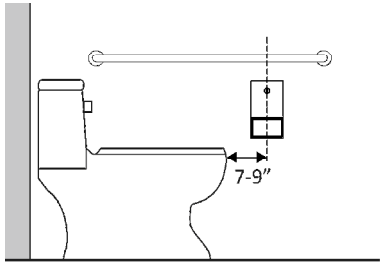
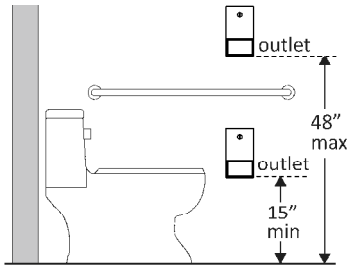
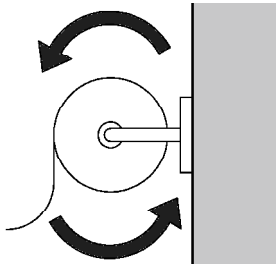
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **35”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	• Adjust dispensers • Replace with or provide additional accessible dispensers

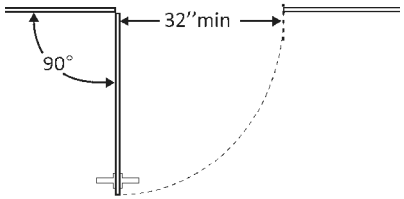
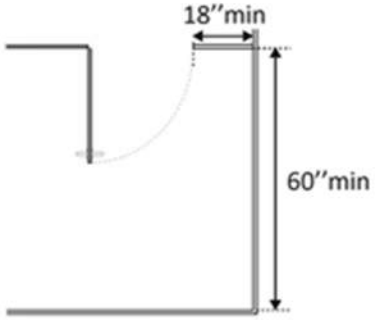
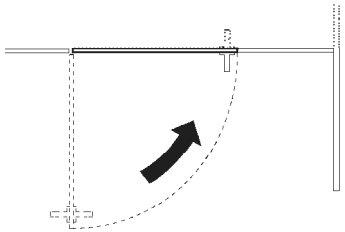
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **16.5”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **61.5”W X 59.5”D**		 *Accessible stall interior*	

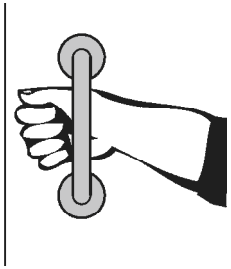
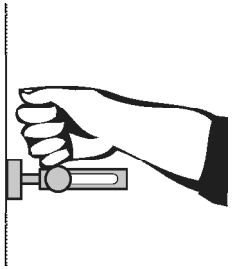
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	• Lower grab bars so top surface is between 33” and 36” above the floor
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **36.75”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☒Yes ☐No ☐N/A Measurement: **Open**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5”**			

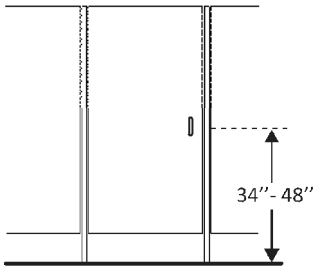
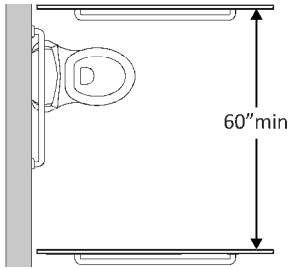
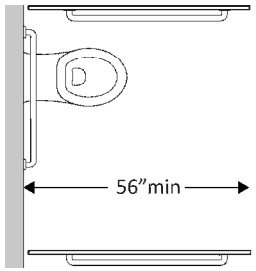
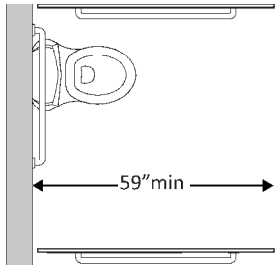
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36”**			
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☒No ☐N/A Measurement: **10.5”**		*Center of water closet to end of grab bar*	
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **24”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **36.75”**		*Grab bar height*	
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☒Yes ☐No ☐N/A Measurement: **Open**			

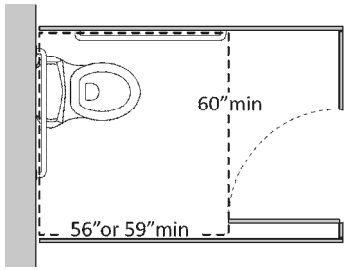
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Water closet flush control*	
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

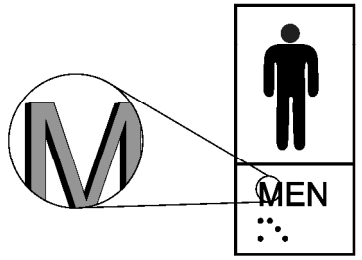
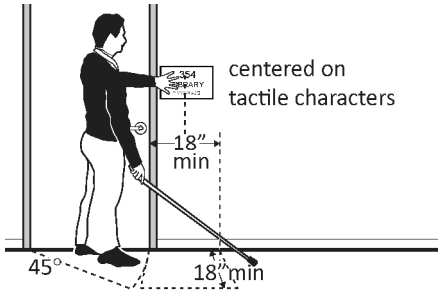
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7]	☒Yes ☐No ☐N/A			* If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Paper towel dispenser*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

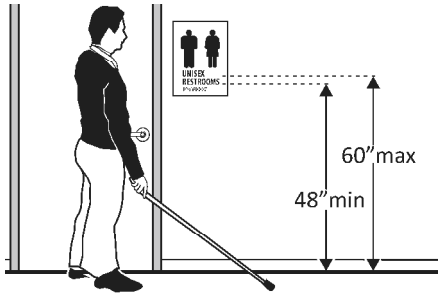
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34.5”**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☒Yes ☐No ☐N/A		 *Accessible stall entrance*	
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A			

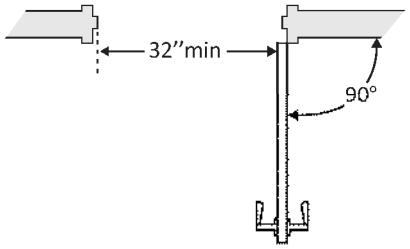
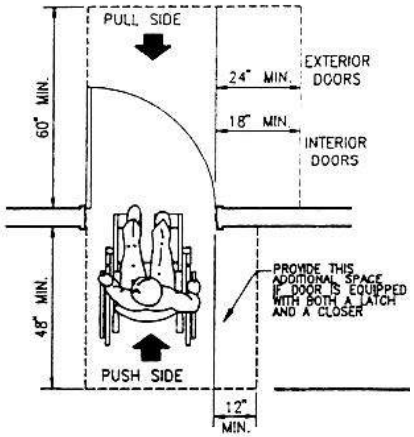
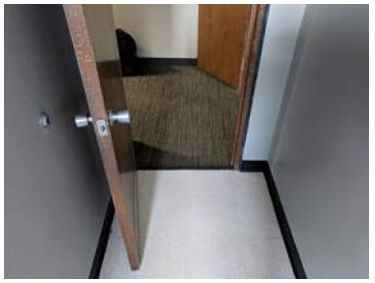
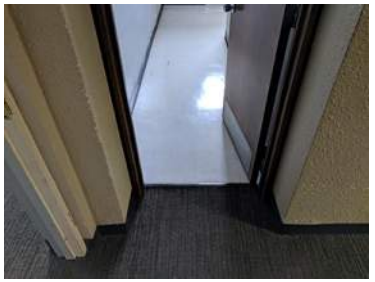
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		Door pulls are not present on both sides of the door, however, it is understood that this toilet room was construction prior to 3/15/2012, so pulls on both sides of the door are not required.  *Accessible stall door handle*	• No action needed
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Accessible stall door lock*	

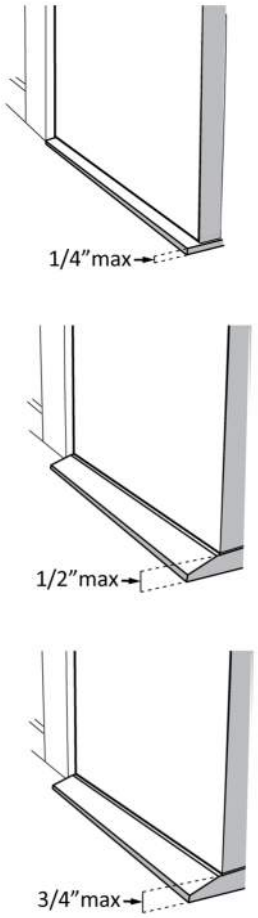
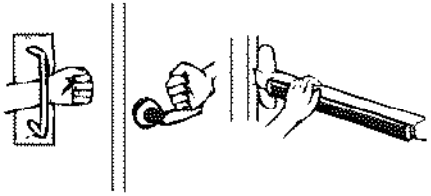
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Accessible stall door hardware distance to floor*	
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **61.5”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **59.5”**			

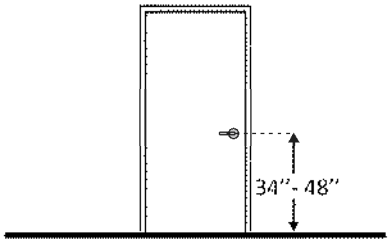
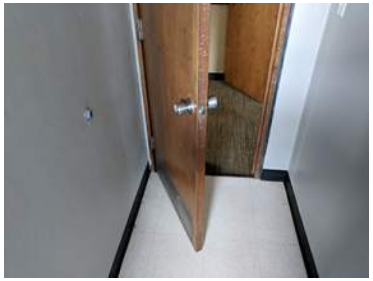
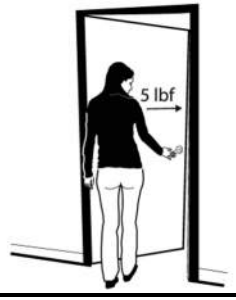
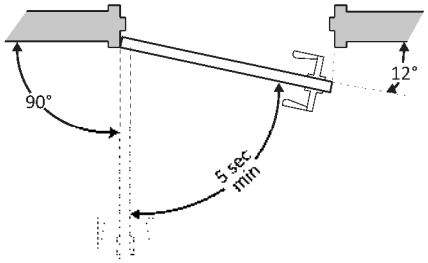
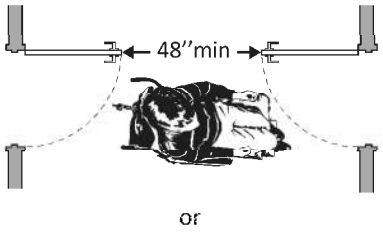
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

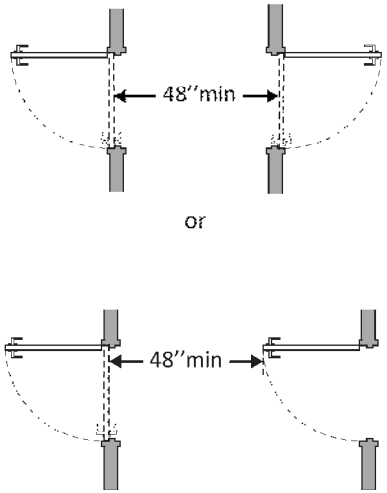
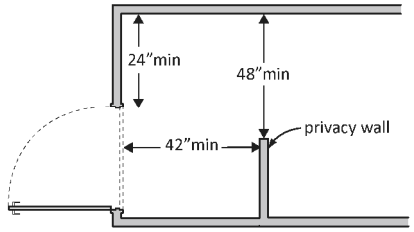
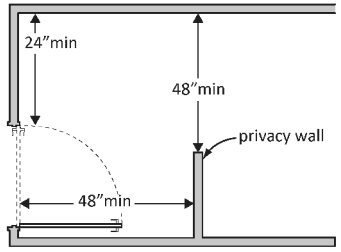
Toilet Room #6 Carnegie Building Lower Level Men's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☐N/A	☒No			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches					

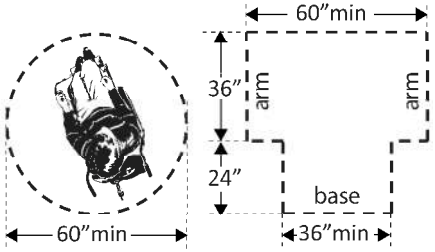
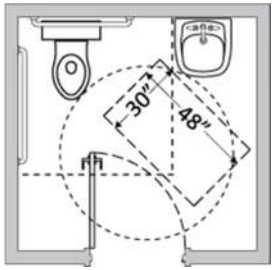
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

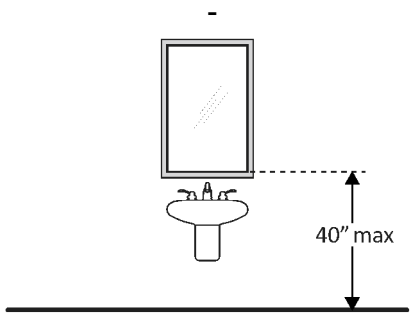
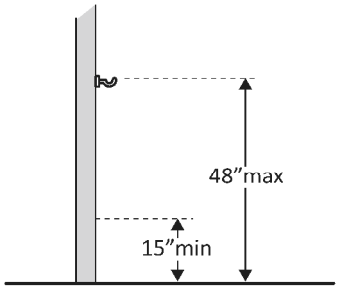
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☒No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **6"** ☐Yes ☒No ☐N/A Measurement: **2"** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	• Push-side 12" clearance is only required where doors are equipped with both latch and closer. No action needed to correct push-side clearance, however, pull side clearance is not ADA compliant. It is suggested to reconfigure the entrance or add a push-button operator to this door if bringing this restroom into compliance

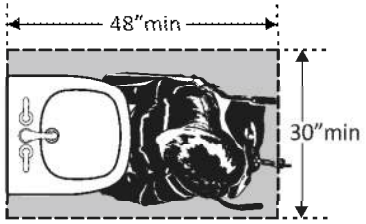
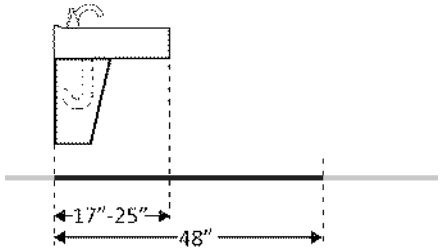
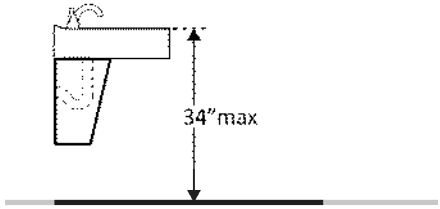
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A		 *Door handle & lock*	

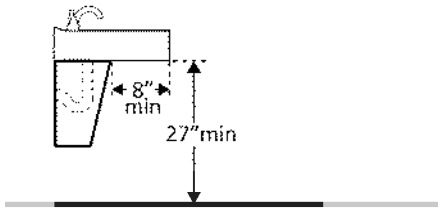
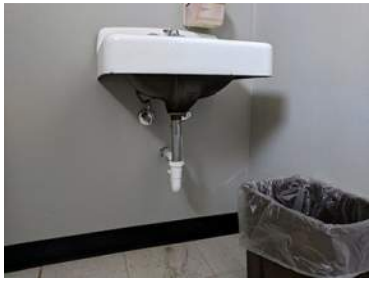
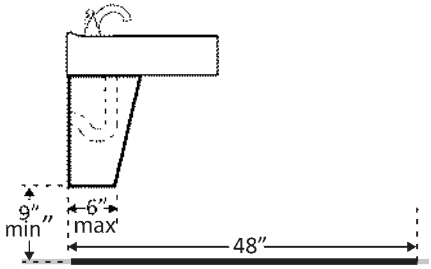
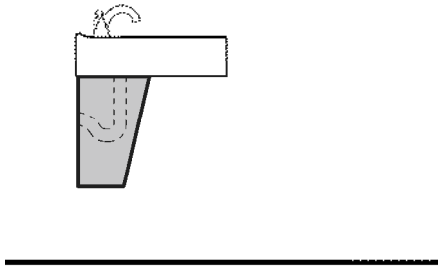
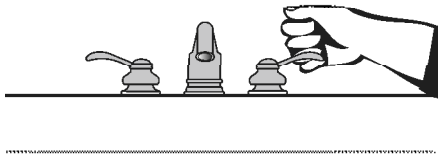
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **n/a**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

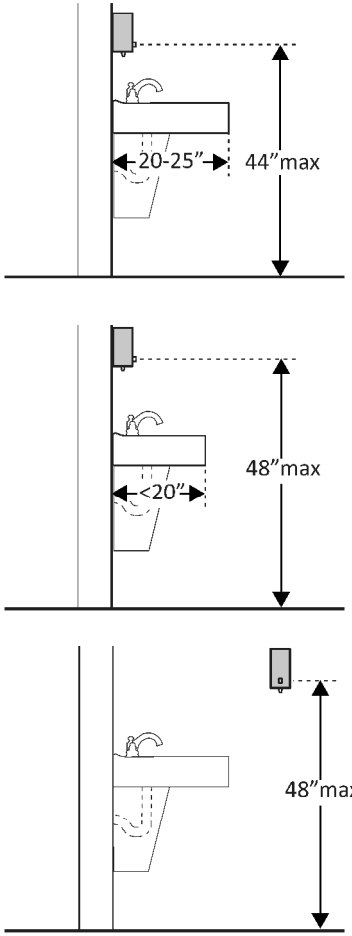
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

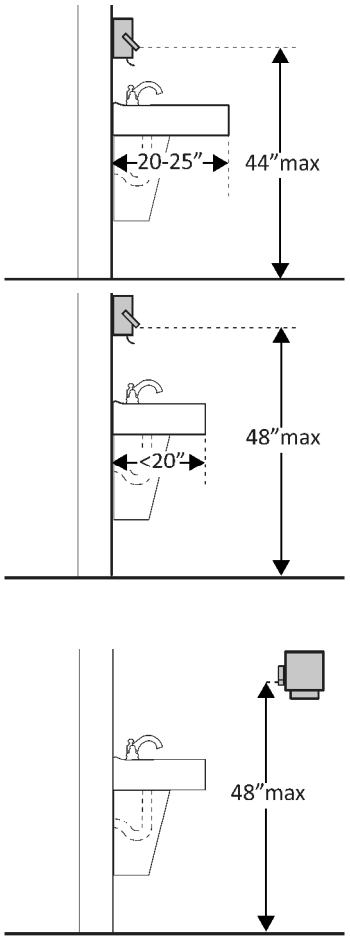
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **50”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror height above floor*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**			

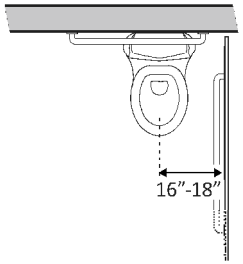
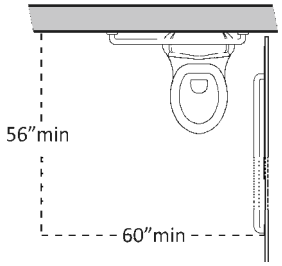
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **31.5"**			

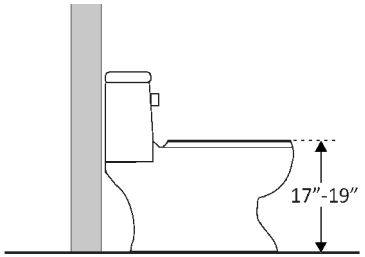
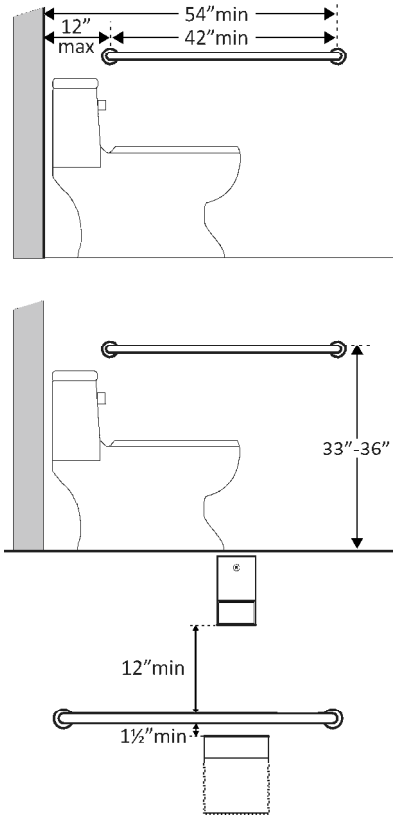
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Lavatory faucet*	

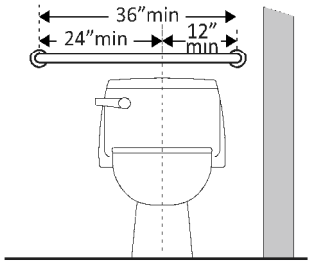
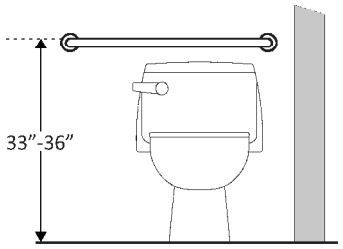
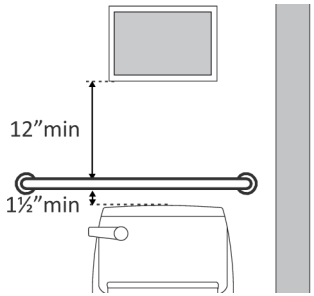
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

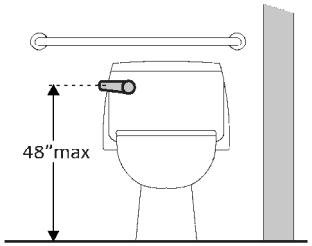
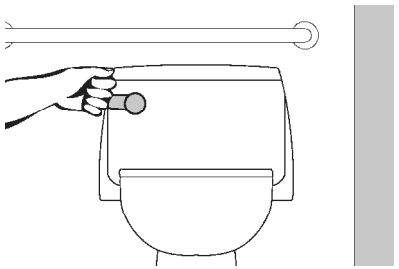
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **42.5”** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	

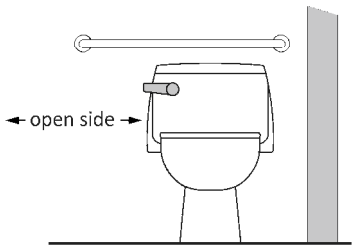
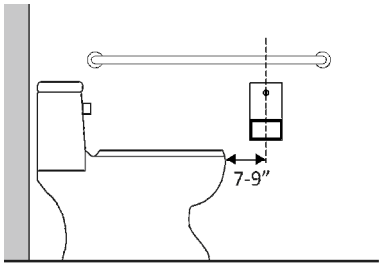
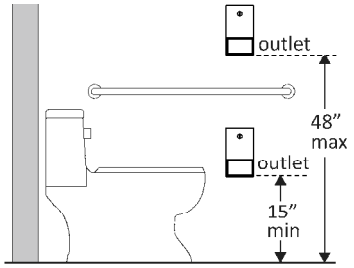
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **49”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Paper towel dispenser*	

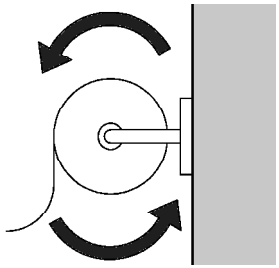
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **16.5”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **42.5”W x 140”D**		 *Water closet clearance*	

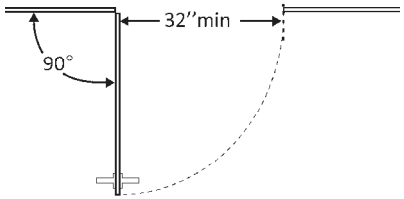
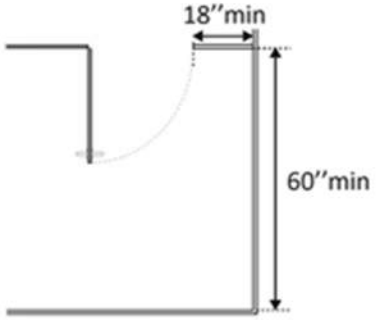
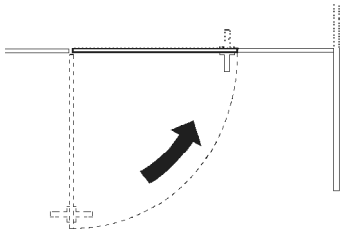
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **16.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it located no more than 12 inches from the rear wall?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			

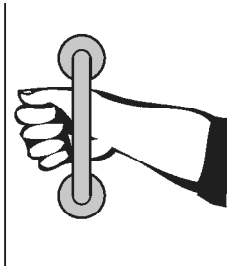
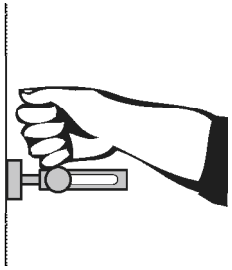
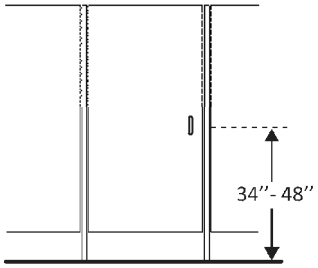
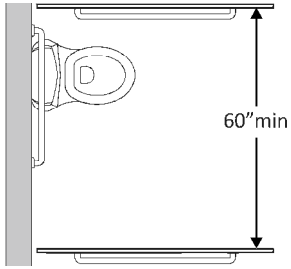
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a**			

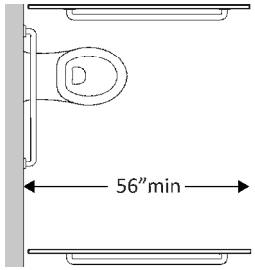
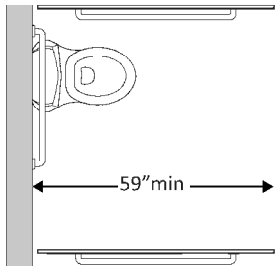
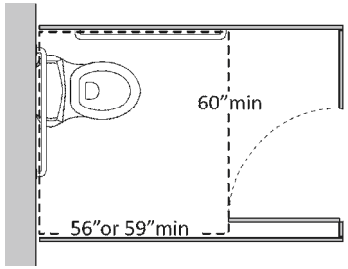
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A			

3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A		 *Water closet flush control*	
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Paper towel dispenser*	

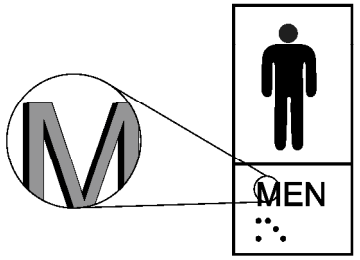
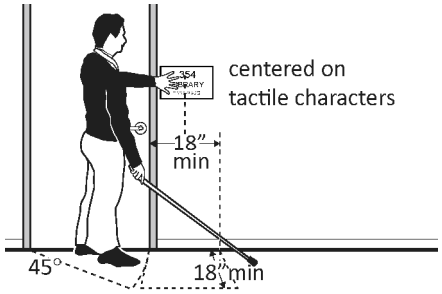
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

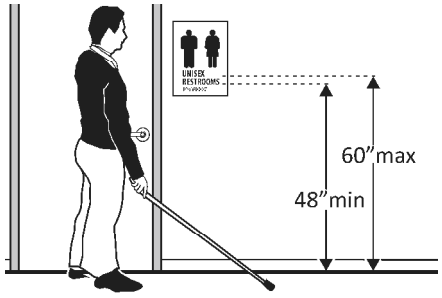
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☐No ☒N/A			
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☐No ☒N/A			

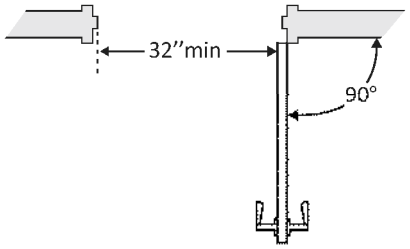
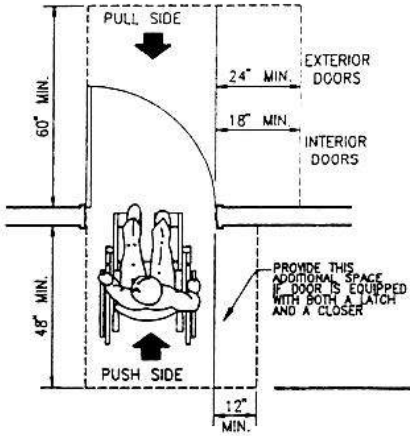
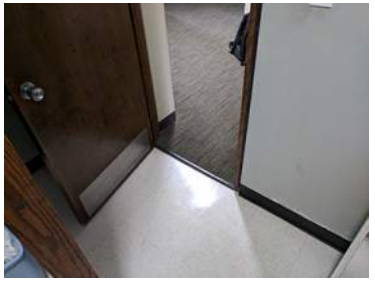
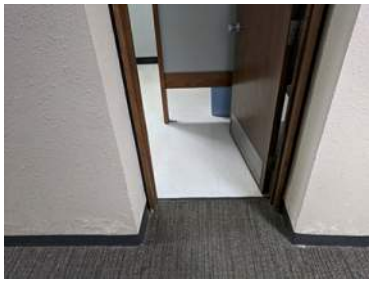
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☐No ☒N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☐No ☒N/A			
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

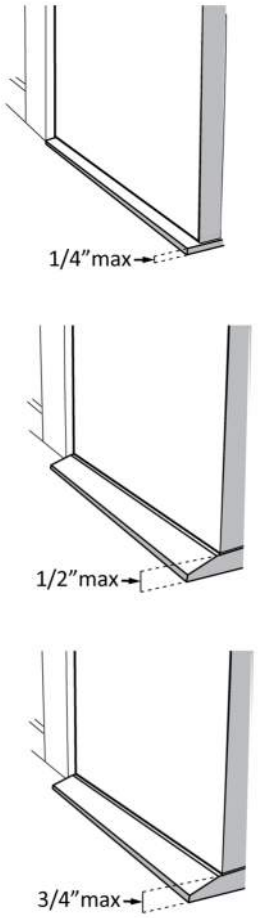
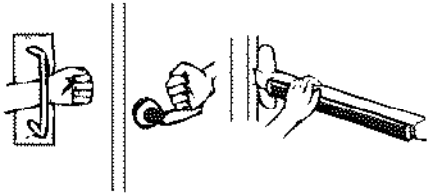
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

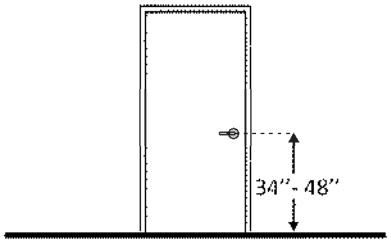
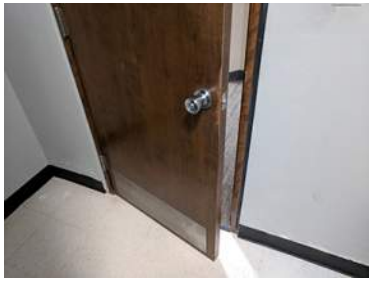
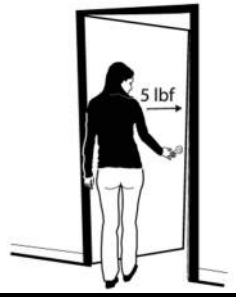
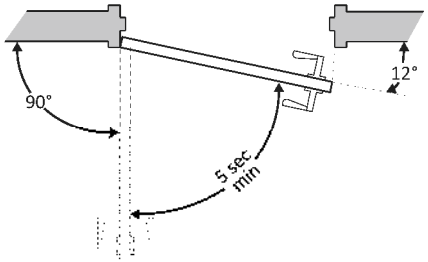
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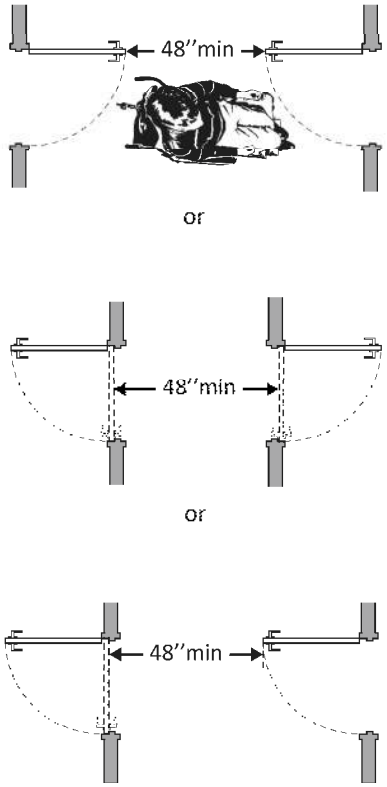
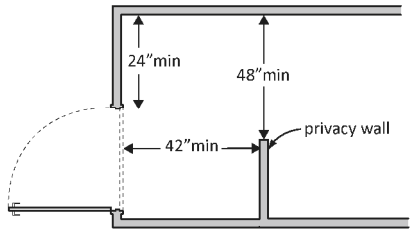
Toilet Room #7 Carnegie Building Lower Level Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			

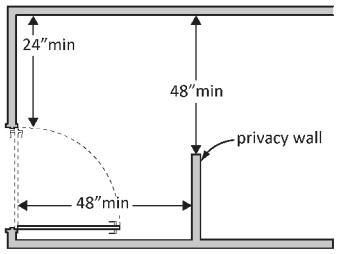
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

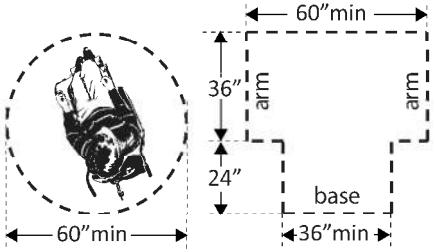
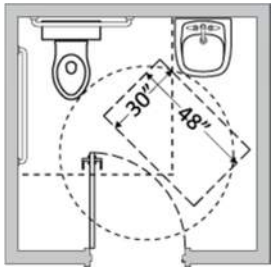
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☒No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction?	☒Yes ☐No ☐N/A Measurement: **Open**		 *Door pull side*	• Push-side 12" clearance is only required where doors are equipped with both latch and closer. No action needed to correct push-side clearance, however, pull side clearance is not ADA compliant. It is suggested to reconfigure the entrance or add a push-button operator to this door if bringing this restroom into compliance
	Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction?	☐Yes ☒No ☐N/A Measurement: **2"**			
	On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A		 *Door push side*	

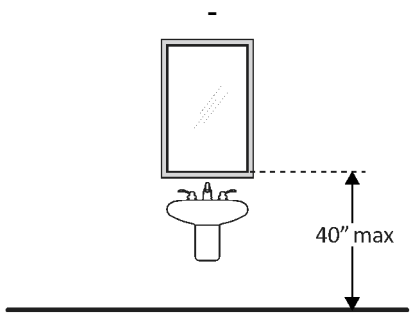
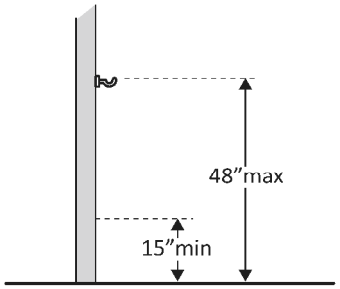
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A		 *Door handle & lock*	

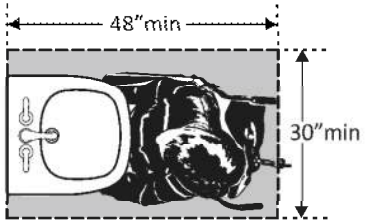
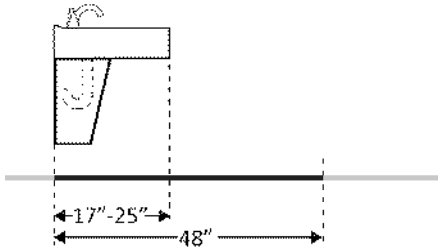
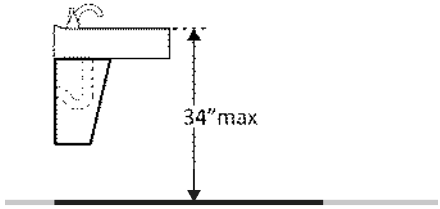
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **n/a**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

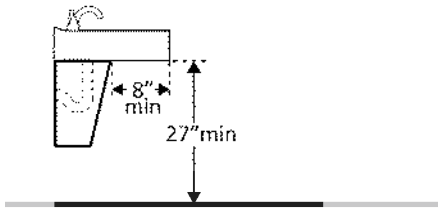
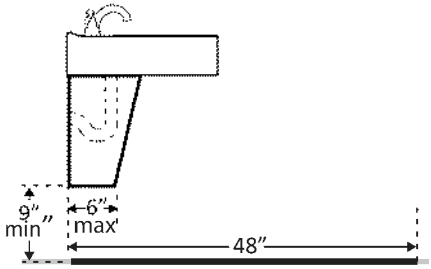
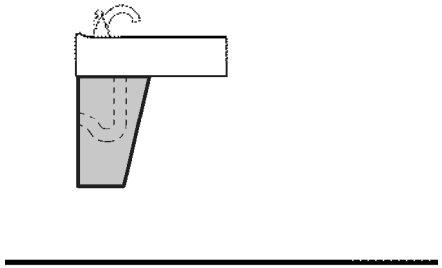
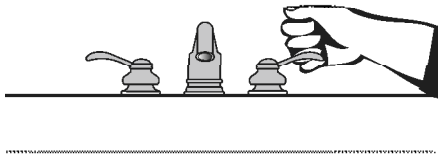
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			

3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☒No ☐N/A		 *Restroom privacy screen*	

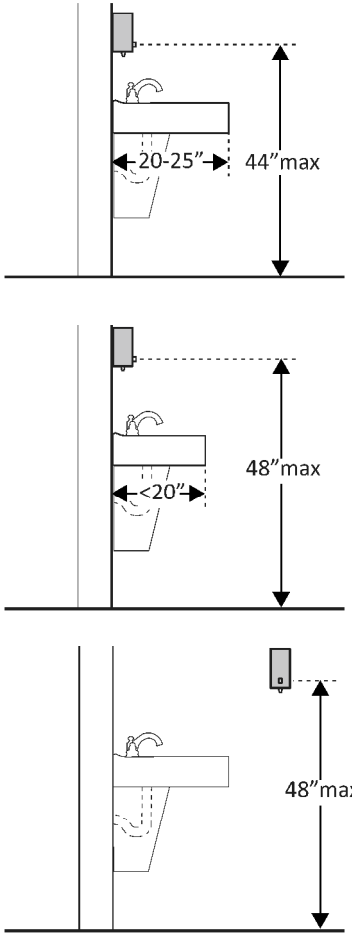
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☒Yes ☐No ☐N/A			

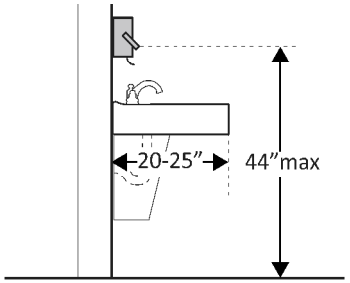
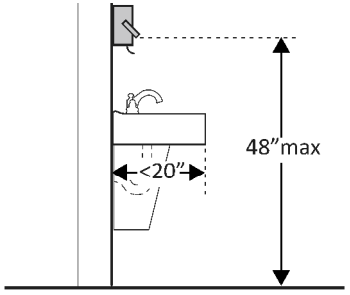
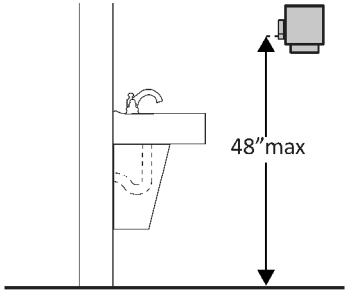
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **47”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror height above floor*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**			

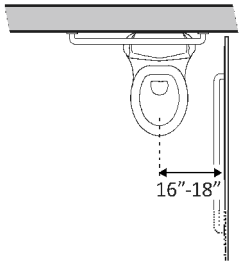
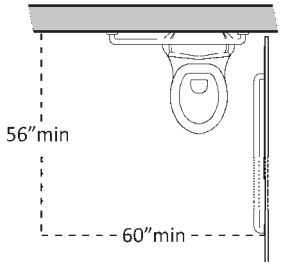
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **31.5"**			

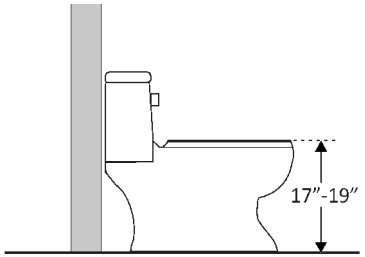
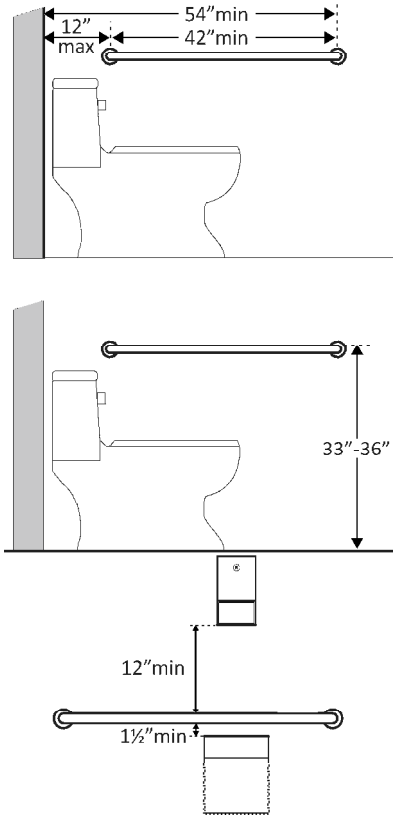
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☐No ☐N/A Measurement: **27”**		 *Lavatory overflow*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Lavatory faucet*	

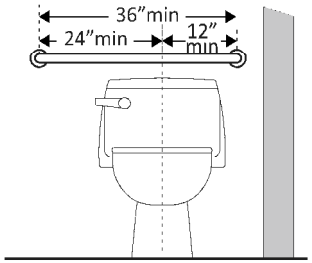
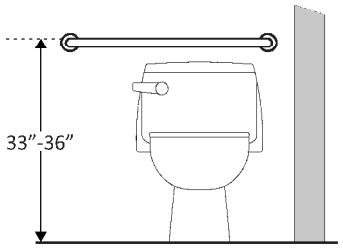
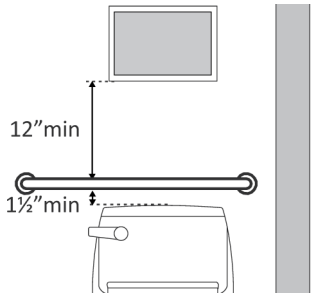
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

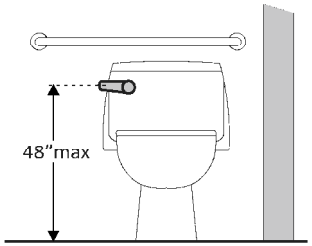
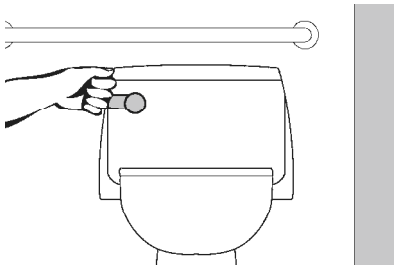
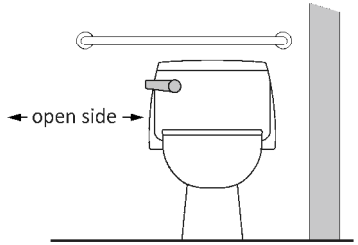
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **42.5”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	

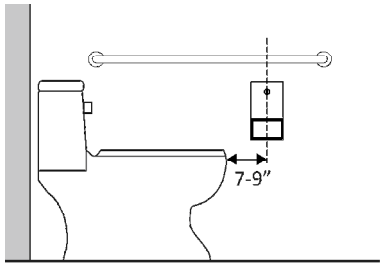
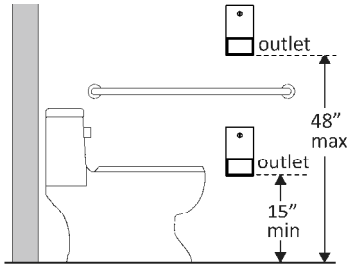
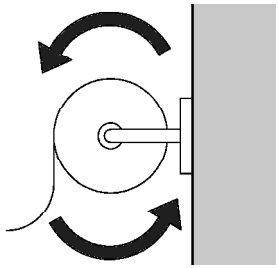
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **44”**		*Paper towel dispenser*	
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **49”**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A			

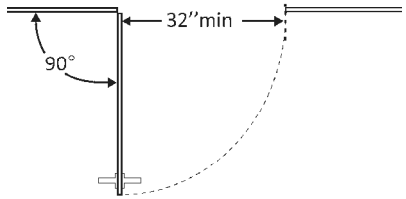
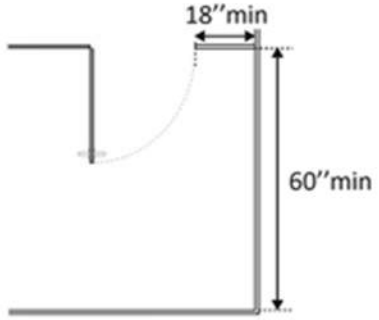
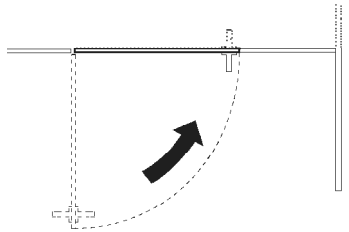
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☒No ☐N/A Measurement: **15”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **38” to obstruction**		 *Water closet clearance*	

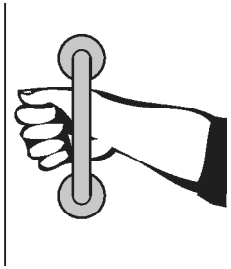
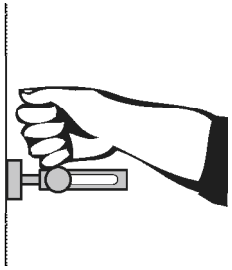
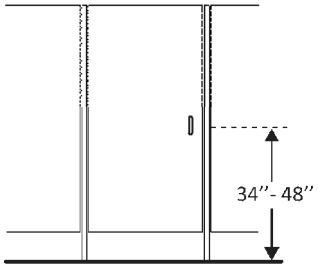
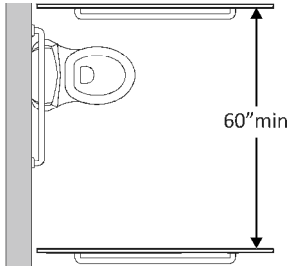
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **16.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it located no more than 12 inches from the rear wall?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			

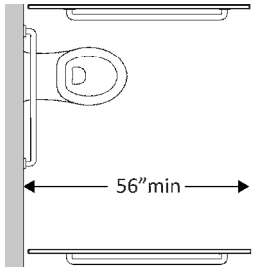
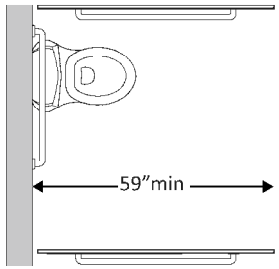
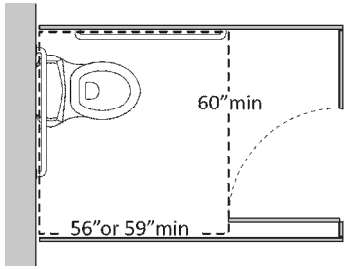
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a**			

	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Water closet flush control*	
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			

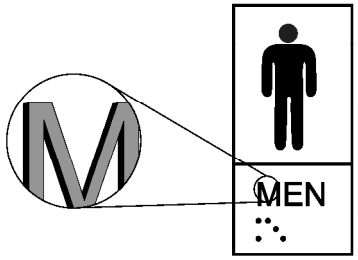
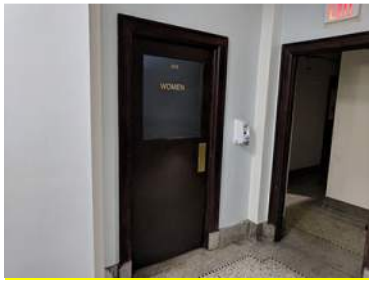
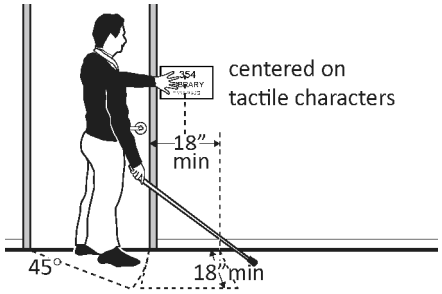
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Toilet paper dispenser*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

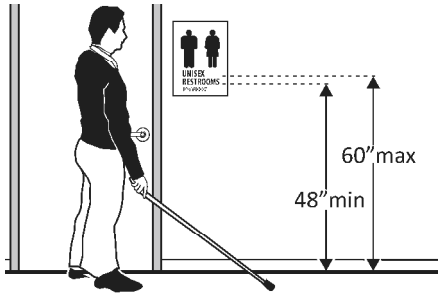
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☐No ☒N/A			
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☐No ☒N/A			

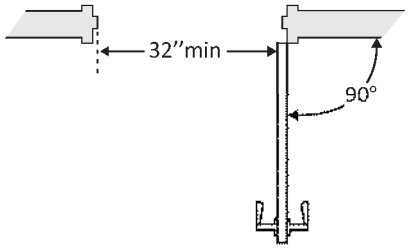
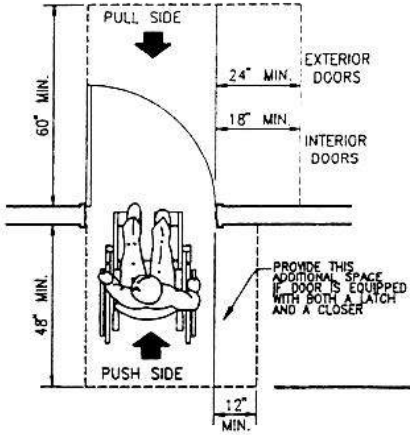
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☐No ☒N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☐No ☒N/A			
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

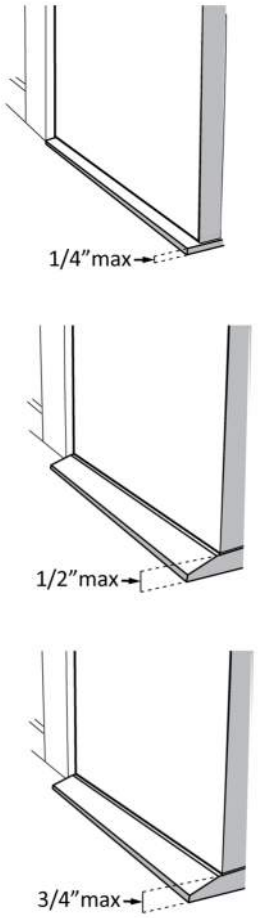
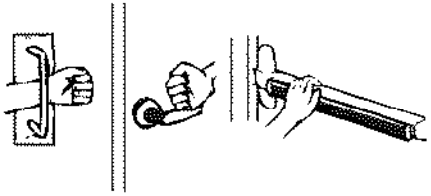
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

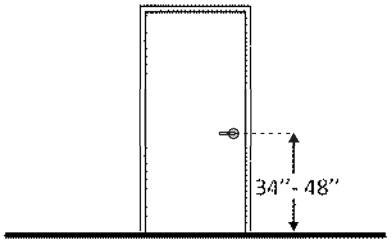
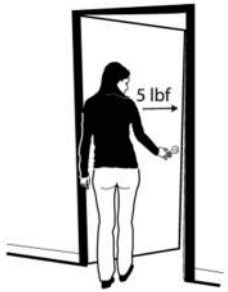
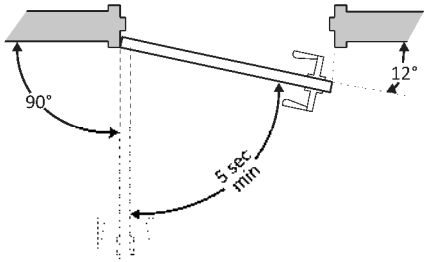
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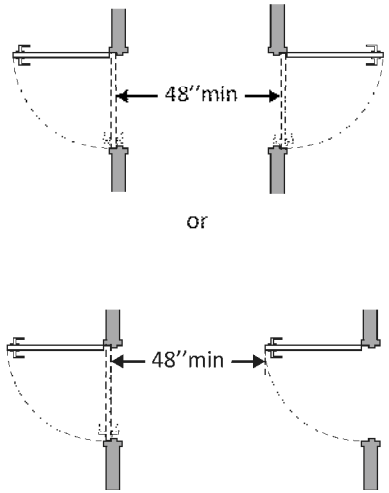
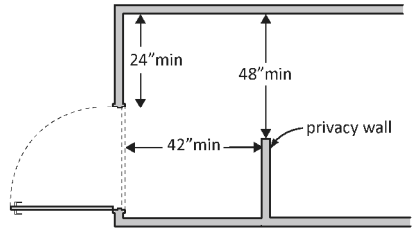
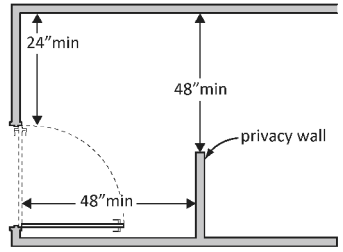
Toilet Room #8 City Hall Upper Level Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☐N/A	☒No			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			

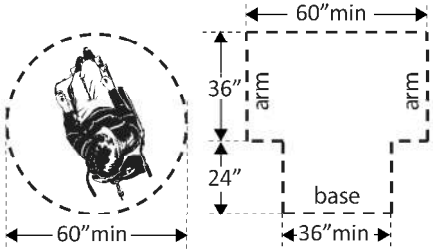
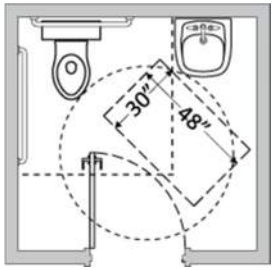
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

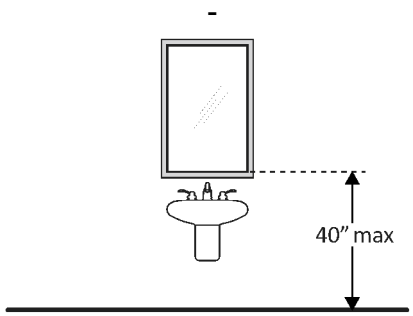
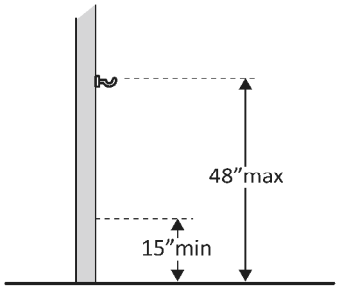
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction?	☐Yes ☒No ☐N/A Measurement: **15.25"**		 *Door pull side*  *Door push side*	• Pull side clearance is not ADA compliant. It is suggested to reconfigure the entrance or add a push-button operator to this door if bringing this restroom into compliance
	Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction?	☒Yes ☐No ☐N/A Measurement: **n/a**			
	On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A			

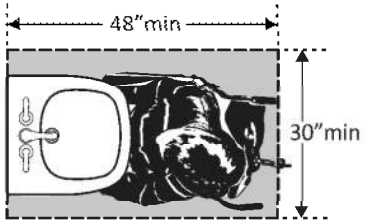
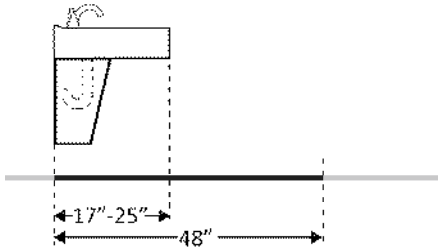
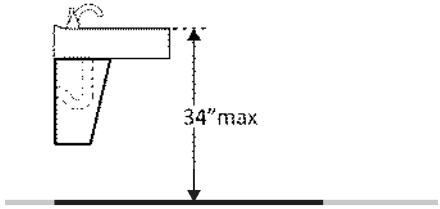
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	

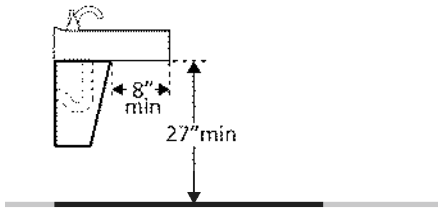
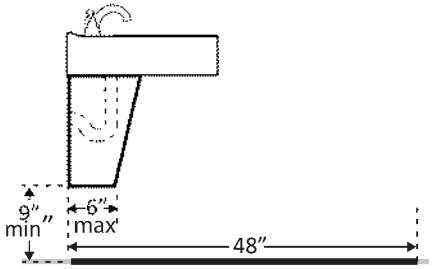
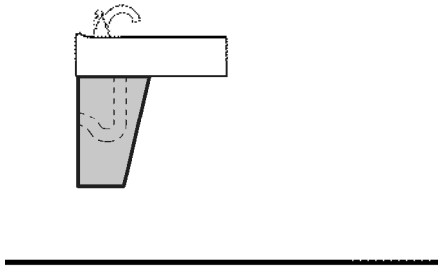
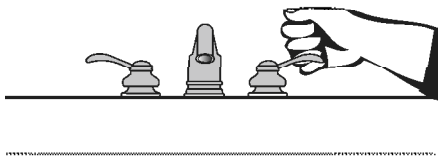
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **14 lbs.**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **4 seconds.**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A	 or		

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

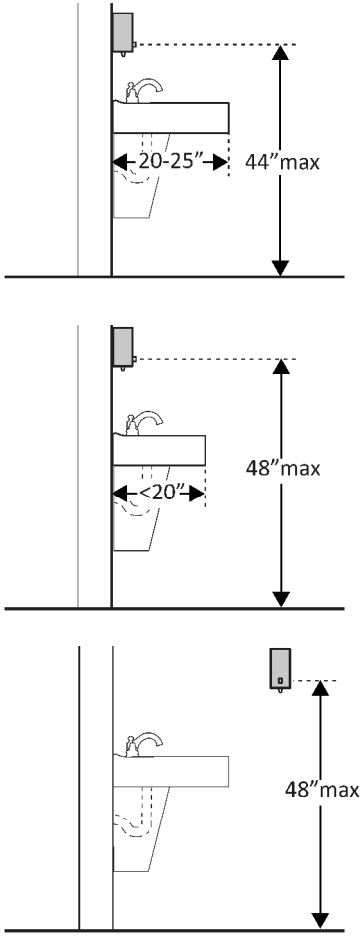
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

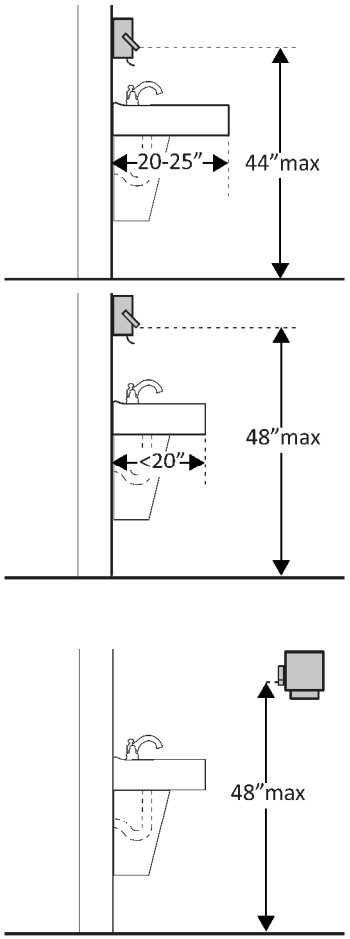
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **40”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **66”**			

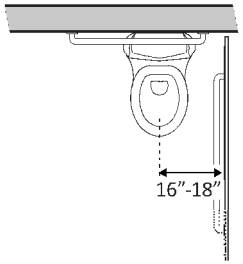
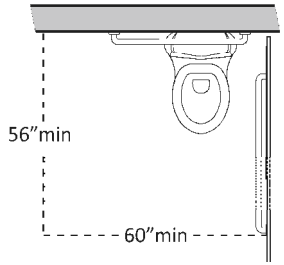
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **23.75"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33"**			

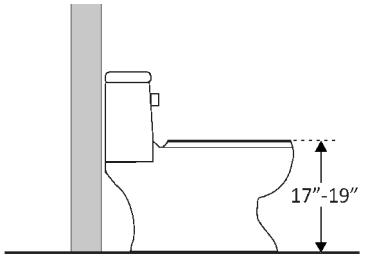
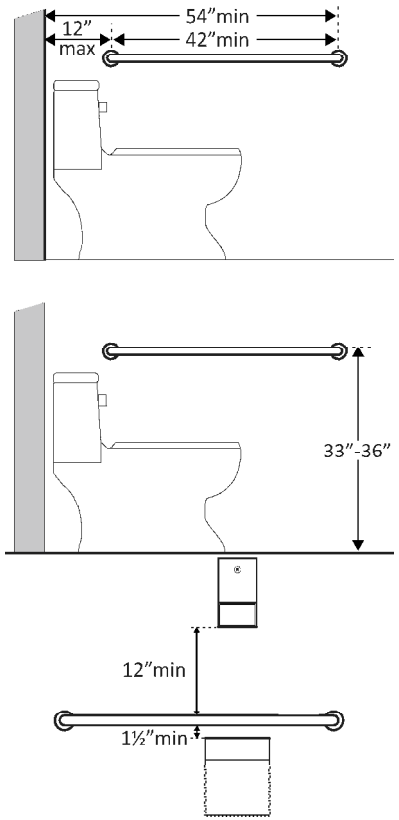
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

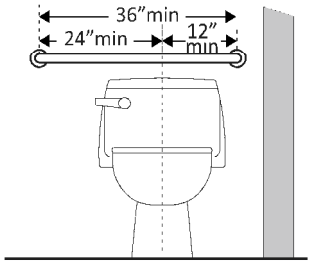
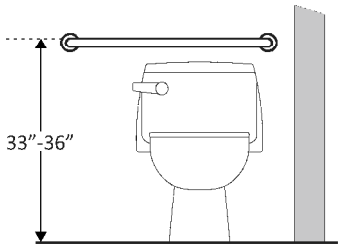
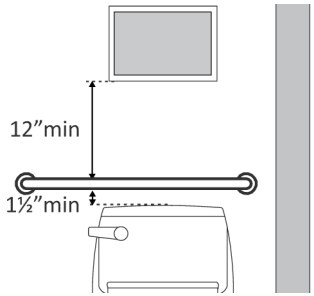
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

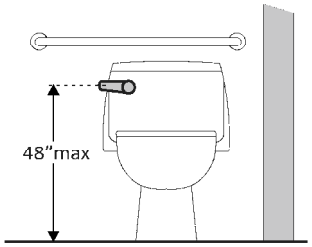
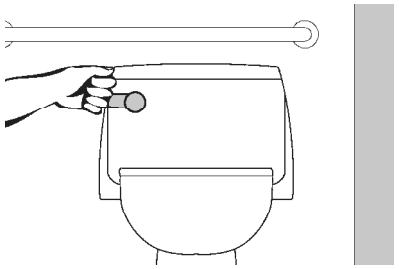
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **47”**		 *Soap dispenser*	

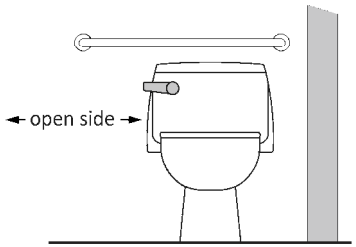
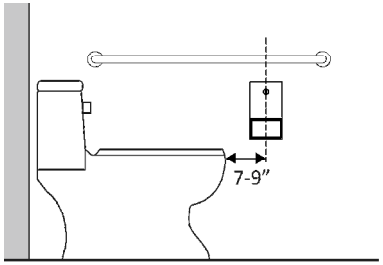
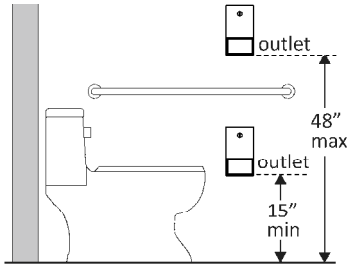
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **47”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	

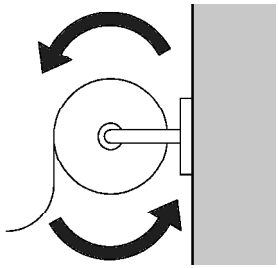
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☒No ☐N/A Measurement: **n/a**		Designated ADA accessible stall is too narrow and is not compliant.  *Designated accessible stall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **n/a**		Designated ADA accessible stall is too narrow and is not compliant.	

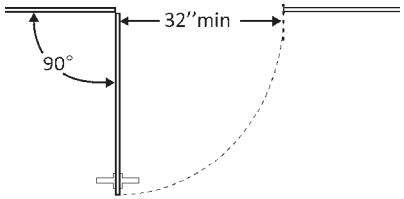
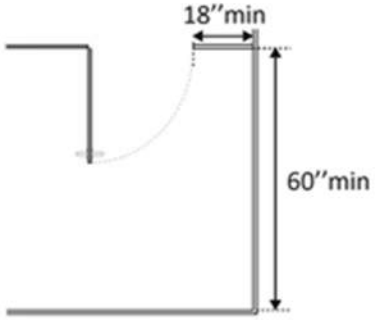
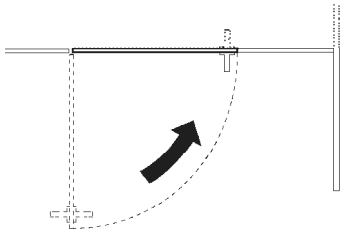
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**		Grab bar configuration is generally not ADA compliant.	

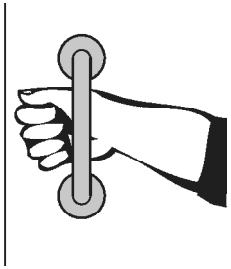
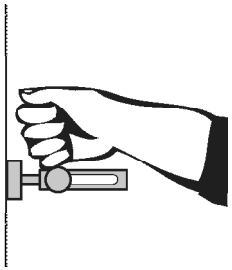
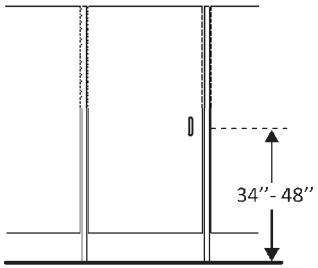
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**		Grab bar configuration is generally not ADA compliant.	
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a**			

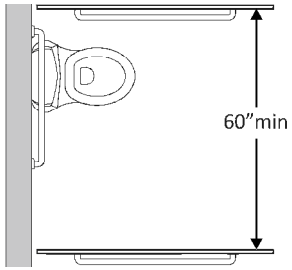
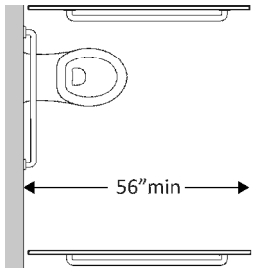
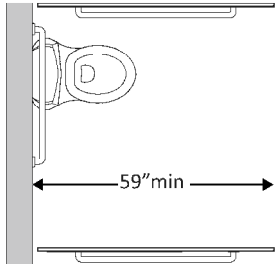
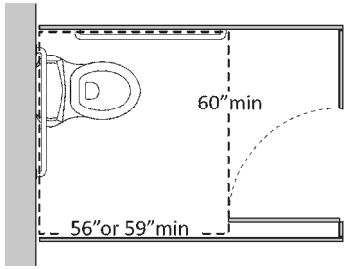
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A		 *Water closet flush control*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A			

3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A			

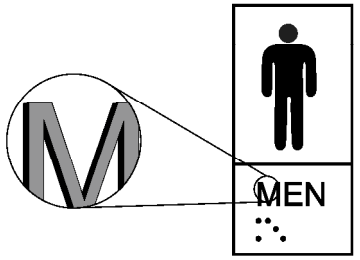
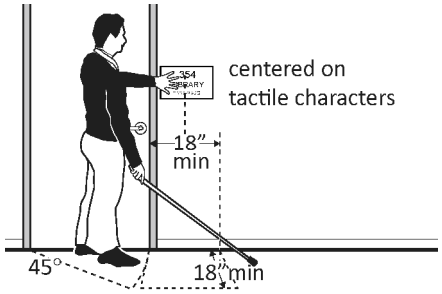
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

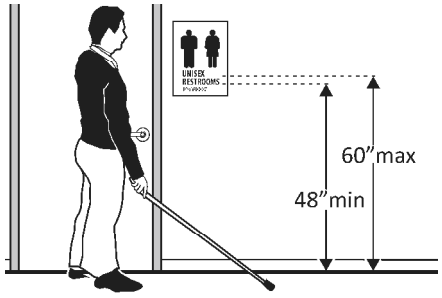
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A		 *Designated accessible stall entrance*	
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			

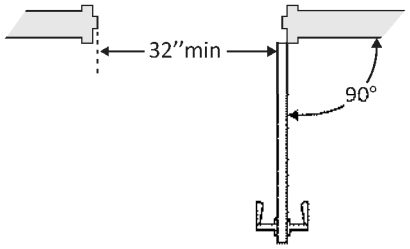
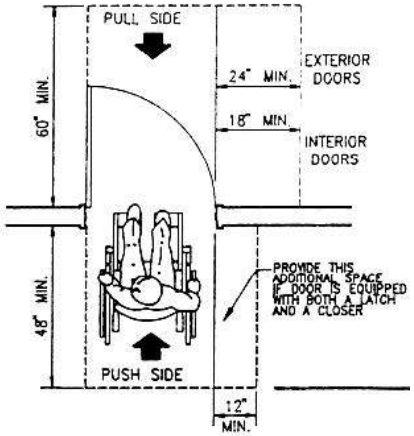
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Toilet stall door handle*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Toilet stall door lock*	
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			

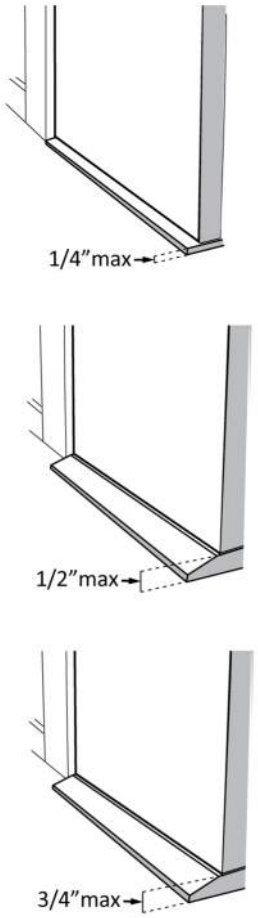
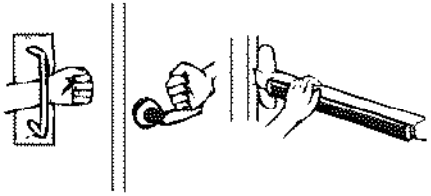
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **36.25”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **88.5”**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

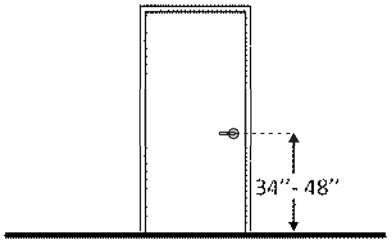
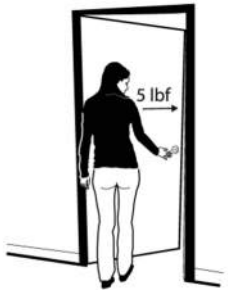
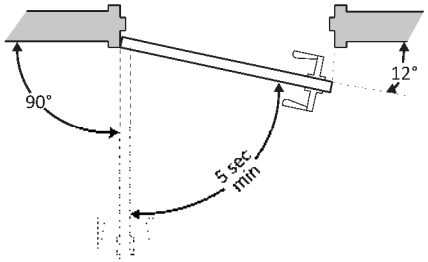
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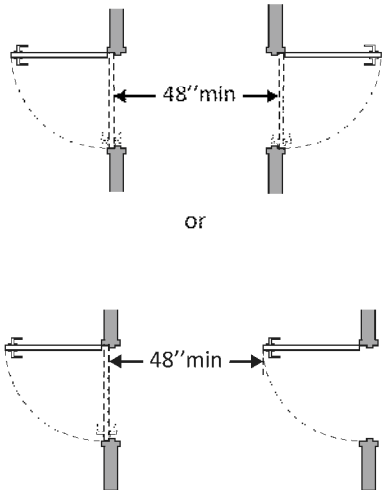
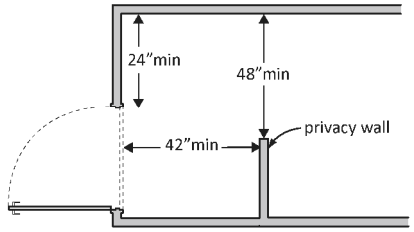
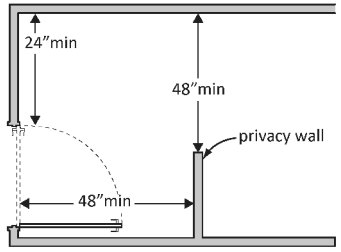
Toilet Room #9 City Hall Main Level Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			

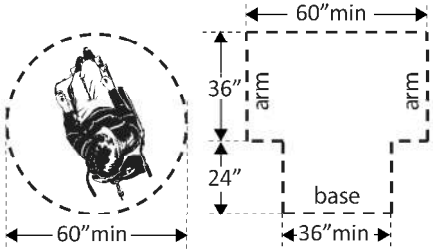
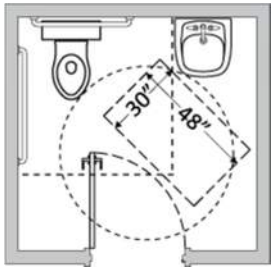
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

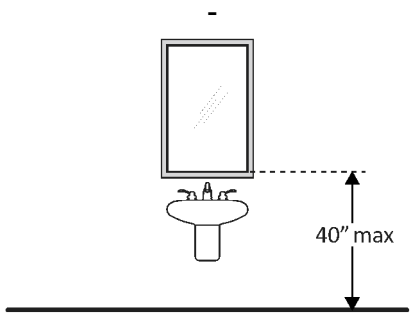
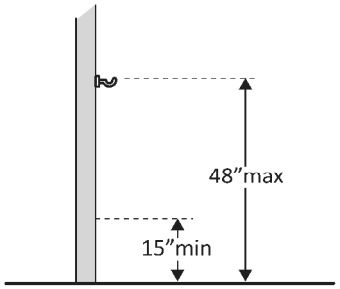
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **10.5"** ☐Yes ☐No ☐N/A Measurement: **Open** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	• Pull side clearance is not ADA compliant. It is suggested to reconfigure the entrance or add a push-button operator to this door if bringing this restroom into compliance

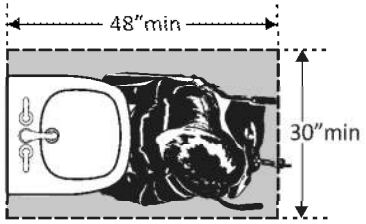
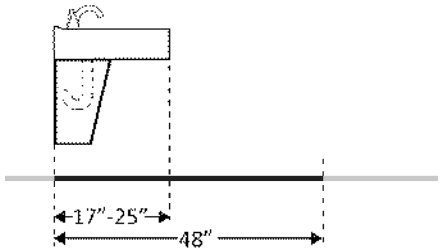
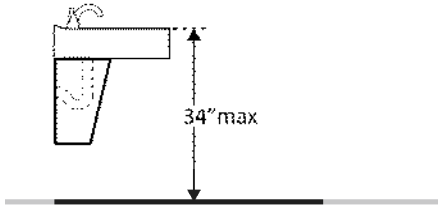
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	

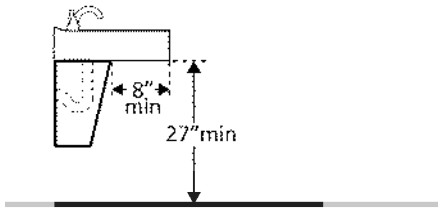
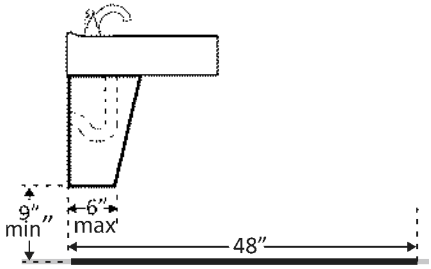
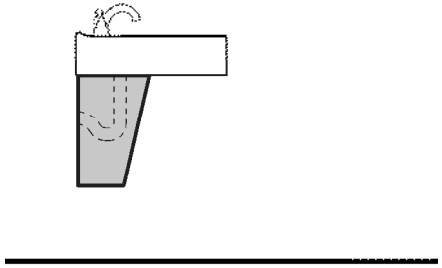
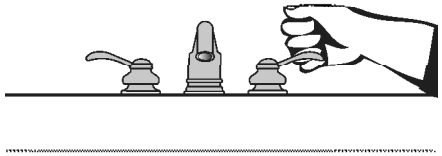
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **16 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☒Yes ☐No ☐N/A Measurement: **5 seconds**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A	 or		

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

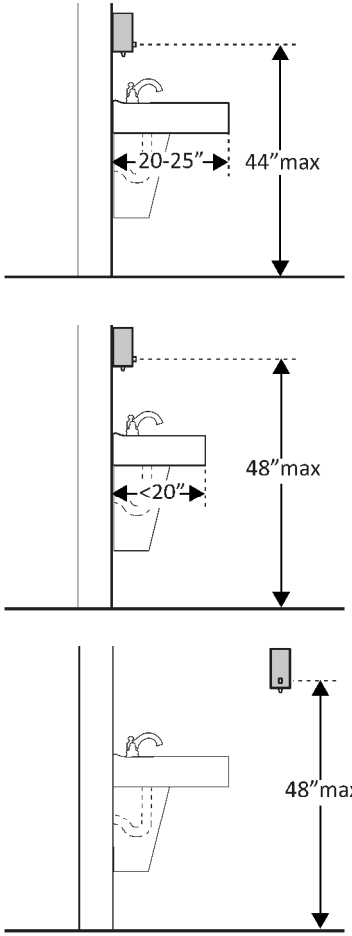
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☐Yes ☒No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

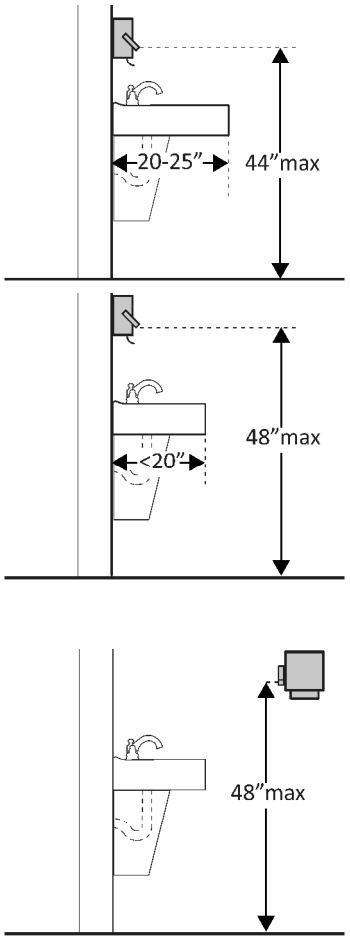
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **39.5”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Lavatory clearance*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **66”**		 *Coat hook*	

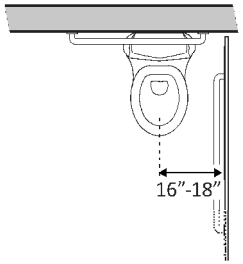
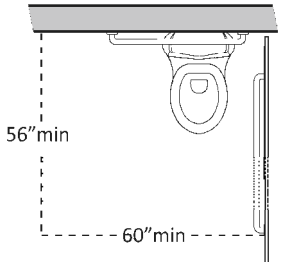
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☐N/A Measurement: **25.25"**		 *Lavatory depth*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **34"**			

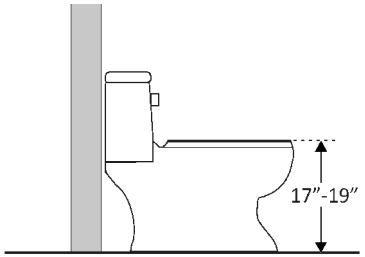
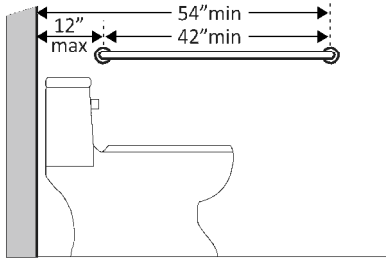
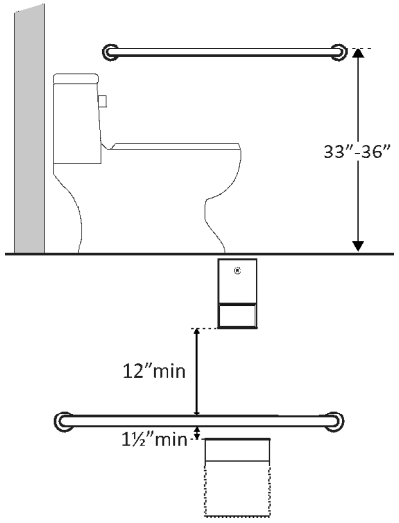
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27.5”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A		 *Lavatory pipes*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

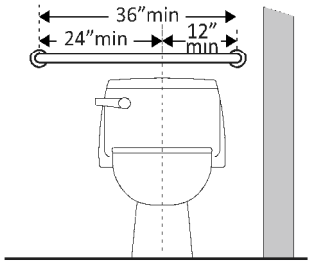
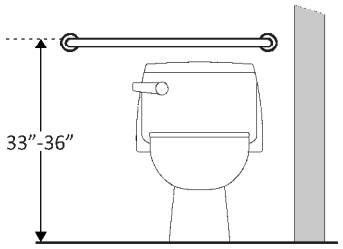
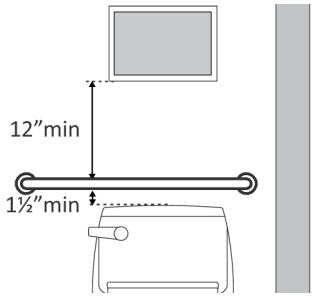
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

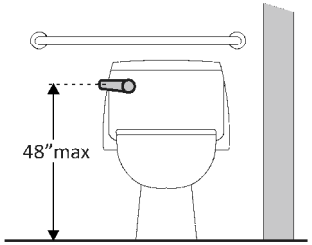
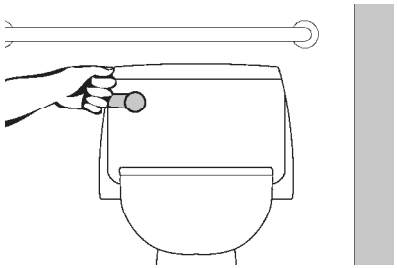
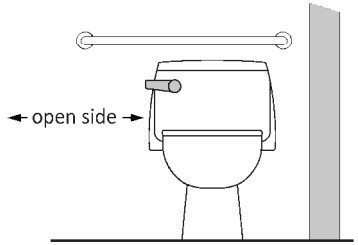
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☒No ☐N/A Measurement: **48”** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	

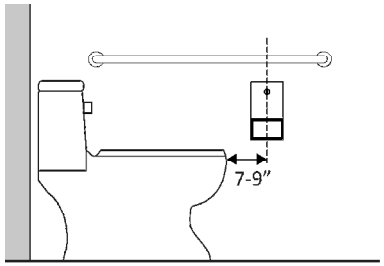
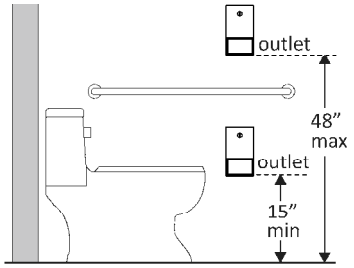
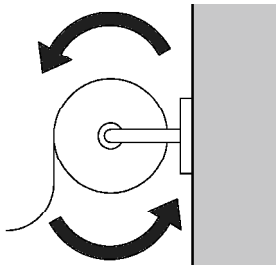
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **43.5”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	

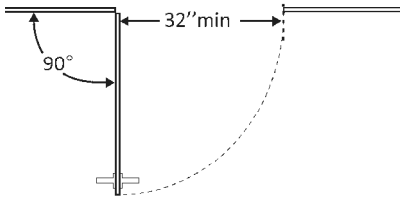
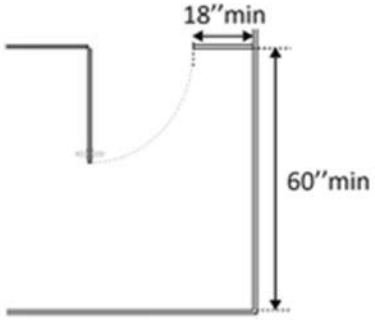
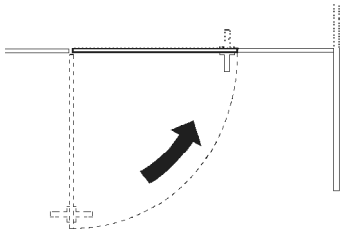
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17.75”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **59.75”W x 71”D**		Clearance dimensions do not fully comply, however, it is understood that this toilet room was constructed prior to 3/15/2012, which would allow for reduced clearance.  *Designated accessible stall interior*	

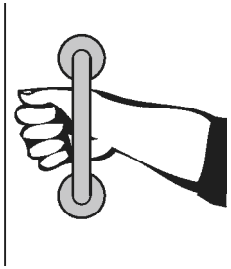
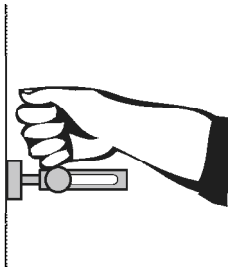
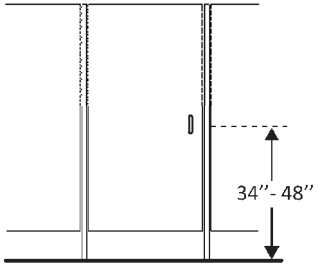
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **n/a**		 *Grab bar*	
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **6”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☒N/A Measurement: **48”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☒No ☐N/A Measurement: **.75”**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5”**			

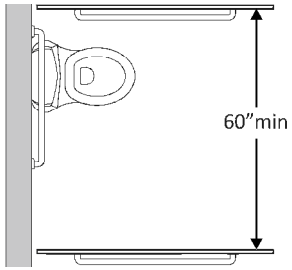
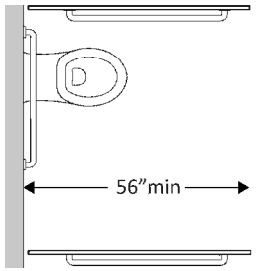
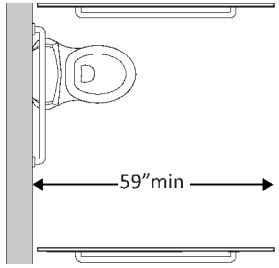
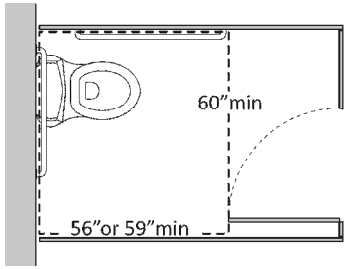
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36”**		Grab bar configuration is generally not ADA compliant.	
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **24”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34”**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: **Open**			

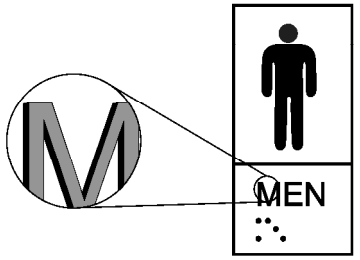
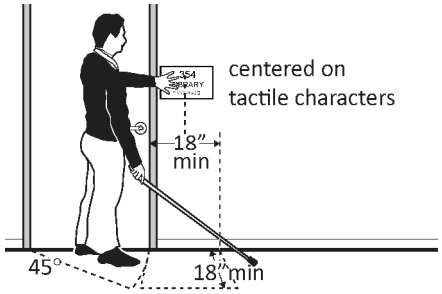
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement:			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A		 *Water closet flush control*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☐Yes ☒No ☐N/A Measurement: **6 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

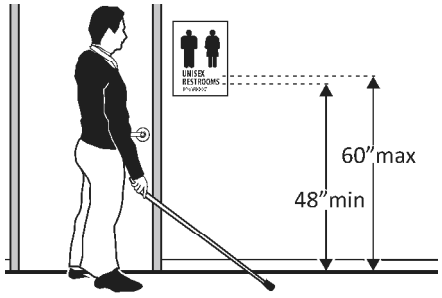
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Toilet paper dispenser*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

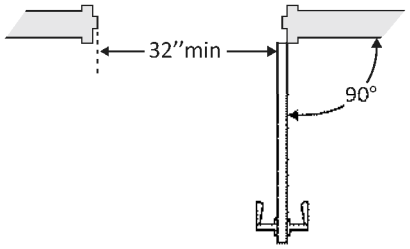
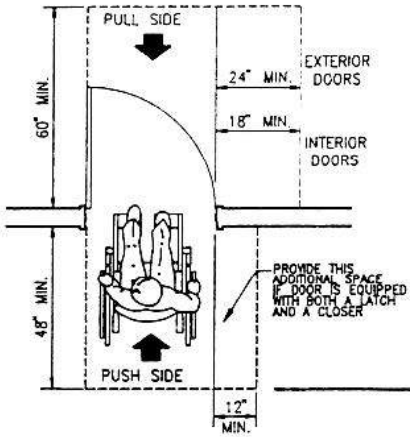
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☒No ☐N/A Measurement: **30.25”**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A		 *Designated accessible stall entrance*	
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			

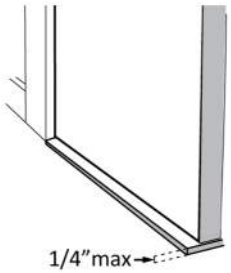
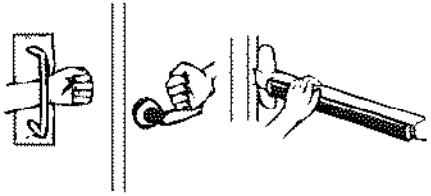
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Toilet stall door handle*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Toilet stall door lock*	
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			

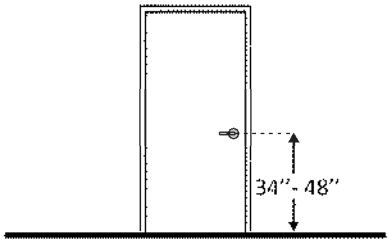
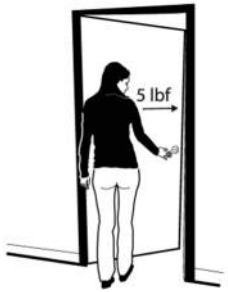
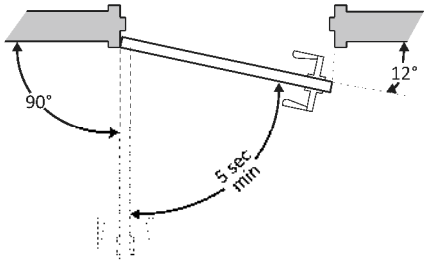
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59.625”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **71”**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

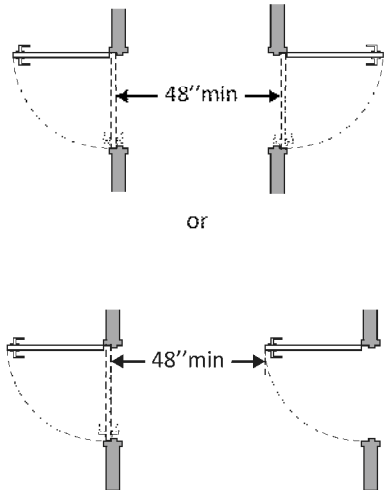
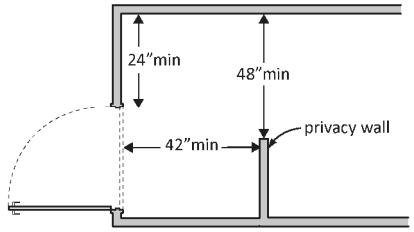
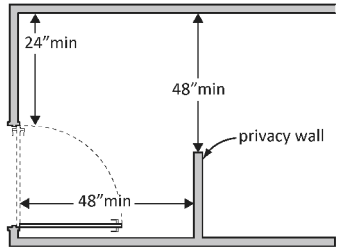
Toilet Room #10 City Hall Main Level Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☐N/A	☒No			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			

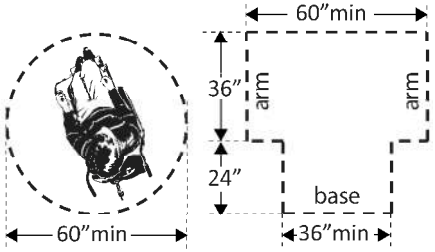
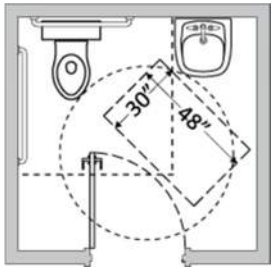
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

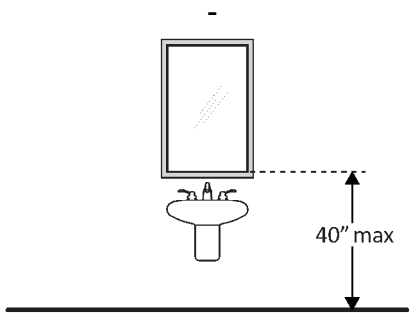
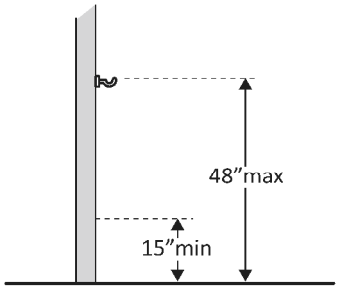
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **17"** ☒Yes ☐No ☐N/A Measurement: **Open** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	• Pull side clearance is not ADA compliant. It is suggested to reconfigure the entrance or add a push-button operator to this door if bringing this restroom into compliance

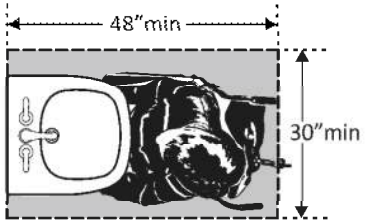
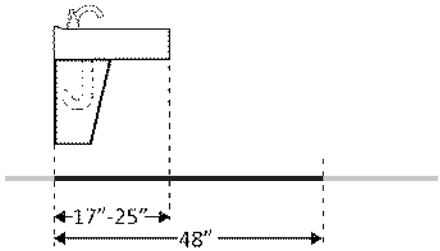
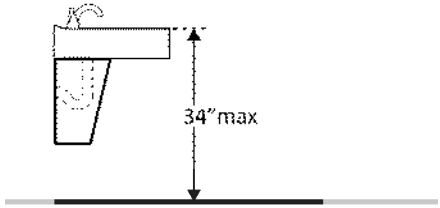
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	  	 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	

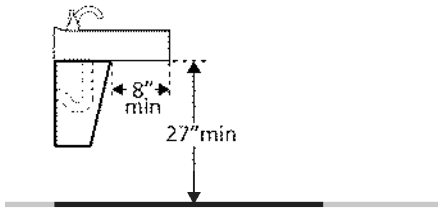
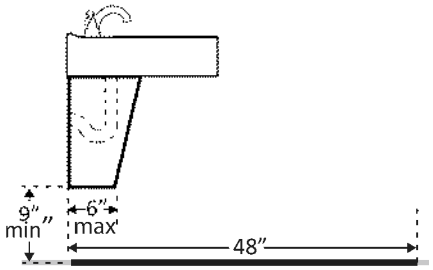
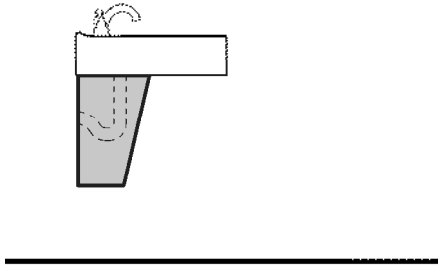
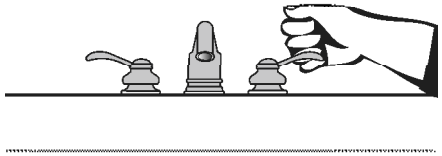
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **21 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 seconds**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

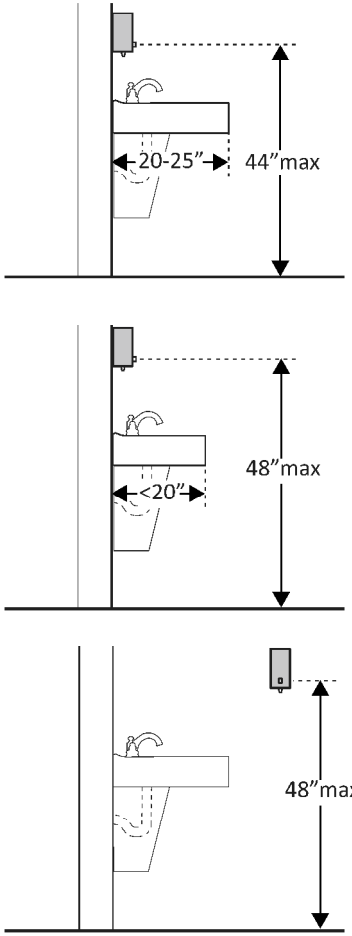
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☐N/A			

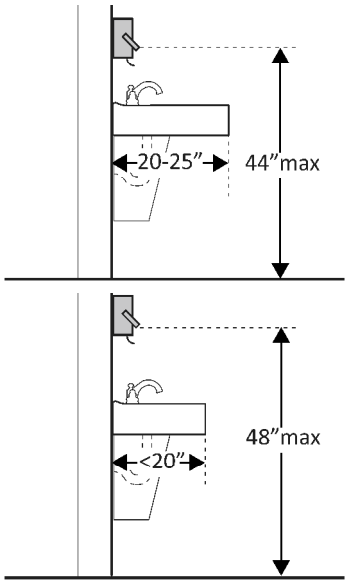
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40.25”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **66”**		 *Coat hook*	

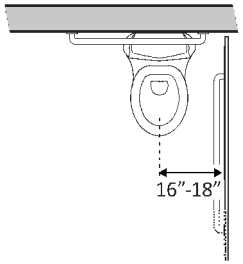
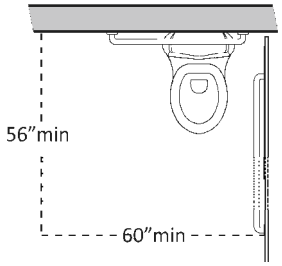
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☐N/A Measurement: **25.25"**		 *Lavatory depth*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33.25"**			

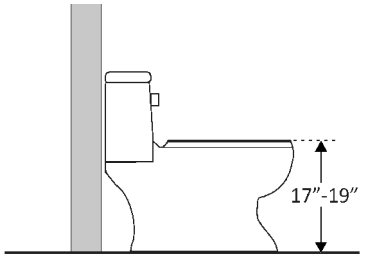
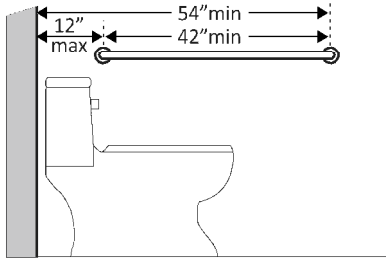
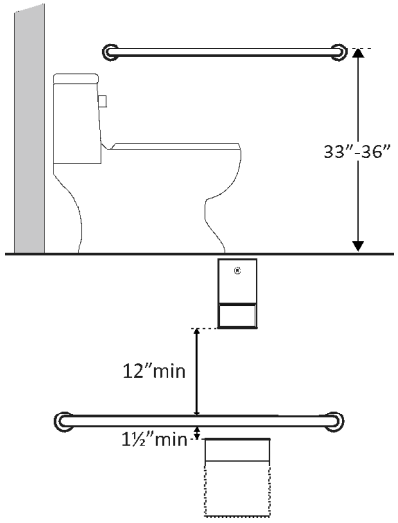
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27.25”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A		 *Clearance pipes*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Lavatory faucet*	

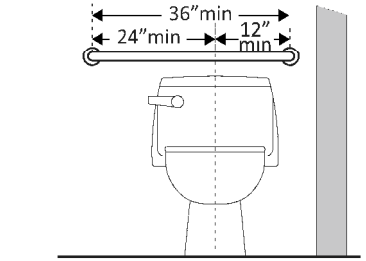
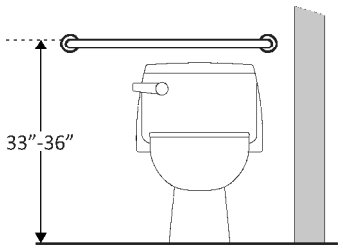
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

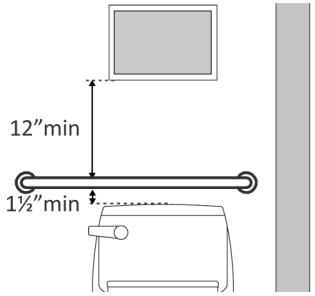
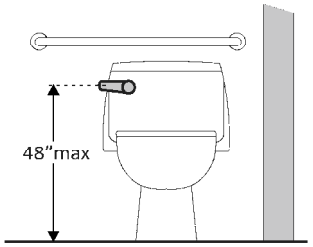
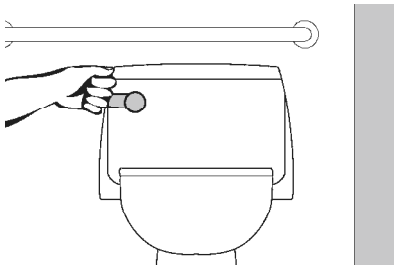
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **43”** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	

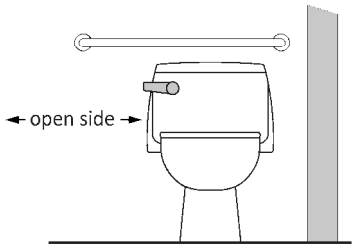
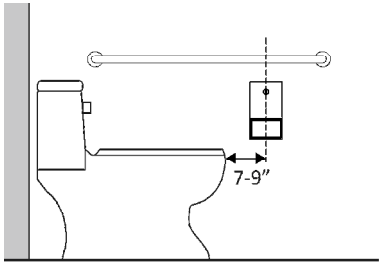
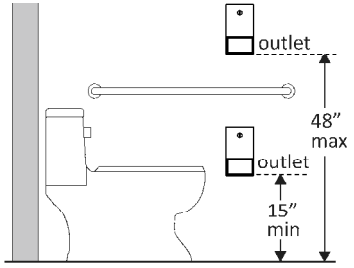
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **45”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	

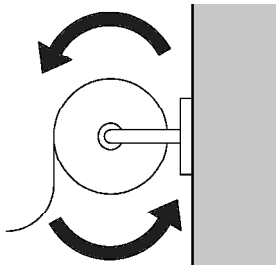
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **37”W x 89.5”D**		 *Designated accessible stall interior*	

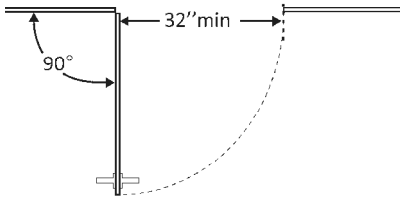
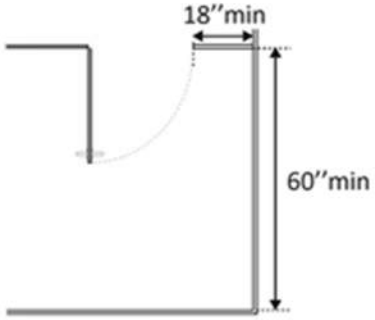
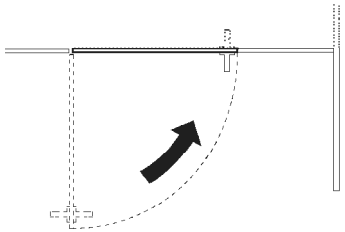
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **19”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **n/a**		Grab bar configuration is generally not ADA compliant.	
	Is it located no more than 12 inches from the rear wall?	☒Yes ☒No ☐N/A Measurement: **6”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **Open**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **Open**			

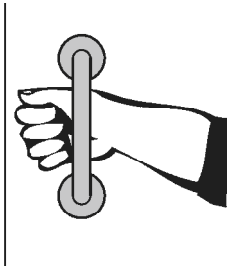
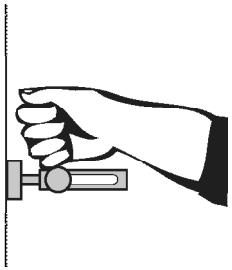
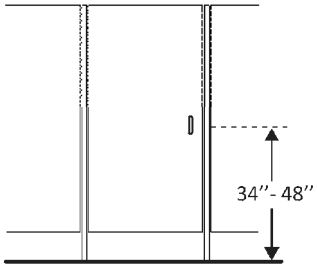
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	 	Grab bar configuration is generally not ADA compliant.	

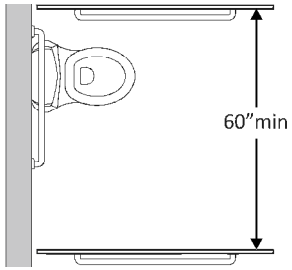
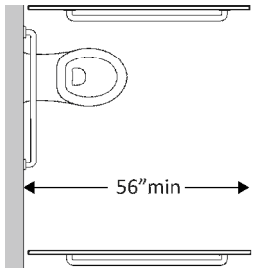
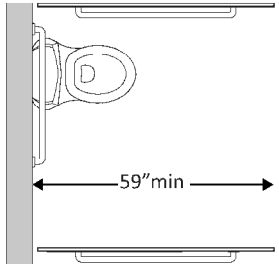
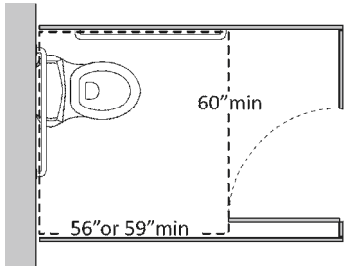
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	 ☐Yes ☐No ☒N/A Measurement: ☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A		 *Water closet flush control*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **7 lbs**			

3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Paper towel dispenser*	

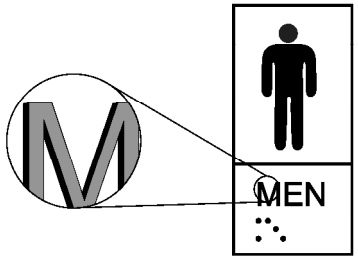
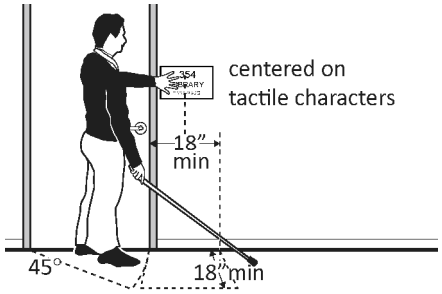
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

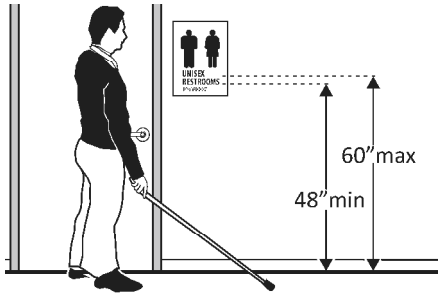
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **32”**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A		 *Designated accessible stall entrance*	
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A			

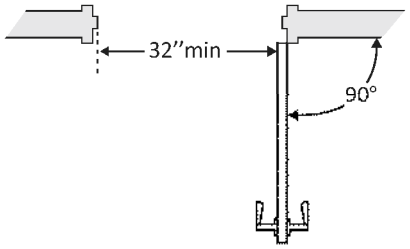
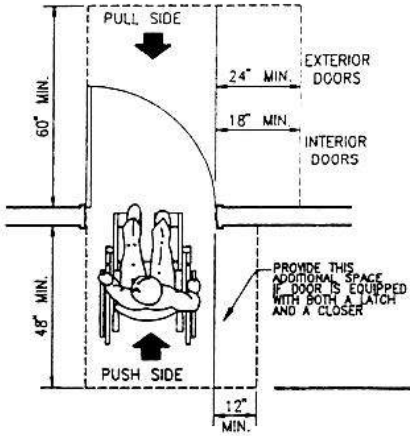
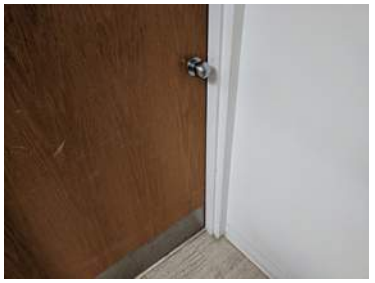
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Toilet stall door handle*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Toilet stall door lock*	
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Toilet stall door hardware distance to floor*	

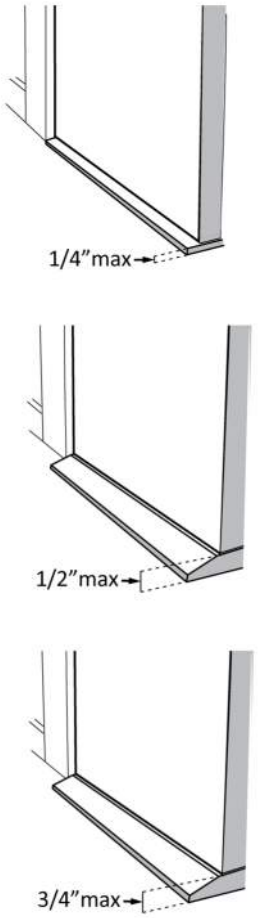
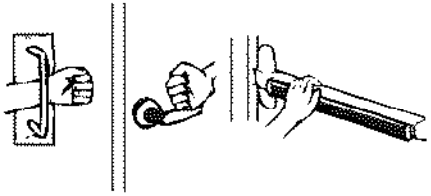
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **37”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **89.5”**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☒No ☒N/A Measurement: **n/a**			

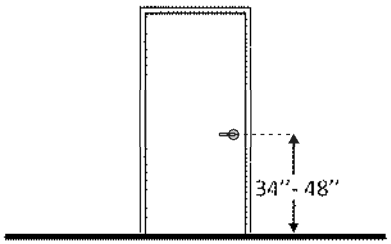
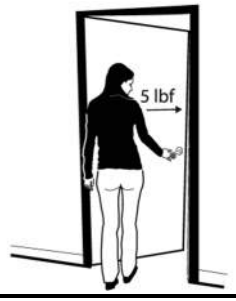
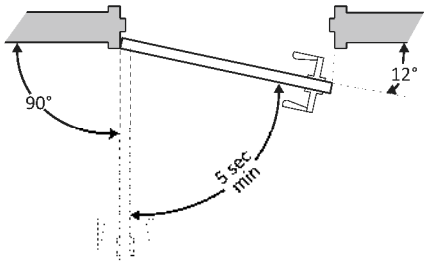
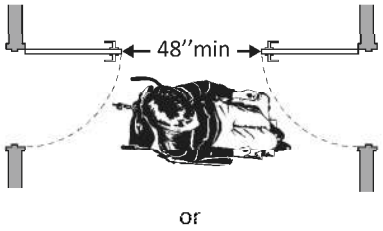
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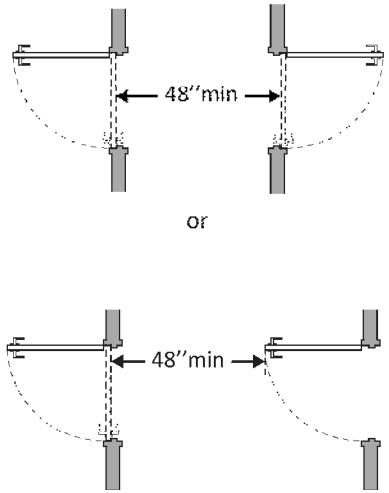
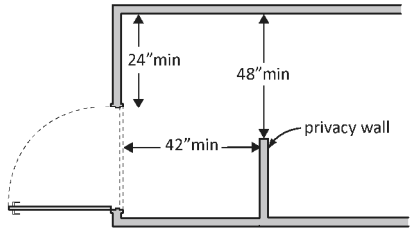
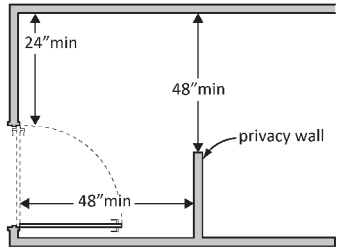
Toilet Room #11 City Hall Lower Level Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☐N/A	☒No			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches					

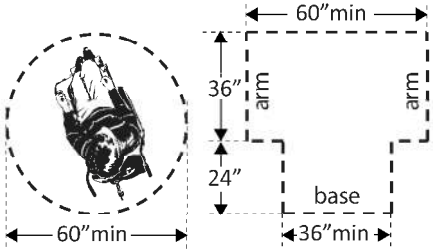
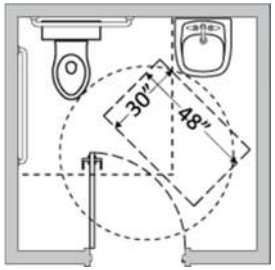
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

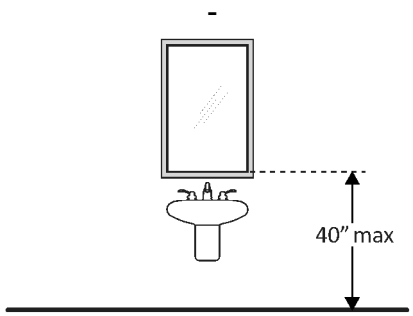
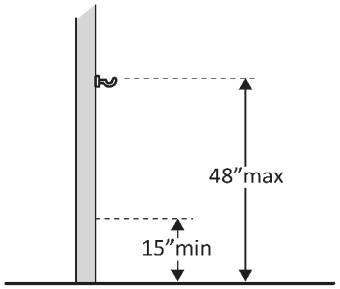
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction?	☐Yes ☒No ☐N/A Measurement: **47" deep**		 *Door pull side*	
	Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction?	☐Yes ☒No ☐N/A Measurement: **2"**			
	On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A		 *Door push side*	

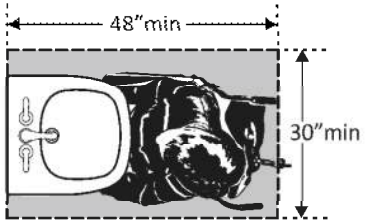
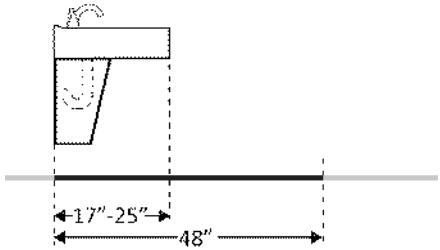
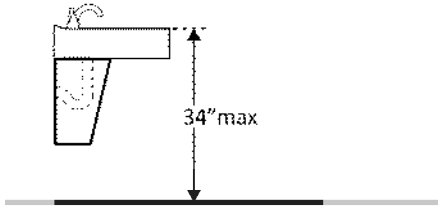
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☒N/A Measurement: **3/8”**		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	

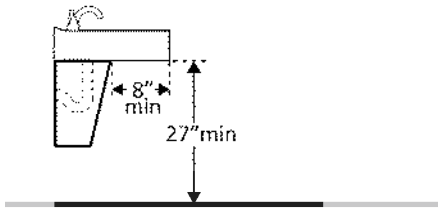
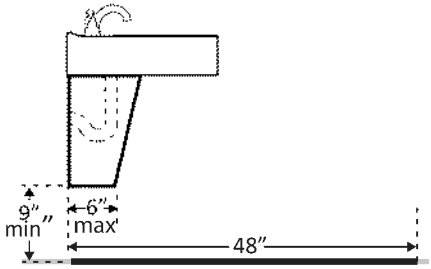
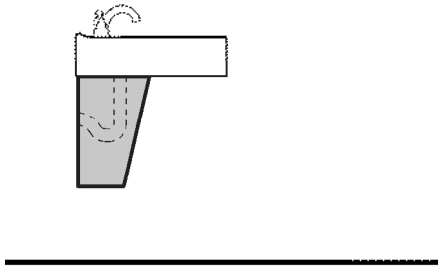
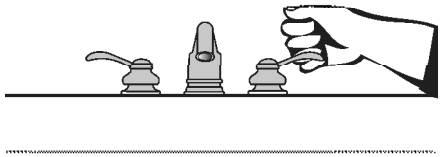
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **13 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 seconds**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

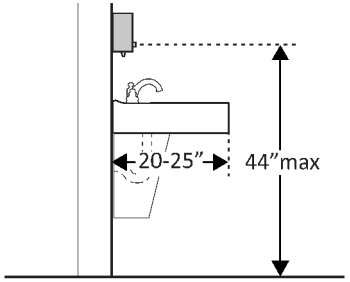
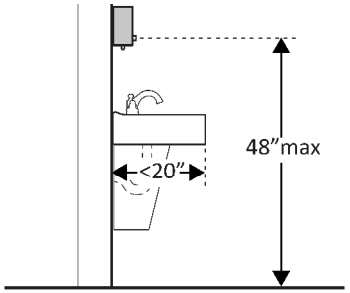
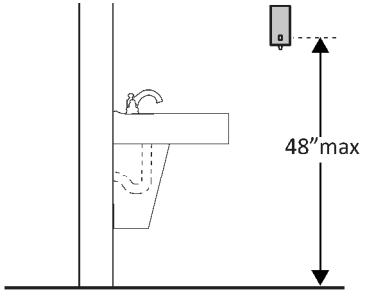
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

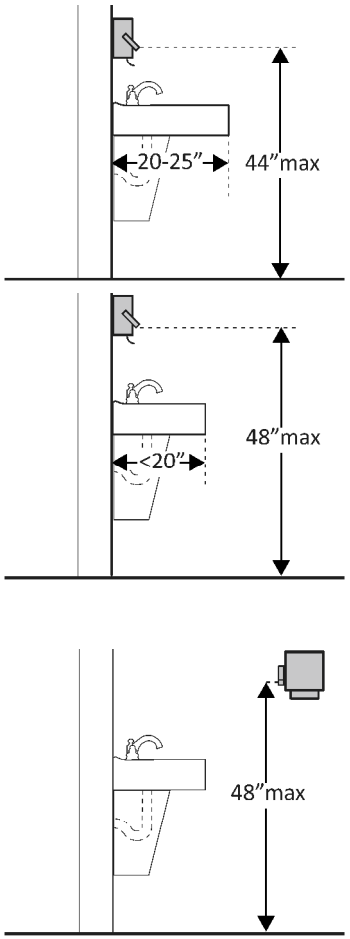
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **35.75”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **65.5”**		 *Coat hook*	

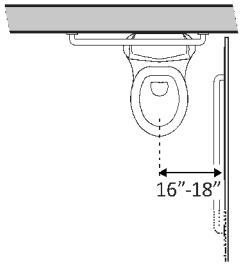
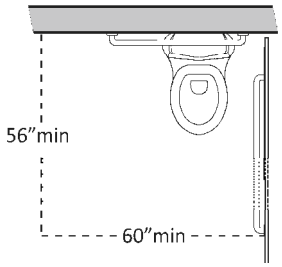
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **24"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33"**			

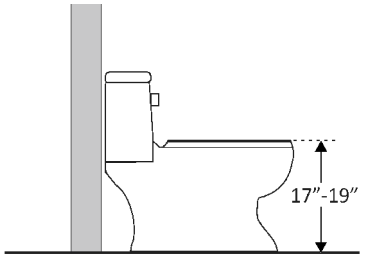
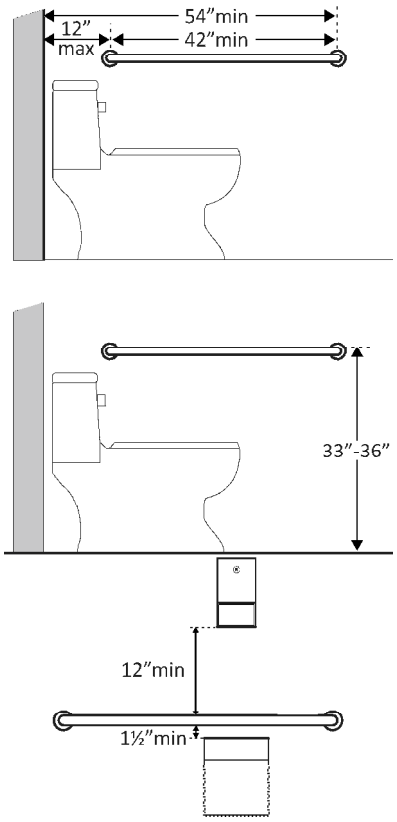
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Lavatory faucet*	

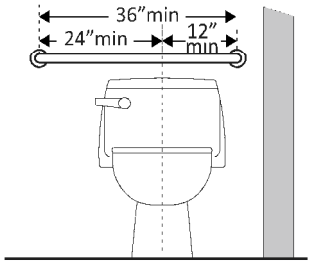
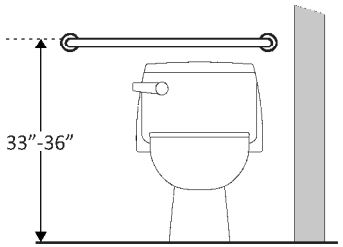
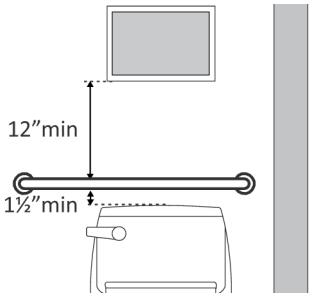
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

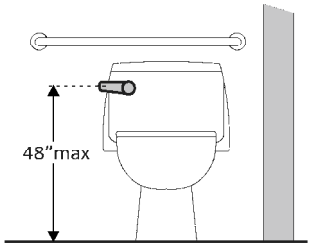
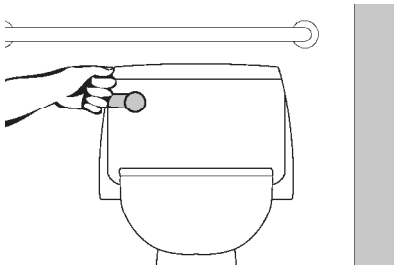
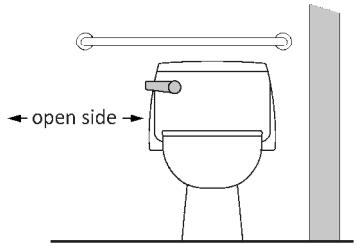
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?			
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **39”**		 *Soap dispenser*
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		

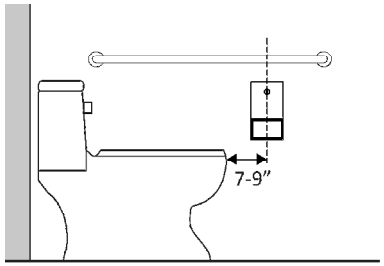
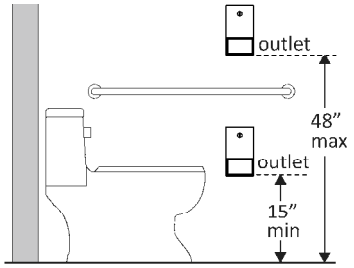
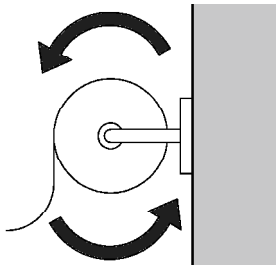
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **45”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	

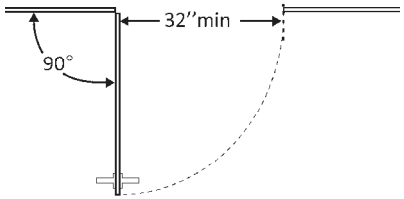
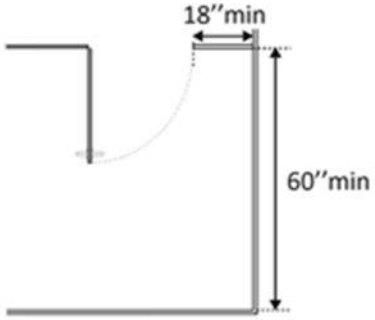
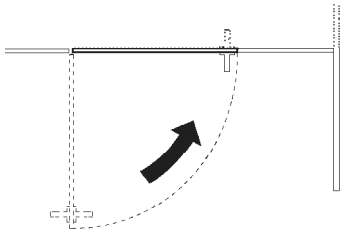
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18.75”**		 *Designated accessible stall interior*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **37.5”W x 76.5”D**			

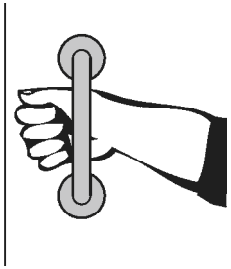
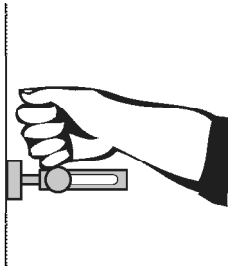
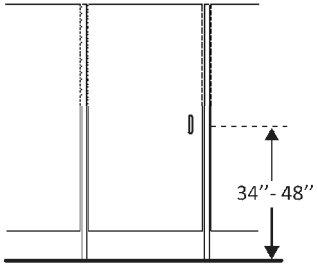
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **36”** ☒Yes ☐No ☐N/A Measurement: **12”** ☐Yes ☒No ☒N/A Measurement: **48”** ☐Yes ☒No ☐N/A Measurement: **37.5”** ☒Yes ☒No ☐N/A Measurement: **12” minimum** ☒Yes ☐No ☐N/A Measurement: **1.5” minimum**		Grab bar configuration is generally not ADA compliant.	

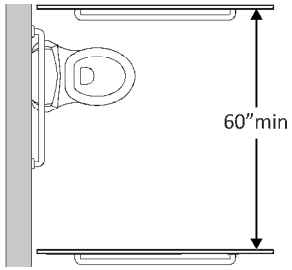
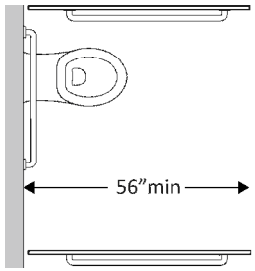
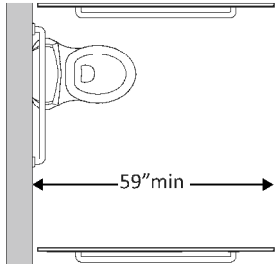
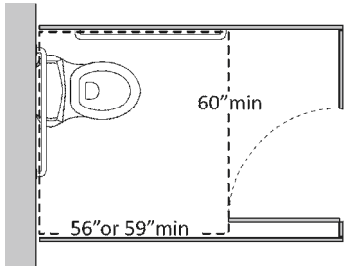
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement:		Grab bar configuration is generally not ADA compliant.	
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☒N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a**			

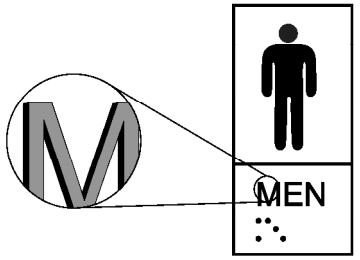
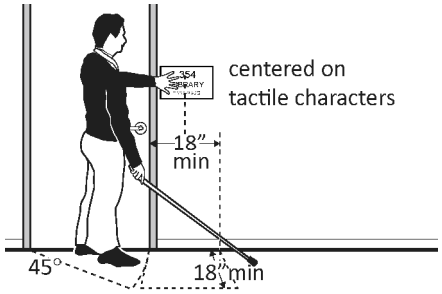
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement:			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☐Yes ☒No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist?	☒Yes ☐No ☐N/A		 *Water closet flush control*	
	Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☐Yes ☐No ☐N/A Measurement: **2 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			

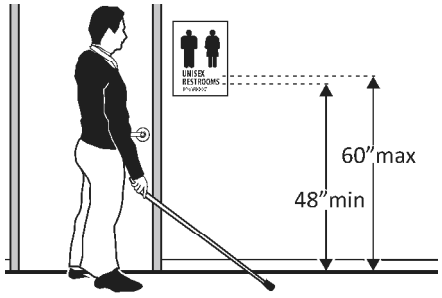
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Toilet paper dispenser*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

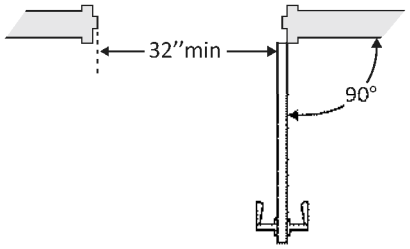
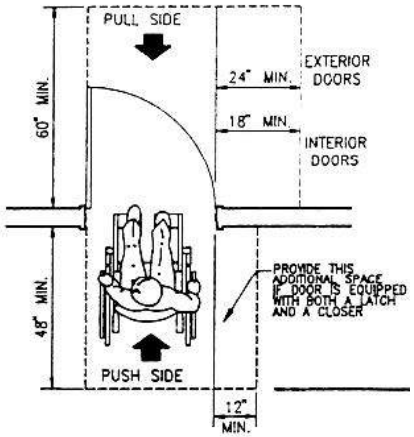
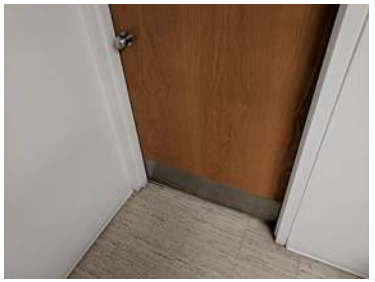
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **32.25”**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A		 *Designated accessible stall entrance*	
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A			

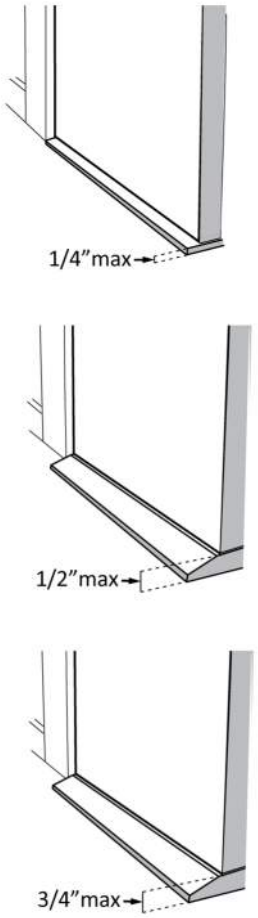
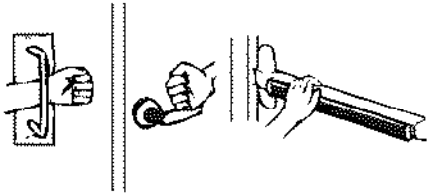
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Toilet stall door handle*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☒No ☐N/A		 *Toilet stall door lock (damaged)*	
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			

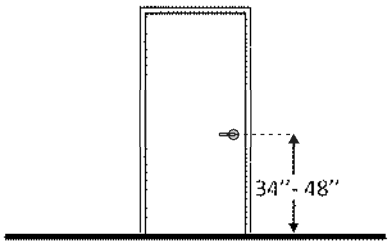
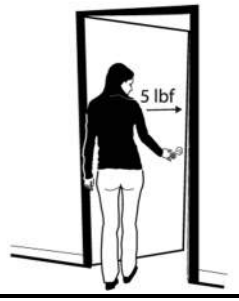
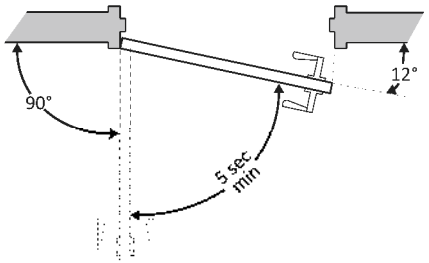
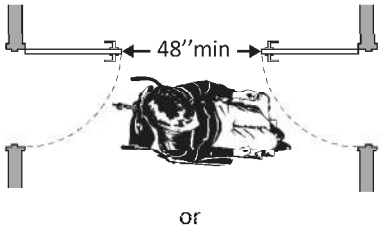
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **37.5”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **76.5”**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **37.5”W x 76.5”D**			

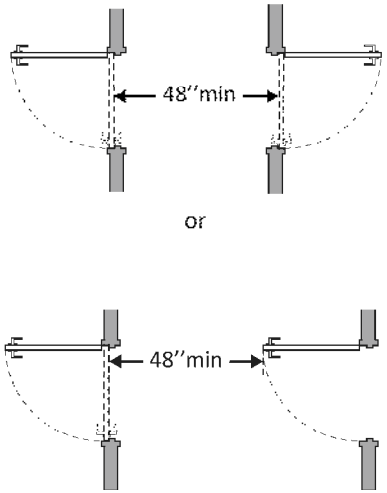
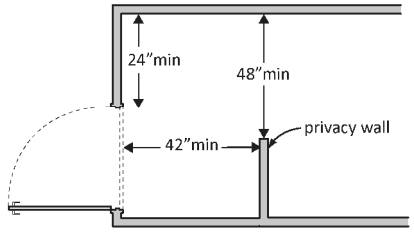
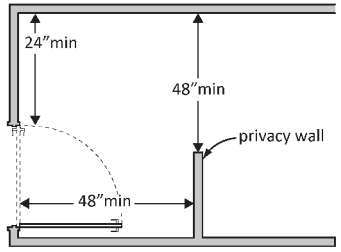
Toilet Room #12 City Hall Lower Level Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	This restroom is generally non-compliant. It is suggested to add signage directing occupants to the nearest compliant restroom.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			

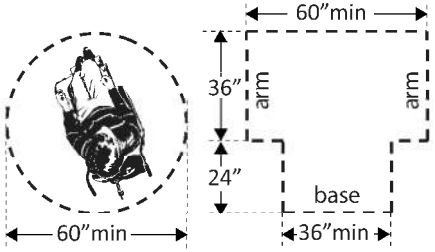
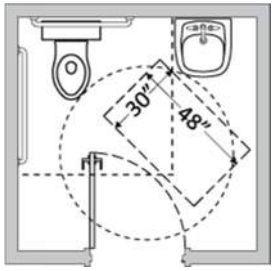
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				

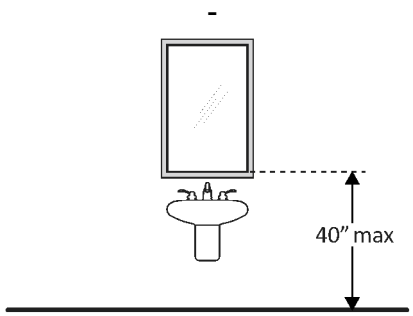
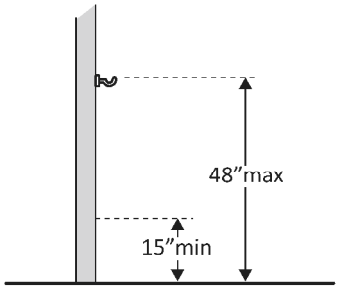
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			• Widen doorway.
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **43.25" depth** ☐Yes ☒No ☐N/A Measurement: **2"** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	

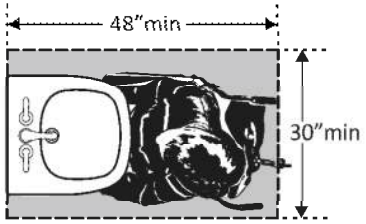
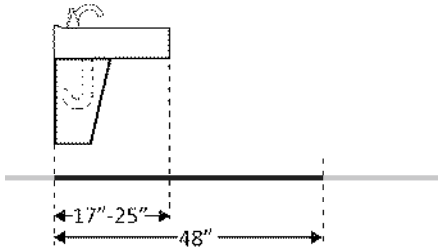
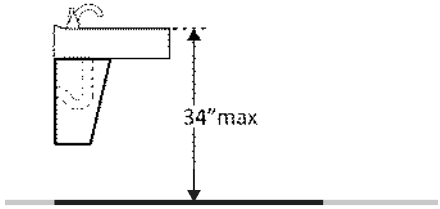
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door threshold*	
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	

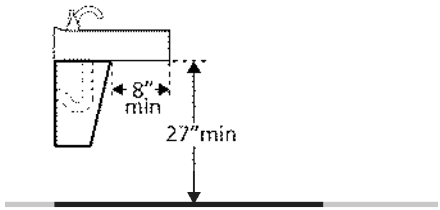
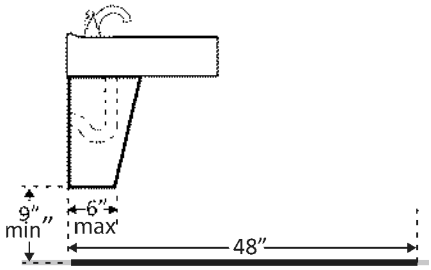
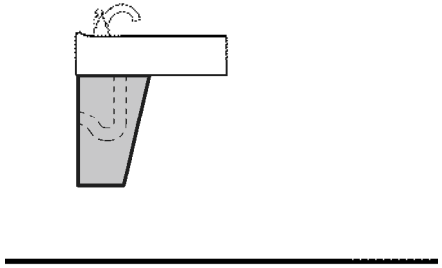
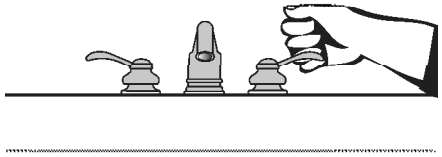
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **14 lbs**			• Adjust door closer.
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 seconds**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

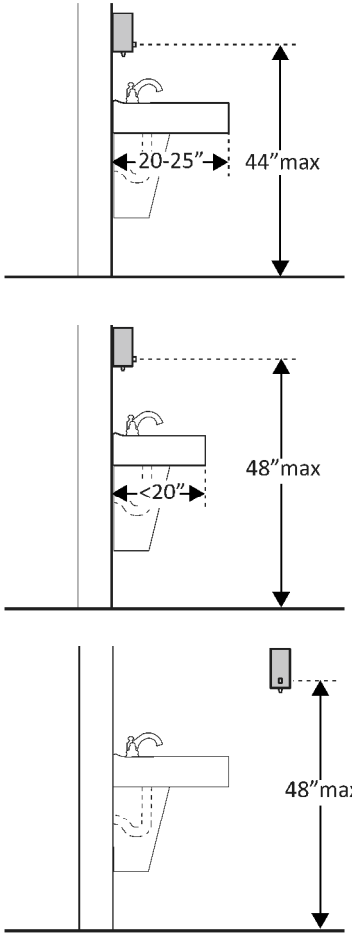
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☒No ☐N/A		 *Pathway to designated accessible stall*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☐Yes ☒No ☐N/A		 *Restroom interior*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

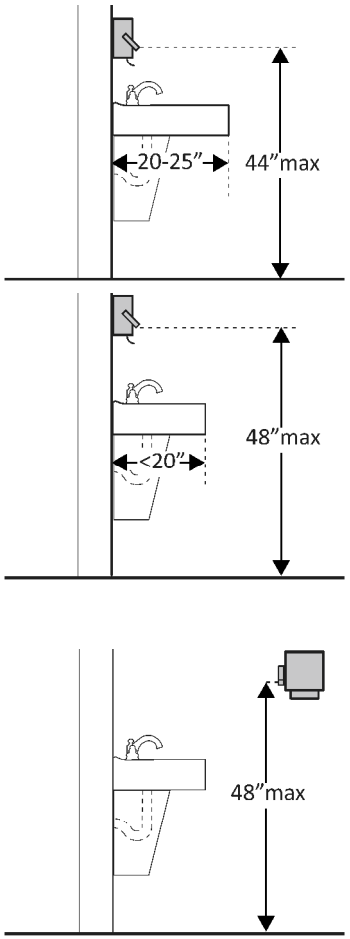
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **36.25”** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Restroom mirror*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **65.25”**		 *Coat hook*	

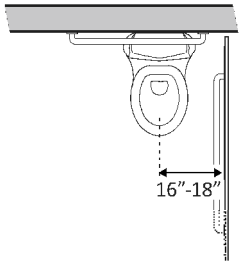
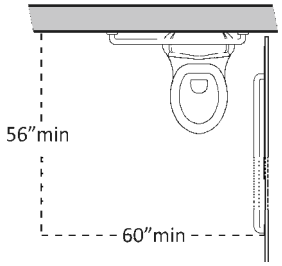
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **24"**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33.25"**			

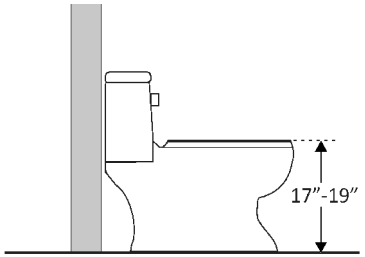
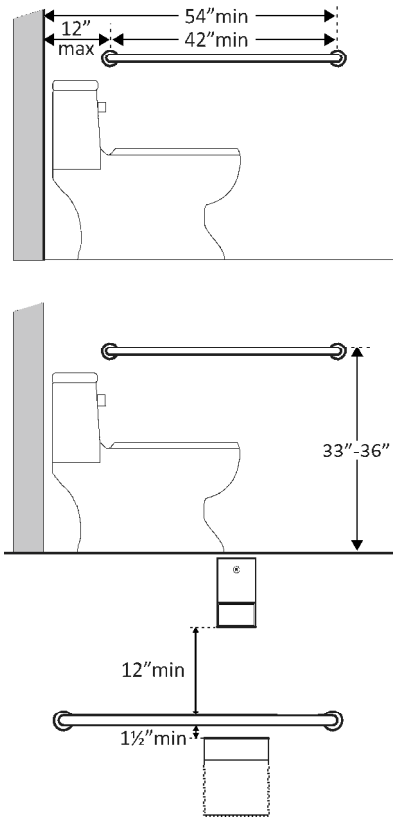
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A		 *Lavatory pipes*	
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

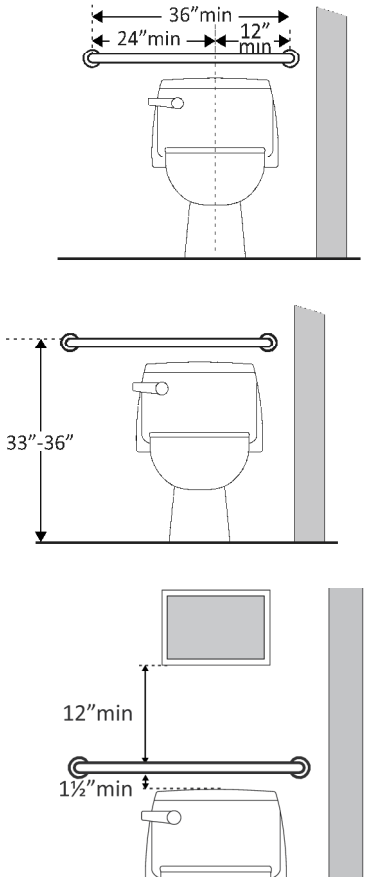
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

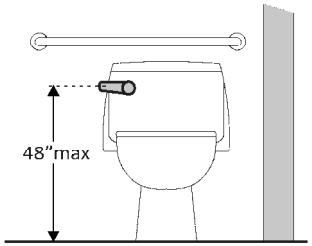
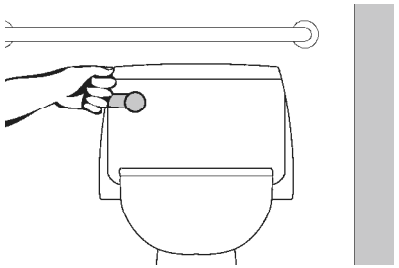
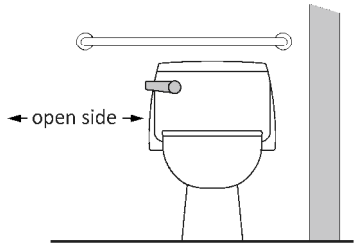
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **39”** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser*	• Lower soap dispenser so that dispenser control is no higher than 48” above the floor.

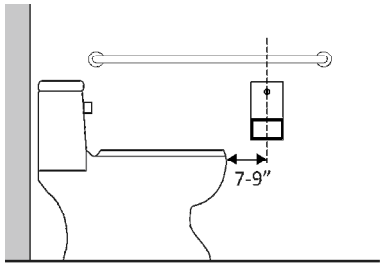
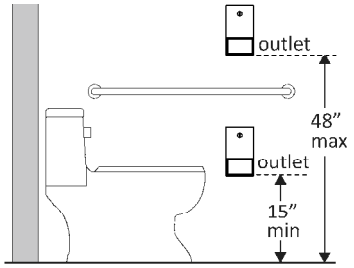
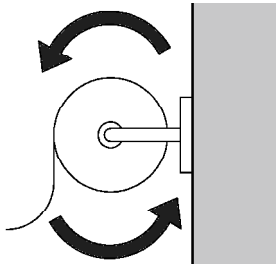
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **46”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	

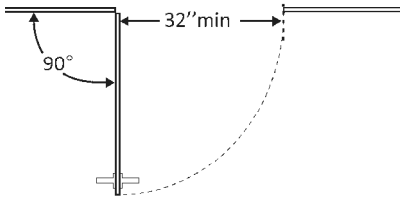
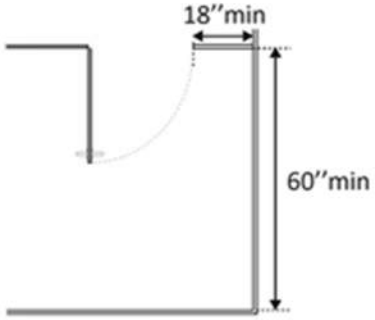
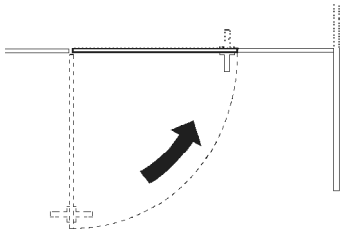
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **37.5”W x 60”D**		 *Grab bar*  *Grab bar*	No action needed.

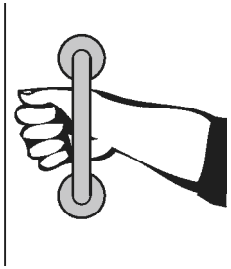
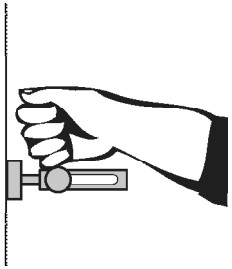
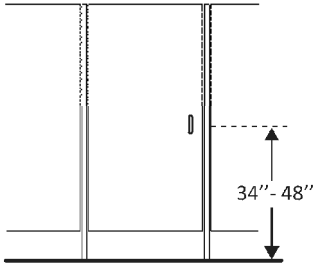
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **36”**		Grab bar configuration is generally not ADA compliant.	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☒N/A Measurement: **48”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **36.5”**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☒Yes ☒No ☐N/A Measurement: **12” minimum**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1.5” minimum**			

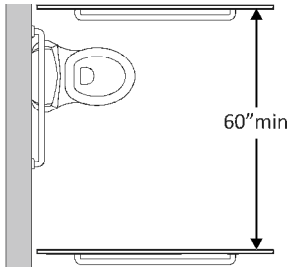
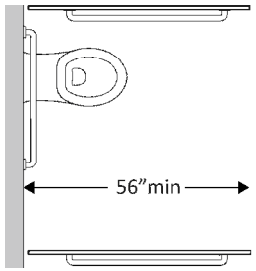
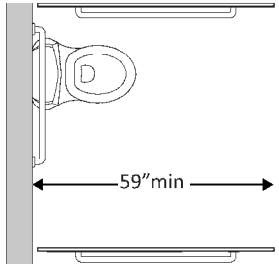
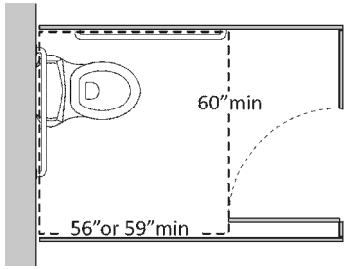
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**		Grab bar configuration is generally not ADA compliant.	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement:			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☐No ☐N/A Measurement: **1 lb**		 *Water closet flush control*	
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Stall configuration does not allow for complaint flush control access.

3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		The toilet paper dispenser does not appear to be compliant, however, it is understood that this toilet room was constructed prior to 3/15/2012 so it does not need to comply with this requirement.	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Toilet paper dispenser*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☒No ☐N/A Measurement: **31”**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A		 *Designated accessible stall entrance*	
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			

3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Toilet stall door handle*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☒No ☐N/A		 *Toilet stall door lock (damaged)*	
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			

3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **37.5”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60.5”**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60”**			

Public Works

August 22, 2019

36 N Center St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

Marshalltown Public Works Facility

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

The office portion of the Marshalltown Public Works Facility appears to have been constructed as part of one significant building project. The age of the facility is unknown, but it appears to have been constructed in the 1970's based on viewable construction type and aesthetics. The building is generally in fair condition, with some portions being ADA-compliant, and other portions not being compliant. The following facility notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route.
   - 1.2. All wall-mounted objects appeared to be installed in an ADA-compliant configuration.
   - 1.3. There are no ramps or handrails within the facility.
2. **Elevators / lifts**
   - 2.1. There are no elevators or platform lifts within in the facility.
3. **Signage**
   - 3.1. Room signs throughout the facility appear to generally be ADA-compliant.
   - 3.2. Wayfinding signage throughout the facility appears to generally be ADA-compliant.
4. **Doors, thresholds, hardware**
   - 4.1. It appears that all doors throughout the facility appear to have been installed in an ADA-compliant configuration and with adequate clearances.
   - 4.2. Door thresholds are generally ADA-compliant.
   - 4.3. It appears that all doors throughout the facility have ADA-compliant lever-type handles.
   - 4.4. It appears that all doors throughout the facility that have closer devices are ADA-compliant.
5. **Controls**
   - **5.1.** It appears that all controls are mounted at ADA-compliant heights.
6. **Seating**
   - 6.1. Public seating areas appear to be ADA-compliant.
   - 6.2. The bench in the women's locker room does not appear to be ADA compliant; it is suggested to reconfigure a portion of this room and install an ADA-compliant bench seat.

7. Sales & Service Counters

7.1. The main service counter is not an ADA-compliant configuration and should be corrected if the building undergoes an alteration project.

8. Food Service

8.1. There is no dedicated food service area in the facility.

9. Drinking Fountains

9.1. The drinking fountain identified in the report is located in the main hallway and appears to be ADA-compliant.

10. Restrooms

10.1. There are two (2) public restrooms in the facility.

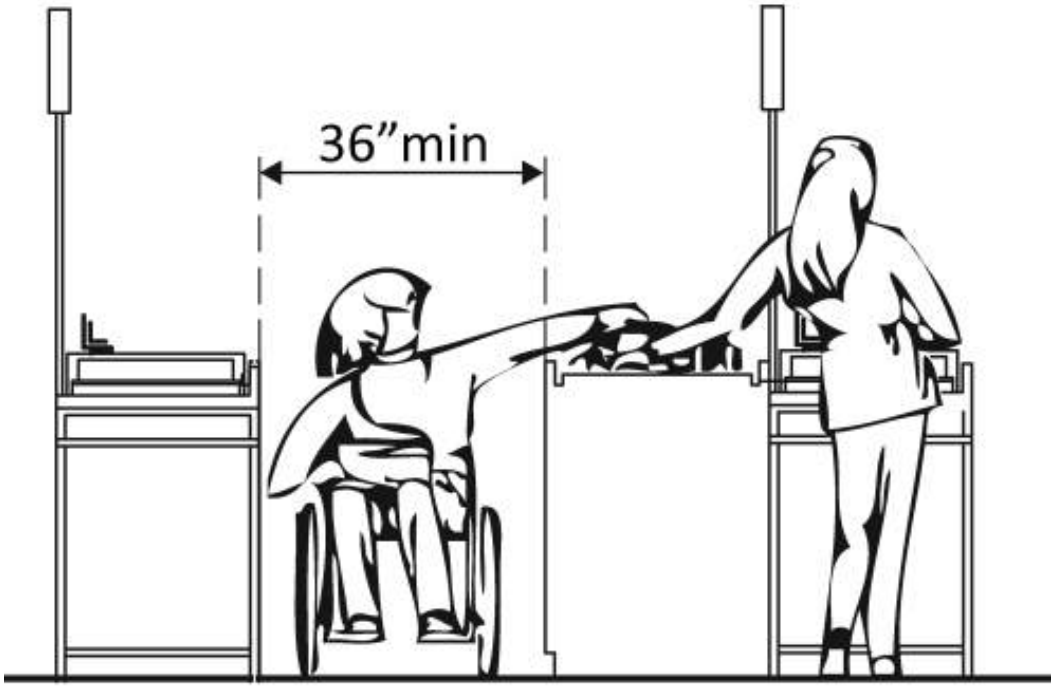
10.2. Restroom #1 is a women's restroom located off the main corridor. There are minor deficiencies noted in the report that are relatively easy and economical to correct, and it is recommended that these be done to provide a fully ADA-compliant restroom.

10.3. Restroom #2 is a gender-neutral restroom located along the main corridor. There are several deficiencies including the height of the sink and location of the water closet that would be more difficult to correct, but should be addressed if the building undergoes an alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Marshalltown Public Works Facility

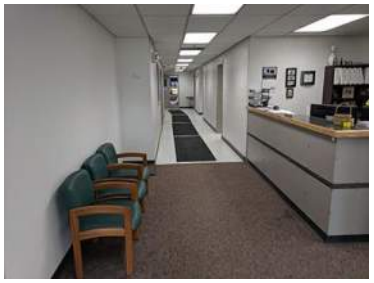
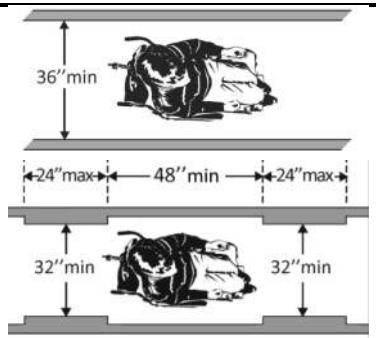
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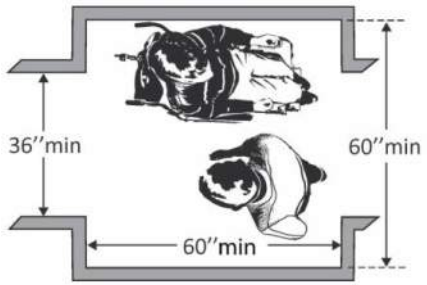
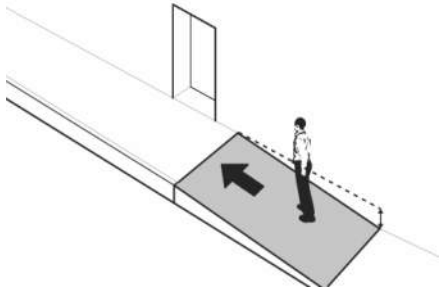
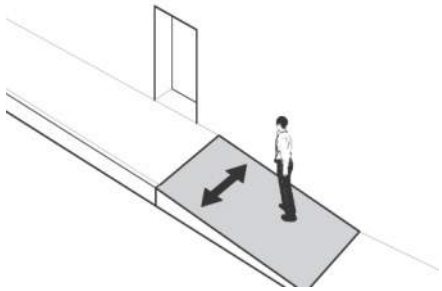
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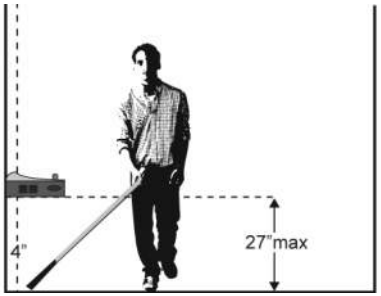
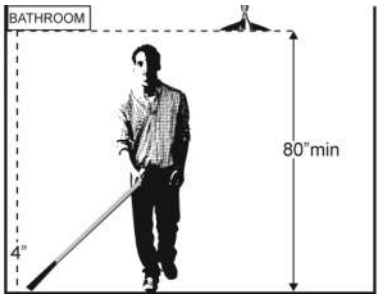
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		 *Accessible entrance*	
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☒Yes ☐No ☐N/A		 *Corridor*	
2.3	Is the route stable, firm and slip-resistant? [40.2, 302.1]	☒Yes ☐No ☐N/A			
2.4	Is the route at least 36 inches wide? [403.5.1] Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.	☒Yes ☐No ☐N/A			

2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☐Yes ☐No ☒N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.7	Is the cross slope no steeper than 1:48? [403.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			

2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 Or  Or 	 *Drinking fountain projection*  *Furniture projection into corridor*	
2.9	Are there elevators or platform lifts to all public stories?	☐Yes ☐No ☒N/A			

Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

2.38 If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]

Do text characters contrast with their backgrounds? [703.5] ☒Yes ☐No ☐N/A

Are text characters raised? [703.2] ☒Yes ☐No ☐N/A

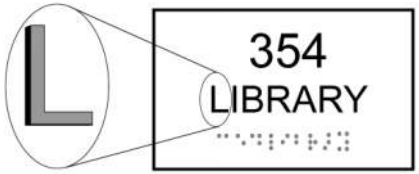
Is there Braille? [703.3] ☒Yes ☐No ☐N/A

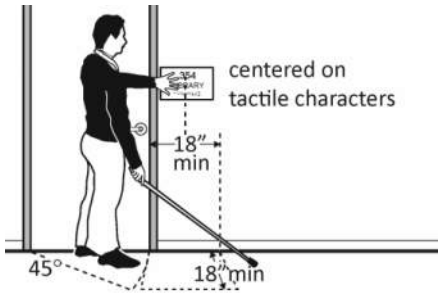
Is the sign mounted: On the wall on the latch side of the door? [703.4.2] ☒Yes ☐No ☐N/A

Note: Signs are permitted on the push side of doors with closers and without hold-open devices.

With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2] ☒Yes ☐No ☐N/A

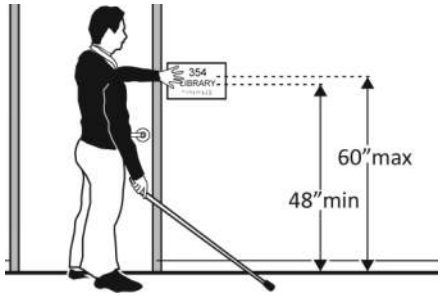
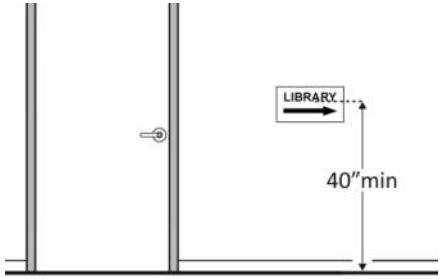
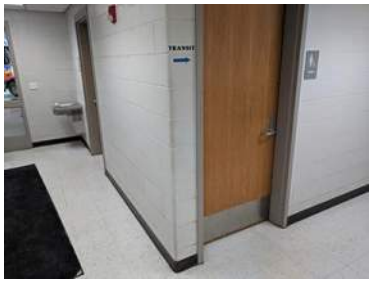
*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing

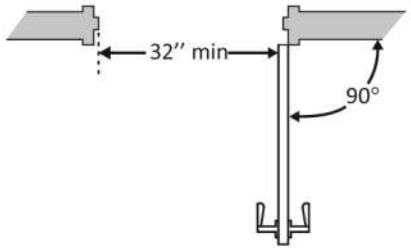
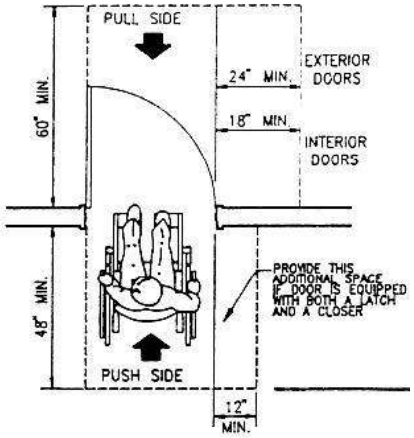


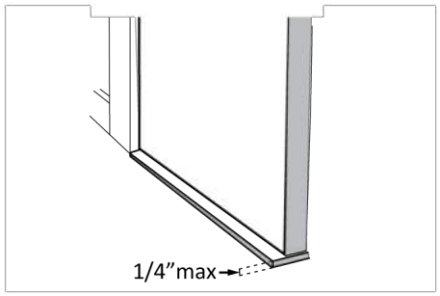
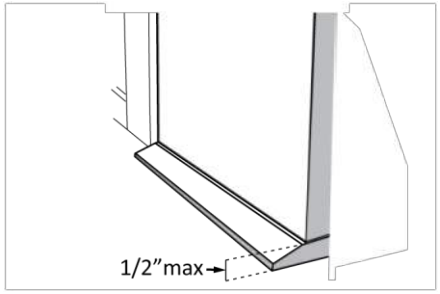
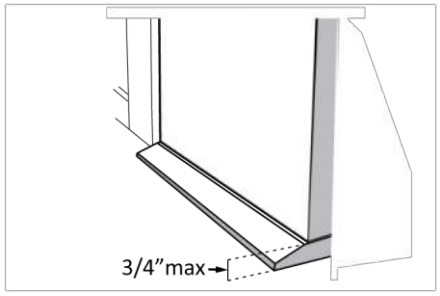


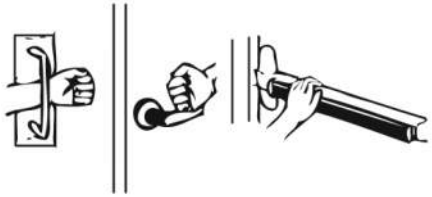
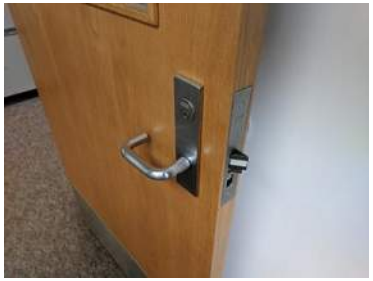
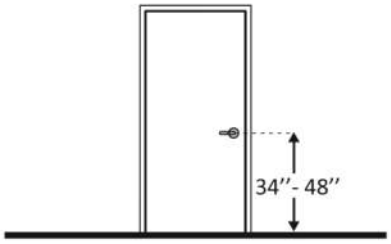
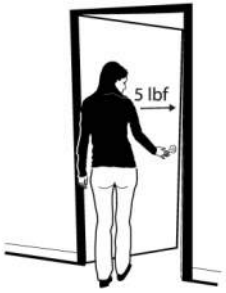


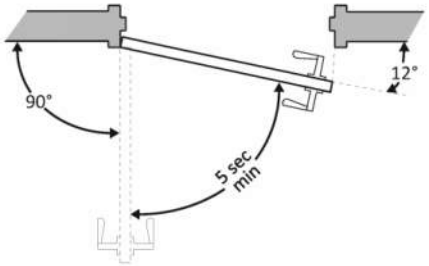
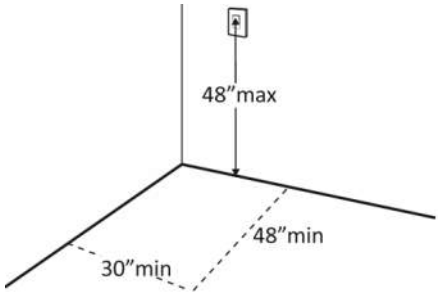
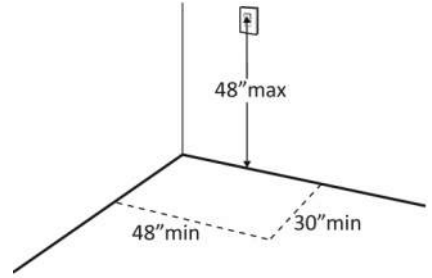
Room signage

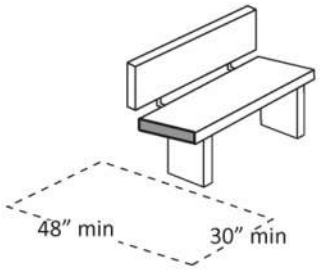
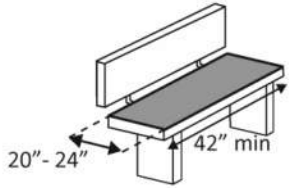
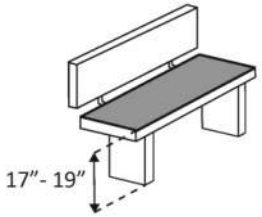
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.	☒Yes ☐No ☐N/A			
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Directional signage*	

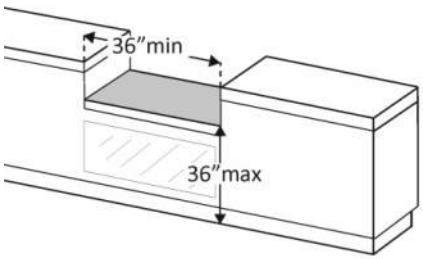
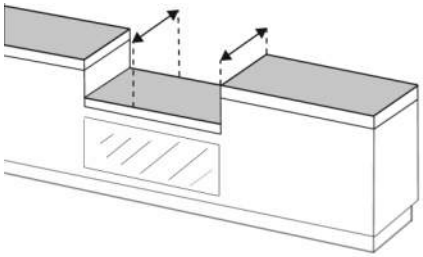
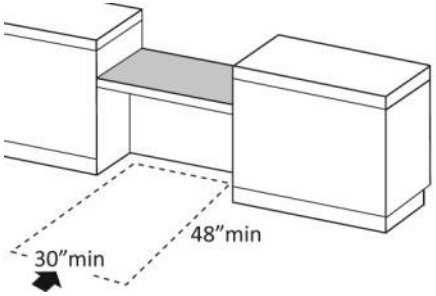
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A Typical clear opening: **33”**		 *Door entrance clear width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **All doors appear to comply** ☒Yes ☐No ☐N/A		 *Entrance – push side*	

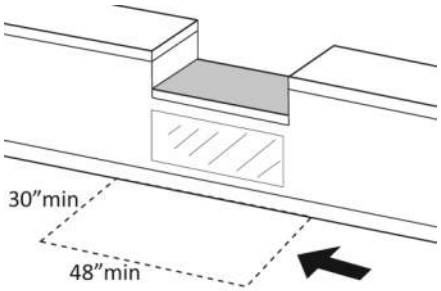
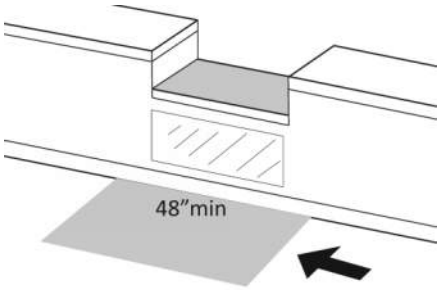
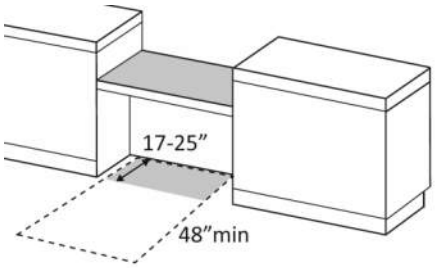
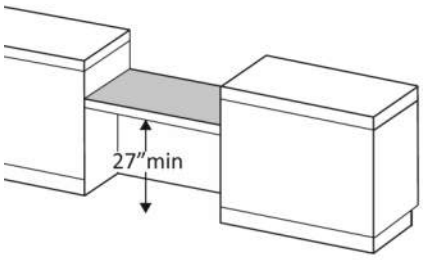
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	  		

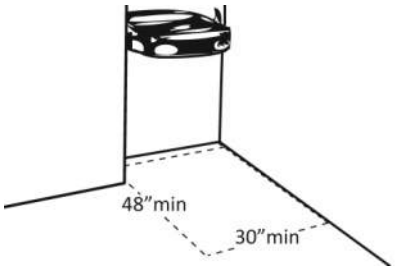
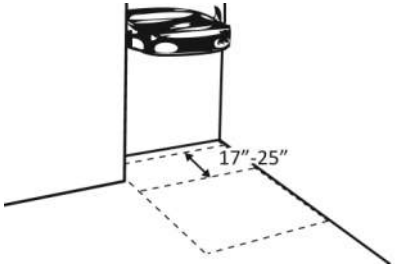
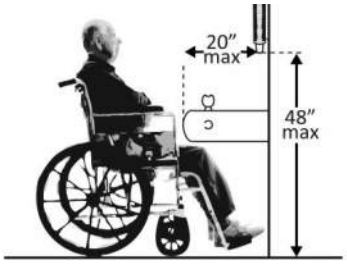
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Door hardware*	• Replace lock hardware
2.44	Are the operable parts of the hardware no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware height*	
2.45	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.	☒Yes ☐No ☐N/A			

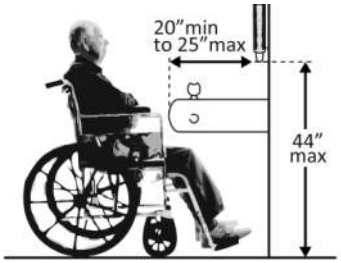
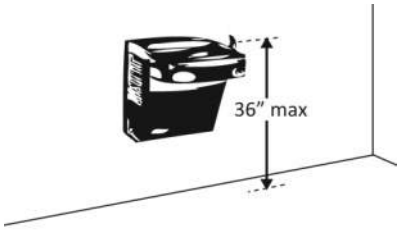
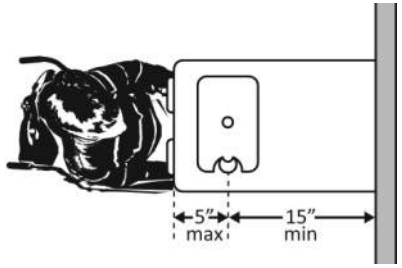
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A		Door closing speed varies throughout the facility, but no doors comply with this requirement.	
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A	 	Control locations vary, but all controls appear to have adequate forward or parallel approach clearance. The only controls that appear to be accessible by the public are light switches. Most appear to be mounted no higher than 48" above the floor and appear to comply, but some are mounted above 48" above the floor, however, these appear to be mounted below 54" and can be accessed by parallel approach.	
2.51	Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Light switch*	

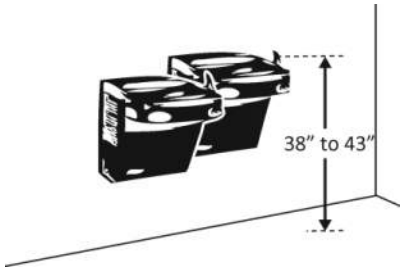
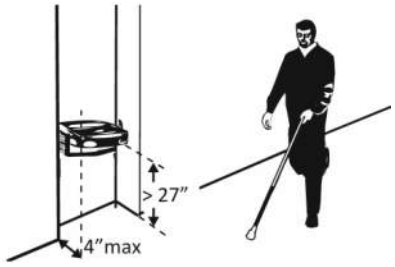
Benches – In locker rooms, dressing rooms, fitting rooms This section does not apply to any other benches.					
2.69	In locker rooms, dressing rooms and fitting rooms, is there at least one room with a bench? [222.1, 803.4]	☐Yes ☒No ☐N/A		No public locker or dressing rooms.	
2.70	Is there a clear floor space at least 30 inches wide by at least 48 inches long at the end of the bench and parallel to the short axis of the bench?	☐Yes ☒No ☒N/A			
	Is the bench seat at least 42 inches long and no less than 20 inches and no greater than 24 inches deep?	☐Yes ☒No ☒N/A			
	Does the bench have back support or is it affixed to a wall?	☐Yes ☒No ☒N/A			
	Is the top of the bench seat no less than 17 inches and no greater than 19 inches above the floor? [903]	☐Yes ☒No ☒N/A			

Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A		 *Counter height*	• Modify counter to have a portion be ADA compliant
2.77	Does the accessible portion of the counter extend the same depth as the counter top? [904.4]	☐Yes ☒No ☐N/A			
2.78	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [904.4]	☐Yes ☒No ☐N/A ☐Forward ☒Parallel	 Or		

					
2.79	For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]	☐Yes ☒No ☐N/A			
2.80	For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the counter? [306.2.2, 306.2.3] Is there at least 27 inches clearance from the floor to the bottom of the counter? [306.3.1]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A	 		

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A			
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☒Yes ☐No ☐N/A **19"**		 *Drinking fountain clear floor space*	
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A **30"**		 *Drinking fountain button height*	

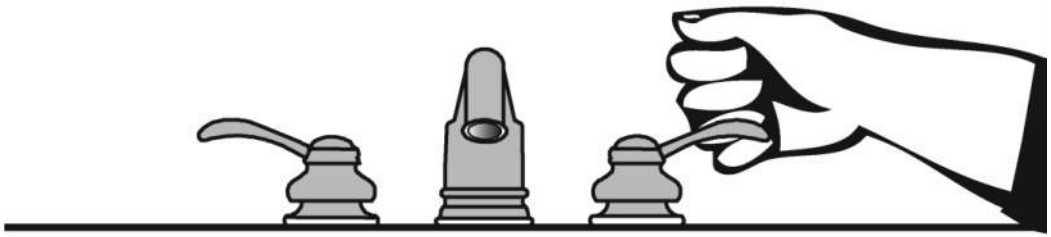
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **3 lbs**			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☒Yes ☐No ☐N/A **32 ½"**		 *Drinking fountain spout height*	
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☒Yes ☐No ☐N/A **16"** ☒Yes ☐No ☐N/A **3"**		 *Spout location*	

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A		 *Spout location*	
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☒Yes ☐No ☐N/A Measurement: **n/a. Although located in hallway, it is generally out the path of common travel**			

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Marshalltown Public Works Facility

Location: 36 N Center Street, Marshalltown, IA 50158

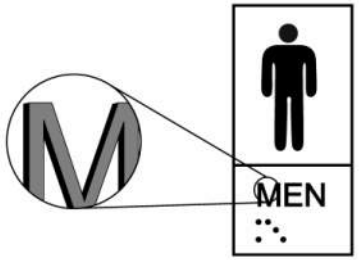
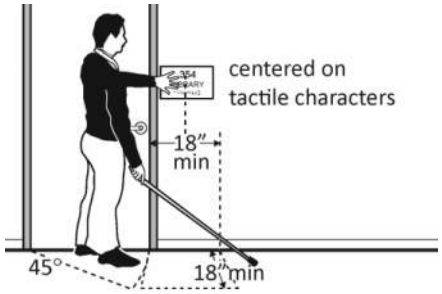
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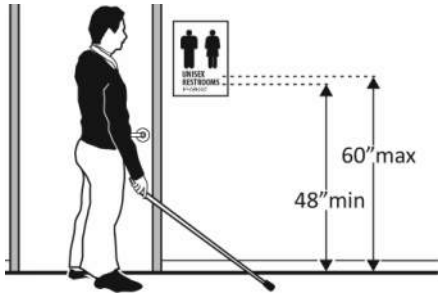
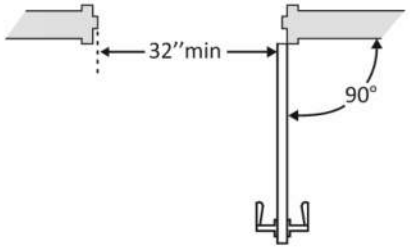
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

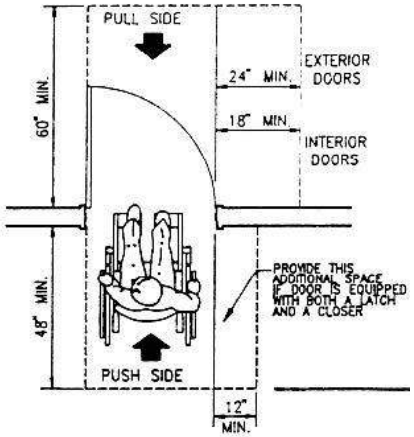
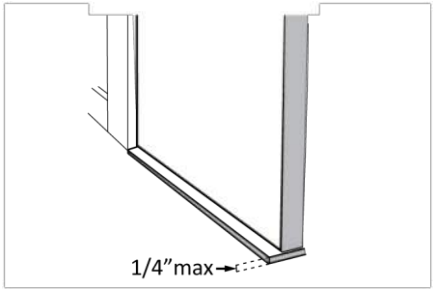
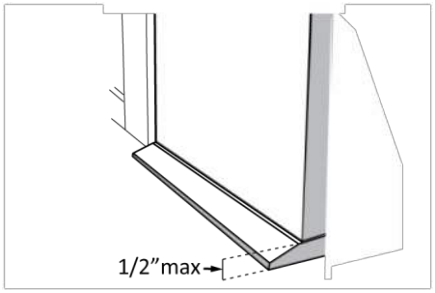
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

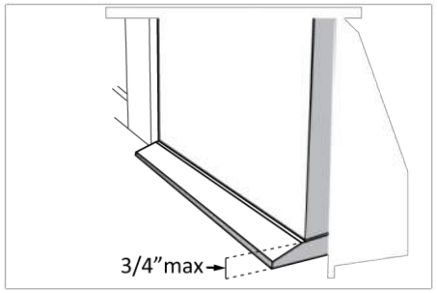
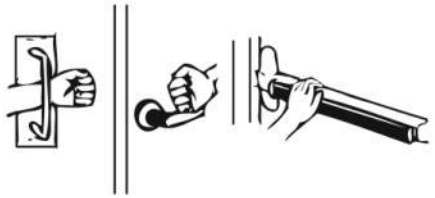
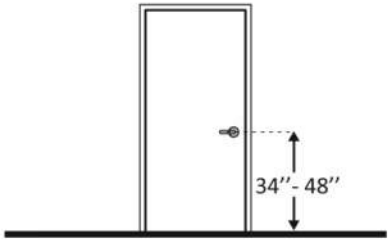
When toilet rooms are open to the public they should be accessible to people with disabilities.

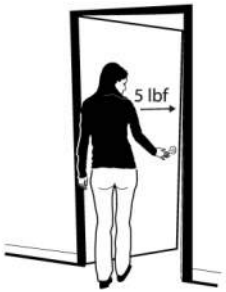
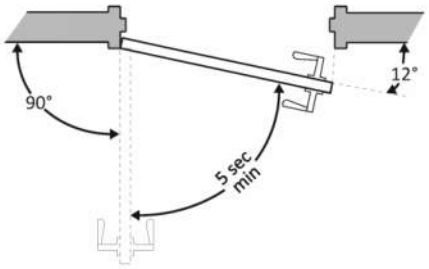
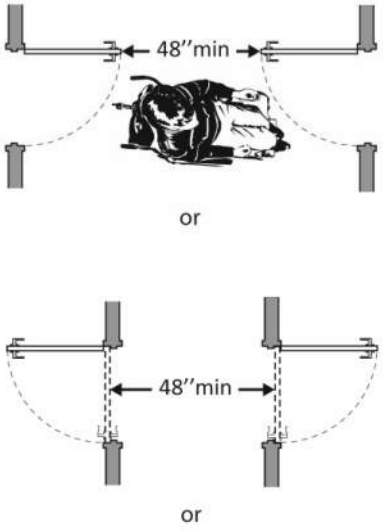
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☐No ☐N/A		 *Typical single user restroom*	
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☐No ☒N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☒Yes ☐No ☐N/A			

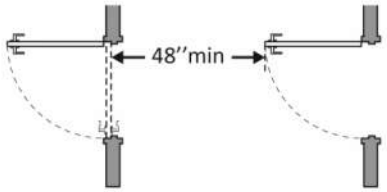
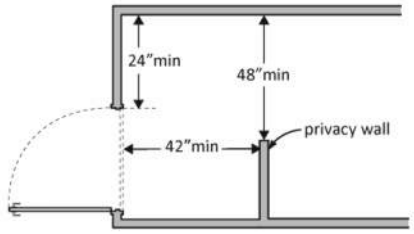
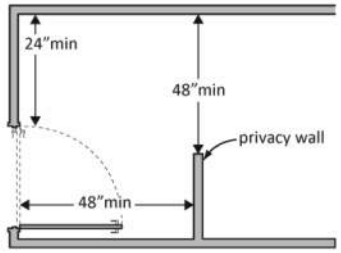
Toilet Room #1 Public Works Facility Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Entrance*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom signage height*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom signage centerline*	
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A **57 ½"**			
	So the baseline of the lowest character is at least 48 inches				

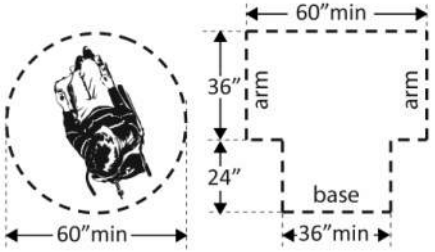
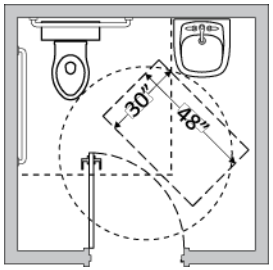
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33" Clear**		 *Entry clear width*	

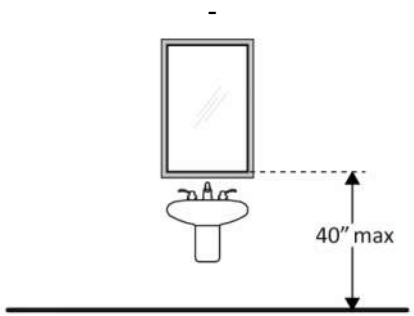
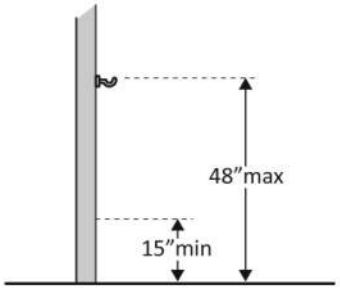
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **26"** ☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A		 *Entry – pull side*  *Entry – push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Entry – no threshold*	

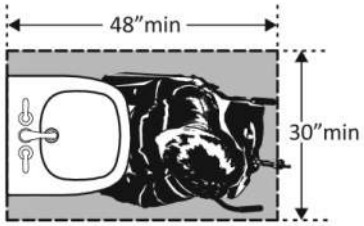
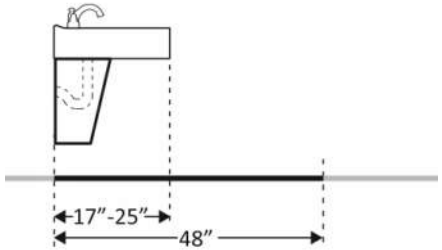
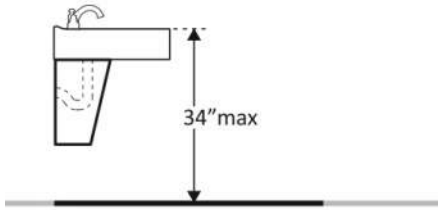
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **38"**		 *Door hardware height*	

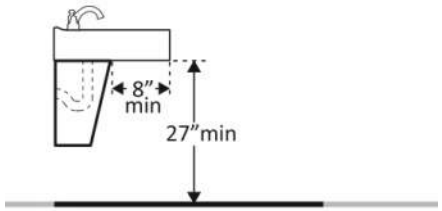
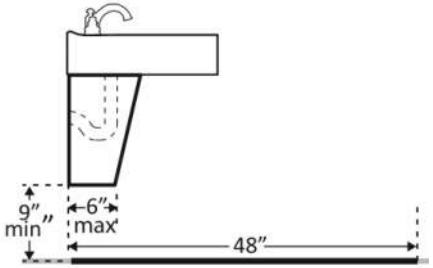
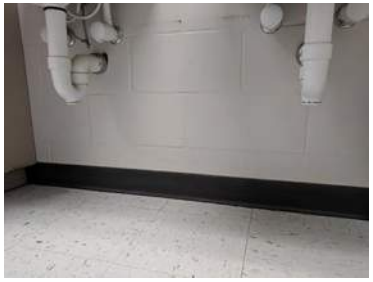
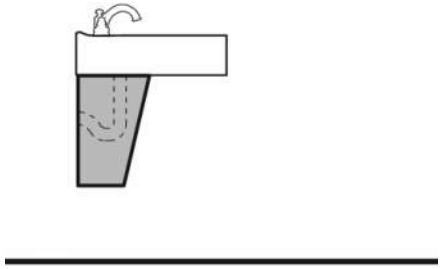
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **8 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

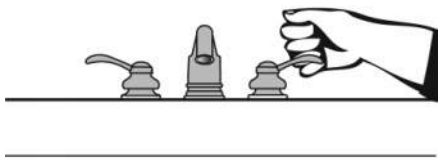
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☒Yes ☐No ☐N/A		 *Privacy wall clearance*	

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Corridor width*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

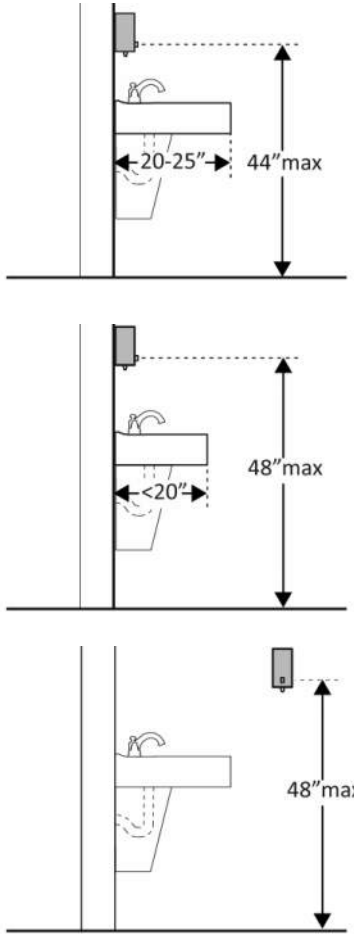
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Mirror height*	• Relocate mirror
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**			

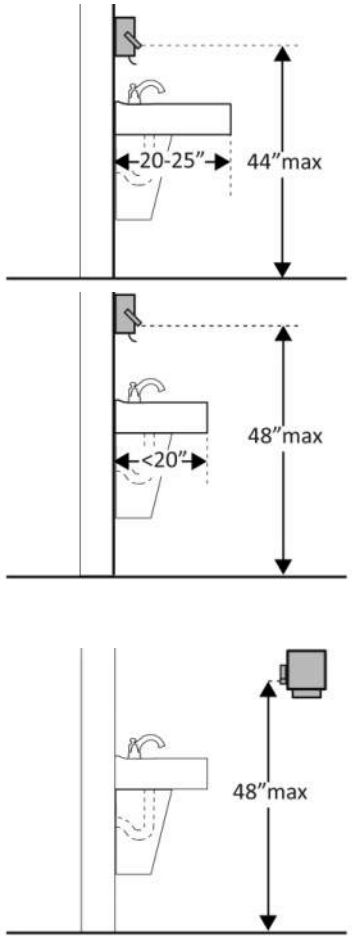
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Under-lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33 ½"**		 *Lavatory height*	

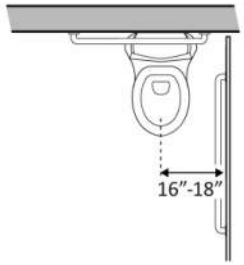
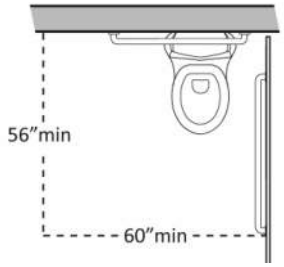
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27"**		 *Under-lavatory clearance*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and insulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A			

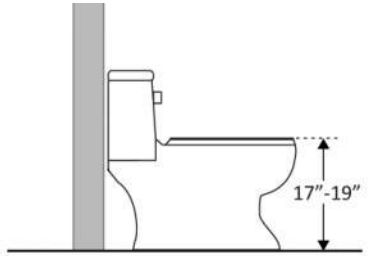
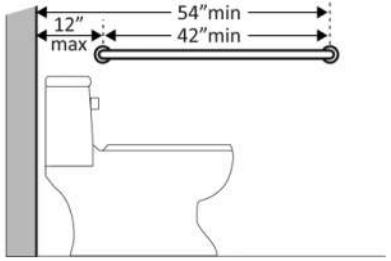
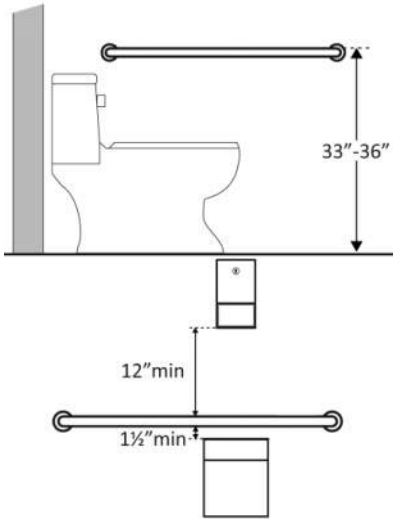
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Faucet handle*	• Replace with handles that can be operated without tight grasping, pinching, or twisting of the wrist

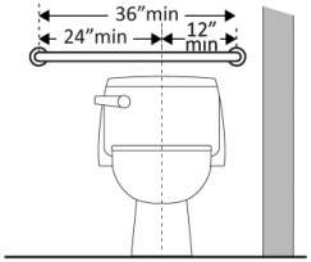
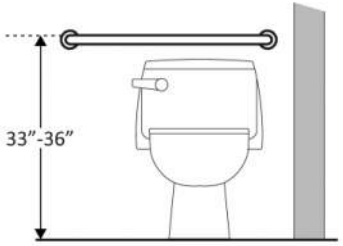
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

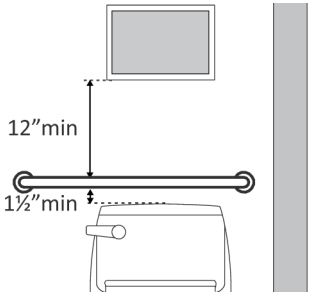
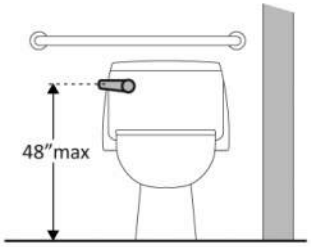
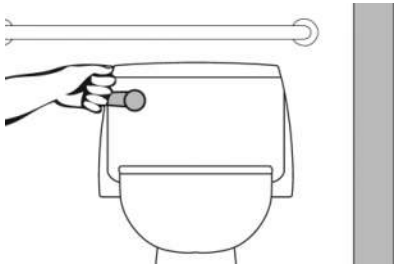
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **48 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	• Lower soap dispenser so that dispenser control is no higher than 48" above the floor.

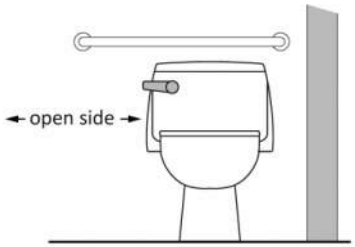
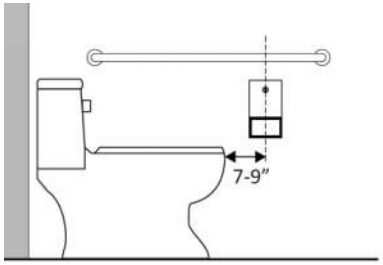
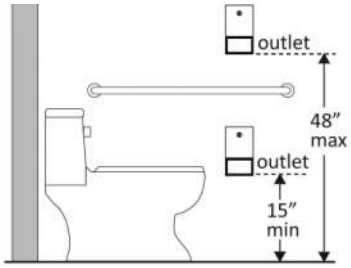
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Paper towel dispenser height*	• Replace with towel dispenser/ hand dryer that doesn't require tight grasping, pinching or twisting

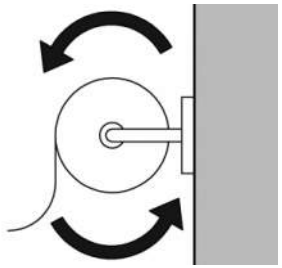
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet distance to wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **60"W x 61"D**		 *Water closet width*  *Water closet depth*	

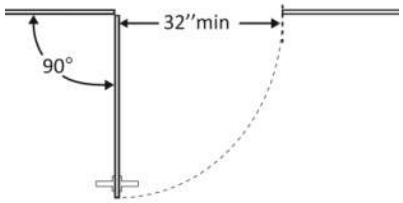
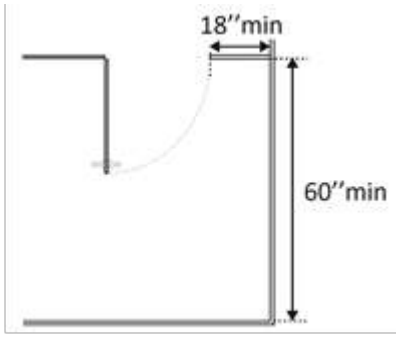
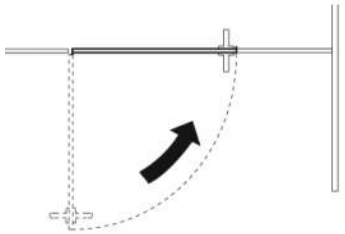
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42"**		 *Grab bar – side wall*	
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **36"**		 *Grab bar – rear wall*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **9 ½"**			

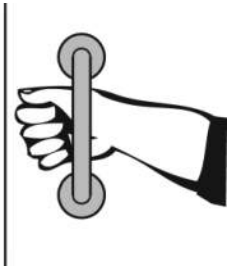
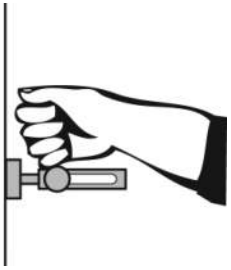
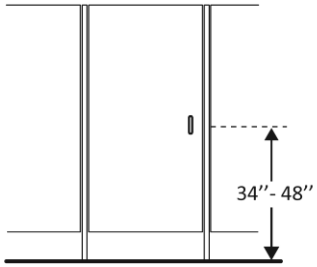
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar clearance between objects below*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there	☒Yes ☐No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **12"** ☒Yes ☐No ☐N/A Measurement: **24"** ☒Yes ☐No ☐N/A Measurement: **36"** ☐Yes ☐No ☒N/A Measurement: **n/a**	 	 *Grab bar height*  *Grab bar distance to wall*	

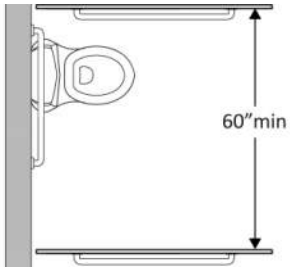
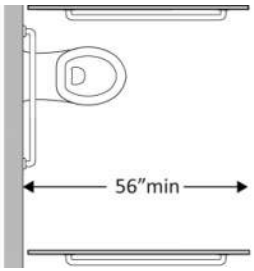
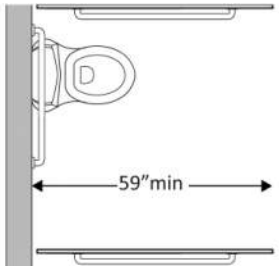
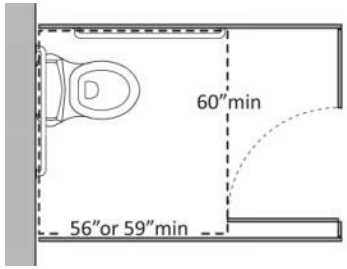
	are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	 ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 ½"**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **28"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **2 lbs**			

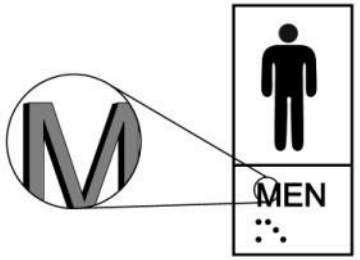
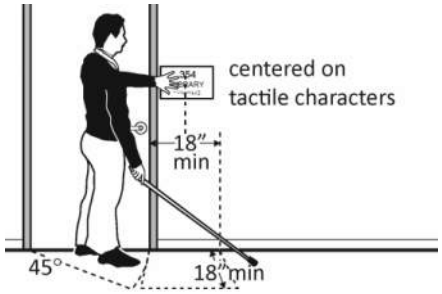
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A **6"**		 *Water closet to toilet paper dispenser dimension*	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

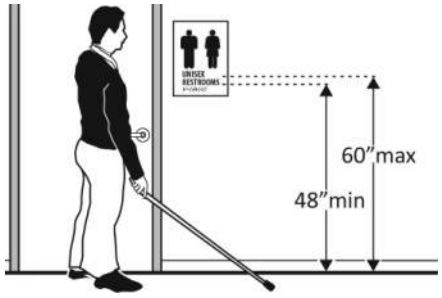
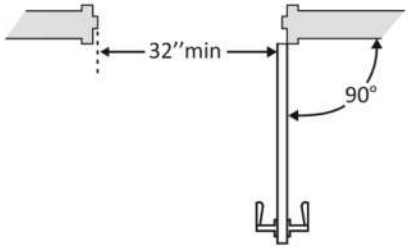
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

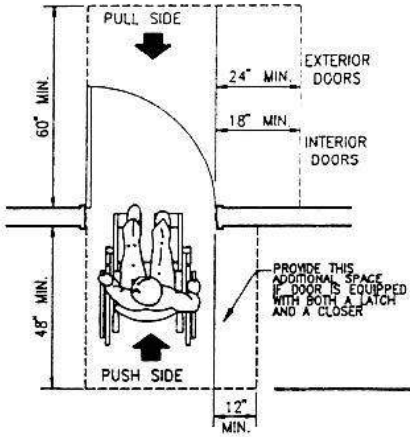
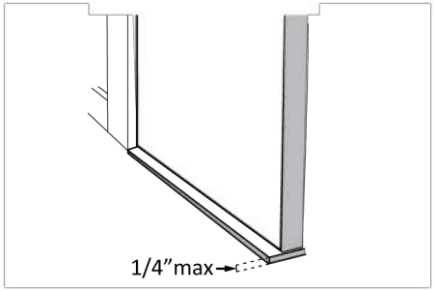
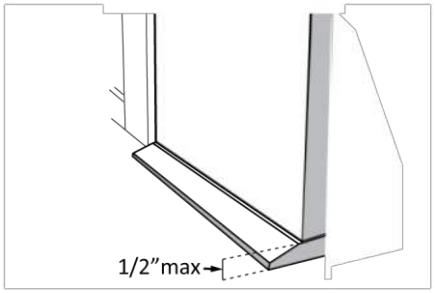
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 3/8"**		 *Compartment door width*	
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☒Yes ☐No ☐N/A			
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A		 *Self-closing door*	

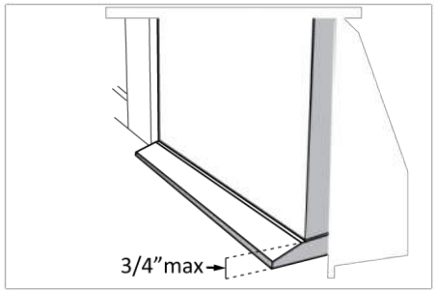
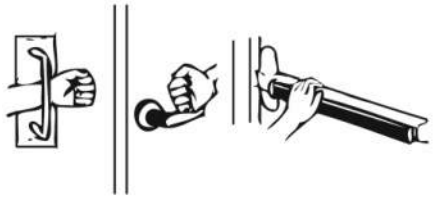
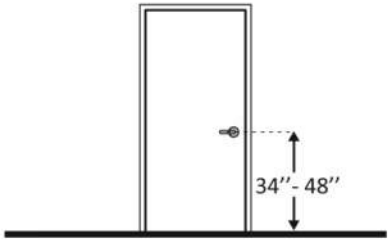
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A			• Install door pull that complies with ADA standards
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **39"**		 *Door hardware height*	

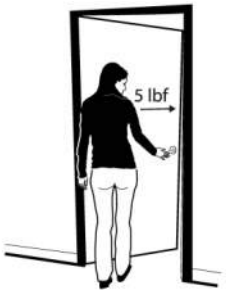
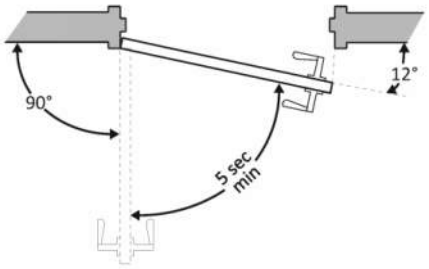
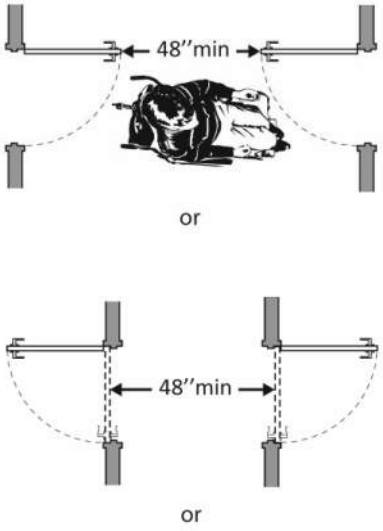
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60 ½"**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **61"**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

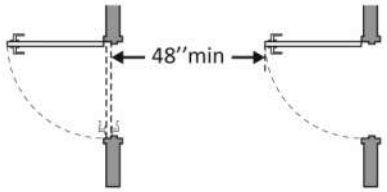
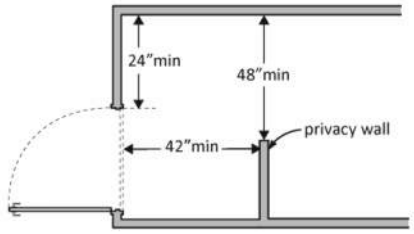
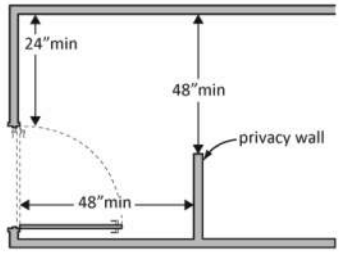
Toilet Room #2 Public Works Facility Single Occupant Toilet				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Entrance*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom sign centerline*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A **7”**		 *Restroom sign height*	
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A **57 ½”**			
	So the baseline of the lowest character is at least 48 inches				

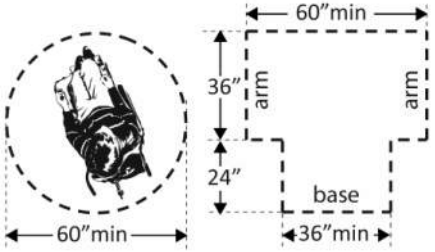
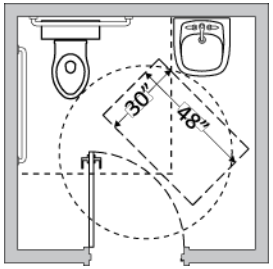
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33" Clear**		 *Doorway clear width*	

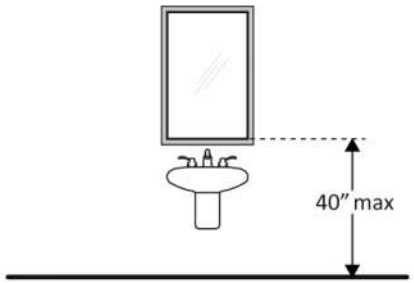
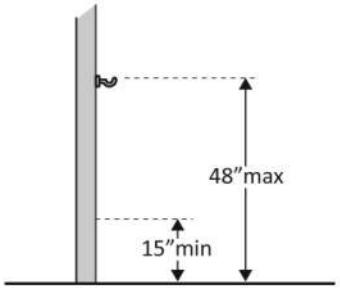
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **43 ¾”** ☒Yes ☐No ☐N/A Measurement: **18”** ☒Yes ☐No ☐N/A		 *Entry – push side*  *Entry – pull side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 		

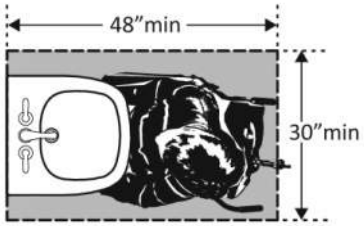
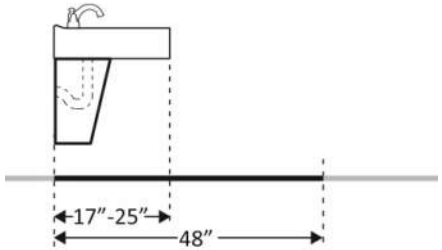
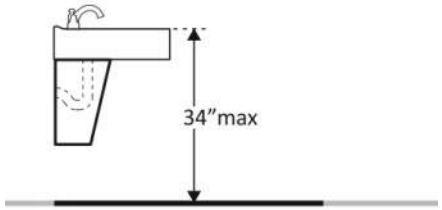
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware height*	

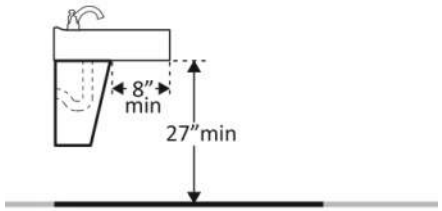
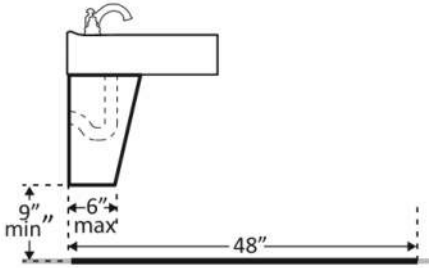
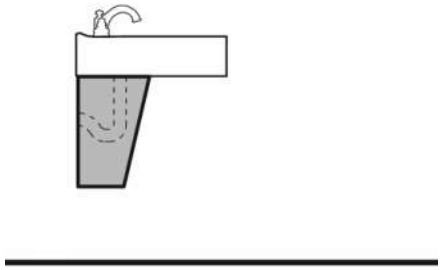
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **7 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **4 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

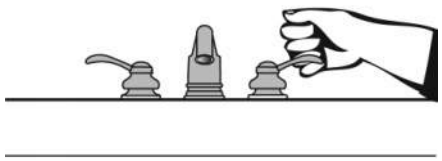
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☒Yes ☐No ☐N/A			

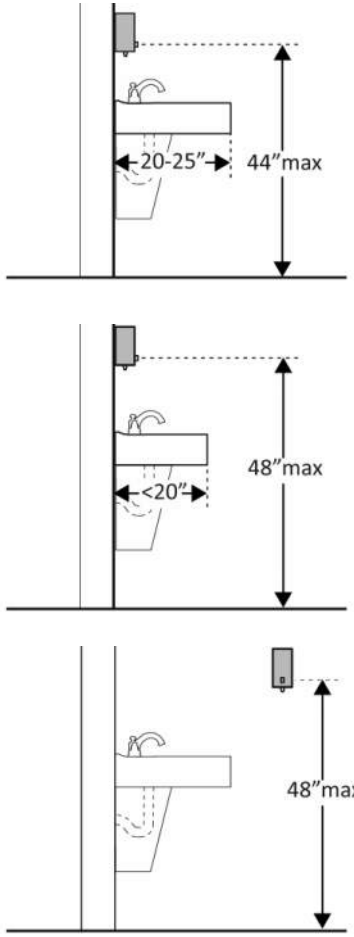
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **40 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  	 *Mirror height*	• Relocate mirror
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **67 ½"**	 	 *Coat hook height*	• Relocate coat hook

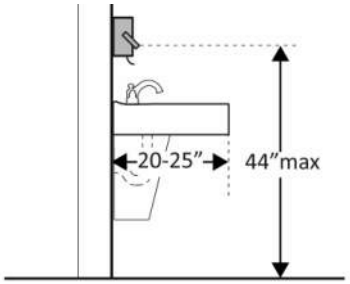
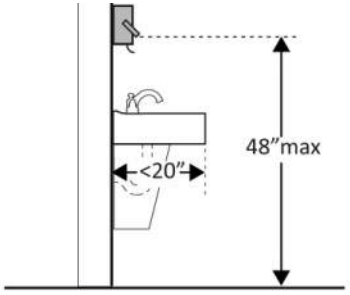
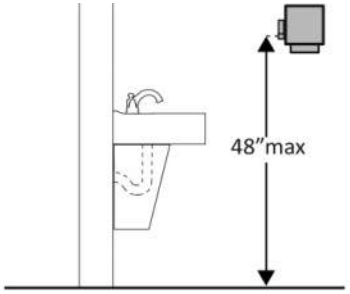
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory floor clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Under-lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **34 ½"**		 *Lavatory height*	

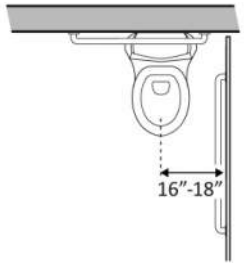
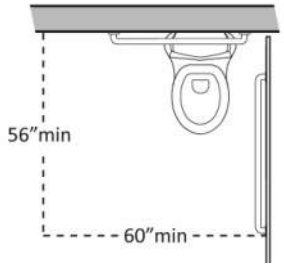
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27 ½"**		 *Under-lavatory clear height*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and insulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A			

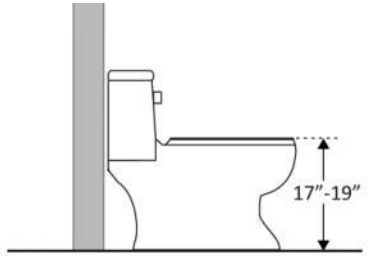
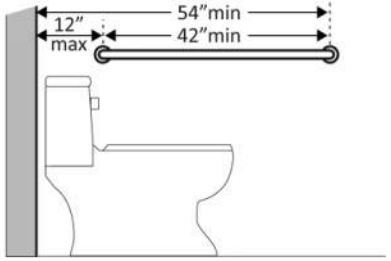
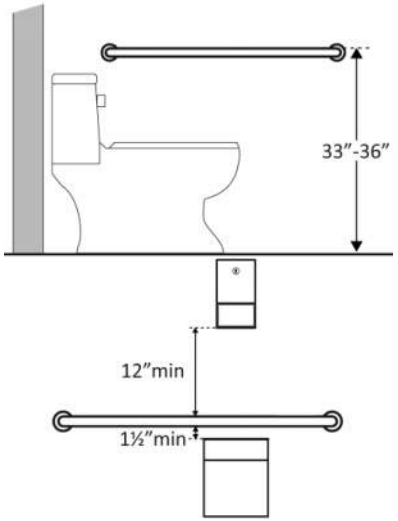
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A		 *Faucet handles*	• Replace with handles that can be operated without tight grasping, pinching, or twisting

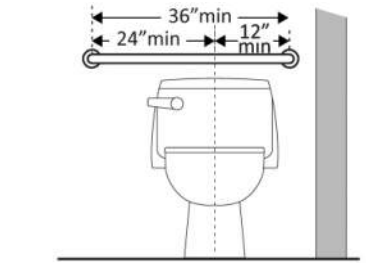
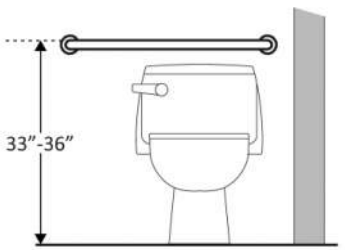
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

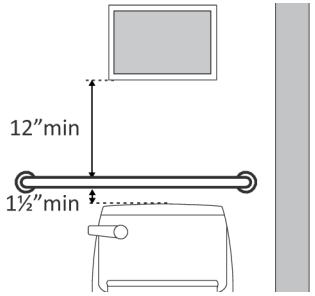
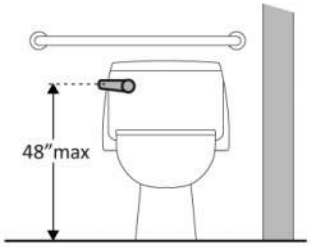
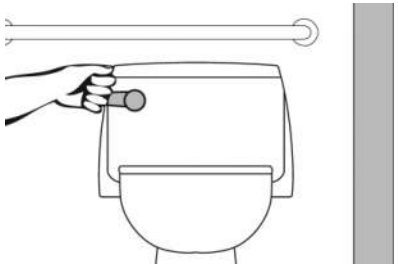
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **57”**		 *Soap dispenser height*	• Lower soap dispenser so that dispenser control is no higher than 48” above the floor.

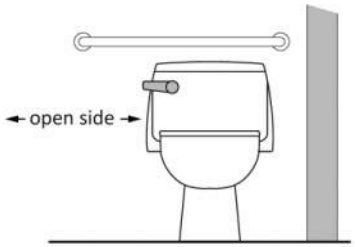
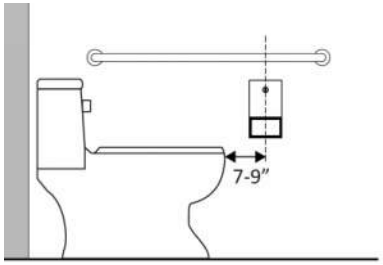
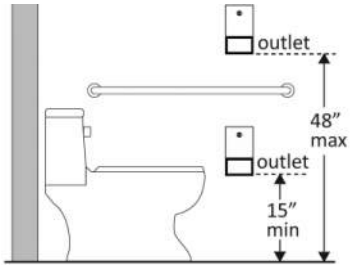
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Paper towel dispenser height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **47 ¾"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **3 lbs**			

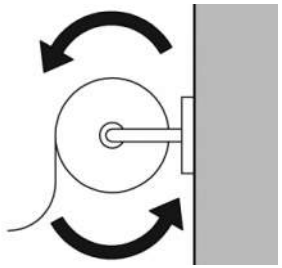
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **20”**		 *Water closet to wall distance*	• Relocate water closet to be no less than 16 inches and no more than 18 inches from the side wall
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **55 ½”W x 113”D**			

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18”**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bar – side wall*	• Install grab bar(s) to be at ADA compliant height
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **12”**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54”**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **36 ¾”**		 *Grab bar – rear wall*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **10”**			

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½”**		 *Grab bar height*  *Grab bar to objects below distance*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface?	☒Yes ☐No ☐N/A Measurement: **36”** ☒Yes ☐No ☐N/A Measurement: **13 ½”** ☐Yes ☒No ☐N/A Measurement: **22 ½”** ☐Yes ☒No ☐N/A Measurement: **37”**	  	 *Grab bar – rear wall location*	• Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

	[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Wall to grab bar distance*  *Grab bar height*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **22 ½"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			

3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Stall configuration does not allow for complaint flush control access.
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		 *Toilet paper dispenser distance to water closet*	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			

3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Water Pollution Plant

1001 Woodland St, Marshalltown, IA 50158

August 22, 2019



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Marshalltown Water Pollution Control Plant

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

The office portion of the Marshalltown Water Pollution Plant appears to have been constructed as part of one significant building project in the 1960's. The building is generally in good to fair condition, with some portions being ADA-compliant, and other portions not being compliant. The following facility notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route.
   - 1.2. There are some wall-mounted objects that project into the accessible path of travel. These should be reviewed and corrected.
   - 1.3. There are no ramps or handrails within the facility.
2. **Elevators / lifts**
   - 2.1. There are no elevators or platform lifts within in the facility.
3. **Signage**
   - 3.1. Room signs throughout the facility appear to generally be ADA-compliant.
   - 3.2. Wayfinding signage throughout the facility appears to generally be ADA-compliant.
4. **Doors, thresholds, hardware**
   - 4.1. It appears that all doors throughout the facility appear to have been installed in an ADA-compliant configuration and with adequate clearances.
   - 4.2. Door thresholds are generally ADA-compliant.
   - 4.3. It appears that nearly all doors have knob-type handles; these should be replaced with ADA-compliant lever-type handles.
   - 4.4. It appears that all doors throughout the facility that have closer devices are ADA-compliant.
5. **Controls**
   - **5.1.** Most controls are mounted at ADA-compliant heights. Some controls are mounted just above ADA-compliant height, but these appear to be within an acceptable range because they were installed prior to 3/15/2012, which allows for parallel approach.
6. **Seating**
   - 6.1. Public seating areas appear to be ADA-compliant.
7. **Sales & Service Counters**
   - 7.1. The main service counter is not an ADA-compliant configuration and should be corrected if the building undergoes an alteration project. The service counter is non-fixed furniture so correction should be relatively easy and economical.
8. **Food Service**
   - 8.1. There is no dedicated food service area in the facility.

9. Drinking Fountains

9.1. The drinking fountain identified in the report is located in the main hallway. This drinking fountain is not ADA-compliant. If space allows, it is suggested to replace this with an ADA-compliant bi-level drinking fountain in an area with adequate clearance if the building undergoes an alteration project.

10. Restrooms

10.1. There are two (2) public restrooms in the facility.

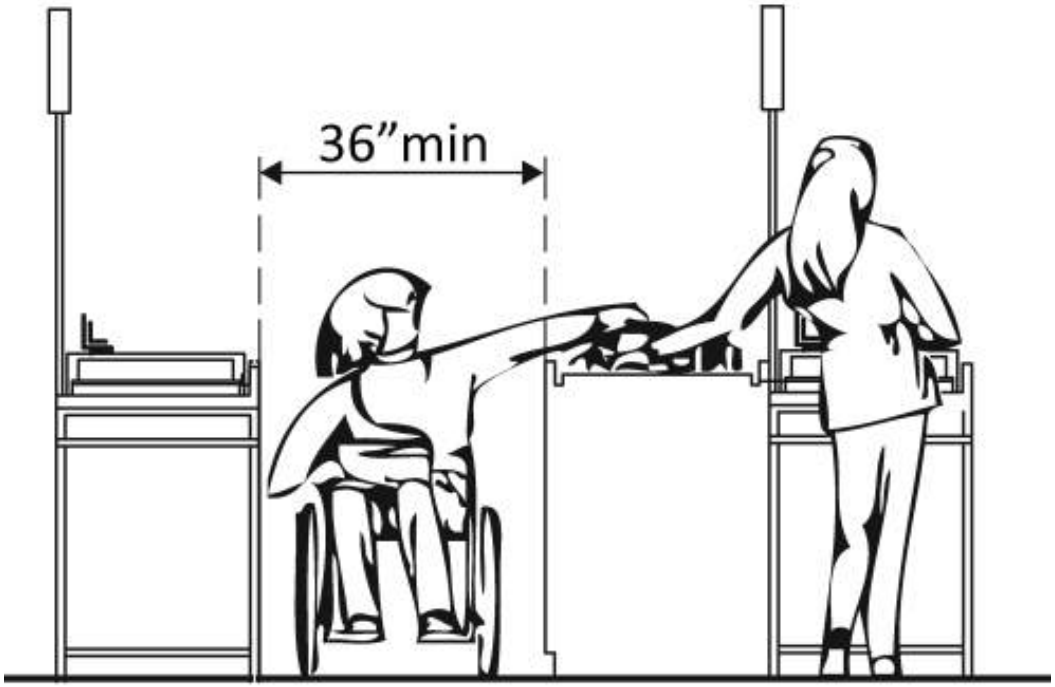
10.2. Restroom #1 is a single-occupant men's restroom located off the hallway behind the reception desk. There are several deficiencies including doorway clearances, interior clearances, the configuration of the sink and water closet that would make correction of this restroom the height of the sink and location of the water closet that would be more difficult to correct, but should be addressed if the building undergoes an alteration project.

10.3. Restroom #2 is a single-occupant women's restroom located off the hallway behind the reception desk. There are several deficiencies including doorway clearances, interior clearances, the configuration of the sink and water closet that would make correction of this restroom the height of the sink and location of the water closet that would be more difficult to correct, but should be addressed if the building undergoes an alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Water Pollution Control Plant

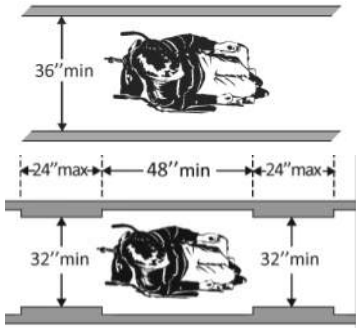
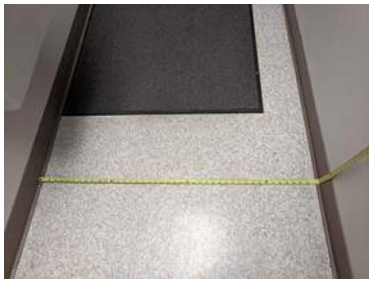
Location: 1001 Woodland Street, Marshalltown, IA 50158

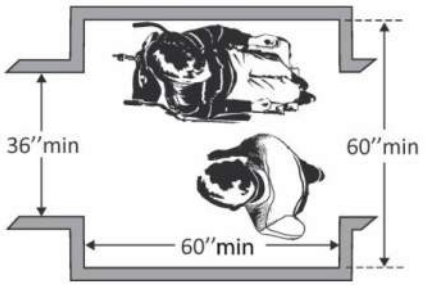
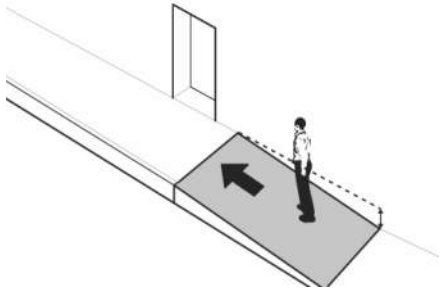
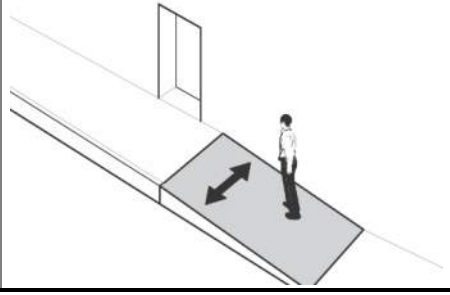
Date: 07/09/2019

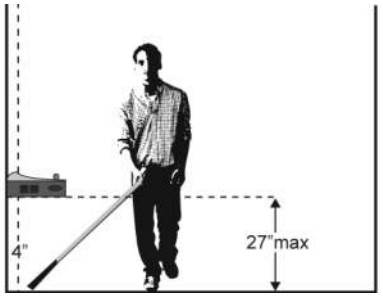
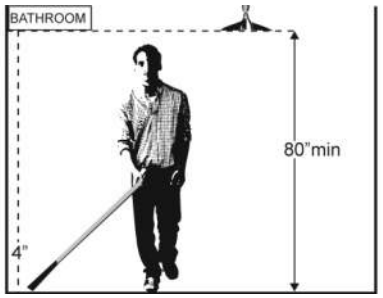
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		 *Entrance*	
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☒Yes ☐No ☐N/A		 *Accessible route*	
2.3	Is the route stable, firm and slip-resistant? [40.2, 302.1]	☒Yes ☐No ☐N/A			
2.4	Is the route at least 36 inches wide? [403.5.1] Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.	☒Yes ☐No ☐N/A		 *Corridor width*	

2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☐Yes ☐No ☒N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.7	Is the cross slope no steeper than 1:48? [403.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			

2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A	 Or  Or 	 *F.E. @ 4 ½"*	• Remove and/or relocation objects • Add tactile warning such as permanent planter or partial walls
2.9	Are there elevators or platform lifts to all public stories?	☐Yes ☒No ☐N/A			

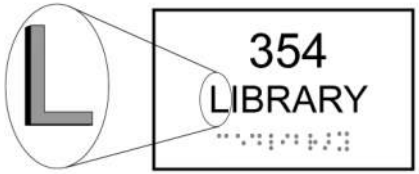
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

2.38 If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]

Do text characters contrast with their backgrounds? [703.5] ☐Yes ☐No ☒N/A

Are text characters raised? [703.2] ☐Yes ☐No ☒N/A

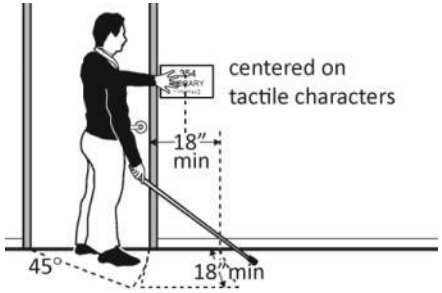
Is there Braille? [703.3] ☐Yes ☐No ☒N/A



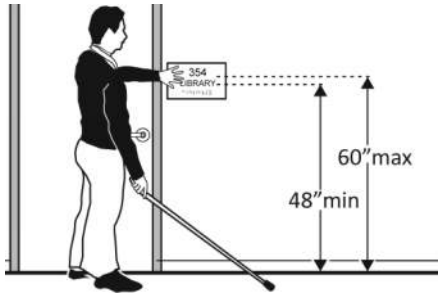
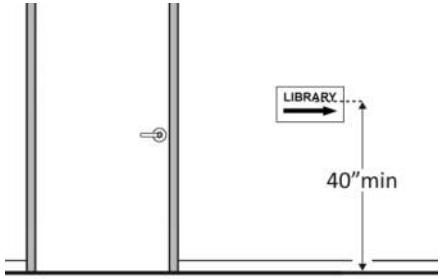
Is the sign mounted: On the wall on the latch side of the door? [703.4.2] ☐Yes ☐No ☒N/A

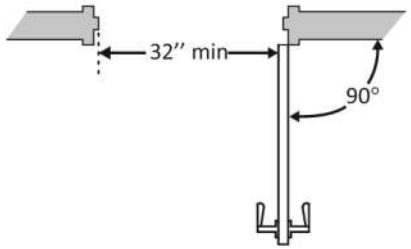
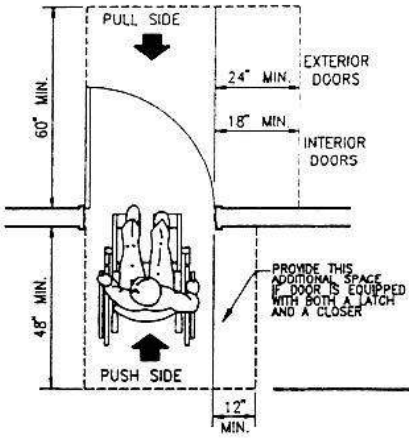
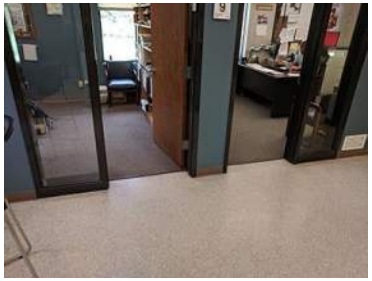
Note: Signs are permitted on the push side of doors with closers and without hold-open devices.

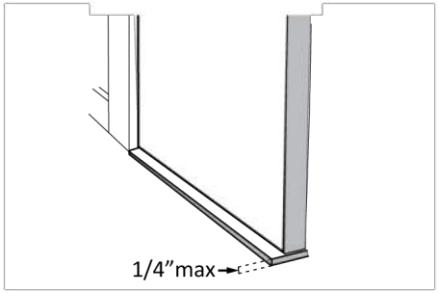
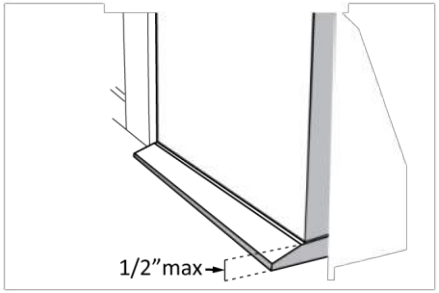
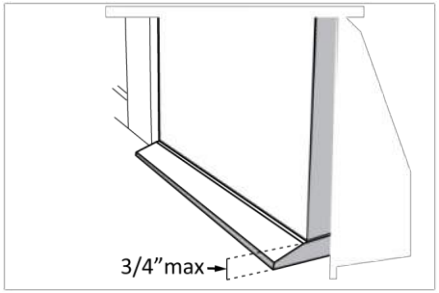
With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2] ☐Yes ☐No ☒N/A

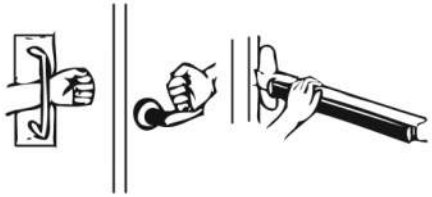
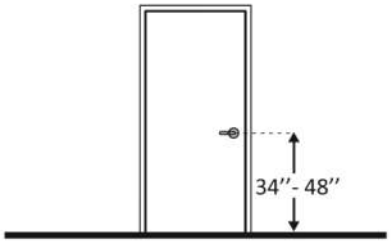
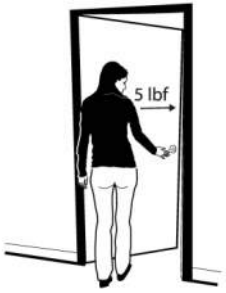


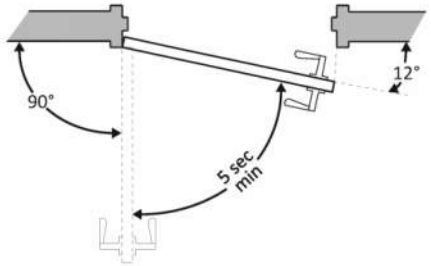
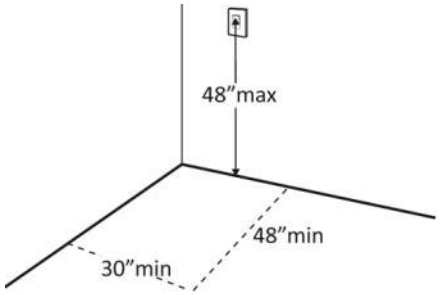
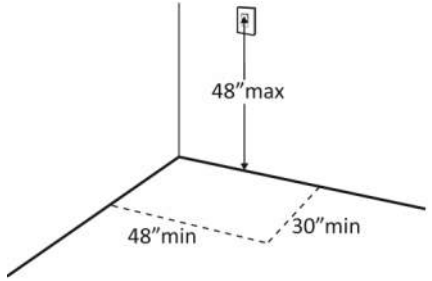
*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing

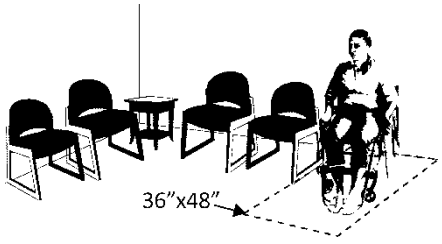
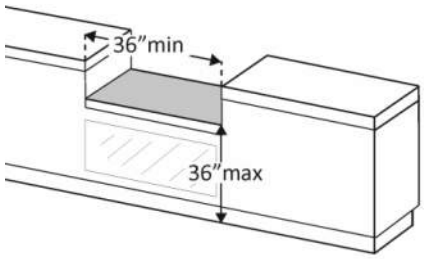
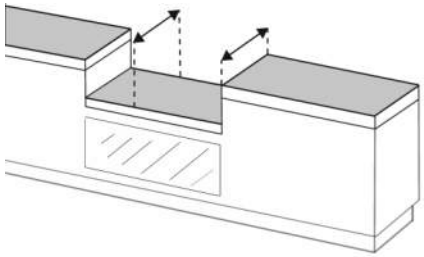
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.	☐Yes ☐No ☒N/A			
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

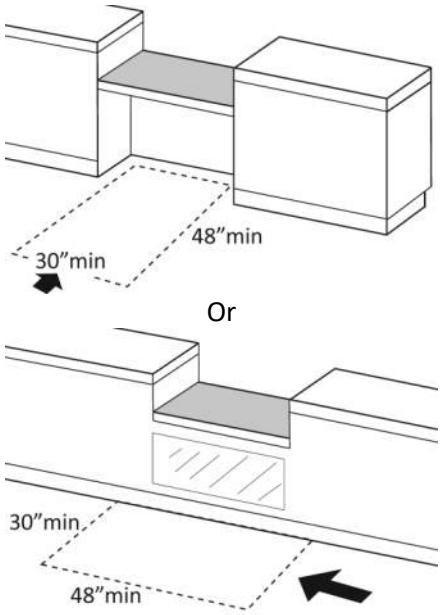
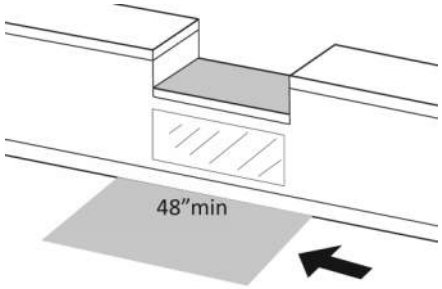
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33”**		 *Door entry width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **Open, typ.** ☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A		 *Door – push side*	

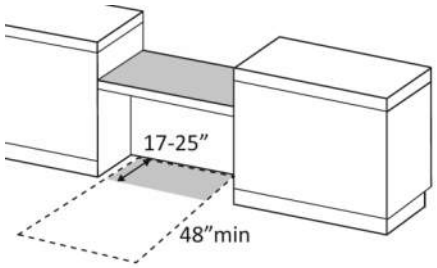
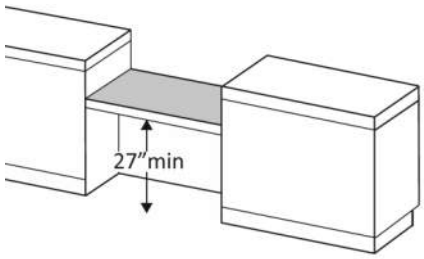
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☒Yes ☐No ☐N/A Measurement: **¼"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	  	 *Door threshold*	

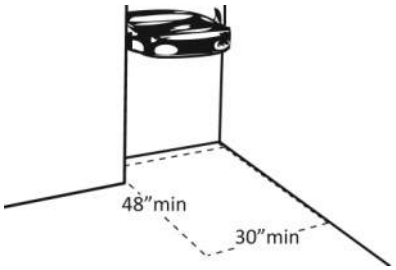
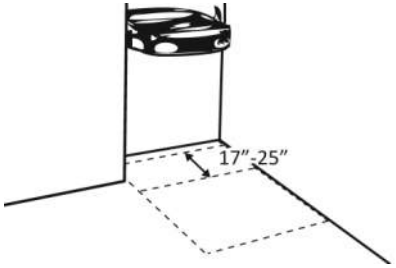
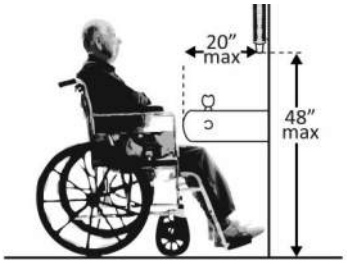
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A			• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware
2.44	Are the operable parts of the hardware no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40" to center**		 *Door hardware height*	
2.45	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.	☒Yes ☐No ☐N/A			

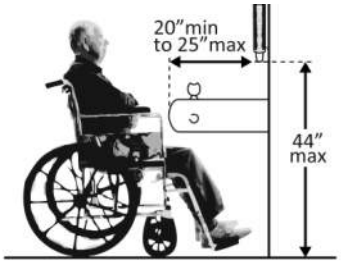
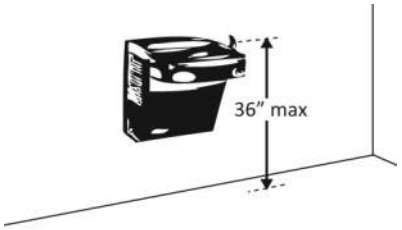
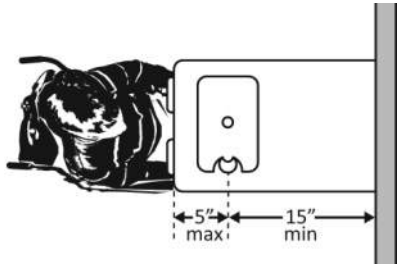
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A			
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A	 	Control locations vary, but all controls appear to have adequate forward or parallel approach clearance. The only controls that appear to be accessible by the public are light switches. Most appear to be mounted no higher than 48" above the floor and appear to comply, but some are mounted above 48" above the floor, however, these appear to be mounted below 54" and can be accessed by parallel approach.	• No action needed
2.51	Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A		 *Light switch height*	

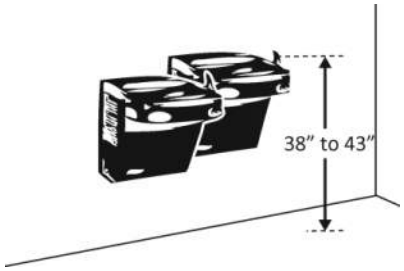
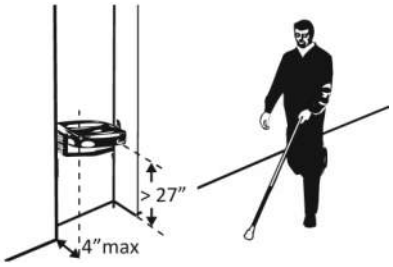
Seating: General – reception areas, waiting rooms, etc.					
2.68	Is there at least one space at least 36 inches wide by at least 48 inches long for a person in a wheelchair? [802.1.2, 802.1.3]	☐Yes ☒No ☐N/A		 *Seating configuration*	• New furniture or re-arrange furniture
Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A		 *Counter height*	• Modify counter to include ADA compliant space • Replace with ADA compliant service counter
2.77	Does the accessible portion of the counter extend the same depth as the counter top? [904.4]	☐Yes ☒No ☐N/A			

2.78	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [904.4]	☐Yes ☒No ☐N/A ☐Forward ☐Parallel			
2.79	For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]	☐Yes ☒No ☐N/A			

2.80	For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the counter? [306.2.2, 306.2.3] Is there at least 27 inches clearance from the floor to the bottom of the counter? [306.3.1]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A	 		

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☐Yes ☒No ☐N/A **43 ½”**			• Adjust drinking fountain • Replace drinking fountain • Add tactile warning such as permanent planter or partial walls • Relocate drinking fountain out of the path of travel
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children’s use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☐Yes ☒No ☐N/A			
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A **37” to button**		 *Drinking fountain button height*	

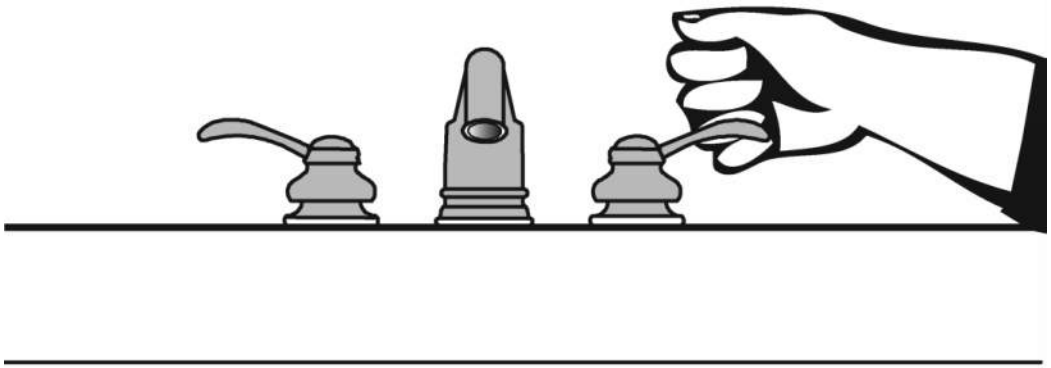
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **8 lbs**			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☐Yes ☒No ☐N/A **41 ½"**		 *Toe clearance*	
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☐Yes ☒No ☐N/A **7"** ☒Yes ☐No ☐N/A **2 ¼"**		 *Spout location*	

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Drinking fountain protrusion*	

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Water Pollution Control Plant

Location: 1001 Woodland Street, Marshalltown, IA 50158

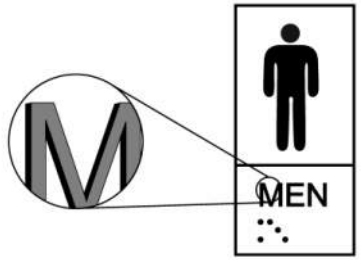
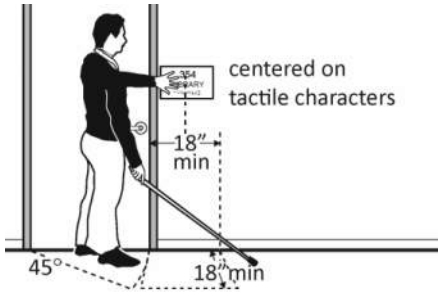
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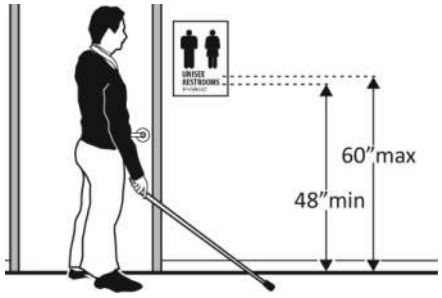
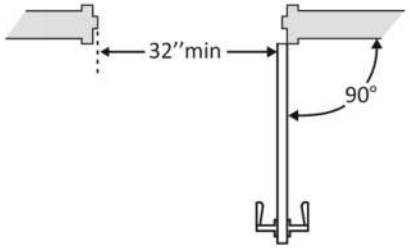
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

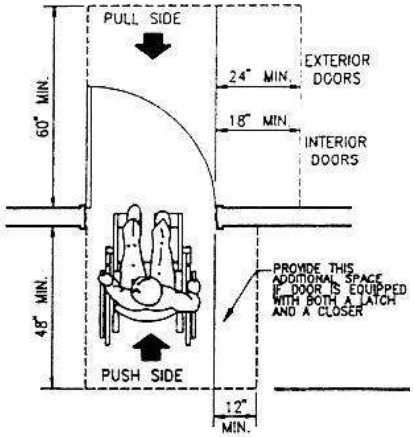
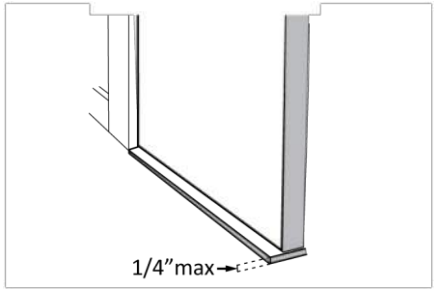
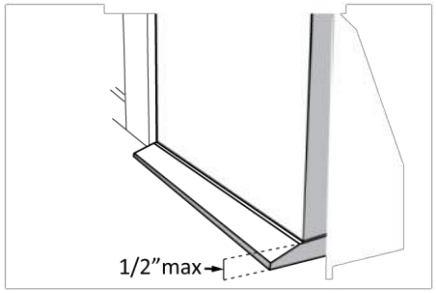
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

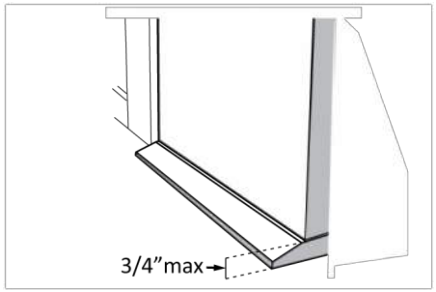
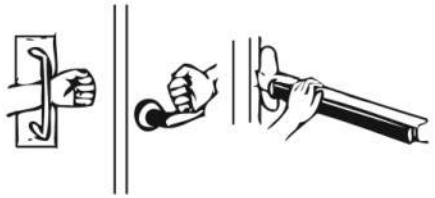
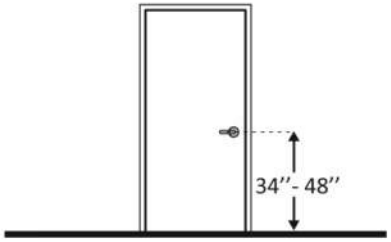
When toilet rooms are open to the public they should be accessible to people with disabilities.

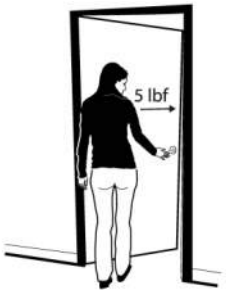
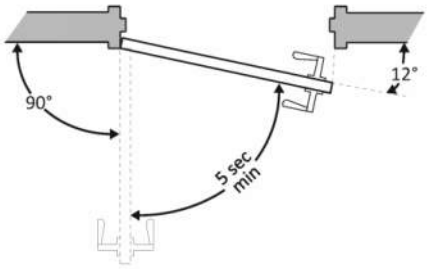
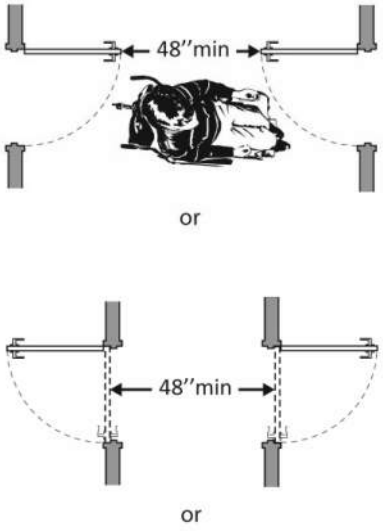
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A		 *Typical single user restroom*	Accessible restroom needs to be created if renovation takes place
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			

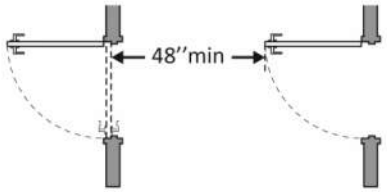
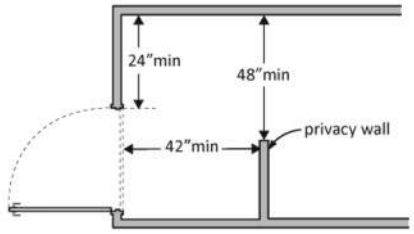
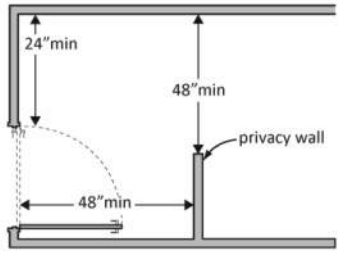
Toilet Room #1 Water Pollution Control Plant Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*  *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches					

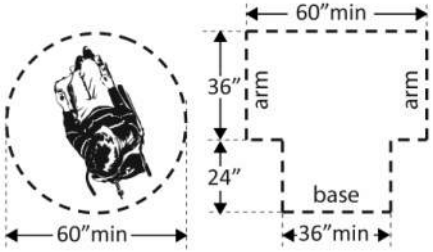
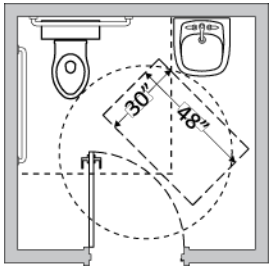
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☒No ☐N/A **29"**		 *Entry width*	• Widen doorway.

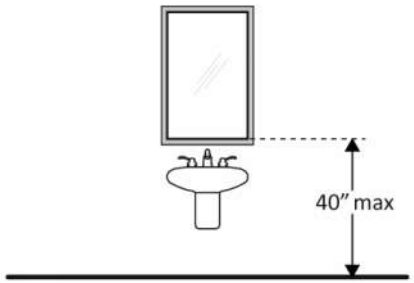
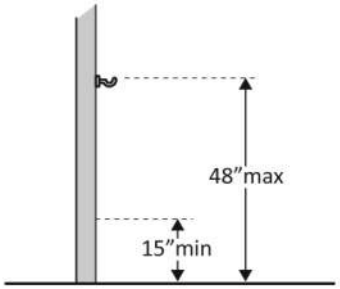
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **6 ½" side x open** ☐Yes ☒No ☐N/A Measurement: **44" x side open** ☒Yes ☐No ☐N/A		 *Entry – pull side*  *Entry – push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 		

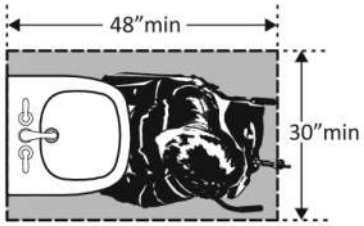
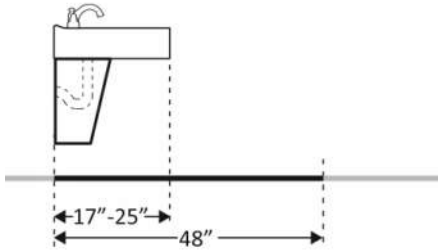
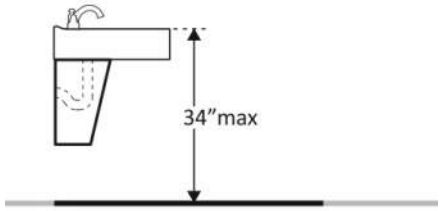
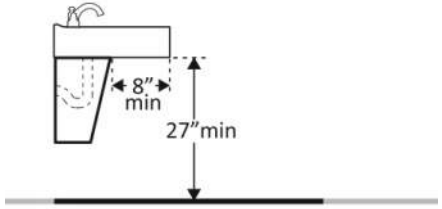
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A			• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40"**		 *Door hardware height*	

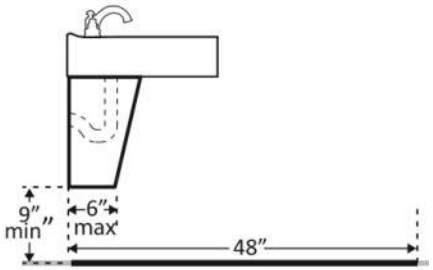
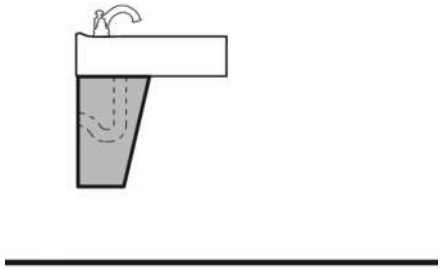
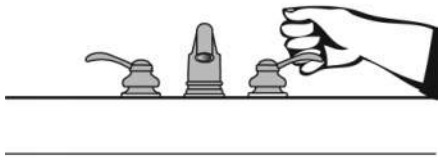
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **12 lbs**			• Adjust door closer. • Install lighter doors • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

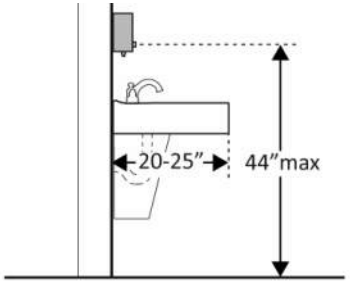
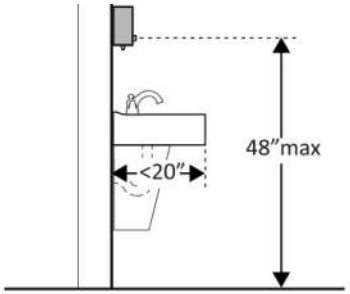
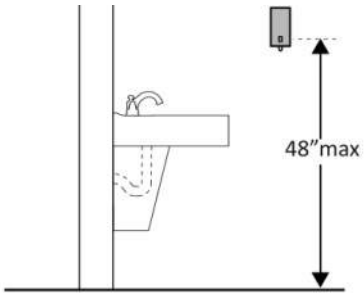
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☐Yes ☒No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☒No ☐N/A			

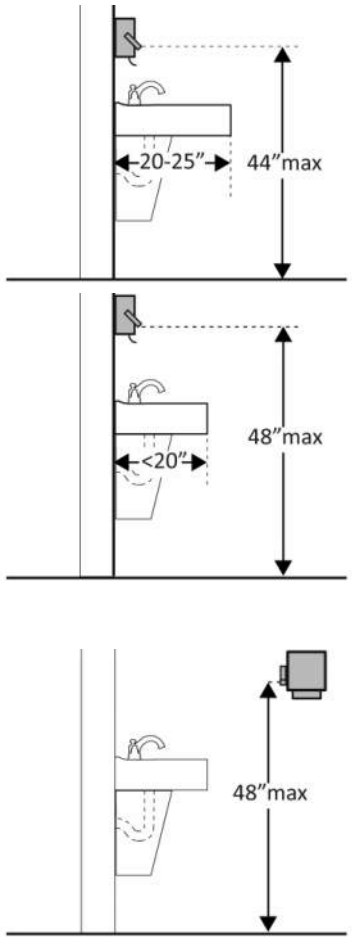
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **39"** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  	 *Mirror height*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

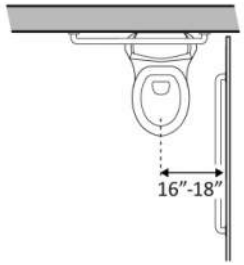
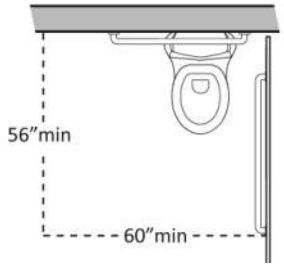
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☐N/A		 *Lavatory floor clearance*	• Remove vanity and replace with ADA compliant lavatory
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			

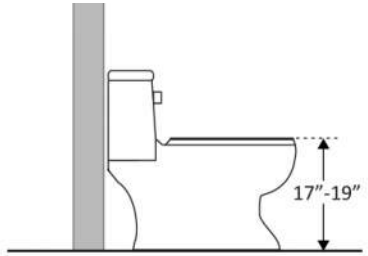
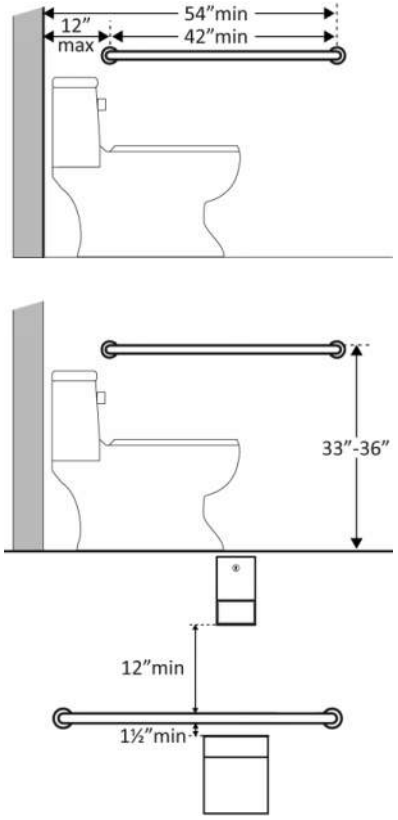
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☐Yes ☒No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

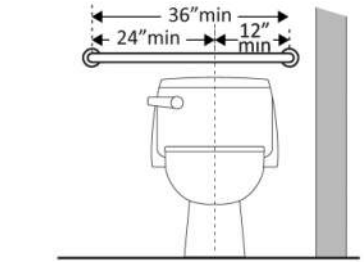
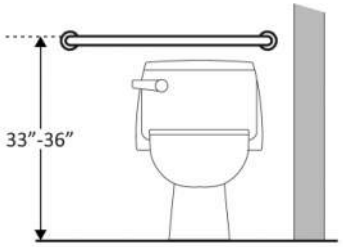
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

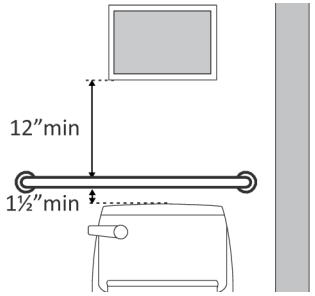
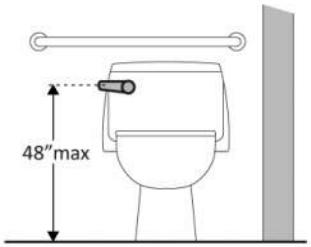
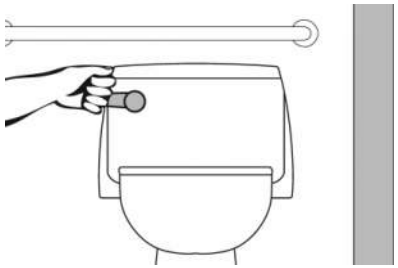
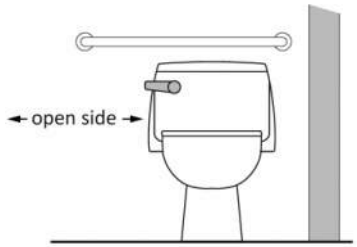
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **36"**		 *Soap dispenser location*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

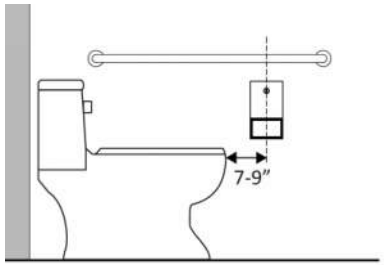
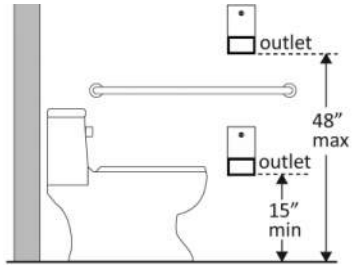
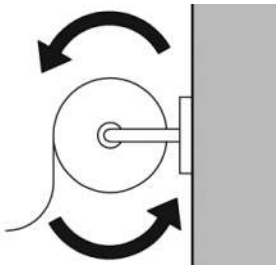
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☒No ☐N/A Measurement: **50"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A			Paper reams must be grasped • Replace towel dispenser with towel dispenser/ hand dryer that can be operated without tight grasping, pinching, or twisting

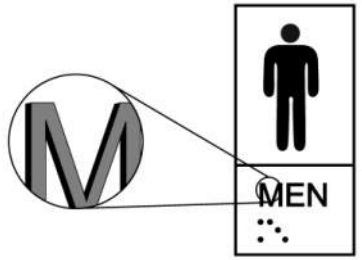
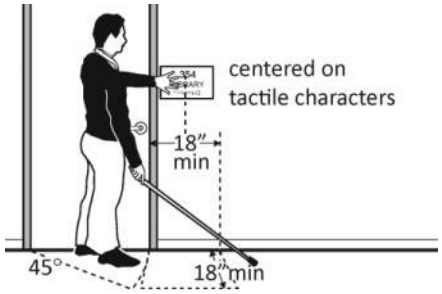
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **34"W x 67"D**		 *Water closet floor clearance*	No action needed.

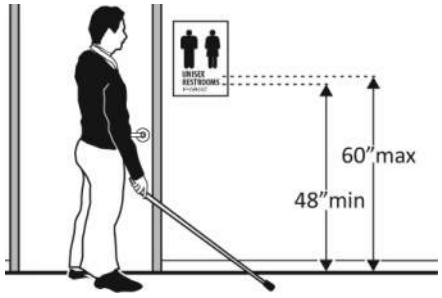
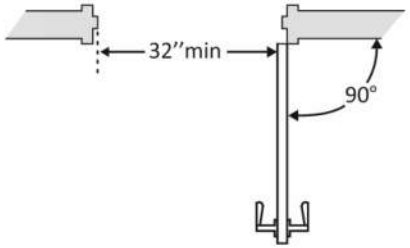
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **15 ½"**		 *Water closet height*	• Replace with ADA compliant water closet
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			• Install grab bar(s) to be at ADA compliant configuration.

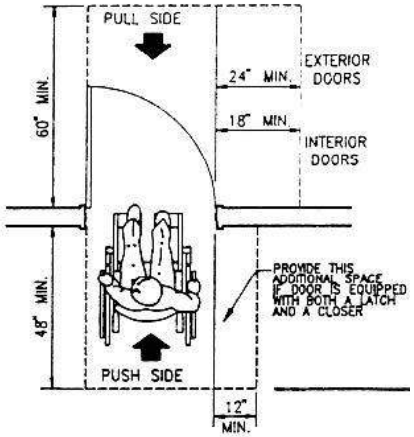
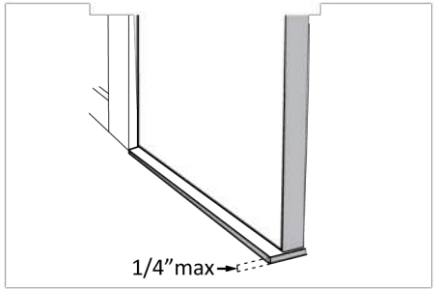
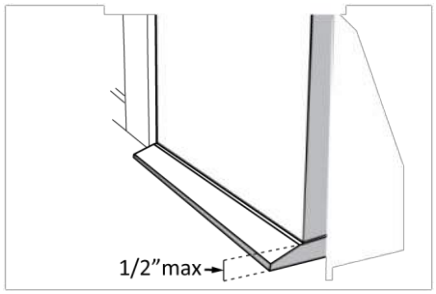
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	 		• Install grab bar(s) to be at ADA compliant configuration.

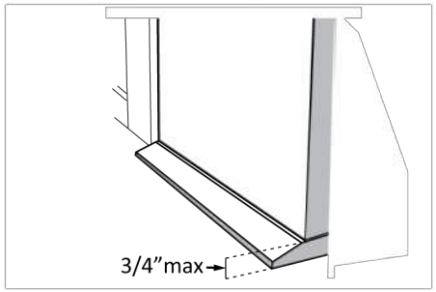
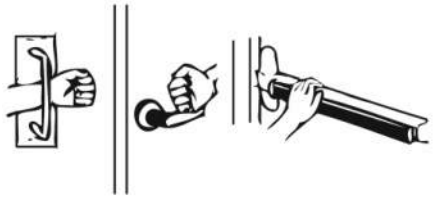
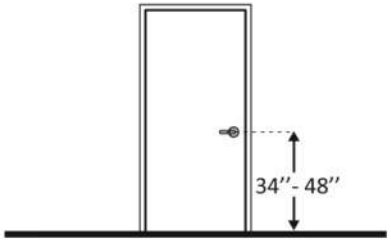
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **26"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **7 lbs**			• Adjust flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

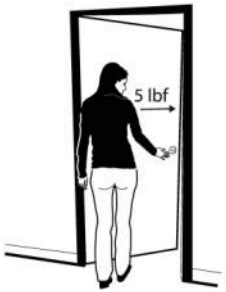
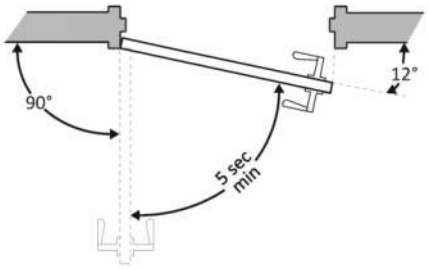
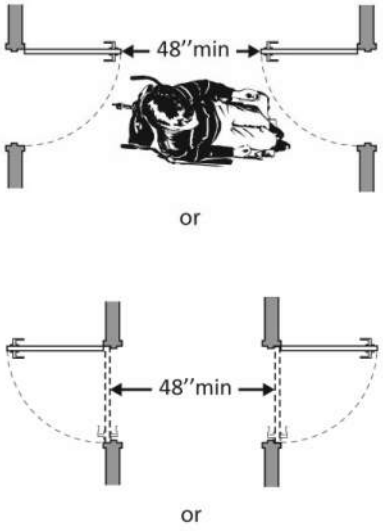
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser location*	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

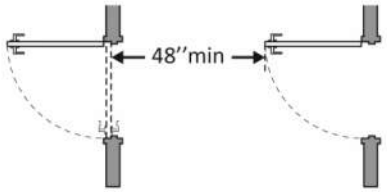
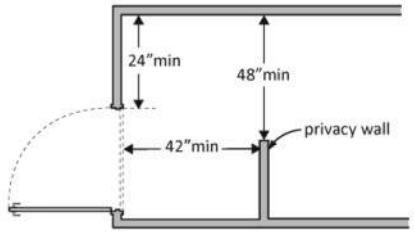
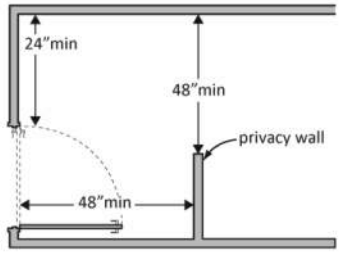
Toilet Room #2 Water Pollution Control Plant Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches					

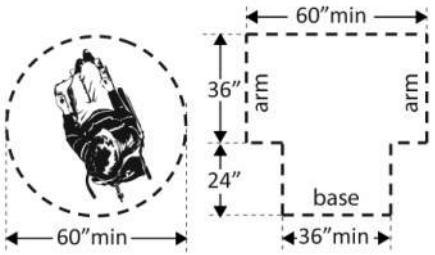
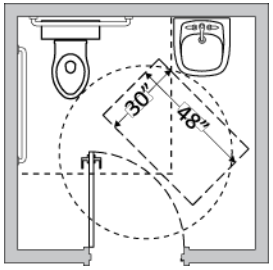
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☒No ☐N/A **29"**		 *Door opening width*	• Widen doorway.

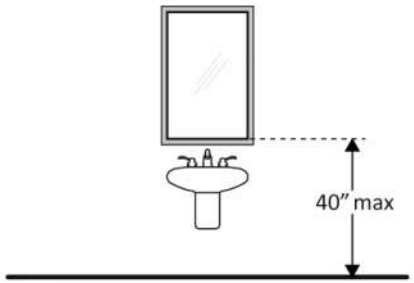
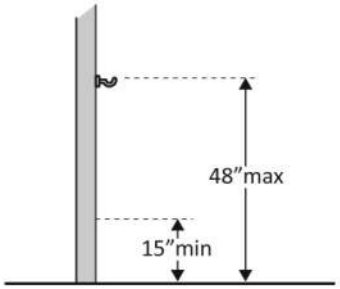
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **10 ½" side x open** ☐Yes ☒No ☐N/A Measurement: **44" x side open** ☒Yes ☐No ☐N/A		 *Entrance – push side*  *Entrance – pull side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Entrance – no threshold*	

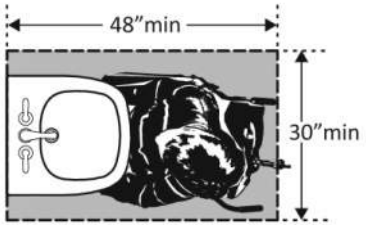
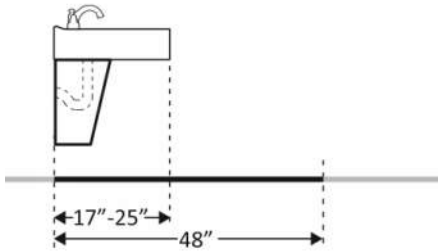
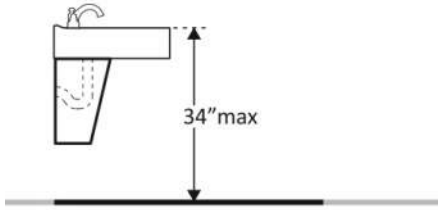
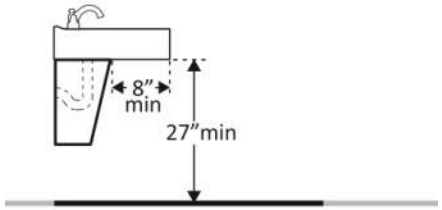
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A			• Replace inaccessible knob with lever, loop or push hardware • Add automatic door opener where it is not feasible to replace door hardware
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40"**		 *Door hardware height*	

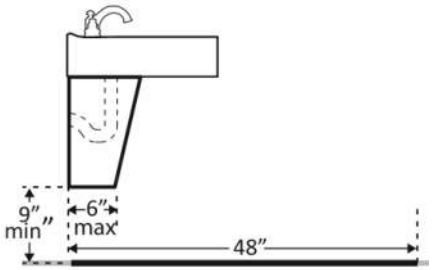
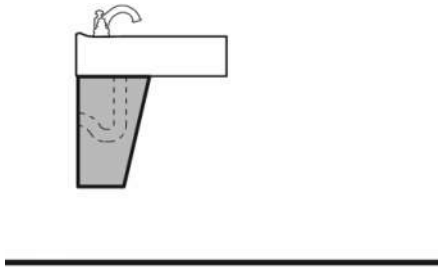
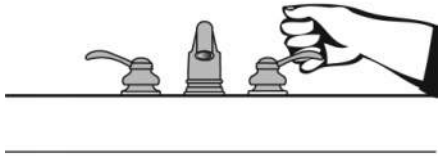
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **12 lbs**			• Adjust door closer. • Install lighter doors • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

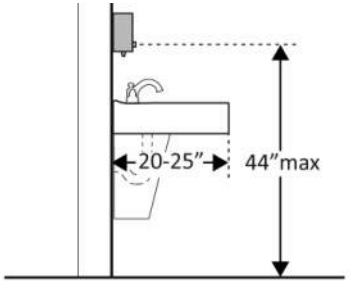
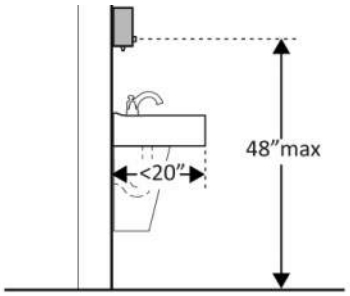
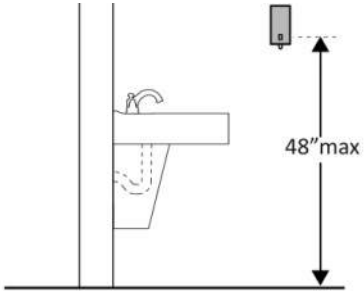
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☐Yes ☒No ☐N/A		49" F.E. Cabinet to wall	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☒No ☐N/A		 *Floor clearance*	

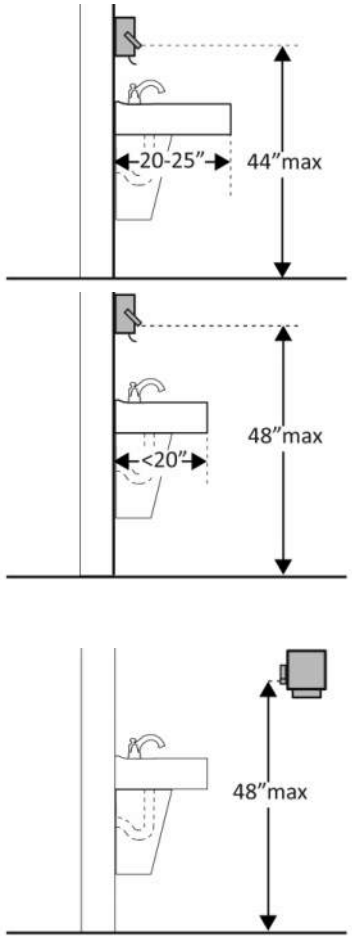
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **39"** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  	 *Mirror height*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

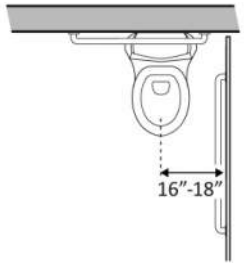
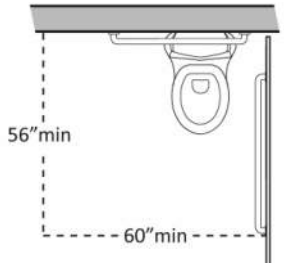
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☒N/A			• Remove vanity and replace with ADA compliant lavatory
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☒N/A Measurement: **n/a**			
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☒N/A Measurement: **n/a**			
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☒N/A Measurement: **n/a**			

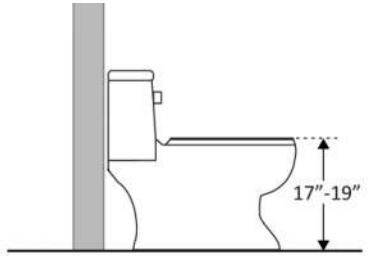
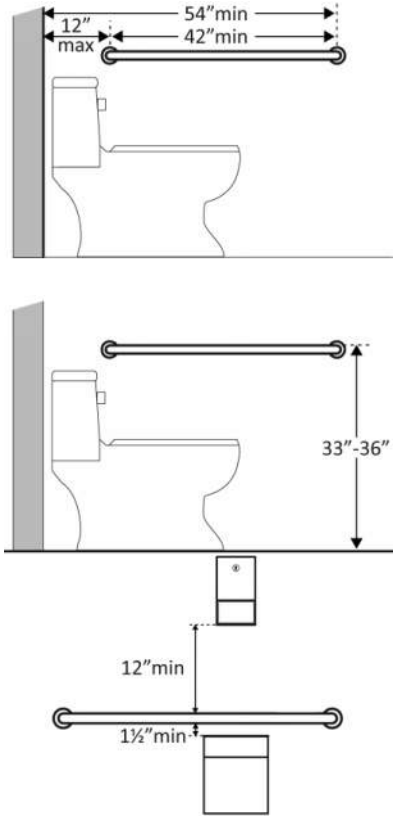
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☐Yes ☒No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

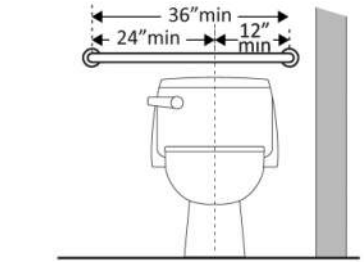
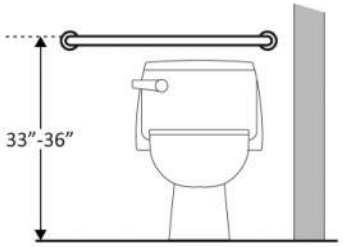
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

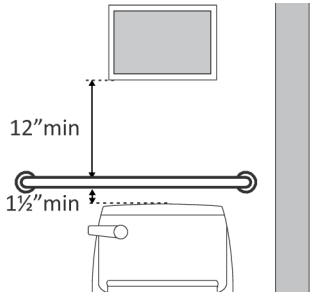
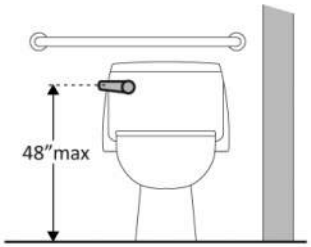
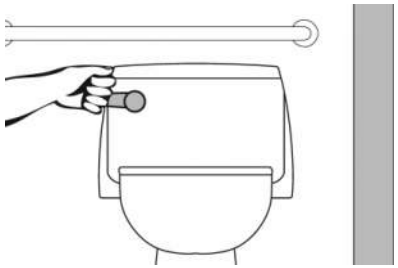
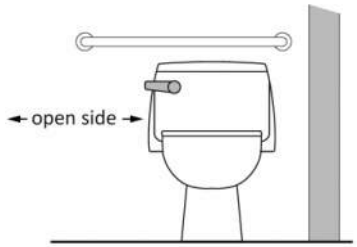
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **36"**		 *Soap dispenser location*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

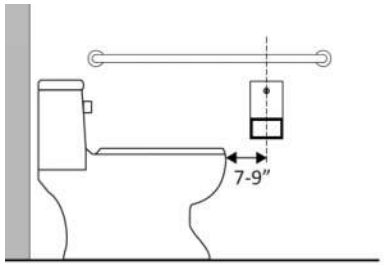
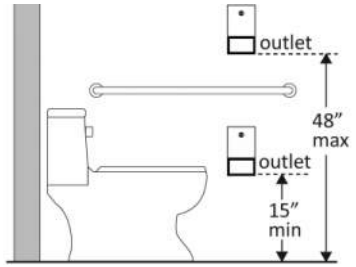
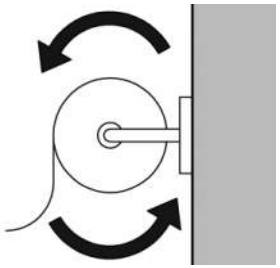
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☒No ☐N/A Measurement: **50"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Paper towel dispenser location*	Paper reams must be grasped • Replace towel dispenser with towel dispenser/ hand dryer that can be operated without tight grasping, pinching, or twisting

Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *Water closet distance from wall*	• Relocated water closet to be no less than 16 inches and no more than 18 inches from the center to the wall
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **34"W x 70 ½"D**		 *Water closet floor clearance*	No action needed.

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **15 ¾"**		 *Water closet height*	• Replace with ADA compliant water closet
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			• Install grab bar(s) to be at ADA compliant configuration.

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	 		• Install grab bar(s) to be at ADA compliant configuration.

	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	 ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **26 ½"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Stall configuration does not allow for complaint flush control access.

3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser location*	• No action needed.
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

III. CITY OF MARSHALLTOWN PUBLIC PARK BUILDING FACILITIES

Anson Park

301 E Anson St, Marshalltown, IA 50158

August 22, 2019



Bolton & Menk Project #A13.117049
SVPA Project #18059

Anson Park

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

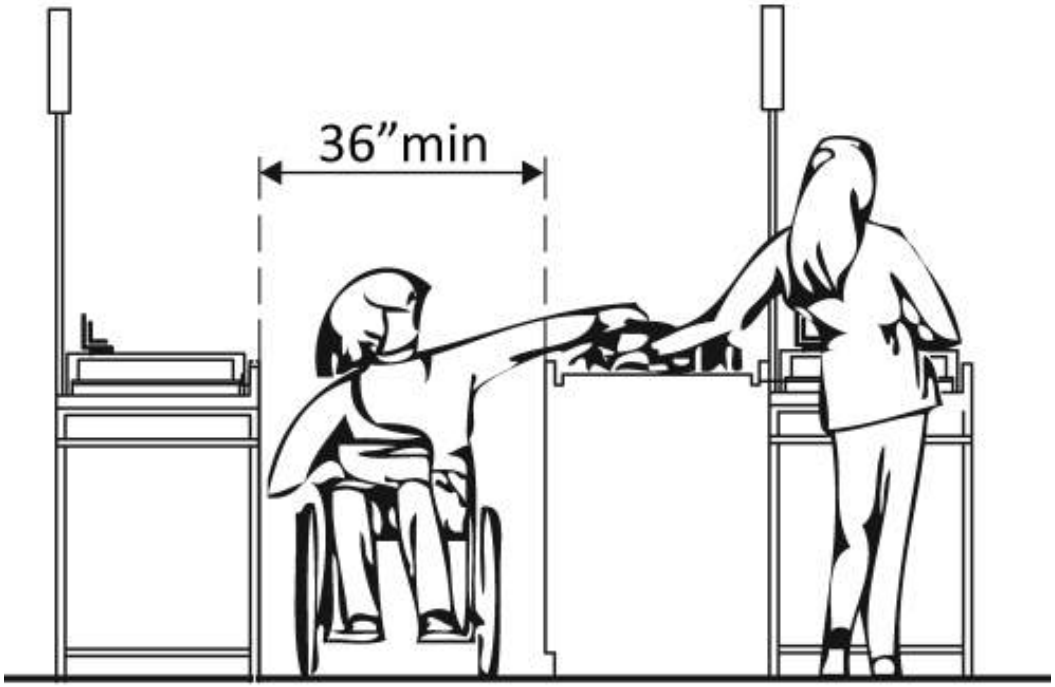
The restroom building at Anson Park is generally in poor condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Drinking Fountains**
   - 1.1. The drinking fountain identified in the report is located on the west side of the restroom building. This drinking fountain is generally not ADA-compliant, and there is a large hole in the walkway directly under the drinking fountain that limits wheelchair approach. It is suggested to infill the hole with an approved hard-surface material (concrete or equal) and install an ADA-compliant hi-lo drinking fountain unit.
2. **Restrooms**
   - 2.1. There are two (2) public restrooms in the restroom building.
   - 2.2. Restroom #1 is a single-occupant men's restroom that is accessed from the north side of the restroom building. There are several deficiencies including the doorway threshold, the configuration of the sink and water closet, and the configuration of the grab bars that would make correction of this restroom somewhat difficult and costly but should be addressed if the building undergoes an alteration project.
   - 2.3. Restroom #2 is a single-occupant women's restroom that is accessed from the south side of the restroom building. There are several deficiencies including doorway threshold, the configuration of the sink and water closet, and the configuration of the grab bars that would make correction of this restroom somewhat difficult and costly but should be addressed if the building undergoes an alteration project.
   - 2.4. In lieu of renovating the existing restrooms, it may be more practical to install a fully ADA-compliant premanufactured restroom building.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Park)

Building: Anson Park

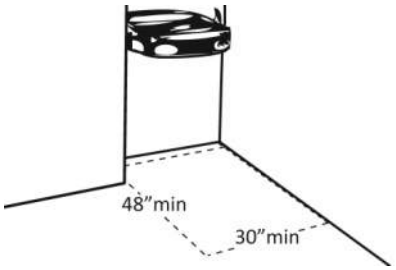
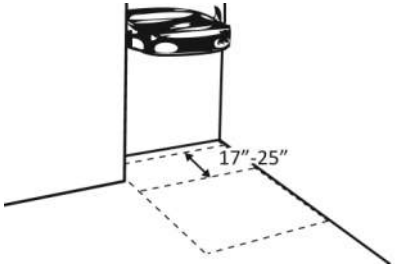
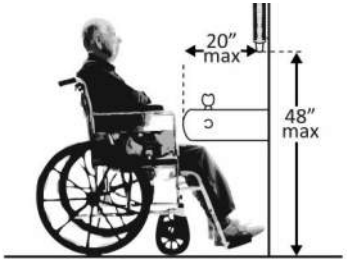
Location: 301 E. Anson St., Marshalltown, IA 50158

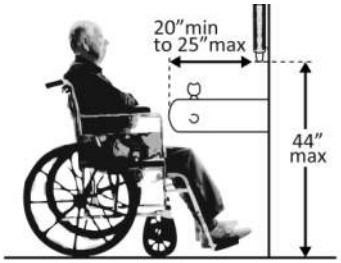
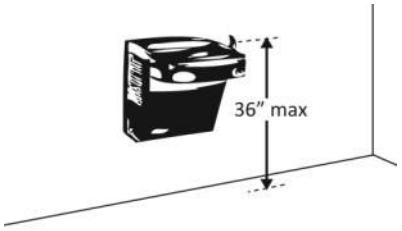
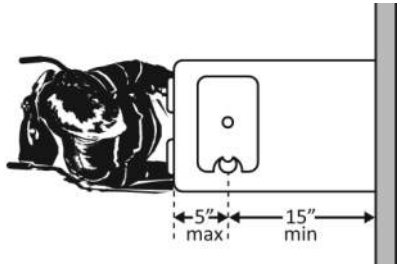
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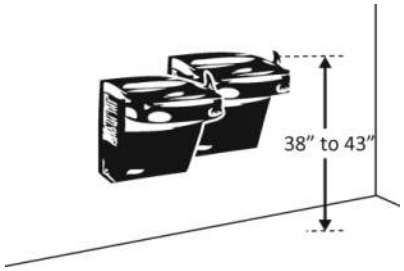
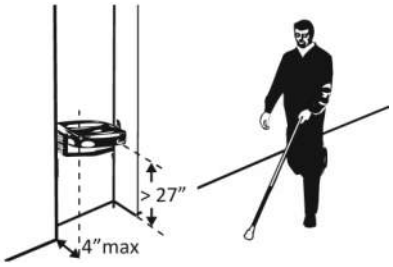
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☐Yes ☒No ☐N/A		 *Drinking fountain location*	• Generally non-compliant drinking fountain. Relocate drinking fountain to accessible area or fill in obstructing hole.
	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☐Yes ☒No ☐N/A			
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☐Yes ☒No ☐N/A			

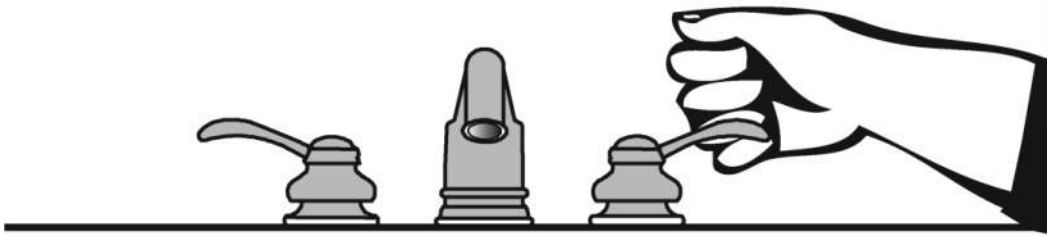
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☒No ☐N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☐Yes ☒No ☐N/A			
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			• Drinking fountain cannot be accessed.

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Anson Park

Location: 301 E. Anson St, Marshalltown, IA 50158

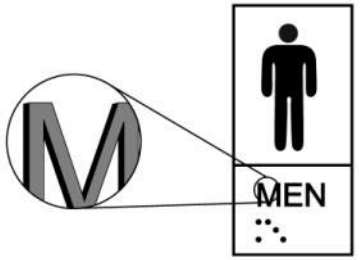
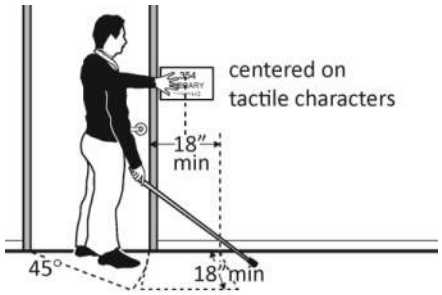
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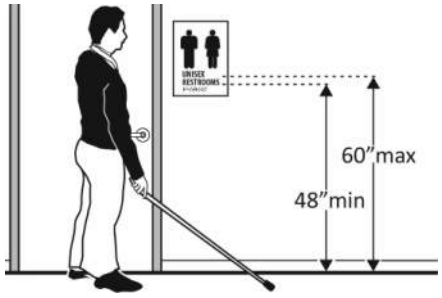
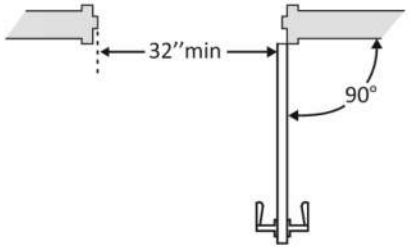
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

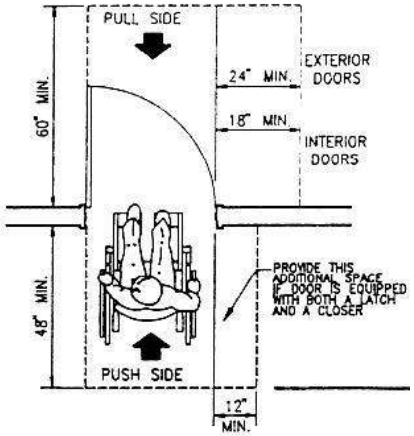
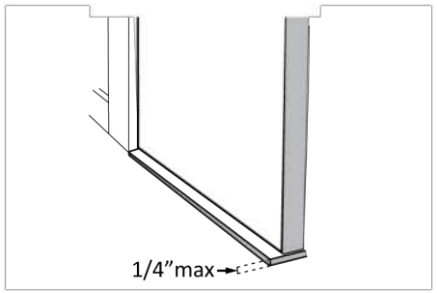
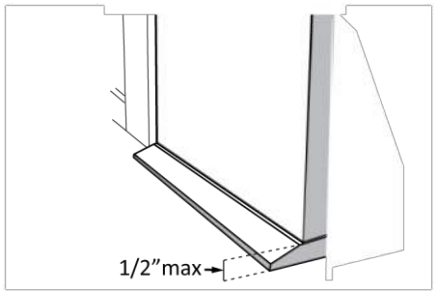
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

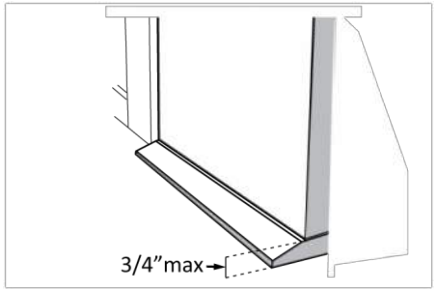
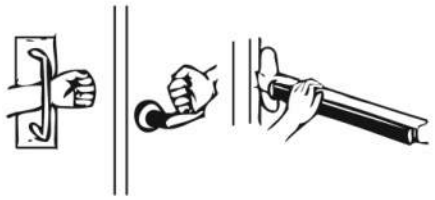
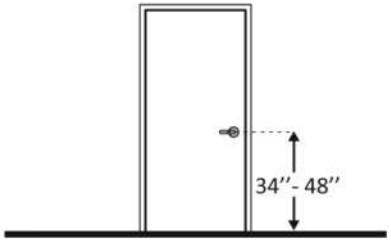
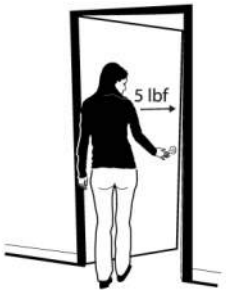
When toilet rooms are open to the public they should be accessible to people with disabilities.

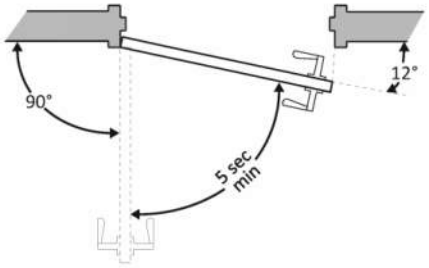
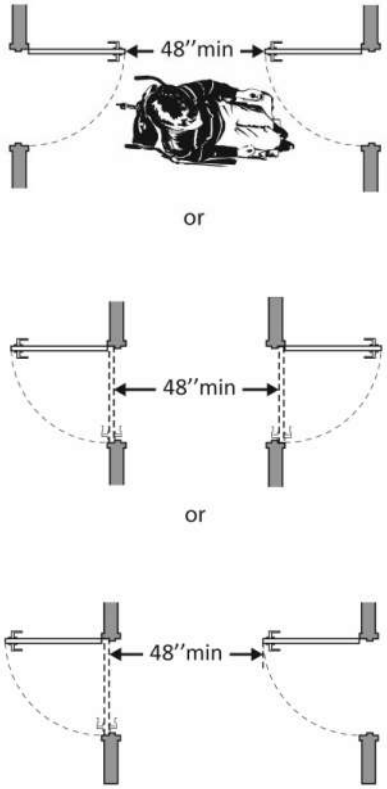
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A		 *Typical single user restroom*	Accessible restroom needs to be created if renovation takes place
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			

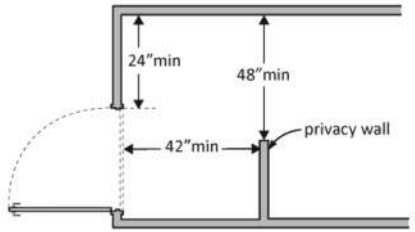
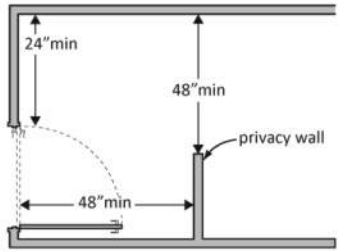
Toilet Room #1 Anson Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom signage height*	• Replace with ADA compliant signage.
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☒No ☐N/A			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☒No ☐N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☒No ☐N/A **62"**			

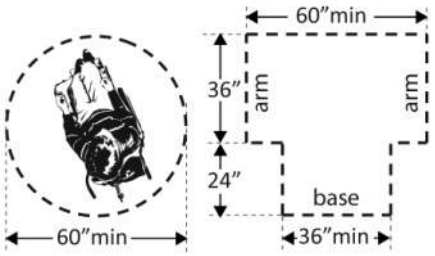
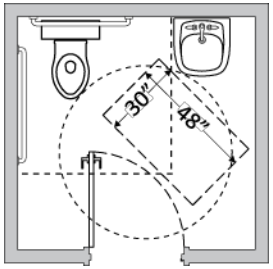
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Entry door clear width*	

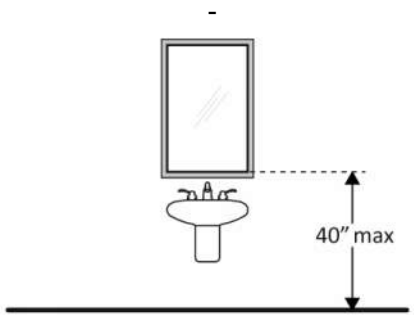
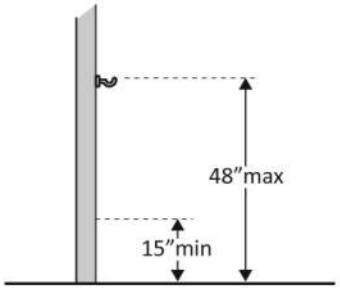
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **65 ½"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A **1 ¼"** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Threshold height*	• Install an ADA compliant threshold

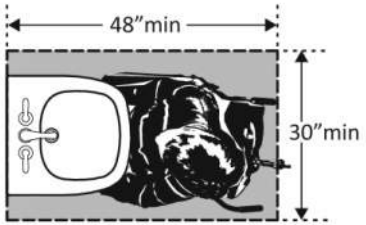
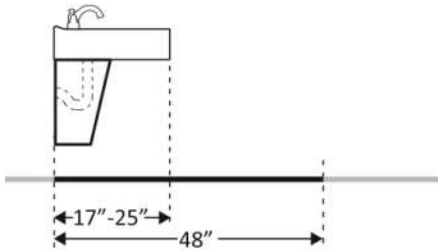
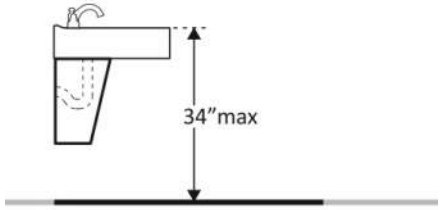
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **37"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **11 lbs**			• Replace door.

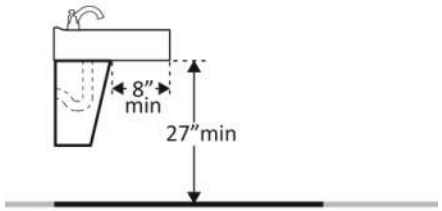
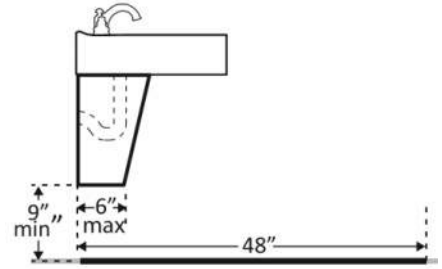
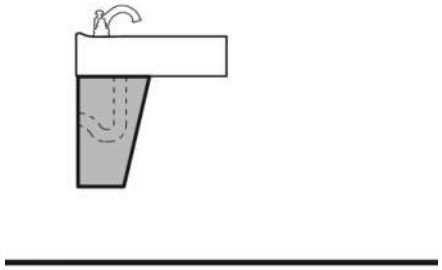
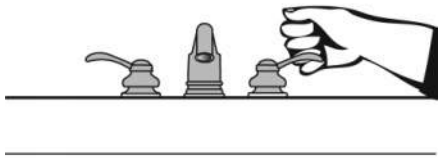
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace with new closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

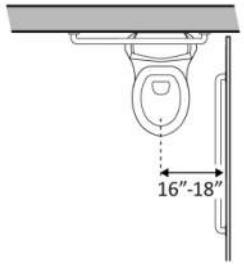
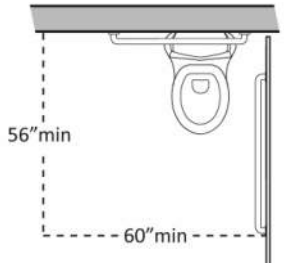
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

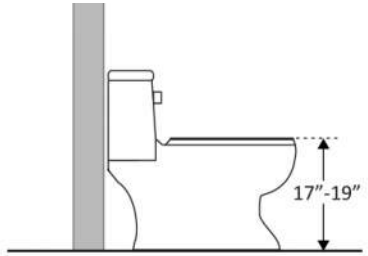
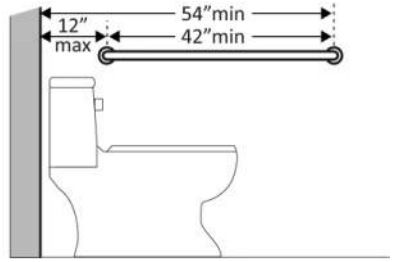
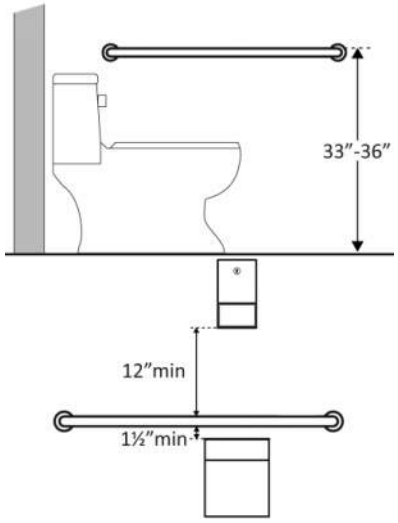
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Floor clearance*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

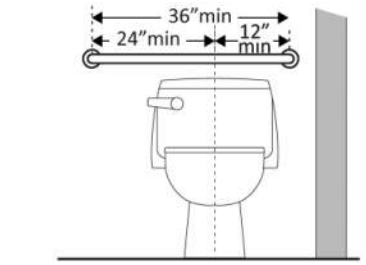
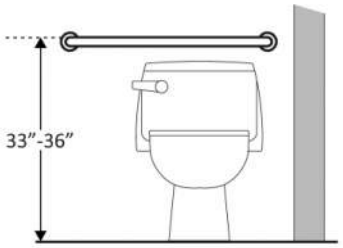
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

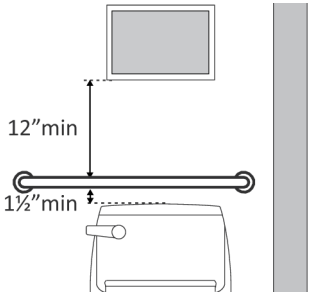
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33 5/8"**		 *Lavatory height*	

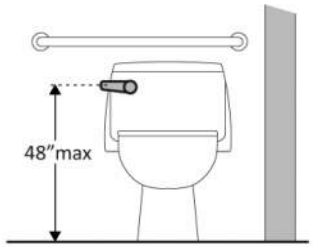
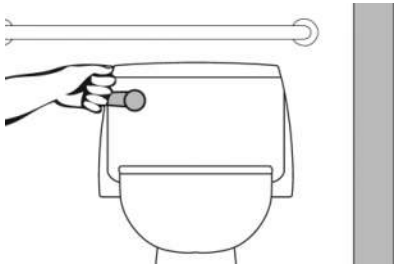
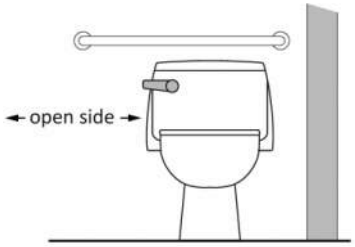
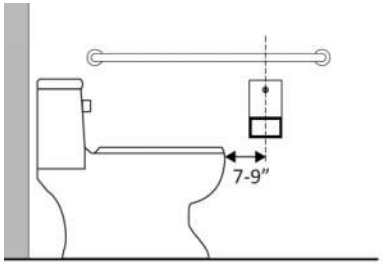
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **24 ½"**		 *Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **12 lbs**		 *Faucet handle*	• Replace handle

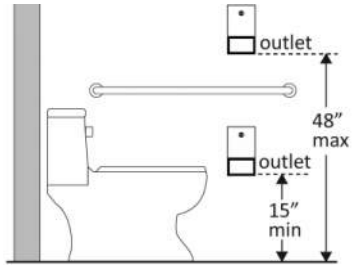
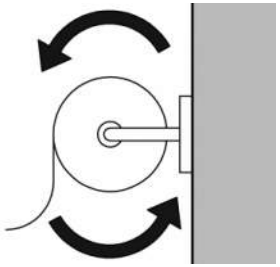
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Centerline of water closet to wall distance*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **41 ½"Wx57"D**		 *Water closet clearance*	

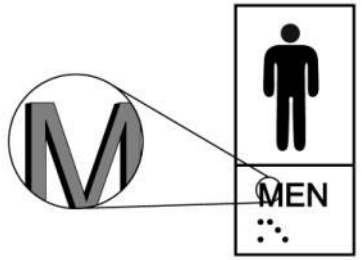
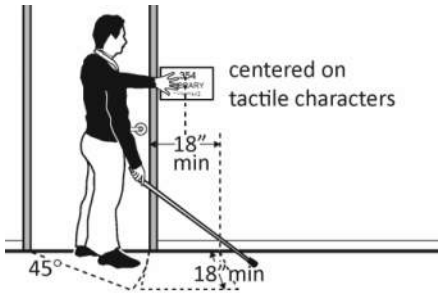
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A easurement: **15 ½"**		 *Water closet height*	• Replace current water closet with ADA compliant water closet
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **2 ¼"** ☐Yes ☒No ☐N/A Measurement: **38 ¼"** ☒Yes ☐No ☐N/A Measurement: **35 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **9"**	 	 *Grab bar – side wall*  *Grab bar height*	• Replace 36" grab bar with 42" grab bar along side wall. • Locate the new grab bar no more than 12" from the rear wall so that it extends at least 54" from the rear wall

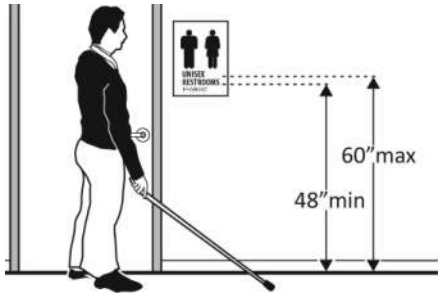
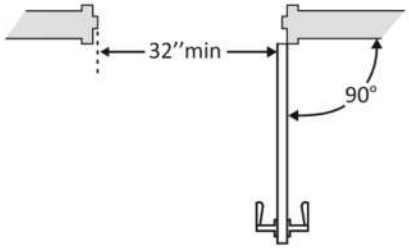
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **24"** ☒Yes ☐No ☐N/A Measurement: **12 ½"** ☐Yes ☒No ☐N/A Measurement: **11 ½"** ☒Yes ☐No ☐N/A Measurement: **35 ½"**	 	 *Grab bar – rear wall*	• Replace grab bar along the rear wall with a 36" long grab bar • Locate the grab bar so it extends at least 12" from the center to the closed side and 24" on the open side

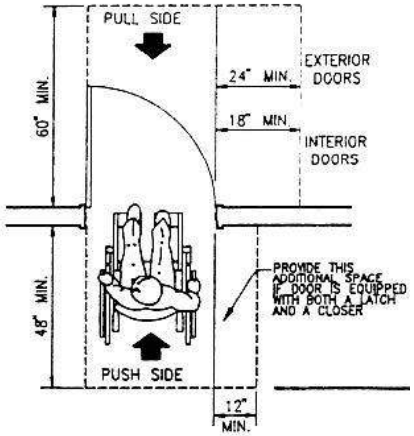
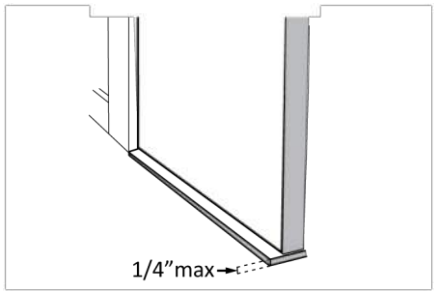
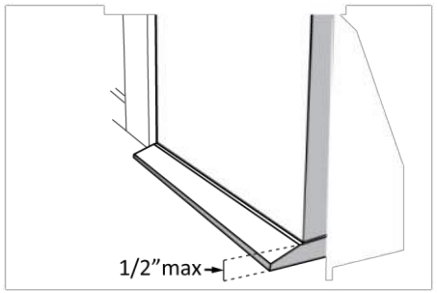
Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar height*	
Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **5 ¾"**		 *Grab bar distance to objects below*	
Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	

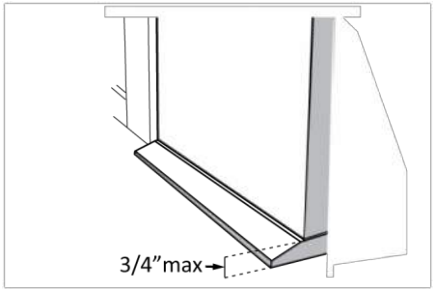
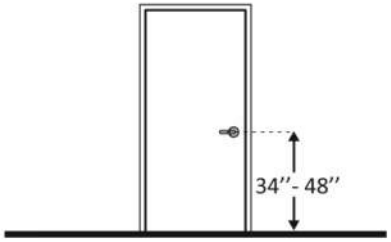
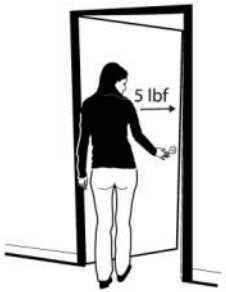
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **25 ½"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **3 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush control on
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not	☒Yes ☐No ☐N/A		 *Toilet paper to water closet distance*	

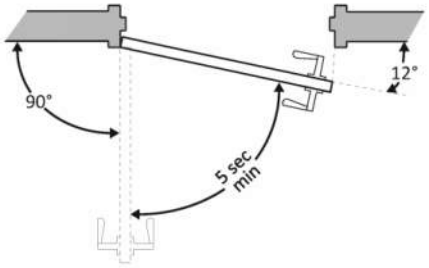
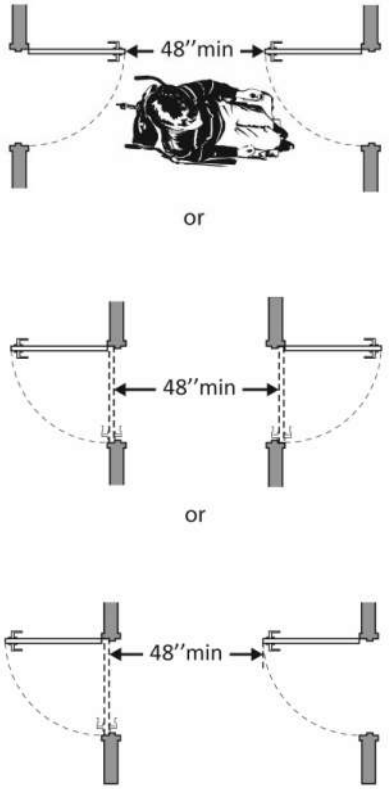
	need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

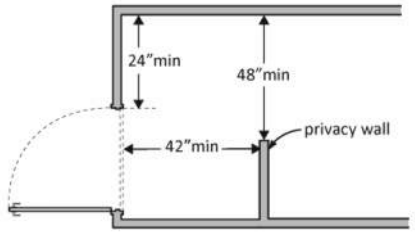
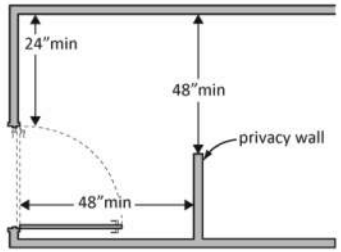
Toilet Room #2 Anson Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage height*	• Replace with ADA compliant signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A **63"**	☒No			

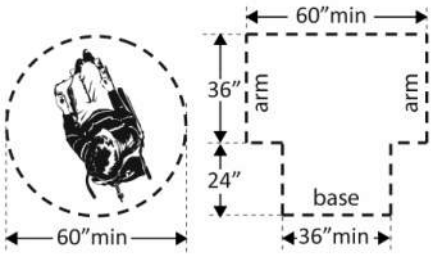
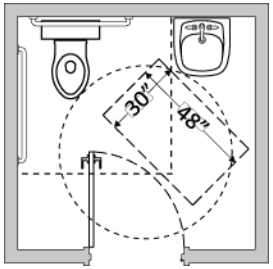
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Entry door clear width*	

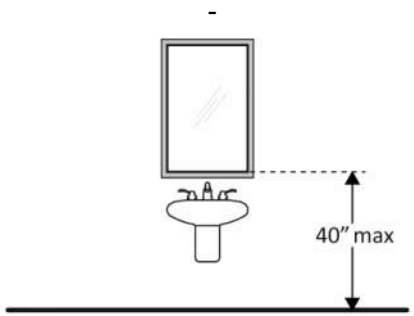
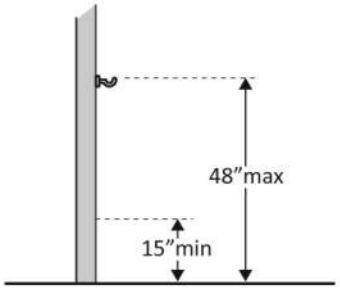
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **67 ½"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A **1 ¼"** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Threshold height*	• Install ADA compliant threshold

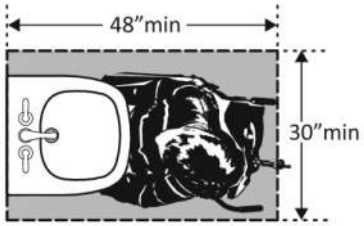
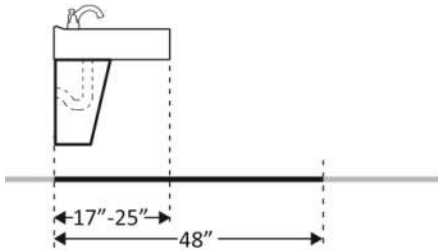
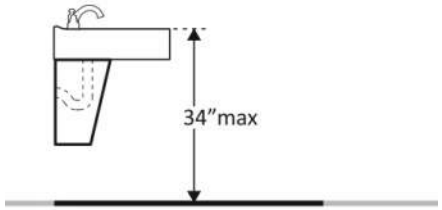
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **39"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace door and closer

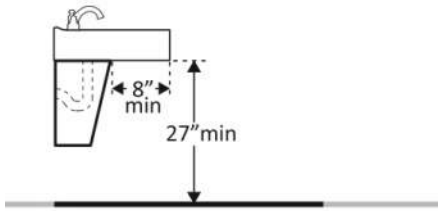
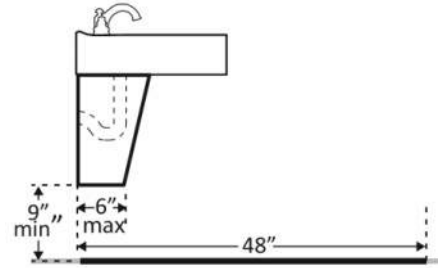
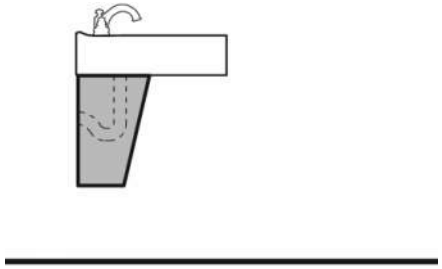
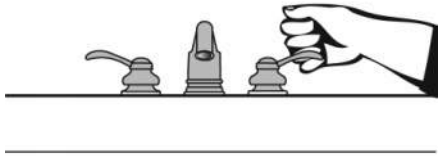
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			• Door doesn't fully close on own power
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

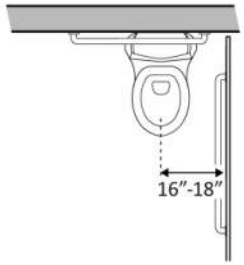
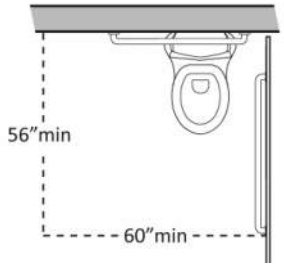
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

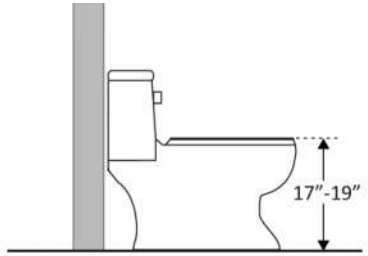
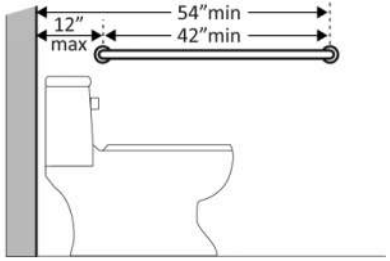
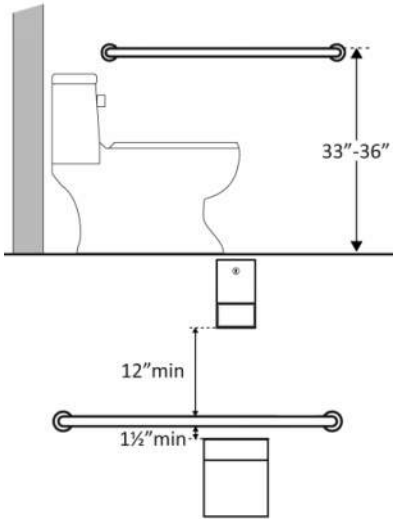
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

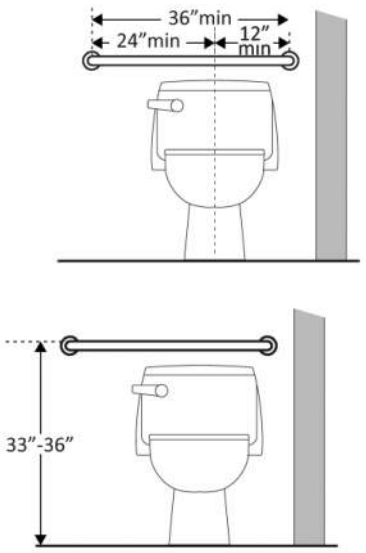
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

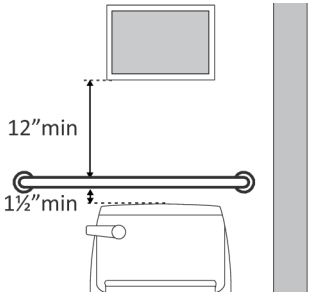
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **17"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33 1/8"**		 *Lavatory height*	

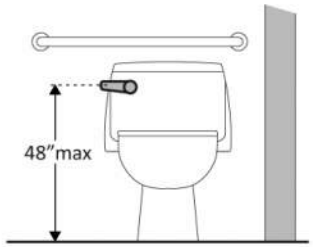
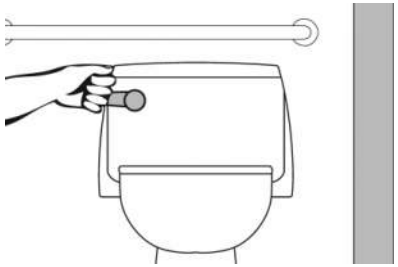
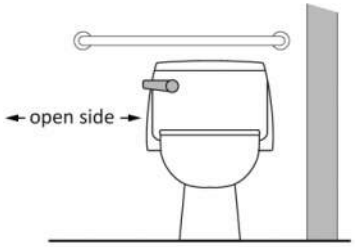
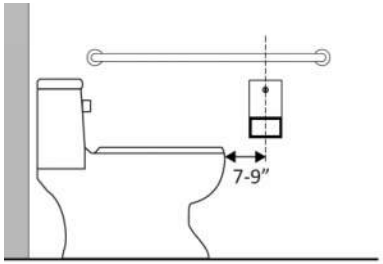
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26 ¾"**		 *Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **12 lbs**			• Replace handle

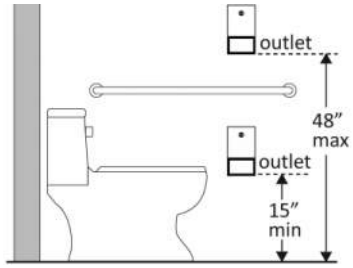
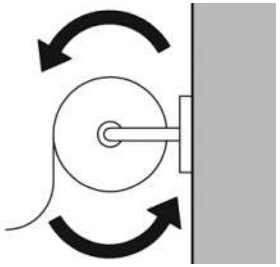
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ¼"**		 *Centerline water closet to wall distance*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **42 ½"Wx62"D**		 *Water closet clear floor space*	

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ¼"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **36"**		 *Grab bar – side wall*	• Replace 36" grab bar with 42" grab bar along side wall • Locate the new grab bar no more than 12" from the rear wall so that it extends at least 54" from the rear wall
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **2"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **38"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **35 ½"**		 *Grab bar height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **9"**			

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **24"** ☒Yes ☐No ☐N/A Measurement: **12 ¼"** ☐Yes ☒No ☐N/A Measurement: **11 ¾"** ☒Yes ☐No ☐N/A Measurement: **35 ¾"**		 *Grab bar – rear wall*	• Replace grab bar along the rear wall with a 36" long grab bar • Locate the grab bar so it complies with the ADA standards

Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar height*	
Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **4 ½"**		 *Grab bar distance to object below*	
Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance to wall*	

3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27 ¼"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **5 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not	☒Yes ☐No ☐N/A		 *Water closet to toilet paper dispenser distance*	

	need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Assistance League Park

August 22, 2019

2013 Gethmann Dr, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

Assistance League Park

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

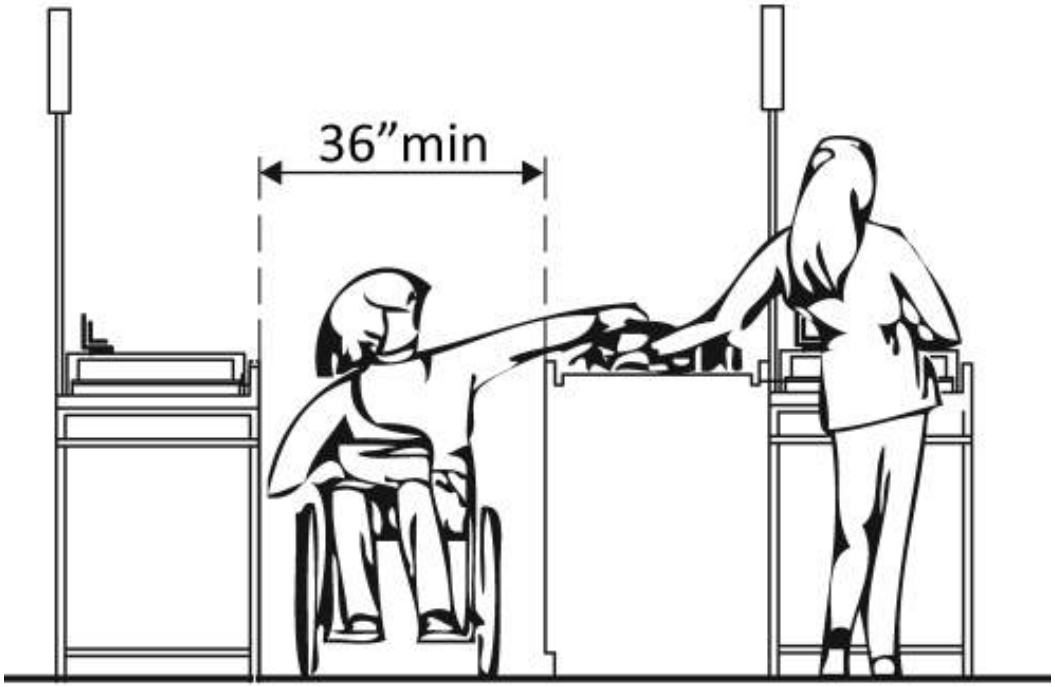
The drinking fountain at Assistance League Park appears to be fairly new and generally ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Drinking Fountains**
   1.1. The drinking fountain identified in the report is located on the west edge of the park. This drinking fountain is generally ADA-compliant, but there is not a barrier-free, hard-surface walkway to get to access it. It is suggested to provide an ADA-compliant pathway to the drinking fountain, and to make additional corrections as noted in the report.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Assistance League Park

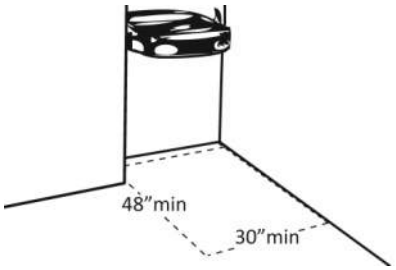
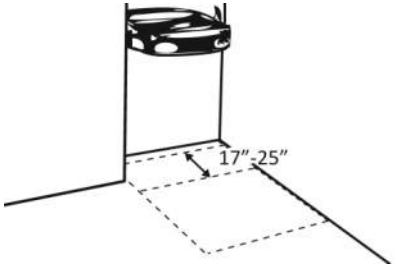
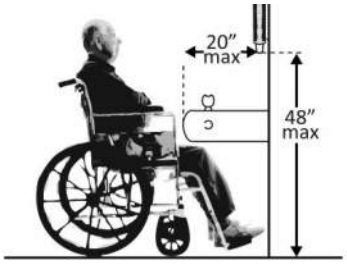
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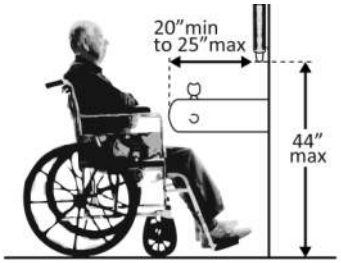
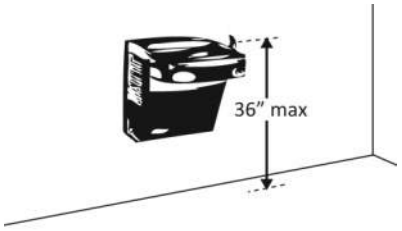
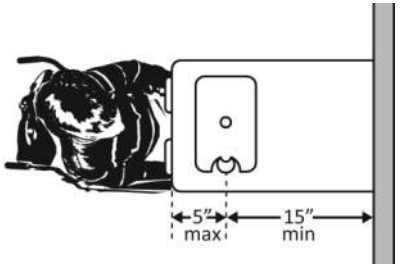
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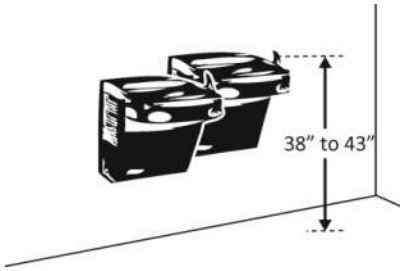
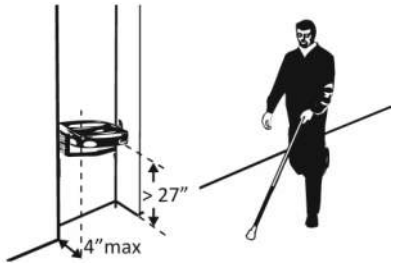
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A		 *Drinking fountain clearance*	
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☒Yes ☐No ☐N/A **19"**		 *Forward approach clear floor space*	
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A **29 3/8"**		 *Drinking fountain button height*	

4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **6 lbs**			• Replace with ADA compliant drinking fountain
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☒Yes ☐No ☐N/A **35"**		 *Drinking fountain height*	
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☐Yes ☐No ☒N/A ☐Yes ☒No ☐N/A **7"**		 *Spout location*	

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☒Yes ☐No ☐N/A Measurement: **n/a**			

Bicentennial Park

August 22, 2019

507 Grandview Dr, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

Bicentennial Park

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

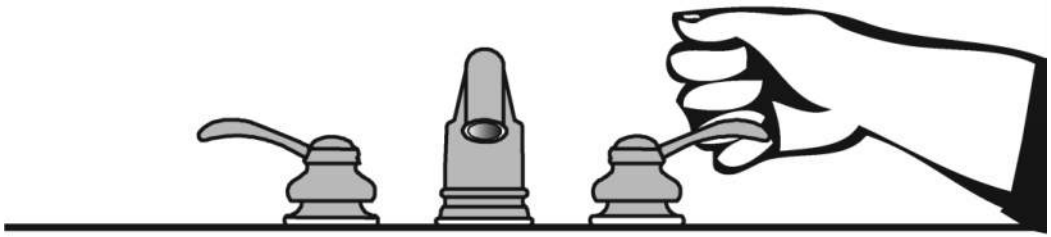
The restroom building at Bicentennial Park is generally in fair to poor condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Restrooms**
   - 1.1. There are two (2) public restrooms in the facility.
   - 1.2. Restroom #1 is a single-occupant men's restroom that is accessed from the south side of the restroom building. There are several deficiencies including doorway threshold, the configuration of the sink and water closet, and the addition of grab bars that would make correction of this restroom somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.
   - 1.3. Restroom #2 is a single-occupant women's restroom that is accessed from the south side of the restroom building. There are several deficiencies including doorway threshold, the configuration of the sink and water closet, and the addition of grab bars that would make correction of this restroom somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.
   - 1.4. In lieu of renovating the existing restrooms, it may be more practical to install a fully ADA-compliant premanufactured restroom building, however, the restrooms are attached to the permanent shelter structure, so this may not be feasible or desired.

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Bicentennial Park

Location: 507 Grandview Dr, Marshalltown, IA 50158

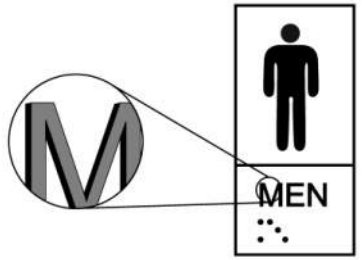
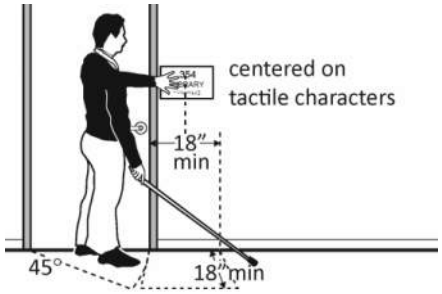
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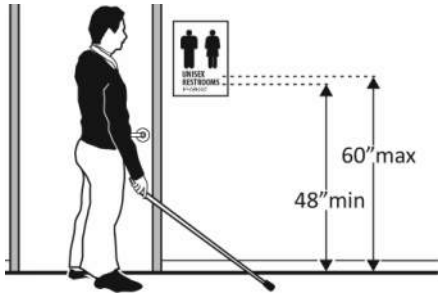
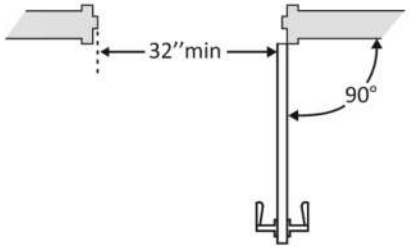
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

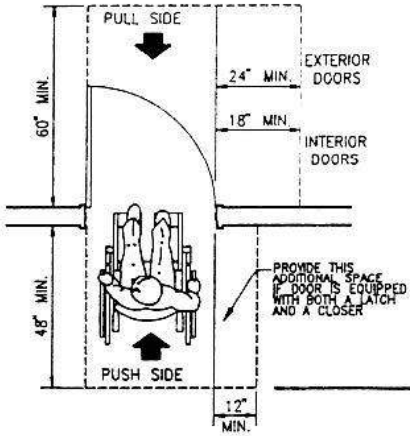
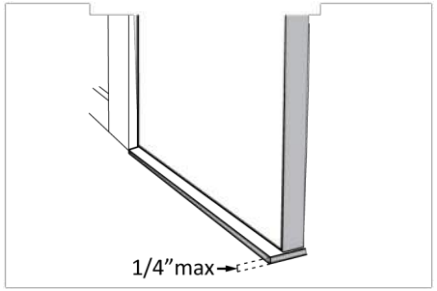
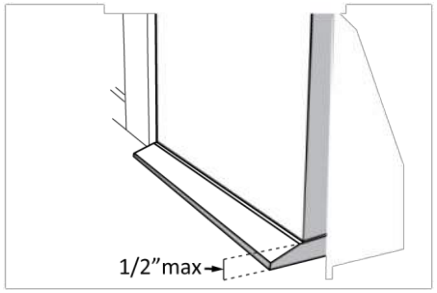
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

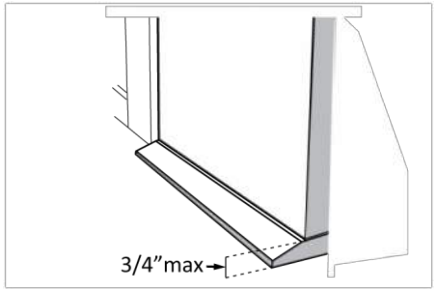
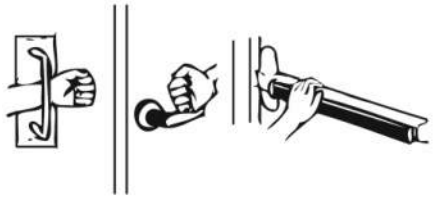
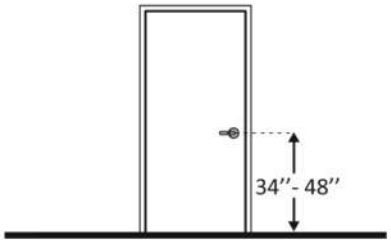
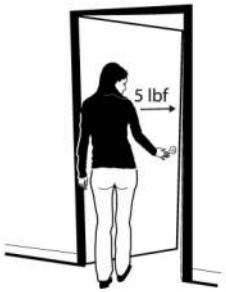
When toilet rooms are open to the public they should be accessible to people with disabilities.

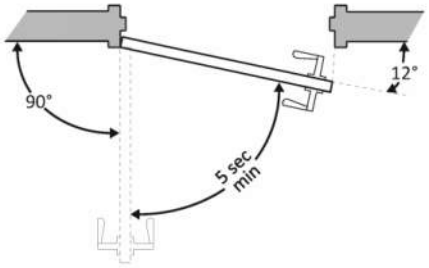
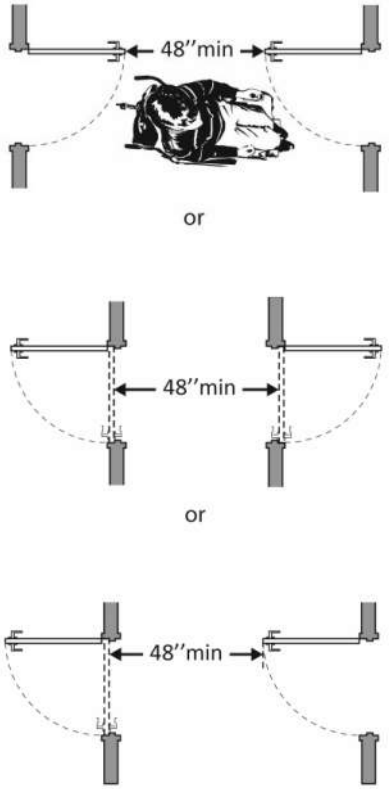
Part 3 – Toilet Rooms General Comments				**Photos / Comments**	**Possible Solutions**
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A		 *Typical single user restroom*	Accessible restroom needs to be created if renovation takes place
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			

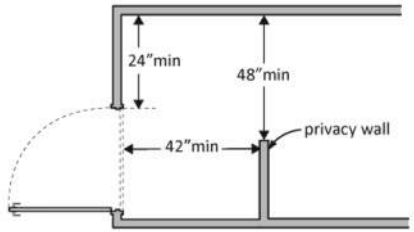
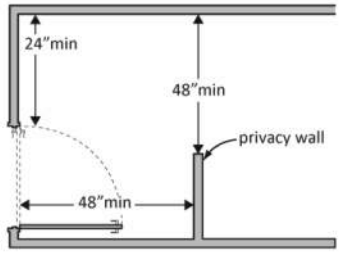
Toilet Room #1 Bicentennial Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*	• Replace sign with ADA compliant signage • Relocate sign
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage height*	
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A **57"**	☐No			
	So the baseline of the lowest character is at least 48 inches					

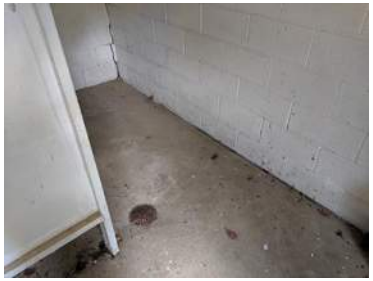
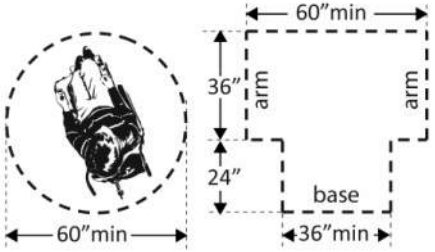
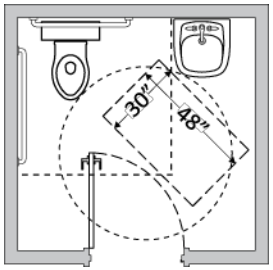
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Entry door clear width*	

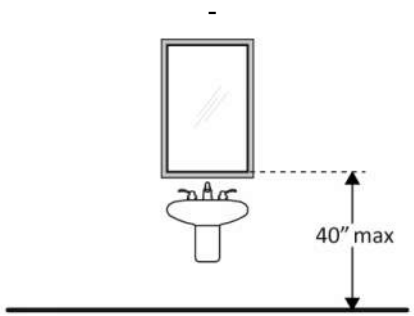
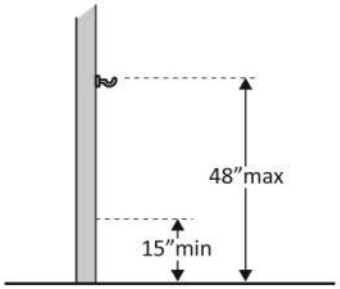
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **46 ½"** ☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A **½"** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Threshold height*	• Install ADA compliant threshold

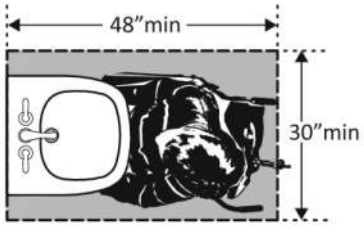
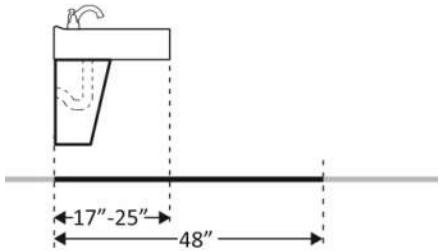
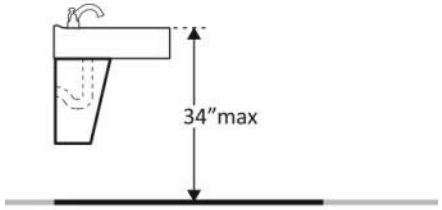
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A		 *Door hardware on exterior*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **47"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **2 lbs**			

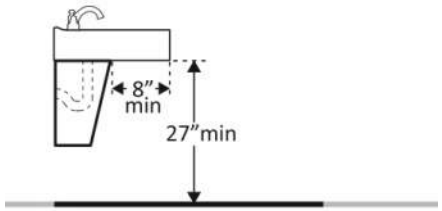
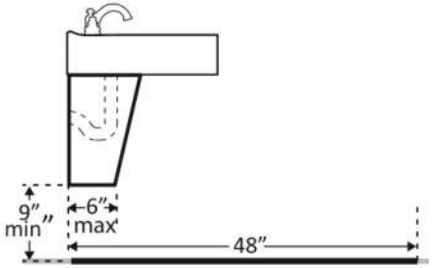
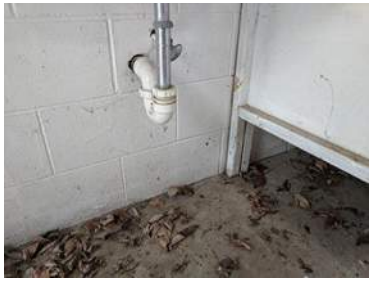
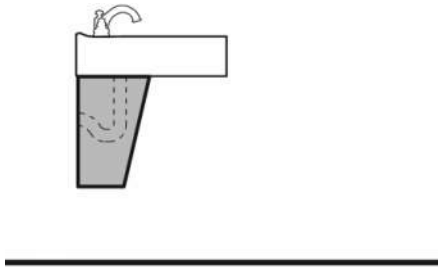
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

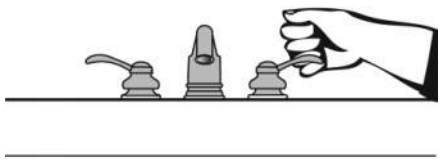
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☒Yes ☐No ☐N/A		 *Privacy wall*	

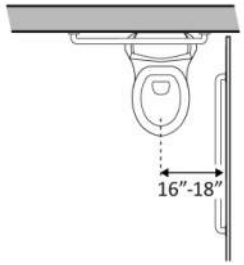
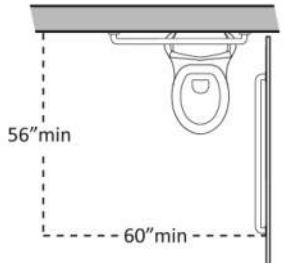
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Clear floor path*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

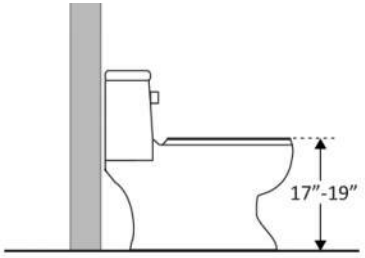
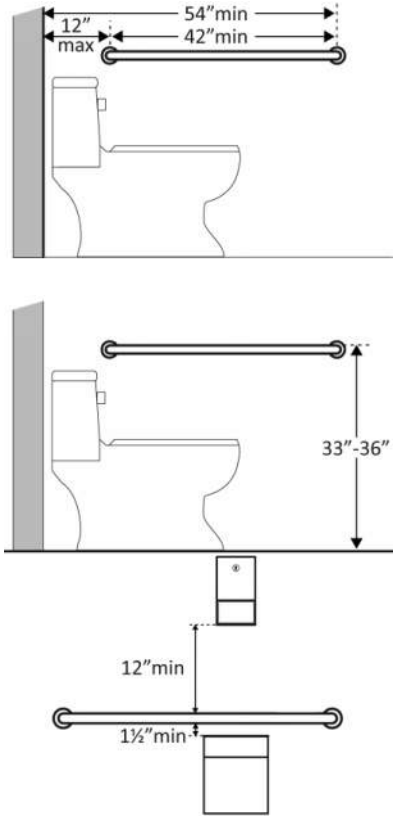
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

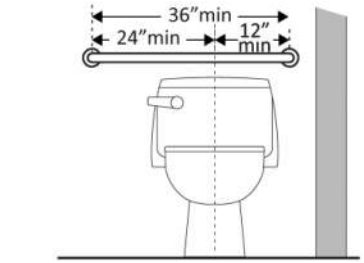
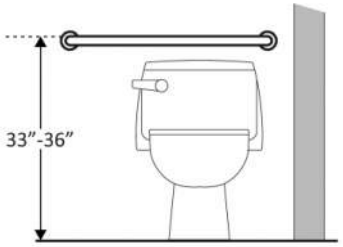
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **34 ¾"**		 *Lavatory height*	• Lower lavatory to comply with standard

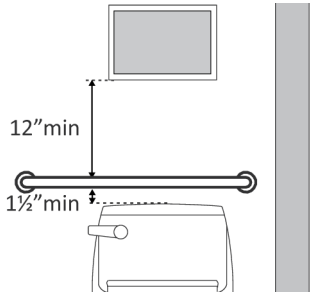
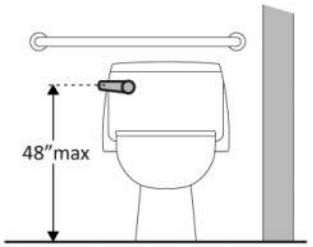
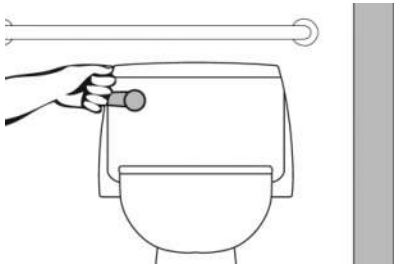
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **29 ¾"**		 *Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

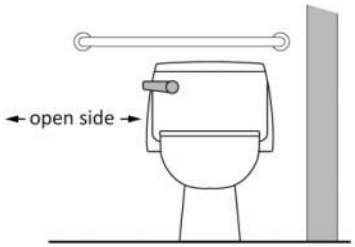
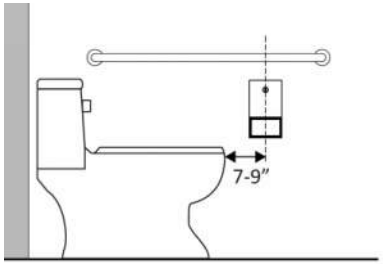
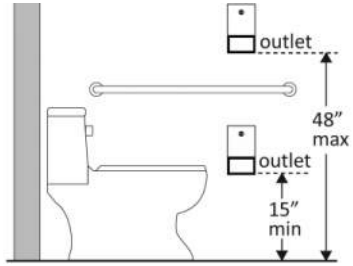
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A **3 lbs**		 *Faucet handle*	• Replace handle

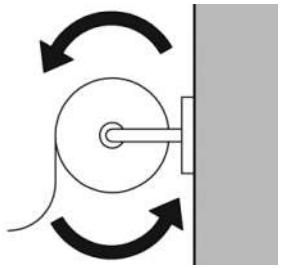
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *Centerline of water closet to wall distance*	• Relocate water closet to comply
	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **36 ¼"W x 95"D**		 *Water closet clear floor space*  *Water closet clear floor space*	• Add signage out front directing to nearest ADA compliant restroom

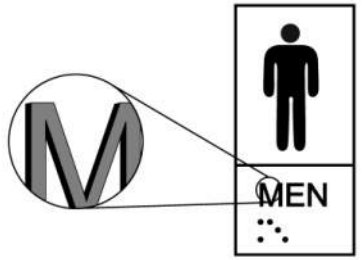
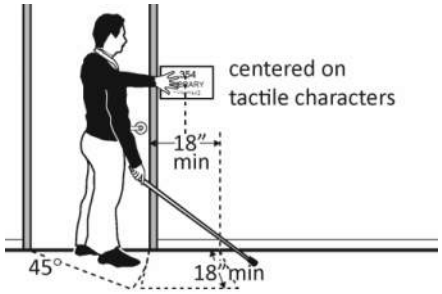
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			• Install ADA compliant grab bars

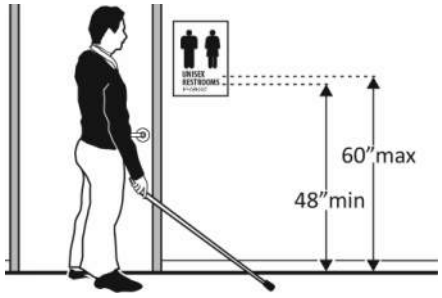
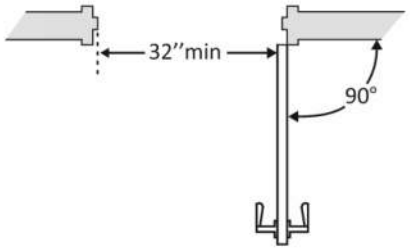
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			• Install ADA compliant grab bars
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements				

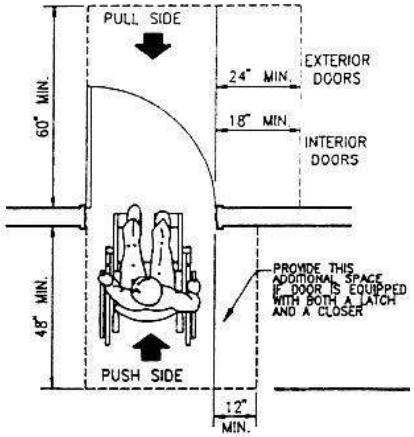
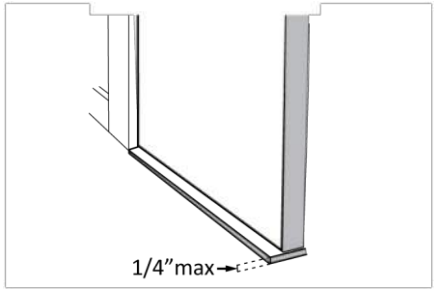
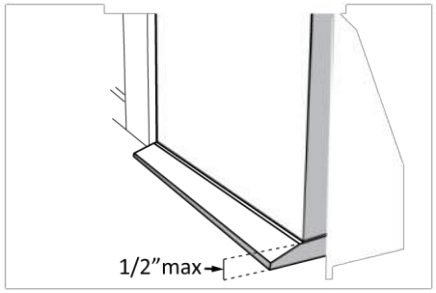
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27 ½"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **3 lbs**			

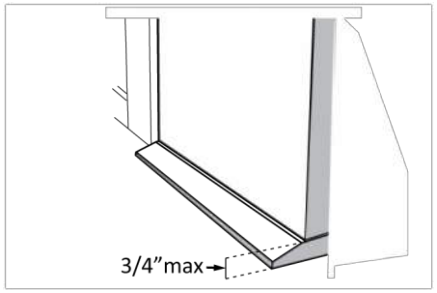
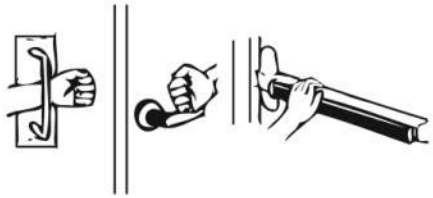
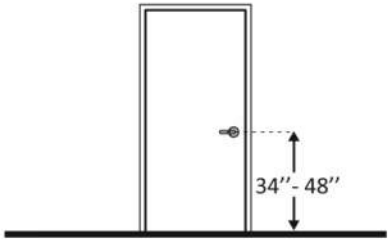
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush control on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser to water closet distance*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **37"** ☐Yes ☐No ☒N/A		 *Toilet paper dispenser height*	

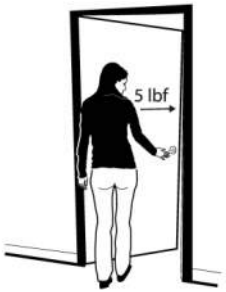
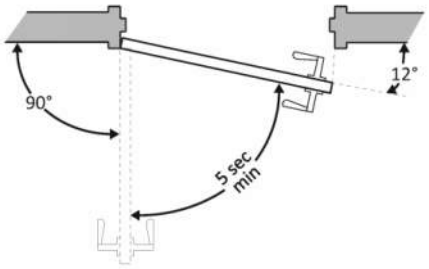
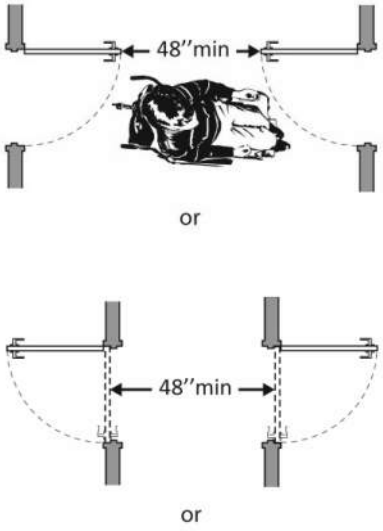
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

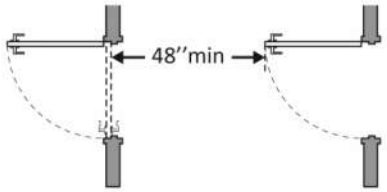
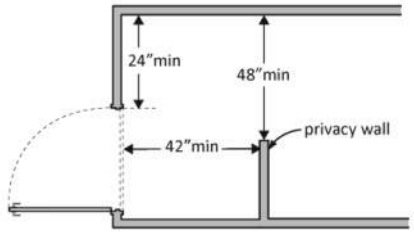
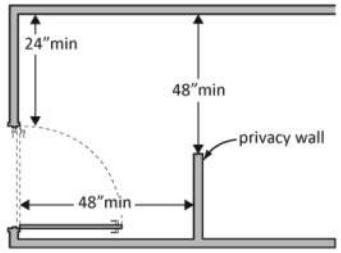
Toilet Room #2 Bicentennial Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*	• Relocate signage to comply with ADA standards • Replace signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage*	
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A **57"**	☐No		 *Restroom signage height*	
	So the baseline of the lowest character is at least 48 inches					

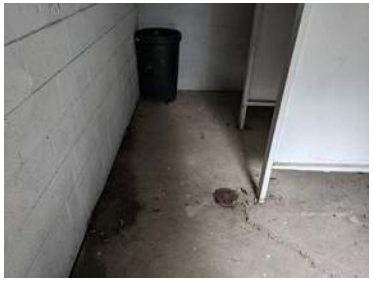
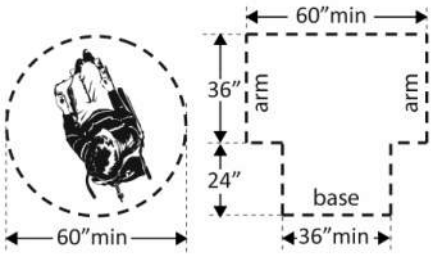
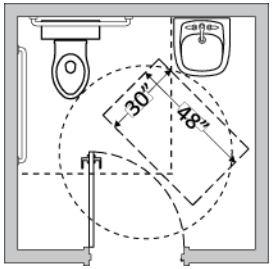
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entry clear width*	

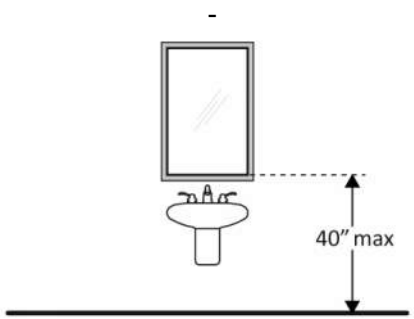
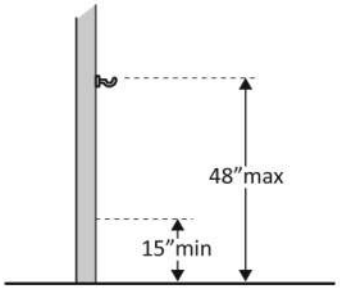
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **46"** ☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A		 *Entrance – push side*  *Entrance – pull side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A **½"** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Threshold height*	

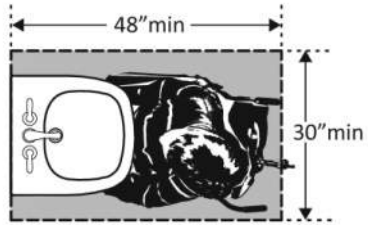
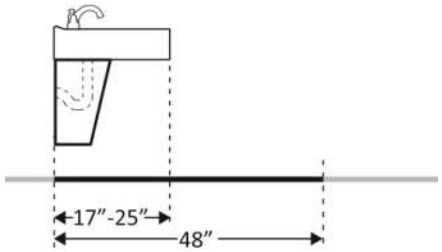
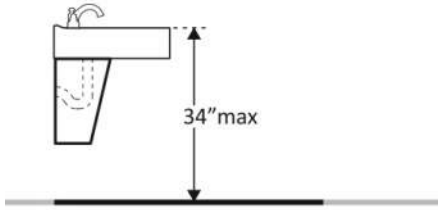
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A		 *Door hardware on exterior*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **47"**		 *Door hardware height*	

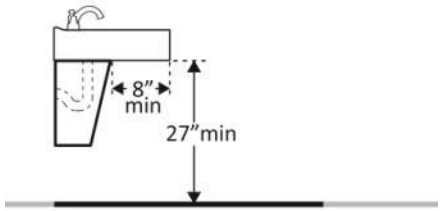
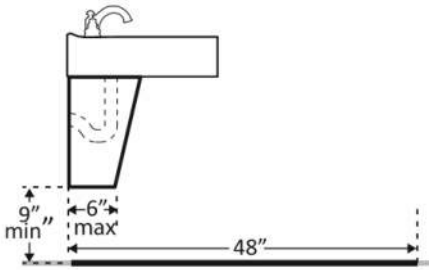
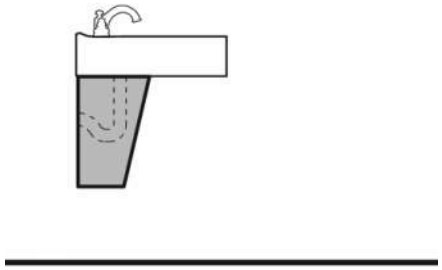
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

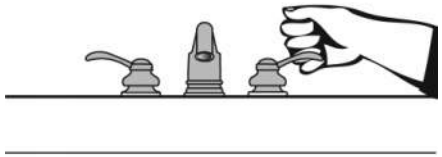
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☒Yes ☐No ☐N/A		 *Privacy wall*	

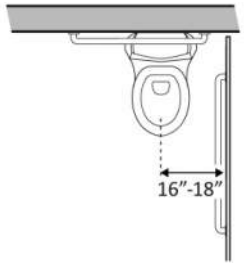
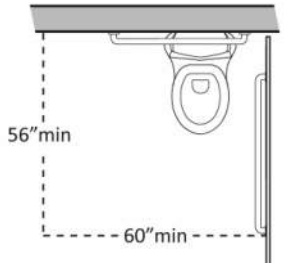
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Clear path*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

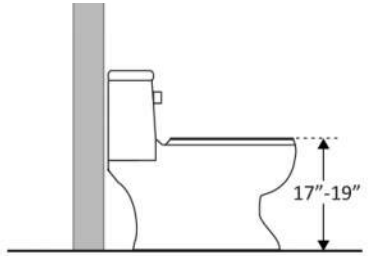
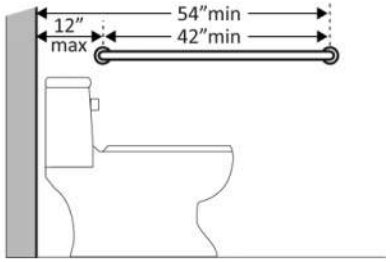
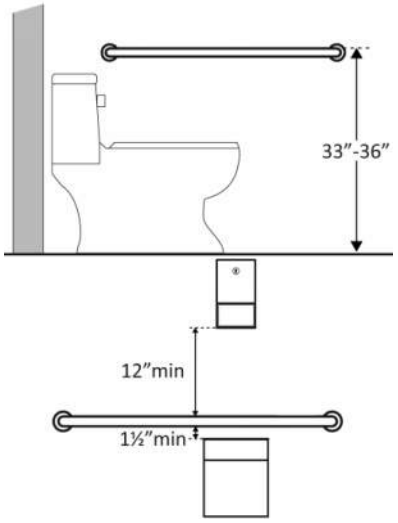
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**			

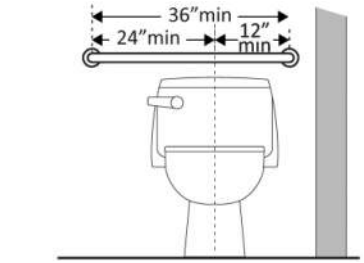
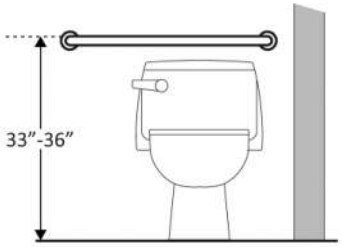
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **17 ¼"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **35 ½"**		 *Lavatory height*	• Lower lavatory to comply with standards

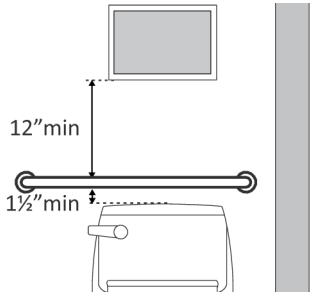
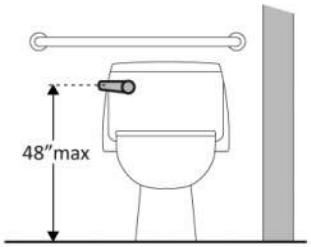
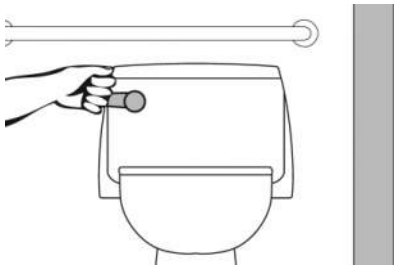
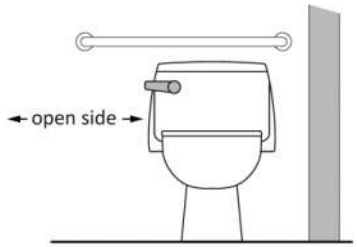
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **29"**		 *Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation to pipes

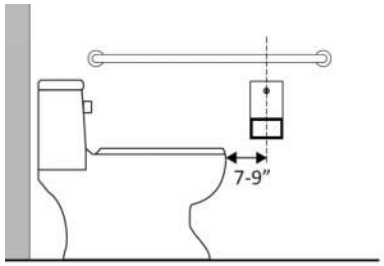
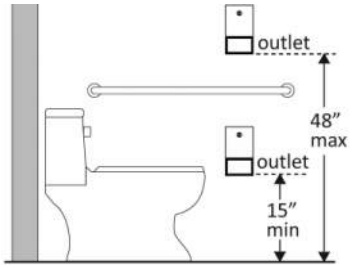
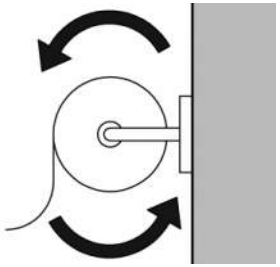
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A **3 lbs**			• Replace handle

Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19 ½"**		 *Centerline of water closet to wall distance*	• Relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **36"W x 96 ½"D**		 *Water closet clear floor space*	• Add signage directing to nearest ADA compliant restroom

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			• Add compliant grab bars
	Is it located no more than 12 inches from the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **n/a**			

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A easurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			• Add compliant grab bars
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements				

	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **2 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet so flush handle is on open side

3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☐Yes ☒No ☐N/A		 *Water closet to toilet paper dispenser distance*	• Relocate toilet paper dispenser
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **36 ½"** ☐Yes ☐No ☒N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Kiwanis Park

August 22, 2019

2206 S 3rd Ave, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

Kiwanis Park Shelter

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

The shelter and restroom portions of the Kiwanis Park Shelter are generally in fair to poor condition. Some portions of the facility are ADA-compliant, some are not. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route.
   - 1.2. There do not appear to be wall-mounted items within the facility.
   - 1.3. There are no ramps or handrails within the facility.
2. **Elevators / lifts**
   - 2.1. There are no elevators or platform lifts within in the facility.
3. **Signage**
   - 3.1. There does not appear to be room or wayfinding signage in or around the facility except for restroom signage which is addressed elsewhere in the report.
4. **Doors, thresholds, hardware**
   - 4.1. The door handle for the main entry door appears to be compliant. The lock requires tight grasping of a key to operate.
   - 4.2. The door threshold at the main entrance of the shelter is not ADA-compliant and should be corrected as part of an alteration project.
5. **Controls**
   - **5.1.** The main light switch has been mounted above the maximum ADA-compliant height for controls. It is recommended to lower this to an ADA-compliant height.
6. **Seating**
   - 6.1. The majority of the shelter has table seating, but no dedicated audience or waiting seating.
7. **Sales & Service Counters**
   - 7.1. There are no sales or service counters within the facility.
8. **Food Service**
   - 8.1. There is no dedicated food service area in the facility.
9. **Drinking Fountains**
   - 9.1. The drinking fountain identified in the report is located on the north side of the shelter building. This drinking fountain is not ADA-compliant, is covered by vegetation and cannot be accessed along a barrier-free, hard-surface route. It is suggested to replace this with an ADA-compliant bi-level drinking fountain unit, and provide an ADA-compliant hard-surface pathway to access it.

10. Restrooms

10.1. There are two (2) public restrooms in the facility.

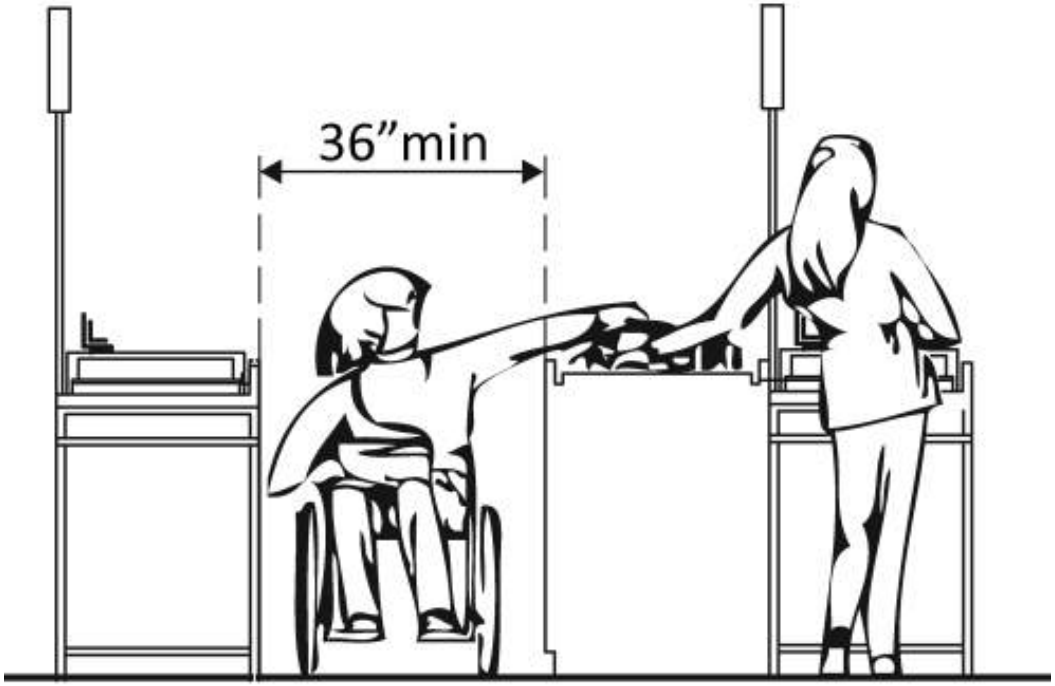
10.2. Restroom #1 is a single-occupant men's restroom that is accessed from the south side of the restroom building. There are several minor deficiencies including doorway threshold, the configuration of the sink, and the addition of grab bars that should be corrected as part of a building alteration project.

10.3. Restroom #2 is a single-occupant women's restroom that is accessed from the south side of the restroom building. There are several minor deficiencies including the walkway approach, doorway threshold, the configuration of the sink and water closet, and the addition of grab bars that should be corrected as part of a building alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Kiwanis Park Shelter

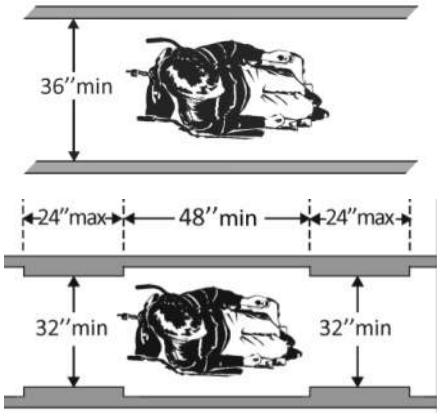
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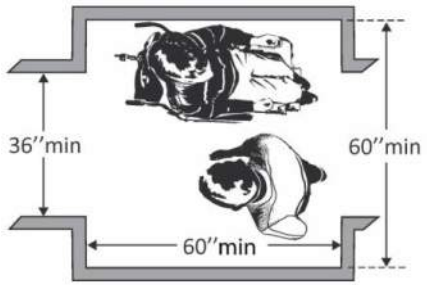
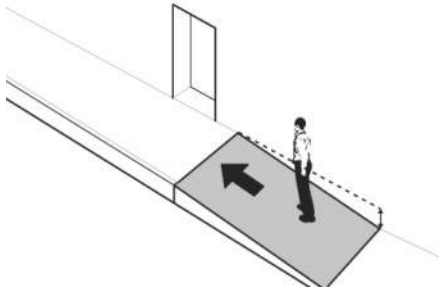
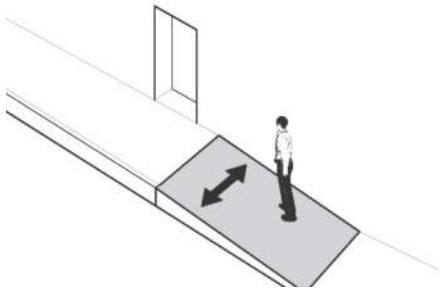
Date: 07/18/2019

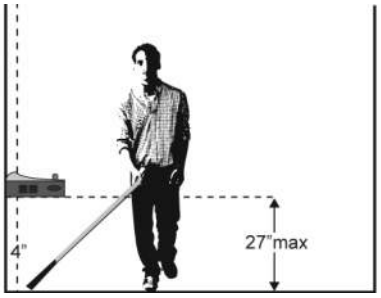
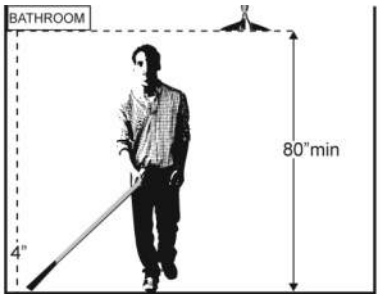
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		 *Accessible entrance*	
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☒Yes ☐No ☐N/A			
2.3	Is the route stable, firm and slip-resistant? [40.2, 302.1]	☒Yes ☐No ☐N/A			
2.4	Is the route at least 36 inches wide? [403.5.1] Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.	☒Yes ☐No ☐N/A			

2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☒Yes ☐No ☐N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.7	Is the cross slope no steeper than 1:48? [403.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			

2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 Or  Or 	 *F.E. height*	
2.9	Are there elevators or platform lifts to all public stories?	☐Yes ☐No ☒N/A			

Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

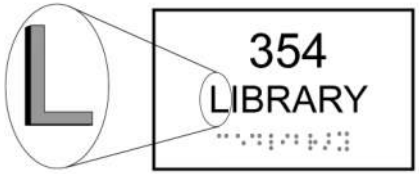
2.38 If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]

Do text characters contrast with their backgrounds? [703.5] ☐Yes ☐No ☒N/A

Are text characters raised? [703.2] ☐Yes ☐No ☒N/A

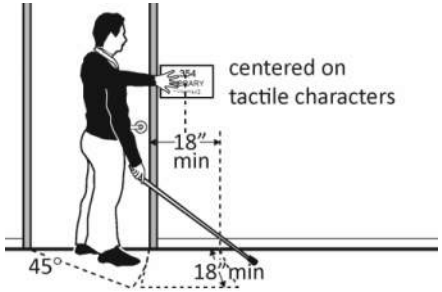
Is there Braille? [703.3] ☐Yes ☐No ☒N/A

Is the sign mounted: On the wall on the latch side of the door? [703.4.2] ☐Yes ☐No ☒N/A

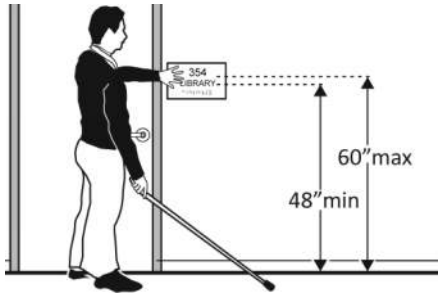
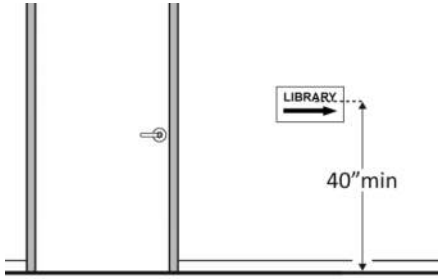


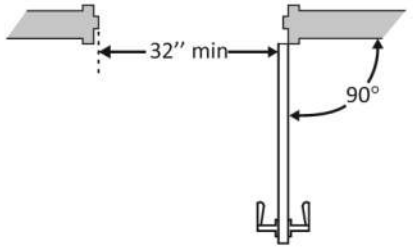
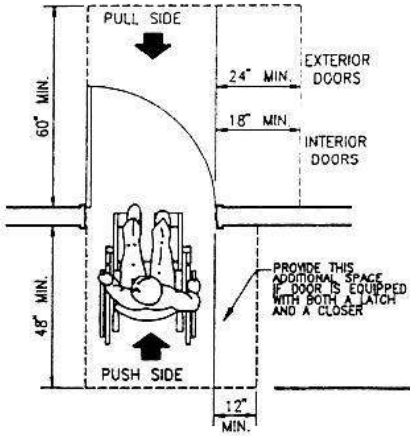
Note: Signs are permitted on the push side of doors with closers and without hold-open devices.

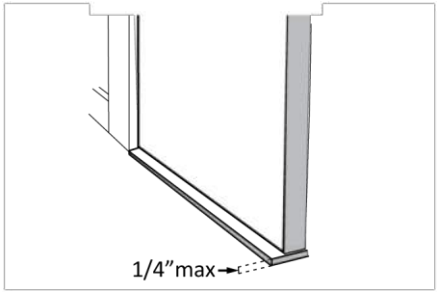
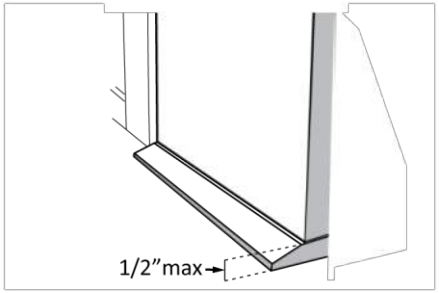
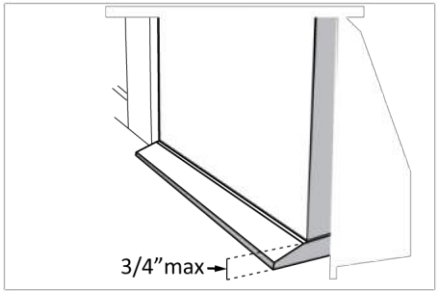
With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2] ☐Yes ☐No ☒N/A

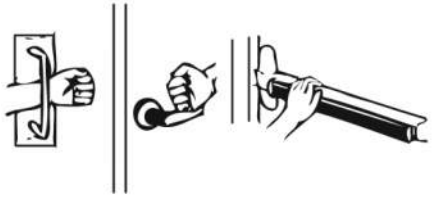
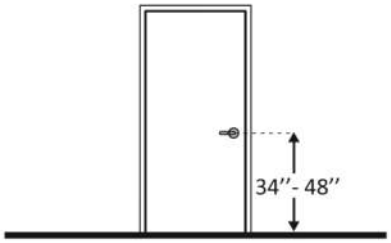
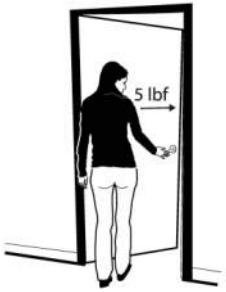
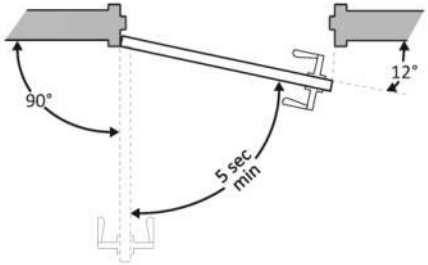


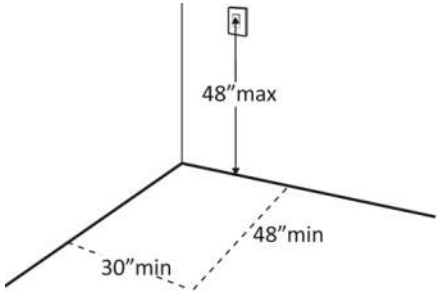
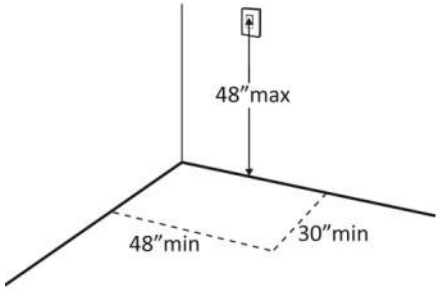
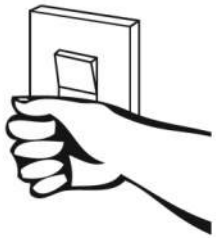
*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing

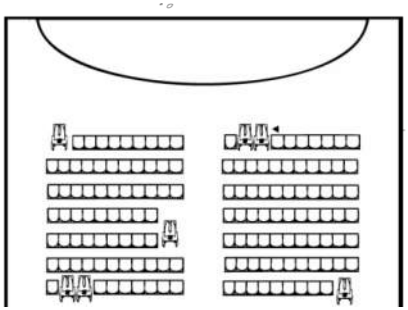
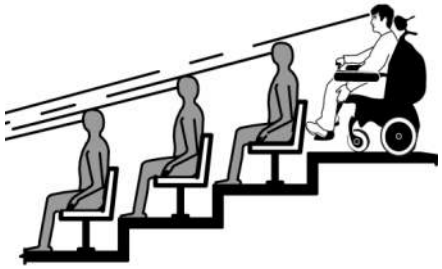
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.	☐Yes ☐No ☒N/A			
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			

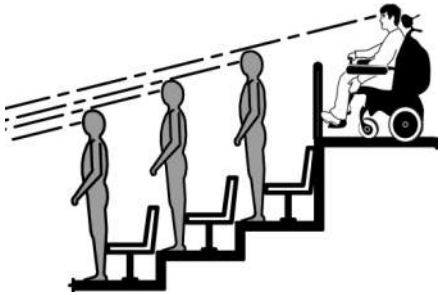
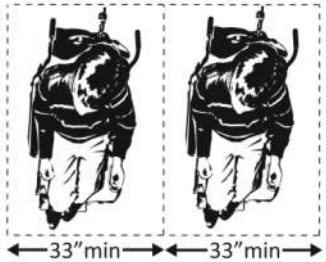
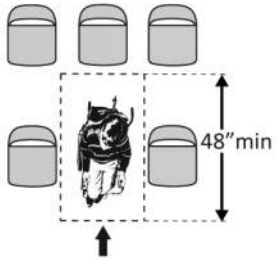
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☐No ☒N/A			
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A			

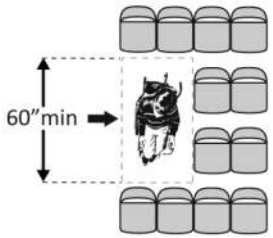
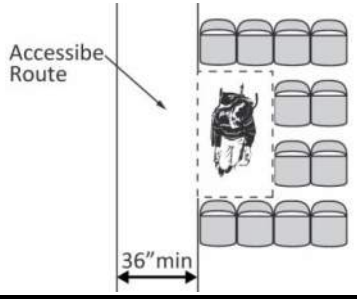
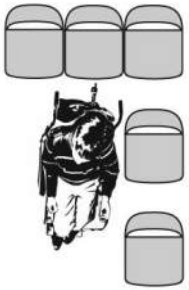
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☐Yes ☒No ☐N/A Measurement: **½"** ☐Yes ☒No ☐N/A Measurement: **1 ¼"** ☐Yes ☐No ☒N/A Measurement: **n/a**	  	 *Exterior door large threshold*  *Exterior door small threshold*	Exterior Door: • Threshold height – 1 ¼" • Small threshold height – ½" • Replace thresholds with ADA compliant threshold

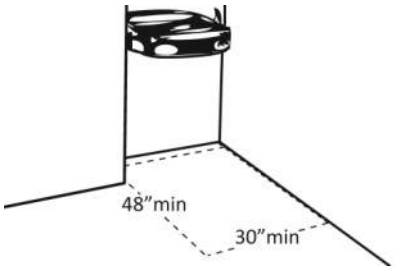
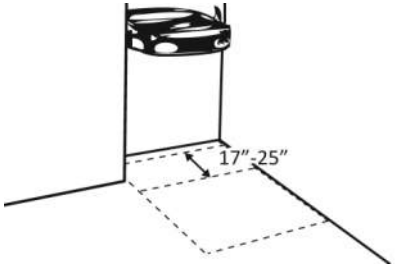
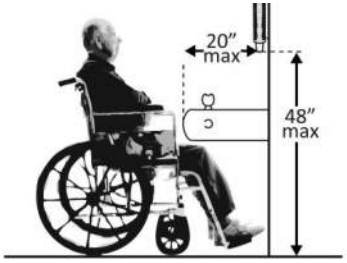
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A			
2.44	Are the operable parts of the hardware no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			
2.45	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.	☒Yes ☐No ☐N/A			
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A			

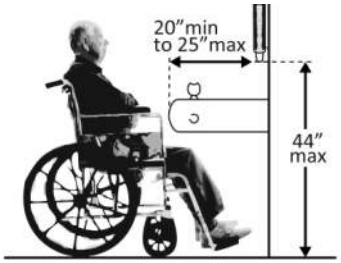
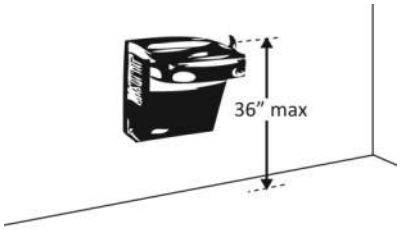
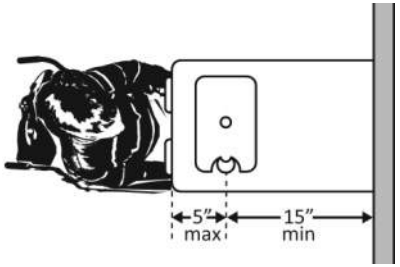
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **55 ½"**	 	 *Light switch height*	• Relocate light switch
2.51	Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			

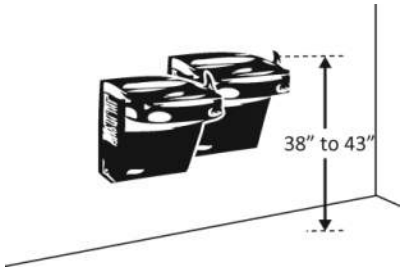
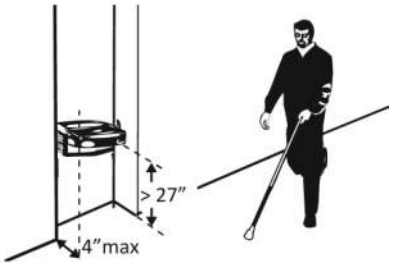
Seating: Assembly Areas – theaters, auditoriums, stadiums, theater style classrooms, etc.					
2.52	Are an adequate number of wheelchair spaces provided? [221.2.1]	☐Yes ☐No ☒N/A	<table><tr><th># of Seats</th><th>Wheelchair Spaces</th></tr><tr><td>4 - 25</td><td>1</td></tr><tr><td>26 - 50</td><td>2</td></tr><tr><td>51 - 150</td><td>4</td></tr><tr><td>151 - 300</td><td>5</td></tr><tr><td colspan="2">300+ see 2010 Standards 221.2.1.</td></tr></table>	 *Shelter seating* *No permanent seating*	
2.53	Are wheelchair spaces dispersed to allow location choices and viewing angles equivalent to other seating, including specialty seating areas that provide distinct services and amenities? [221.2.3]	☐Yes ☐No ☒N/A			
2.54	Where people are expected to remain seated, do people in wheelchair spaces have a clear line of sight over and between the heads of others in front of them? [802.2.1.1, 802.1.1.2]	☐Yes ☐No ☒N/A			

2.55	Where people are expected to stand, do people in wheelchair spaces have a clear line of sight over and between the heads of others in front of them? [802.2.2.1, 802.1.2.2]	☐Yes ☐No ☒N/A			
2.56	If there is a single wheelchair space, is it at least 36 inches wide? [802.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.57	If there are two adjacent wheelchair spaces, are they each at least 33 inches wide? [802.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.58	If the wheelchair space can be entered from the front or rear, is it at least 48 inches deep? [802.1.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			

2.59	If the wheelchair space can only be entered from the side, is it at least 60 inches deep? [802.1.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.60	Do wheelchair spaces adjoin, but not overlap, accessible routes? [802.1.4]	☐Yes ☐No ☒N/A			
2.61	Is there at least one companion seat for each wheelchair space? [221.3]	☐Yes ☐No ☒N/A			
2.62	Is the companion seat located so the companion is shoulder-to-shoulder with the person in a wheelchair? [802.3.1]	☐Yes ☐No ☒N/A			
2.63	Is the companion seat equivalent in size, quality, comfort and amenities to seating in the immediate area? [802.3.2]	☐Yes ☐No ☒N/A			

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☐Yes ☒No ☐N/A		 *Drinking fountain not accessible*	• Relocate drinking fountain to a more accessible location
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☐Yes ☒No ☐N/A		 *Drinking fountain not accessible*	
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☐Yes ☒No ☐N/A			

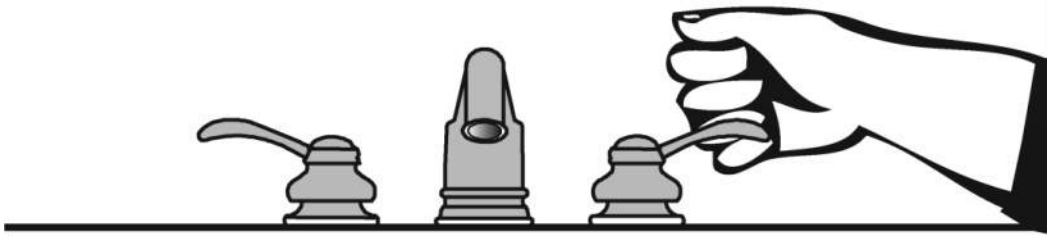
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☒No ☐N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☐Yes ☒No ☐N/A			
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Kiwanis Park

Location: 2206 S 3rd Ave, Marshalltown, IA 50158

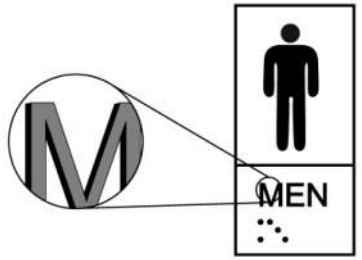
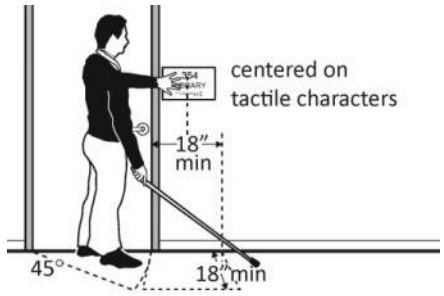
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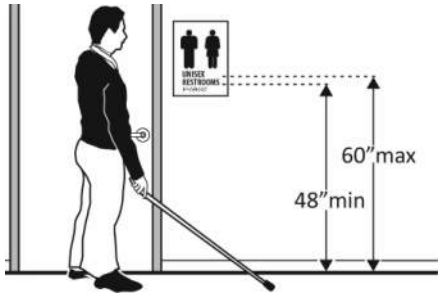
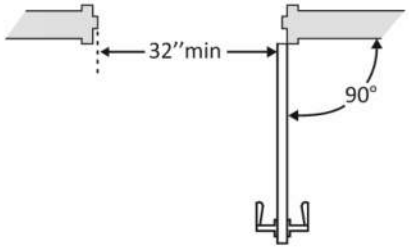
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

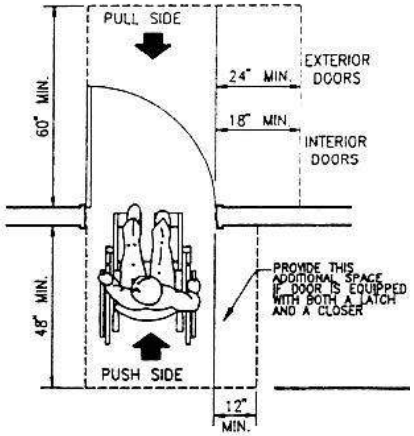
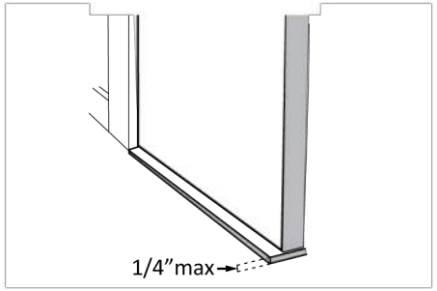
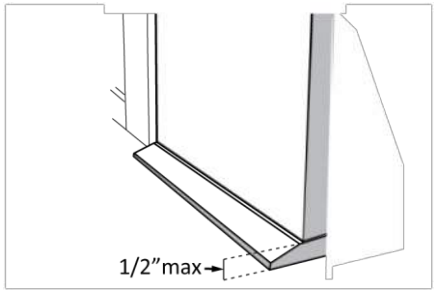
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

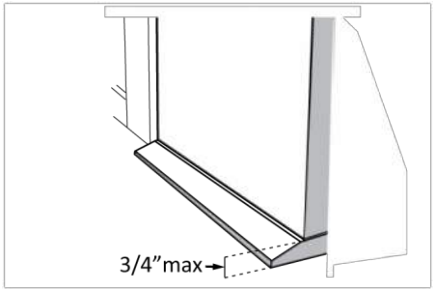
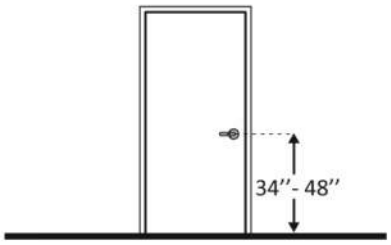
When toilet rooms are open to the public they should be accessible to people with disabilities.

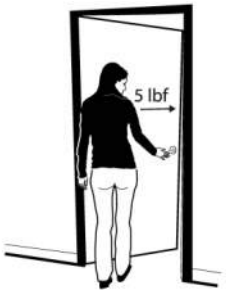
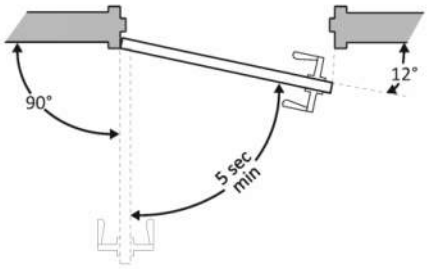
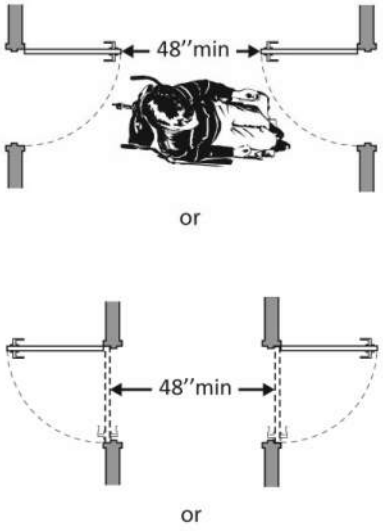
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☐No ☐N/A		 *Typical single user restroom*	
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☐No ☒N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			

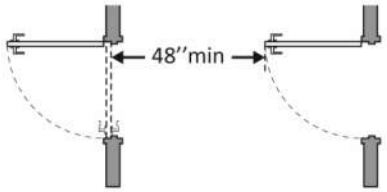
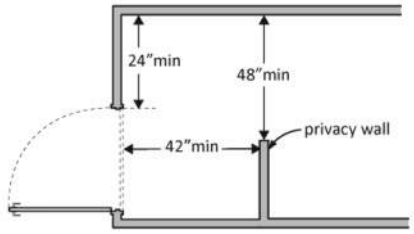
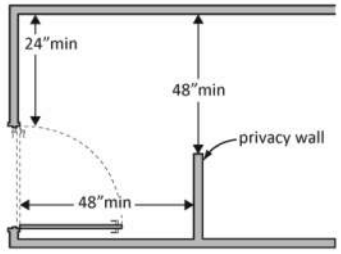
Toilet Room #1 Kiwanis Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage height*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A **57 ¼"**	☒No			

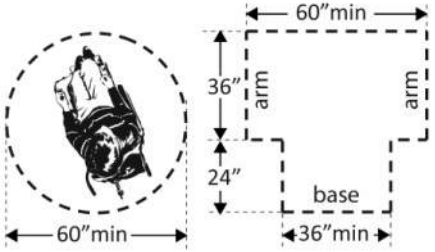
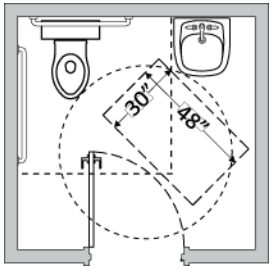
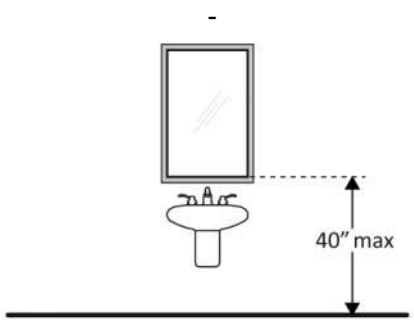
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

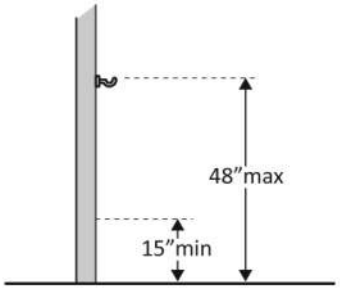
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **44 ½"** ☒Yes ☐No ☐N/A Measurement: **open** ☐Yes ☒No ☐N/A		 *Clear floor space – push side*	• Add signage directing to nearest ADA restroom
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Threshold height*	• Add ADA compliant threshold

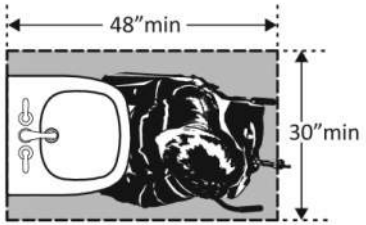
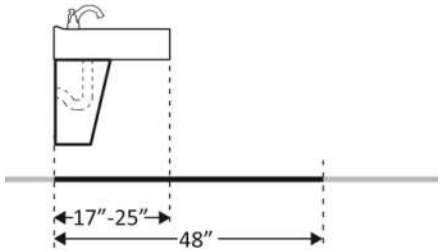
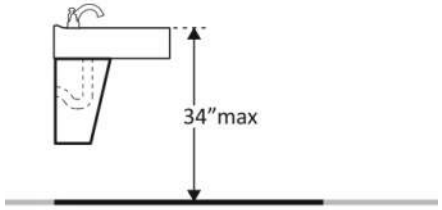
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware – exterior*  *Door hardware – interior*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **45" - Handle**		 *Door hardware height*	

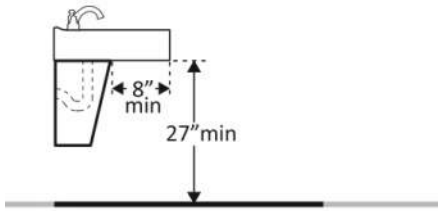
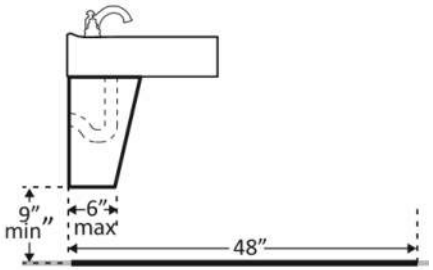
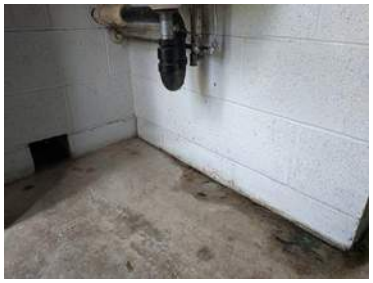
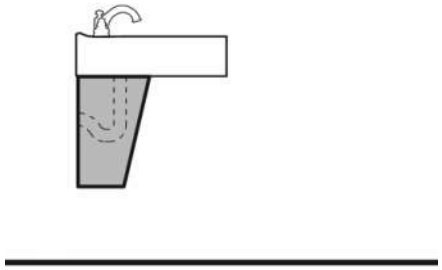
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **2 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

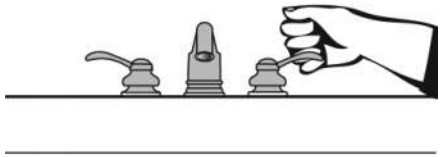
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☒Yes ☐No ☐N/A Measurement: **38 ½"**		 *Mirror height*	

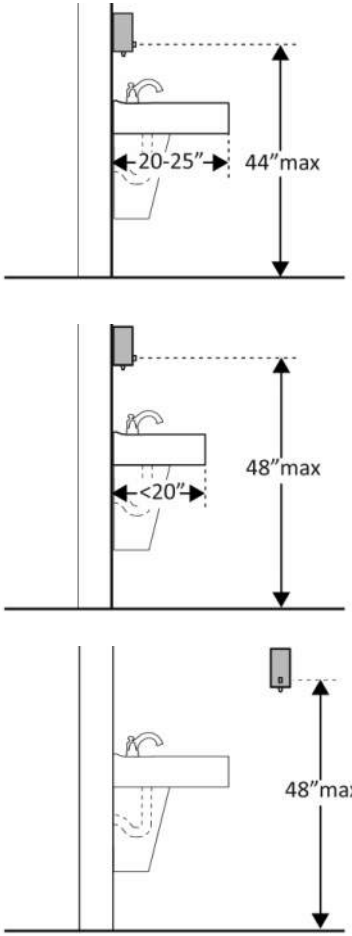
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A easurement: **n/a**			

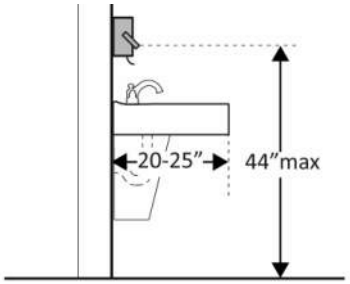
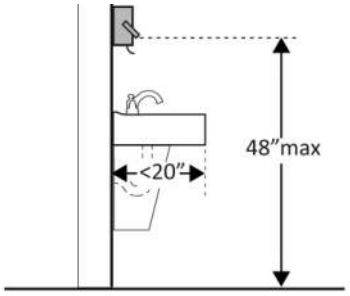
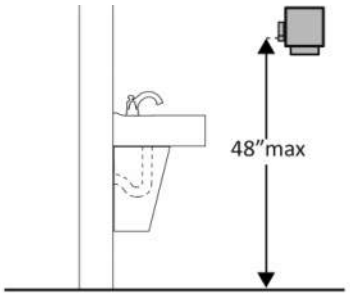
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **17"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **32 ¾"**		 *Lavatory height*	

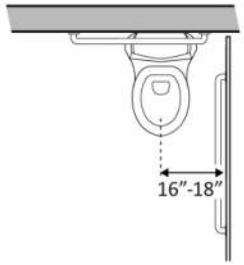
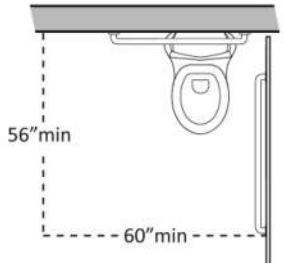
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **23 ¾"**		 *Under lavatory clear space*	• Raise lavatory to comply
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

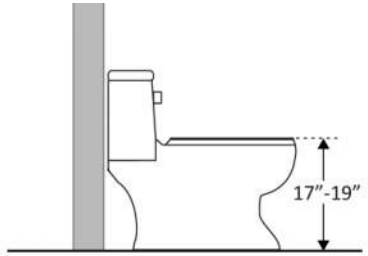
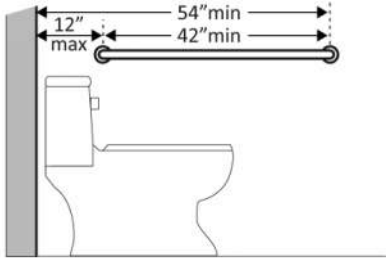
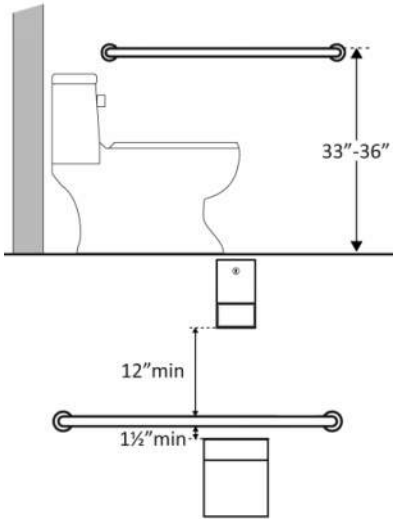
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A			• Replace handle

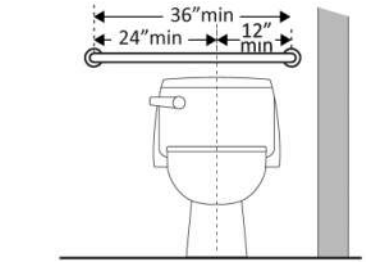
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

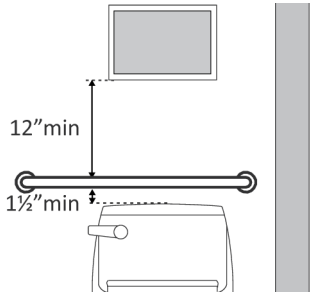
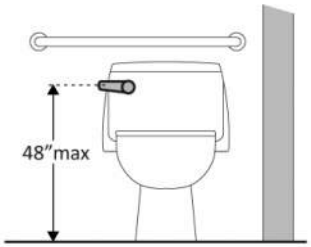
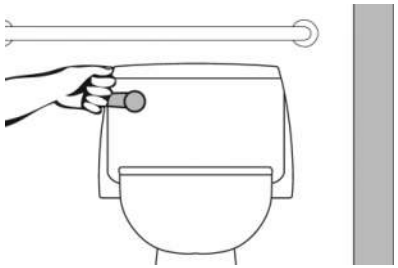
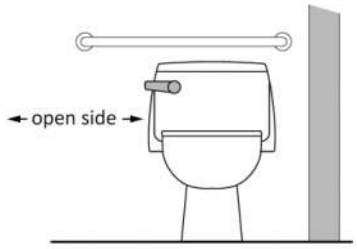
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **45 ½"**		 *Soap dispenser height*	

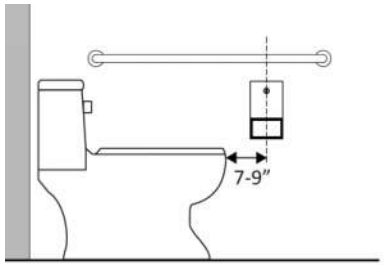
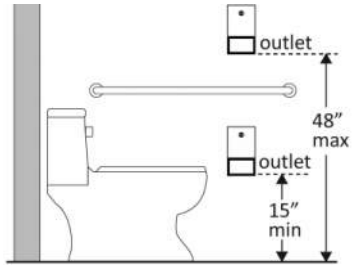
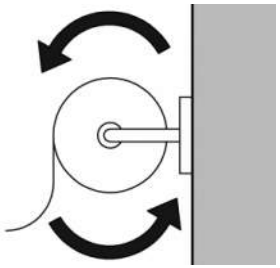
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **41"**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A			

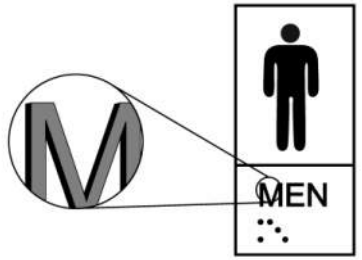
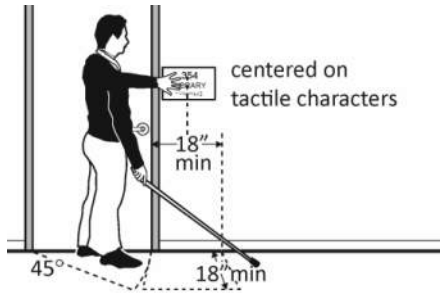
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ¾"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **60 ½"Wx86 ½"D**			

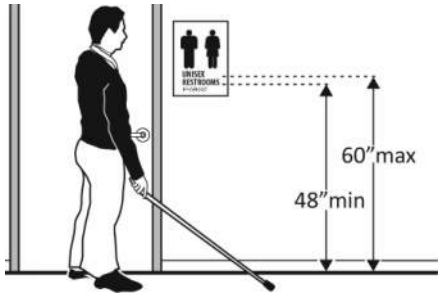
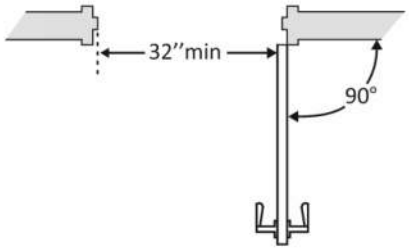
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**		 *Grab bar*	• Replace grab bar with compliant grab bars
	Is it located no more than 12 inches from the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☒N/A Measurement: **n/a**		*Generally non-compliant grab bar configuration*	
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **n/a**			

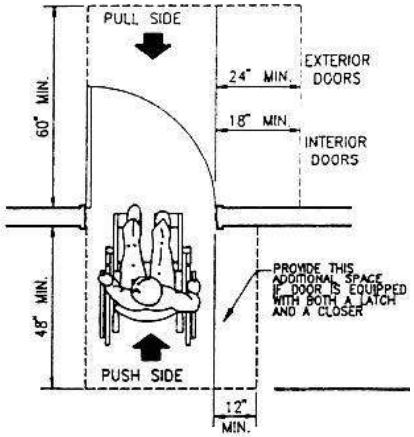
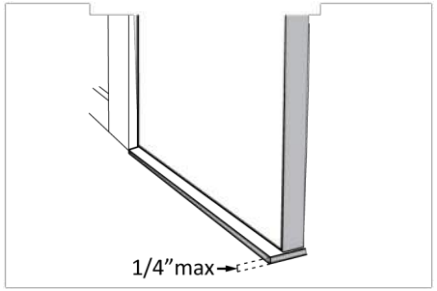
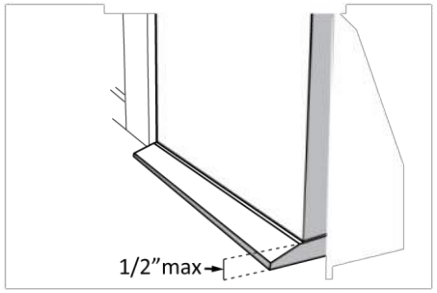
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements				

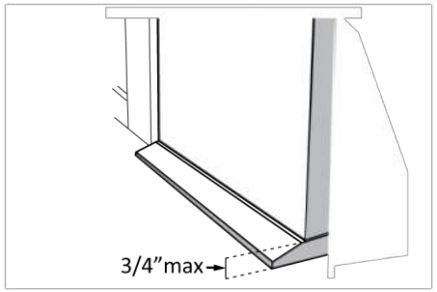
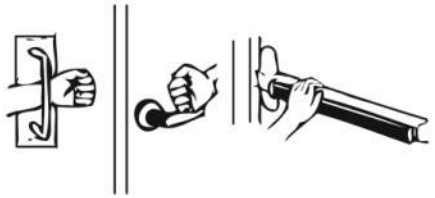
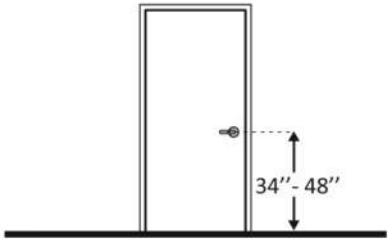
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **28"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace flush control • Replace toilet so new flush control is on open side
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			

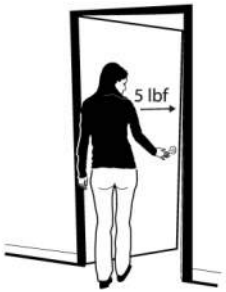
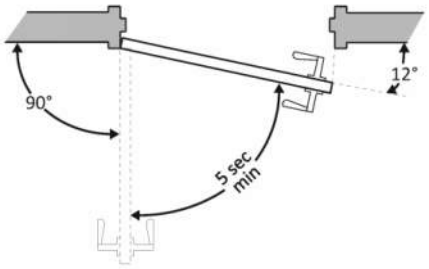
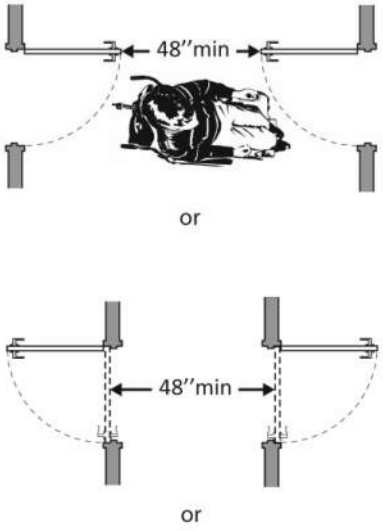
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance to water closet*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **24"** ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

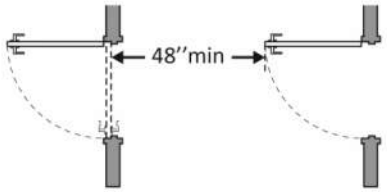
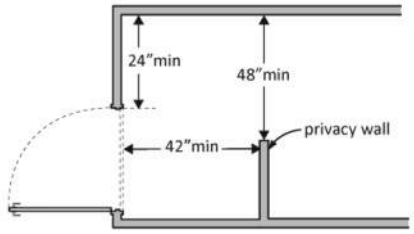
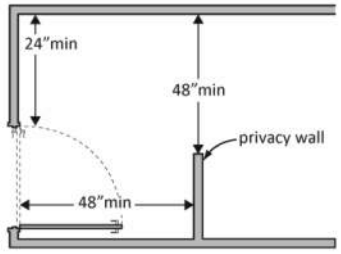
Toilet Room #2 Kiwanis Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage height*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A **54 ¾"**	☒No			

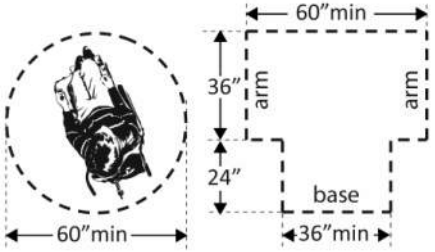
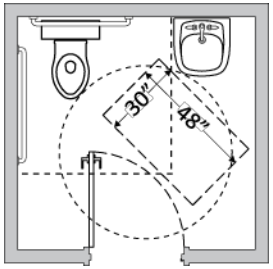
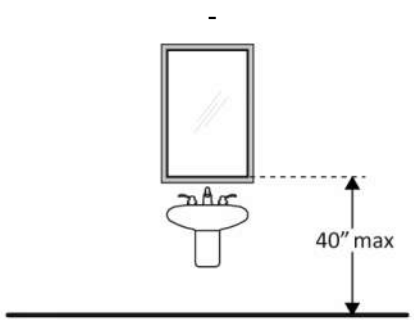
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

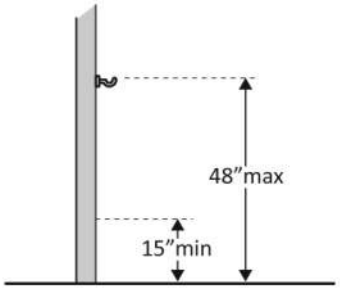
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **42 ½"** ☒Yes ☐No ☐N/A Measurement: **open** ☐Yes ☒No ☐N/A		 *Floor maneuvering clearance*  *Floor maneuvering clearance*	• Level the concrete and provide an accessible means of egress
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A **¾"** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Threshold height*	• Install ADA compliant threshold

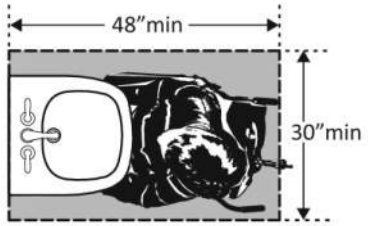
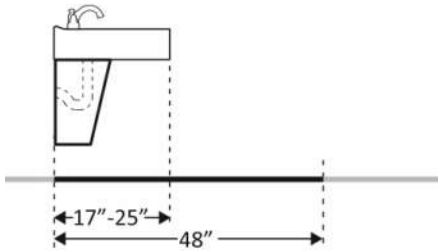
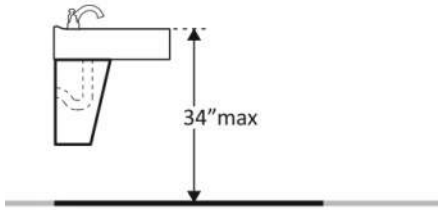
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☒No ☐N/A **51" – Lock** **55" - Handle**		 *Door hardware height*	• Relocate door hardware

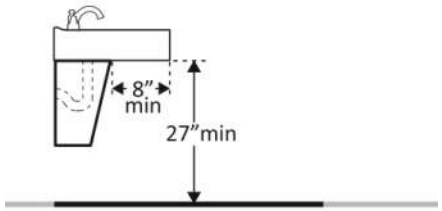
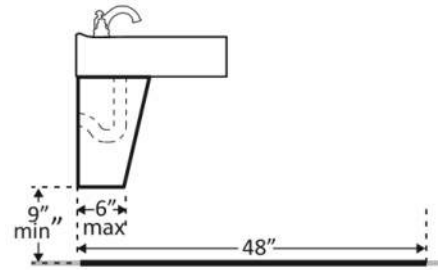
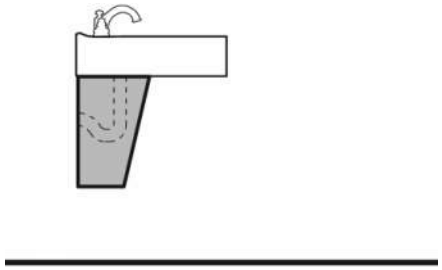
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **2 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

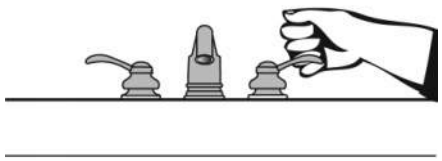
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☐Yes ☒No ☐N/A Measurement: **51 ½"**		 *Mirror height*	• Replace mirror • Relocate mirror

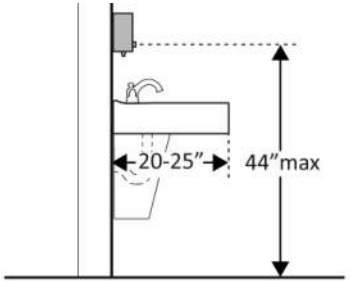
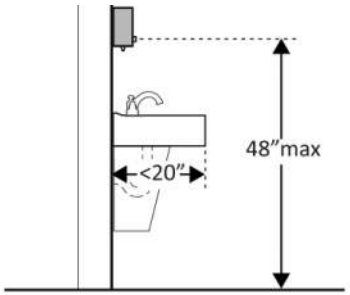
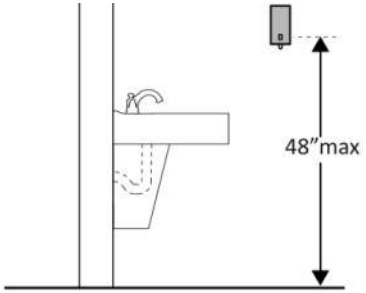
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**			

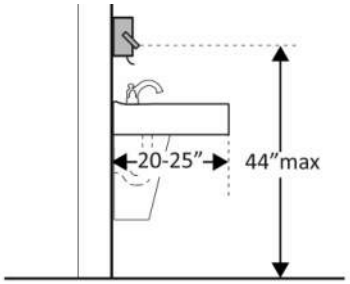
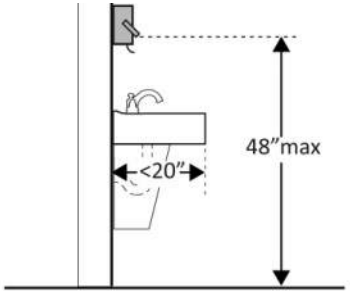
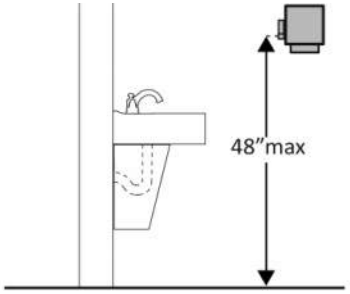
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **17"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **32"**		 *Lavatory height*	

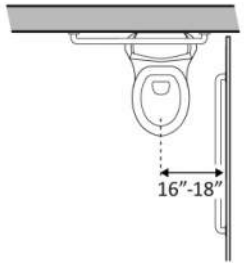
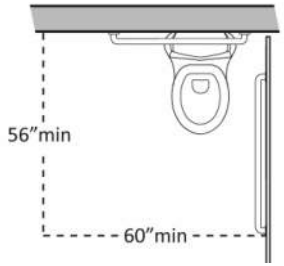
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **24"**		 *Under lavatory clear space*	• Relocate lavatory • Replace lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

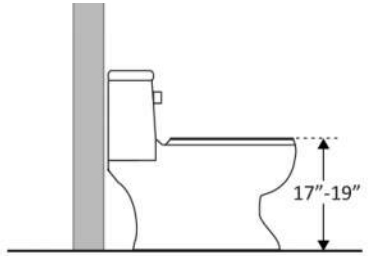
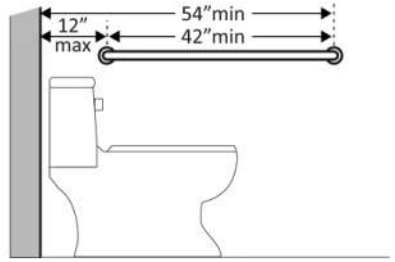
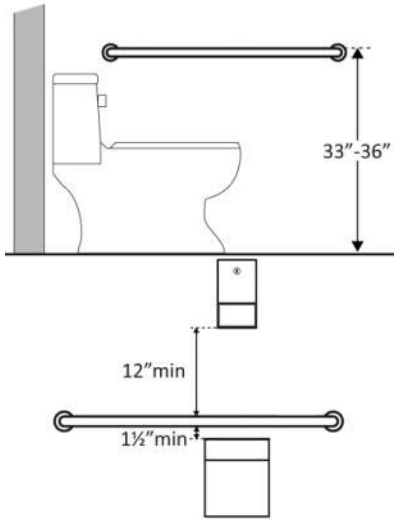
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Faucet handles*	• Replace handles

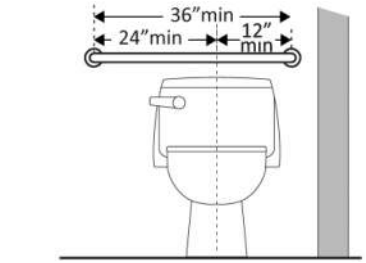
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

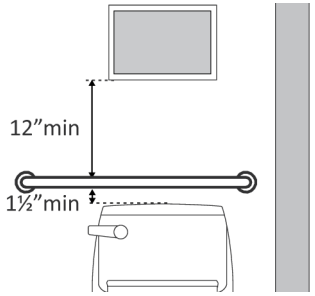
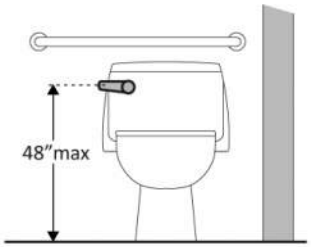
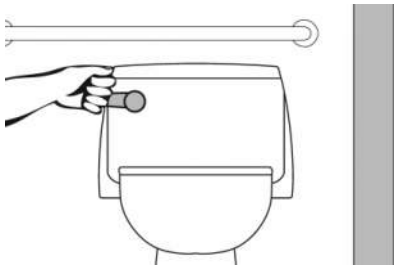
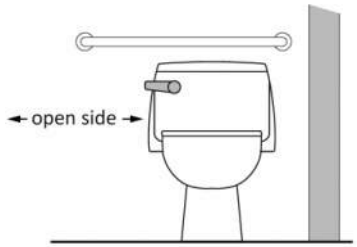
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **44"**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

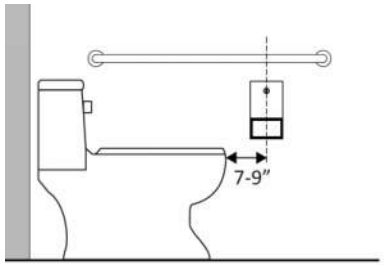
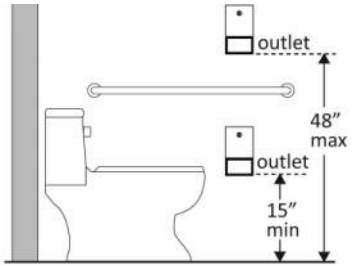
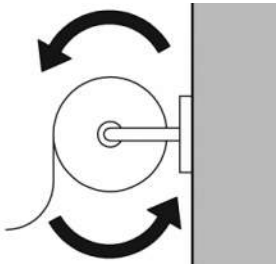
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **40 ¾"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A			

Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **58 ½"W x 86"D**			

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19 ½"**		 *Water closet height*	• Replace water closet with compliant water closet
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**	 	 *Grab bar* *Generally non-compliant grab bar configuration*	• Replace grab bars with compliant grab bars

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements				

	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **29 ½"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **2 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance to water closet*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **27 ¾"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Marshalltown Softball Complex

August 22, 2019

901 S 6th St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

6th St Softball Complex

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

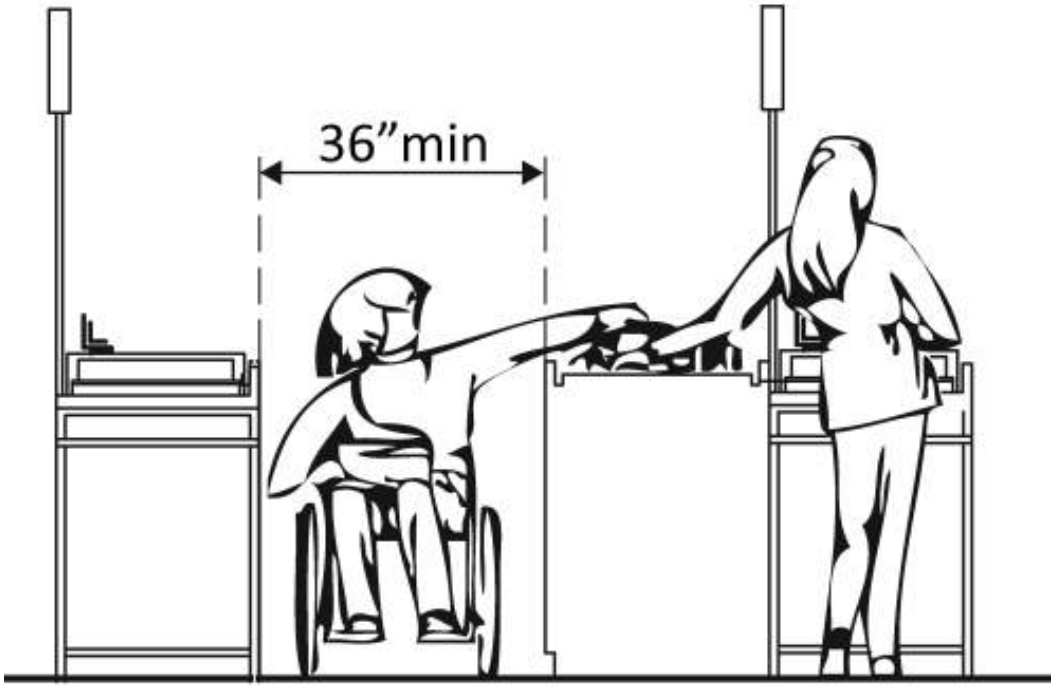
The restroom and concession building at the 6th St Softball Complex is generally in good condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Service Counters**
   - 1.1. The service counters and entrance to the concession stand is not compliant. There is no good accessible route to the platform, and an accessible route would need to be provided. Additionally, none of the service counters are ADA compliant. The correction of one of the service counters to be compliant is somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.
2. **Drinking Fountains**
   - 2.1. The drinking fountain identified in the report is in the path of travel to the women's restroom. This drinking fountain is not ADA-compliant, and in an inaccessible location. It is suggested to replace this unit with an ADA-compliant bi-level drinking fountain and locate the new drinking fountain in an alternate, accessible location. This alteration may be somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.
3. **Restrooms**
   - 3.1. There are two (2) public restrooms in the facility.
   - 3.2. Restroom #1 is a single-occupant men's restroom that is accessed from the west side of the restroom building. There are several deficiencies including the height of the sink, the configuration of the water closet and the configuration of the grab bars that may make correction of this restroom somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.
   - 3.3. Restroom #2 is a single-occupant women's restroom that is accessed from the east side of the restroom building. There are several deficiencies including the height of the sink and the configuration of the water closet that may make correction of this restroom somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: 6th St Softball Complex

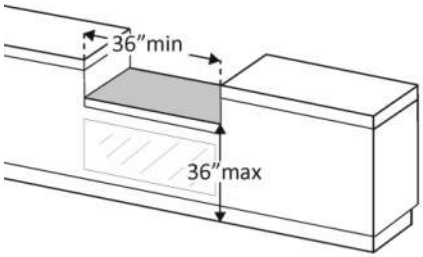
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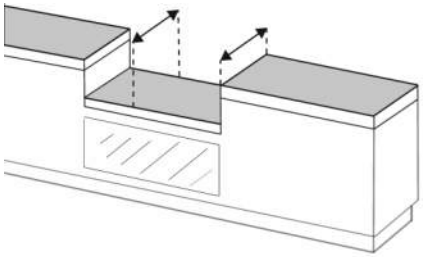
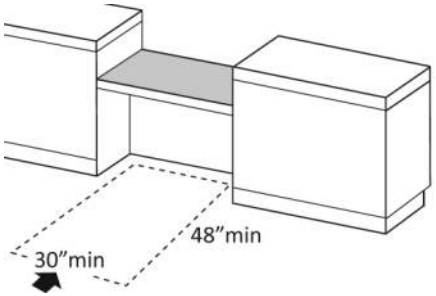
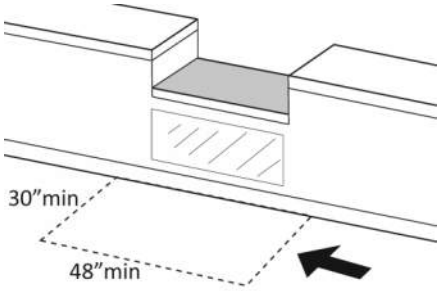
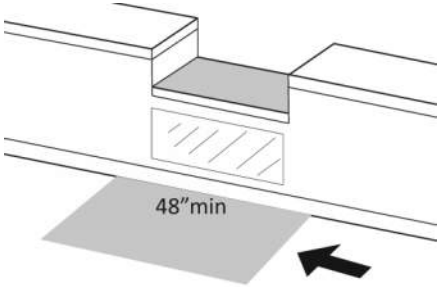
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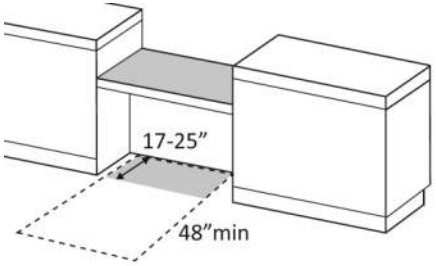
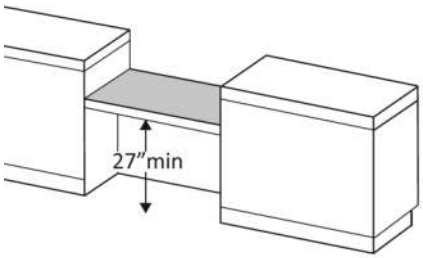
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

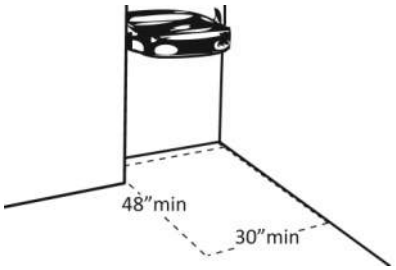
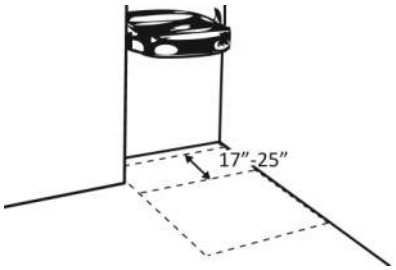
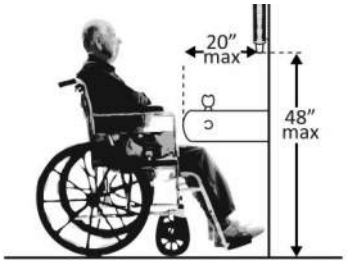
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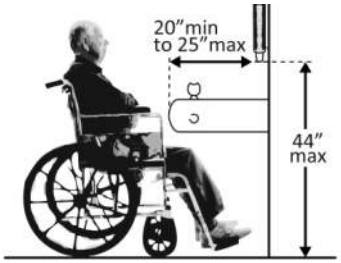
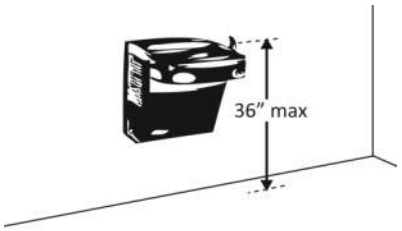
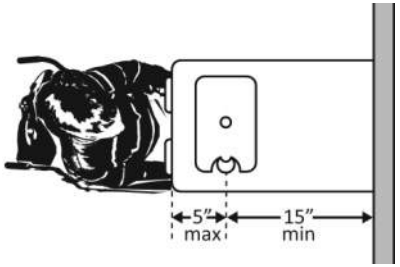
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

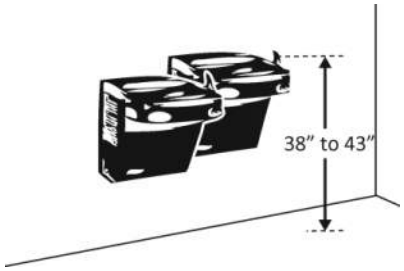
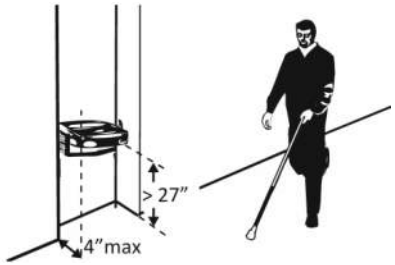
Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]	☐Yes ☒No ☐N/A **40" typ.** ☒Yes ☐No ☐N/A **47 ½"**		 *Counter height*  *Counter width*  *Area below counter where window could be lowered*	• Lower one of the concession windows to ADA height

2.77	Does the accessible portion of the counter extend the same depth as the counter top? [904.4]	☒Yes ☐No ☐N/A			
2.78	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [904.4]	☒Yes ☐No ☐N/A ☒Forward ☒Parallel	 Or 	 *Concession clear space*  *Concession entrance*	• There is not an accessible entrance to the concession platform • Modify entrance to create accessible entrance
2.79	For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]	☒Yes ☐No ☐N/A			

2.80	For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the counter? [306.2.2, 306.2.3] Is there at least 27 inches clearance from the floor to the bottom of the counter? [306.3.1]	☐Yes ☒No ☐N/A **8”** ☒Yes ☐No ☐N/A **31”**	 	 *Under counter clear floor space*  *Under counter clear space*	• Replace counter with compliant counter • Modify counter to be accessible

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A		 *Floor cross slope at drinking fountain*	• Cross slope is 2.5/48 and does not comply
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☐Yes ☒No ☐N/A **11 ½"**		 *Drinking fountain clear space*	• Replace drinking fountain with ADA-compliant bi-level drinking fountain • Relocate drinking fountain out of the path of travel
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A **45 ½"**		 *Drinking fountain height*	

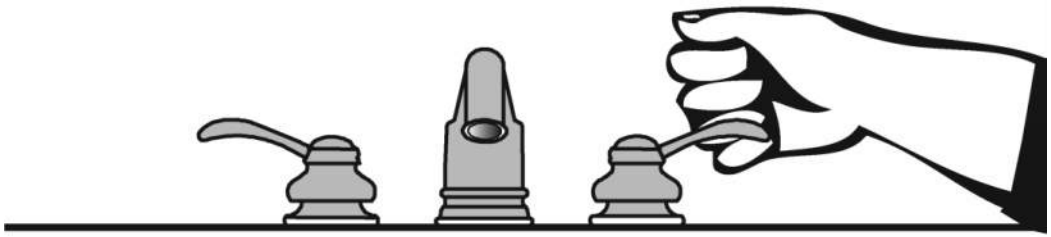
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **10 lbs**			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☐Yes ☒No ☐N/A **45"**		 *Spout height*	• Replace drinking fountain with ADA-compliant bi-level drinking fountain
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☐Yes ☒No ☐N/A **8"** ☒Yes ☐No ☐N/A **3"**		 *Spout location*	

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			• Adjust drinking fountain • Replace drinking fountain
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: 6th Street Softball Complex

Location: 901 S 6th St, Marshalltown, IA 50158

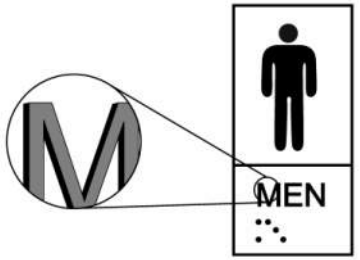
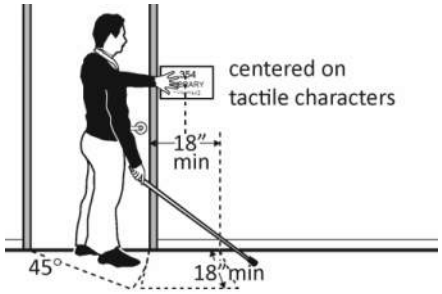
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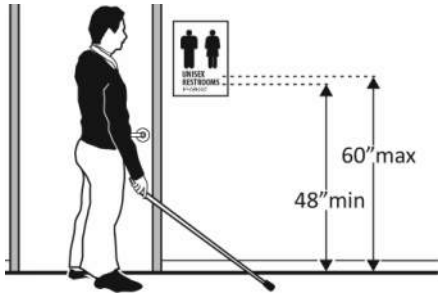
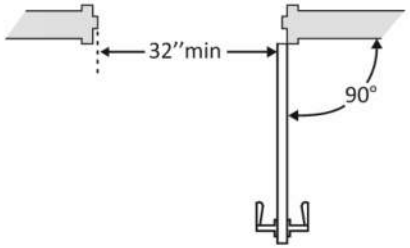
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

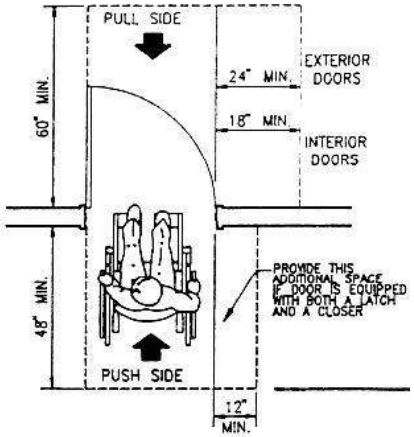
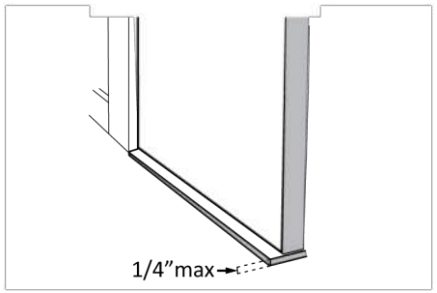
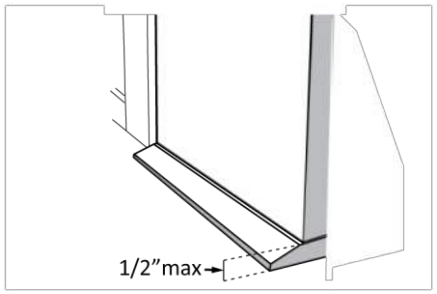
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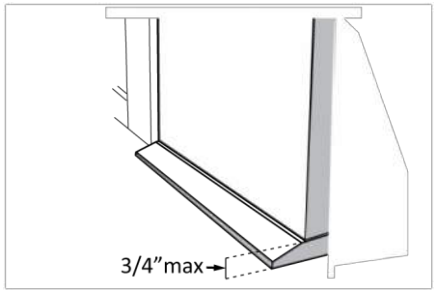
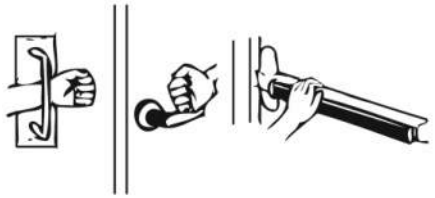
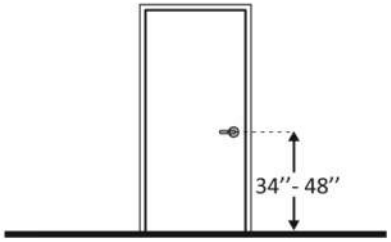
When toilet rooms are open to the public they should be accessible to people with disabilities.

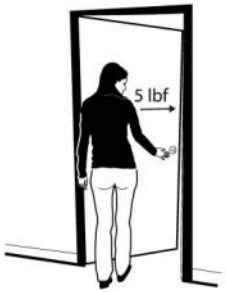
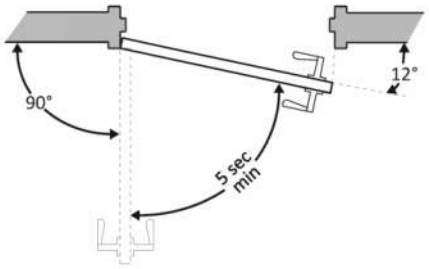
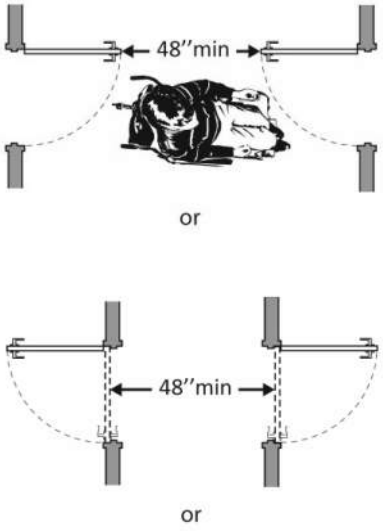
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A		 *Typical stall*	• Reconfigure stall to be accessible
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			• Install signs at non-compliant restrooms directing the public to compliant restrooms.
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☒No ☐N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			• Alter route

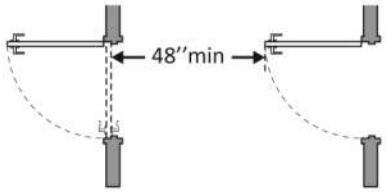
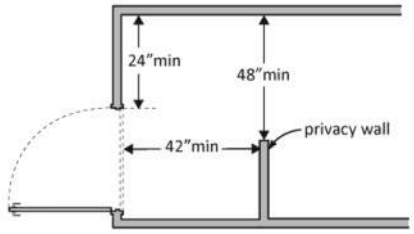
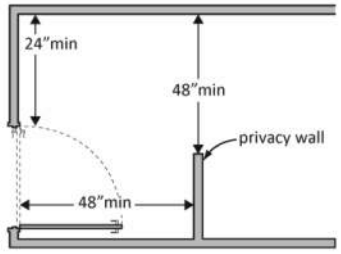
Toilet Room #1 Softball Complex Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☒No ☒N/A			
	Is there Braille? [703.3]	☐Yes ☒No ☒N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☒No ☒N/A			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☒No ☒N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☒No ☒N/A			
	So the baseline of the lowest character is at least 48 inches				

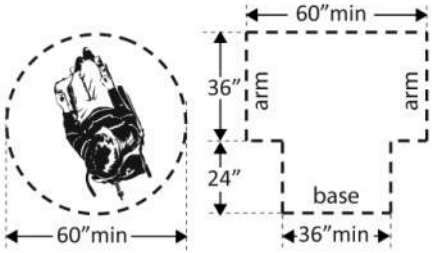
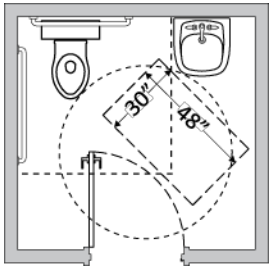
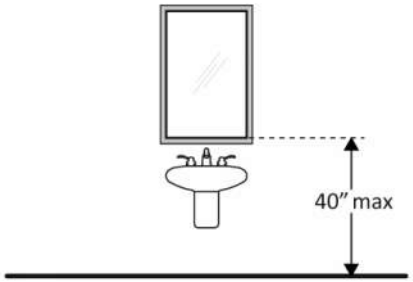
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Door entrance clear space*	

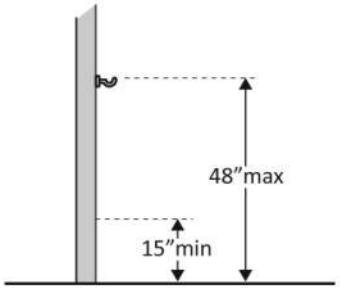
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **Open x 41 ½"D** ☐Yes ☒No ☐N/A Measurement: **7"W x open** ☐Yes ☒No ☐N/A **½" or 2/48 cross slope**		 *Clear floor space – pull side*  *Floor cross slope*	• Relocate hand dryer on push side • Remove privacy wall on pull side, or extend outward to allow for at least 60" clear space • Repour concrete to create a compliant cross slope
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☒No ☐N/A **¾" to 1"** ☐Yes ☐No ☒N/A	 	 *Threshold height*	• Add ADA compliant threshold • Repour concrete on exterior to align with interior concrete

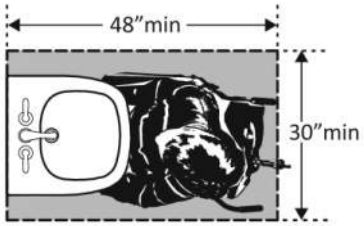
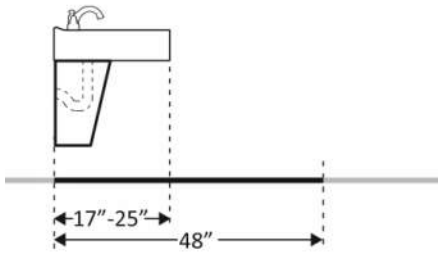
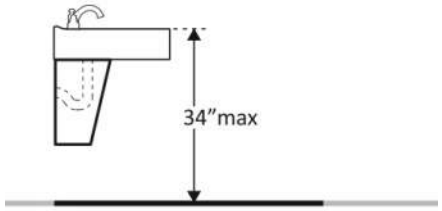
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door hardware*	• Room is locked by staff, not by user
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☒No ☐N/A **49" to bottom**		 *Door hardware height*	• Relocate door hardware

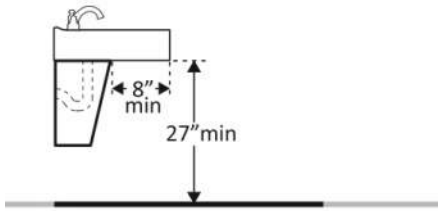
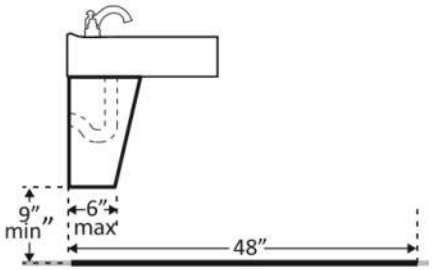
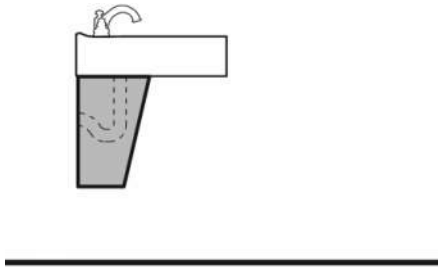
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **17 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

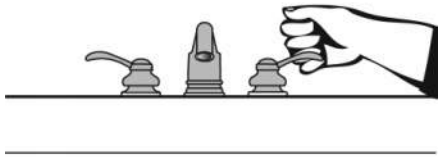
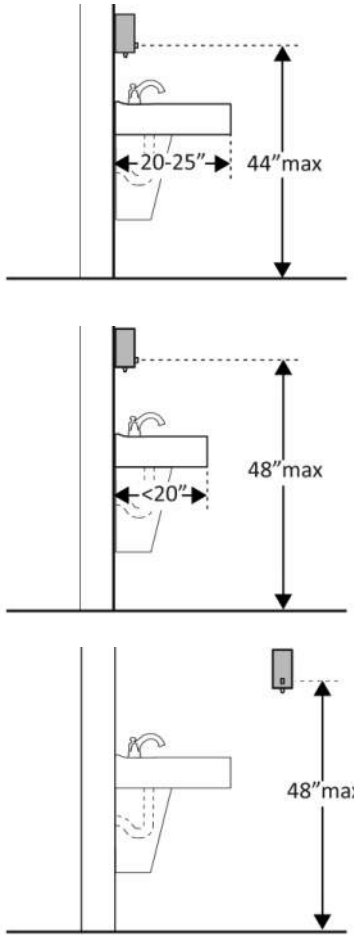
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

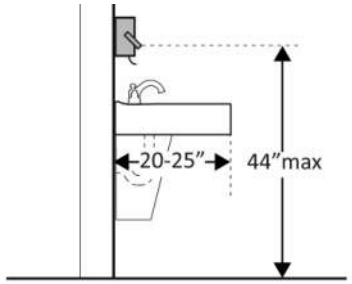
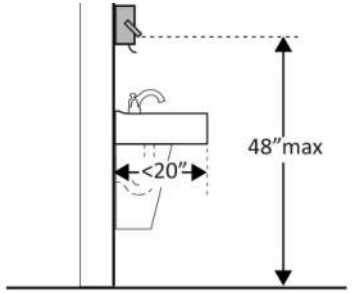
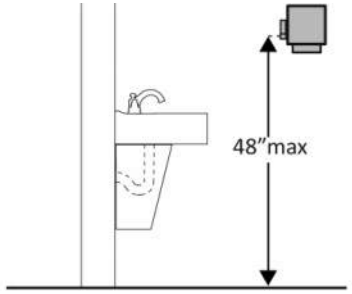
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☐Yes ☐No ☒N/A Measurement: **n/a**	- 		

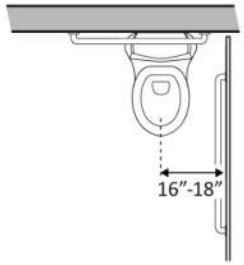
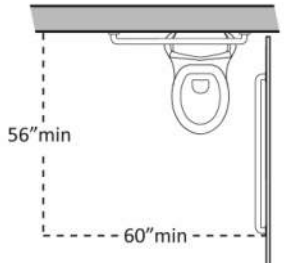
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**			

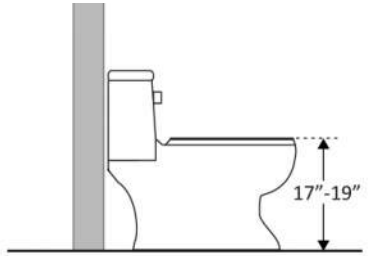
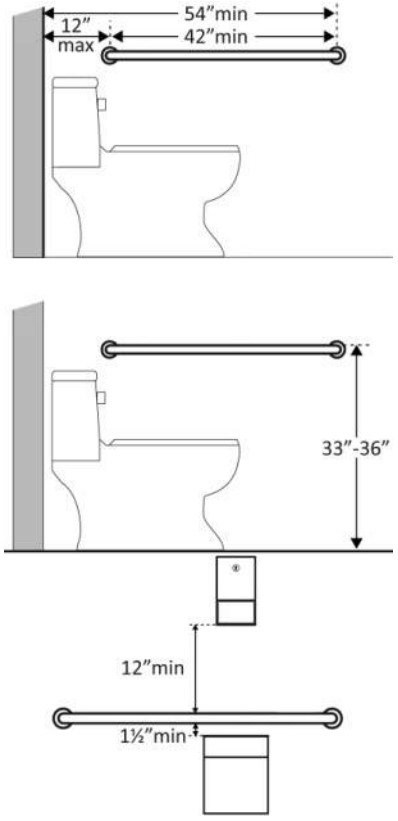
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☐N/A		 *Lavatory clear floor space*	• Replace with compliant lavatory with 48"x30" minimum clear space
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			• Replace with compliant lavatory with 48"x30" minimum clear space
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **32"**		 *Lavatory height*	

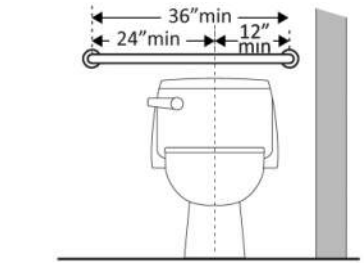
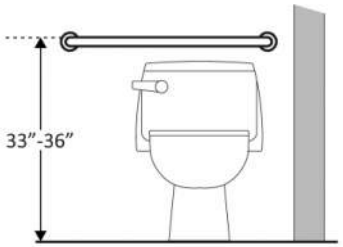
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **25 ¼"**		 *Lavatory clear space*	• Relocate lavatory to be no higher than 34" with clearance of 27" minimum from floor to bottom of lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Lavatory toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Install insulation around pipes

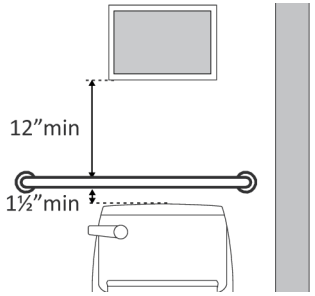
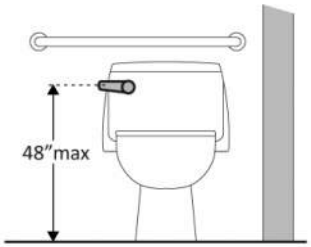
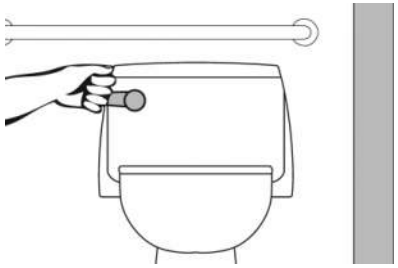
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A **6 lbs**			• Replace handle with ADA compliant handle
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*					
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **48 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	• Lower soap dispenser so that dispenser control is no higher than 48" above the floor.

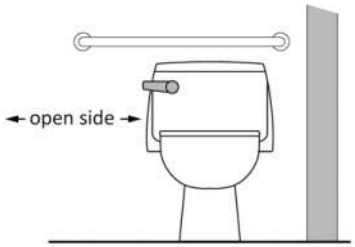
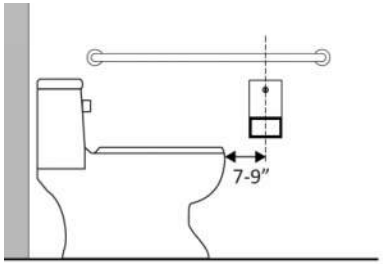
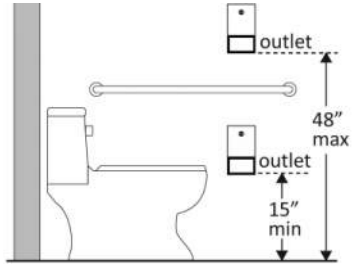
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Hand dryer height*	• Replace with compliant hand dryer
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **47 ½"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☐Yes ☐No ☒N/A **Dryer does not function**			

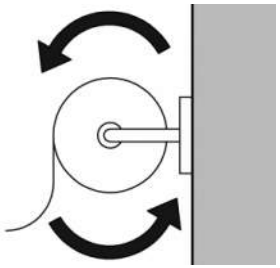
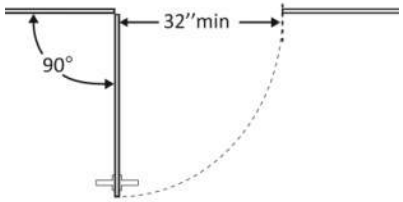
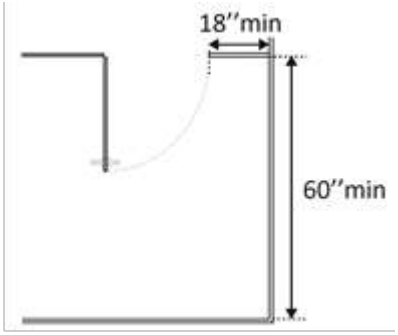
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *Water closet distance from center to wall*	• Relocate water closet to be no less than 16" and no more than 18" from center to wall
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **33 ¾"Wx58 ¾"D**		 *Water closet clearance*	• Replace with ADA compliant stall

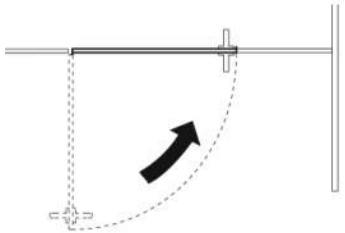
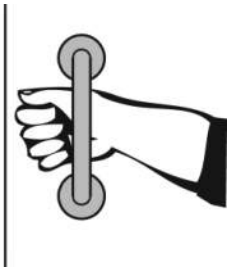
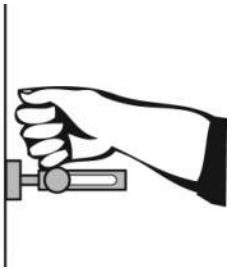
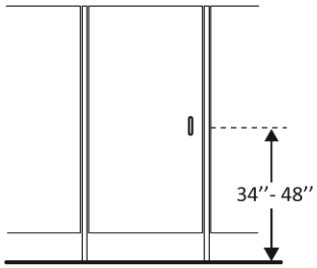
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19 ½"**		 *Water closet height*	• Replace with compliant water closet no less than 17" and no more than 19" from floor to top of seat
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			Generally non-compliant grab bar configuration • Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.
	Is it located no more than 12 inches from the rear wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☒N/A Measurement: **n/a**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☒No ☐N/A Measurement: **n/a**			

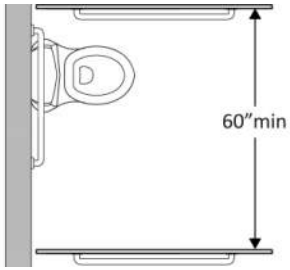
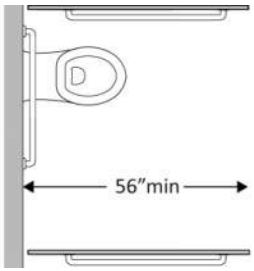
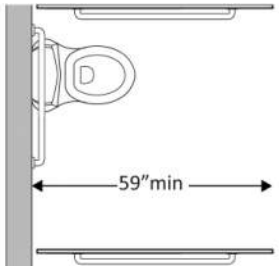
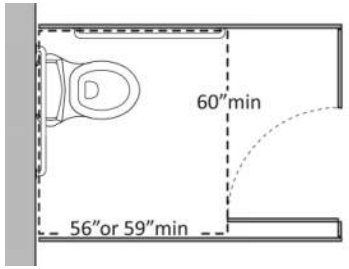
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**	 		Generally non-compliant grab bar configuration • Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

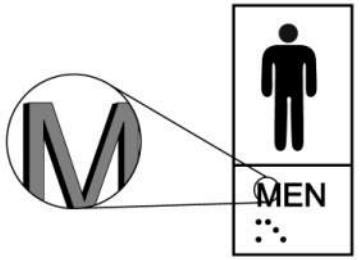
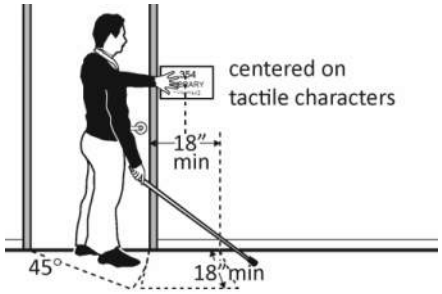
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **30 ½"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **3 lbs**			

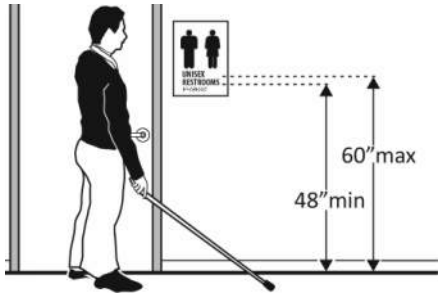
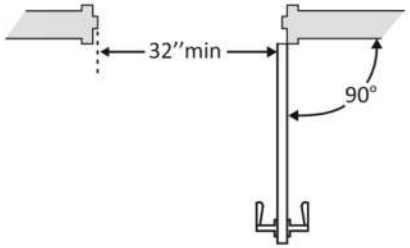
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Stall configuration does not allow for complaint flush control access.
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A			
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **28"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	

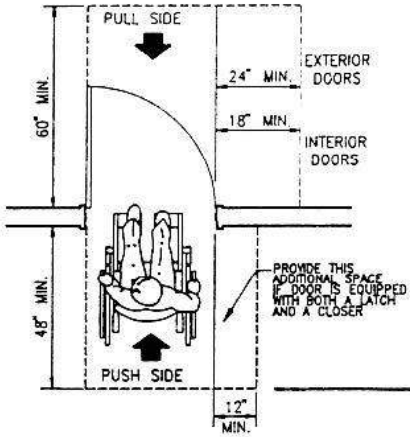
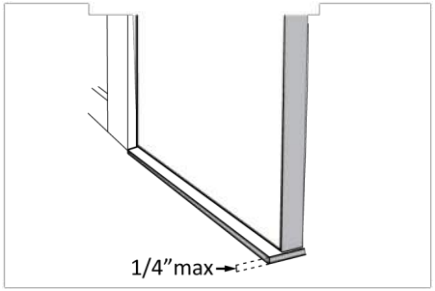
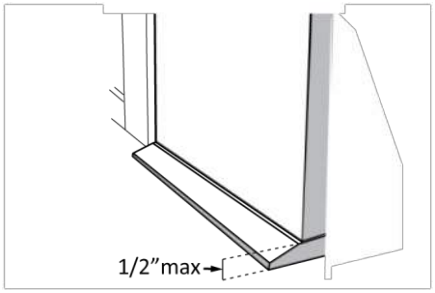
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			• Replace with ADA compliant stall
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A			

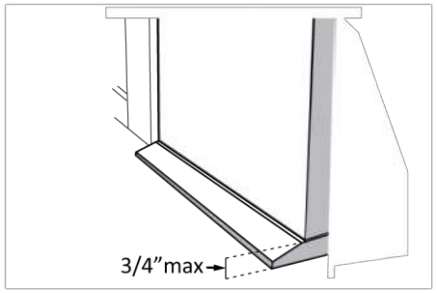
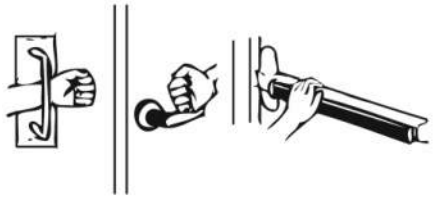
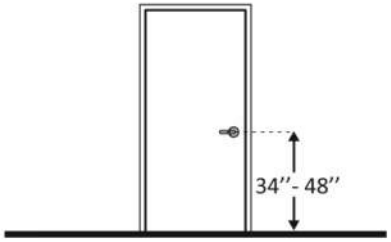
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☒No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☒No ☐N/A			

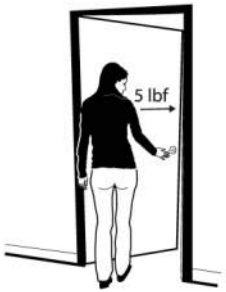
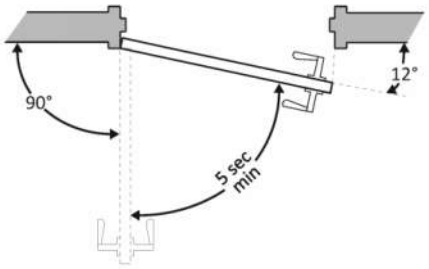
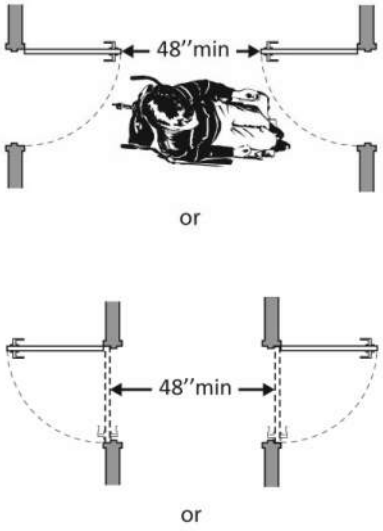
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			

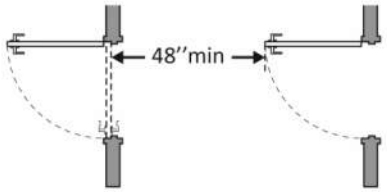
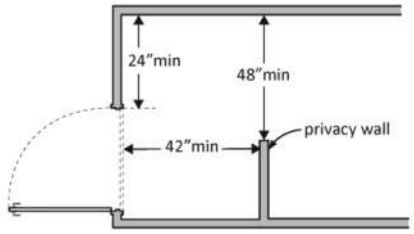
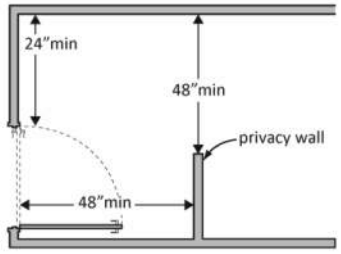
Toilet Room #2 Softball Complex Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☒No ☒N/A			
	Is there Braille? [703.3]	☐Yes ☒No ☒N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☒No ☒N/A			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☒No ☒N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☒No ☒N/A			
	So the baseline of the lowest character is at least 48 inches				

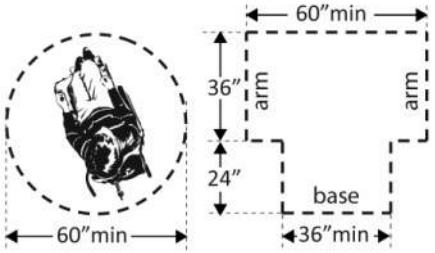
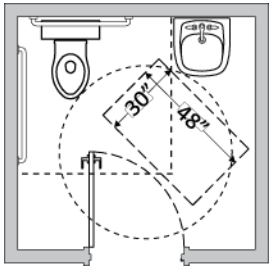
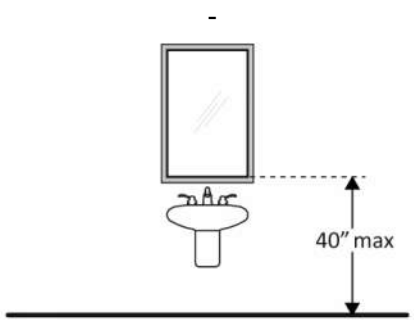
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Door entrance clear width*	

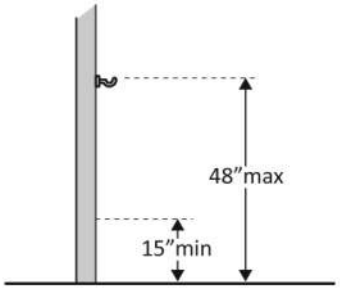
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☒No ☐N/A Measurement: **46 3/8"W x 41 ½"D** ☐Yes ☒No ☐N/A Measurement: **4 ¾""W x open** ☐Yes ☒No ☐N/A **5/8" or 2.5/48 cross slope**		 *Clearance pull side*  *Clearance push side*	• Relocate hand dryer on push side • Remove privacy wall on pull side, or extend outward to allow for at least 60" clear space • Repour concrete to create a compliant cross slope
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☒No ☐N/A **1 ¼"** ☐Yes ☐No ☒N/A	 	 *Threshold*	• Add ADA compliant threshold • Repour concrete on exterior to align with interior concrete

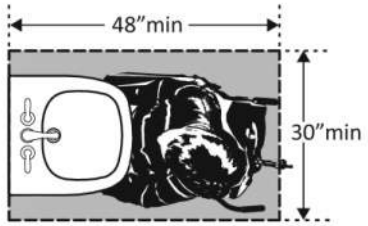
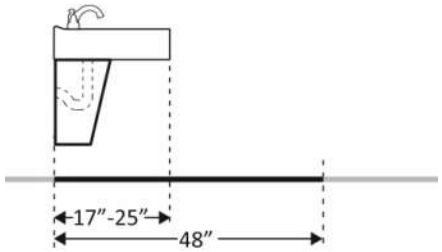
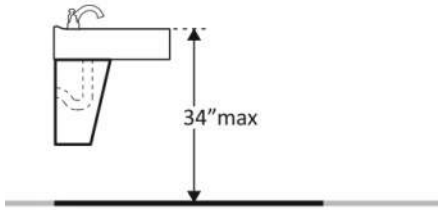
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door hardware*	• Room is locked by staff, not by user
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☒No ☐N/A **50" to bottom**		 *Door hardware height*	• Relocate Door hardware

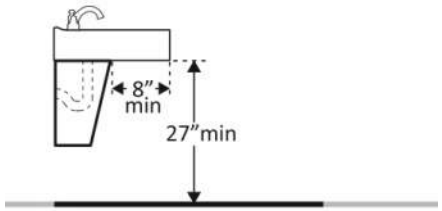
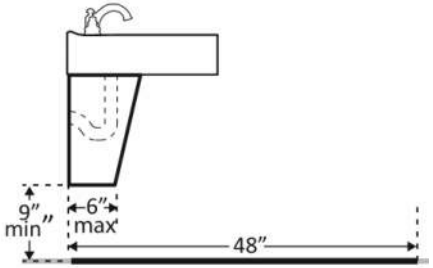
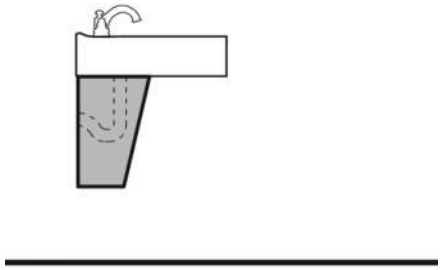
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **24 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

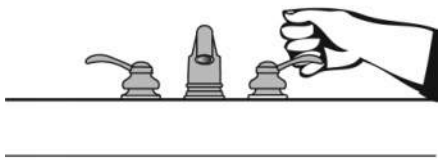
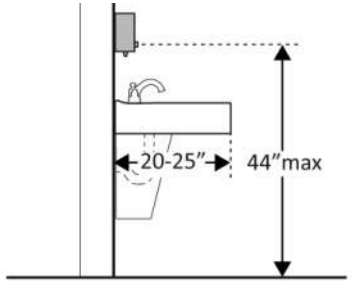
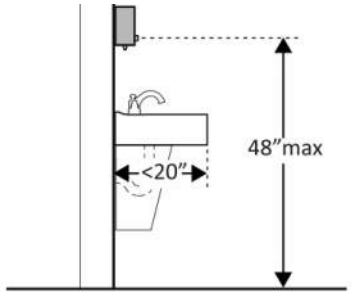
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

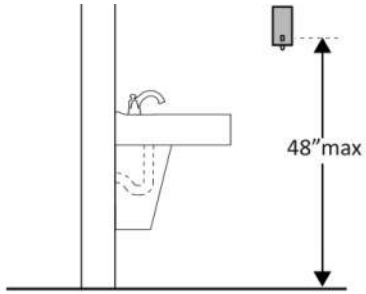
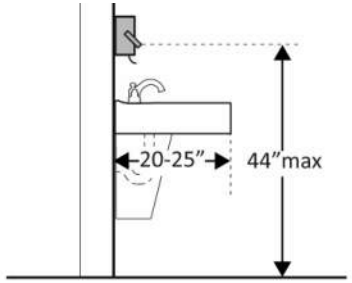
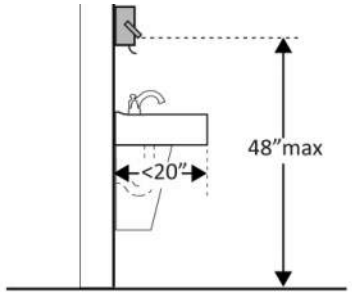
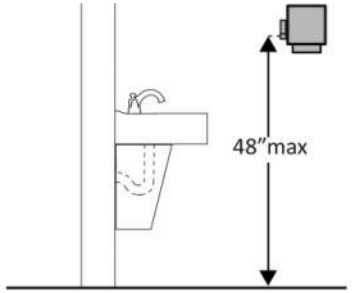
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☐Yes ☒No ☐N/A Measurement: **52 3/8"**		 *Mirror height*	• Relocate mirror

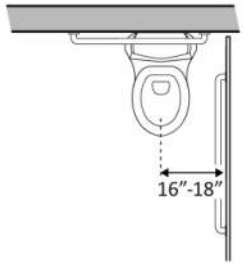
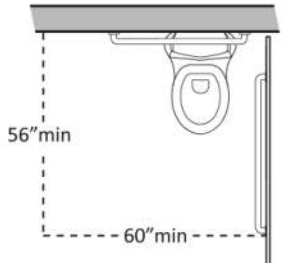
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **68"**		 *Coat hook height*	• Relocate coat hook

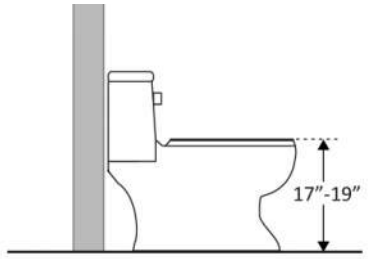
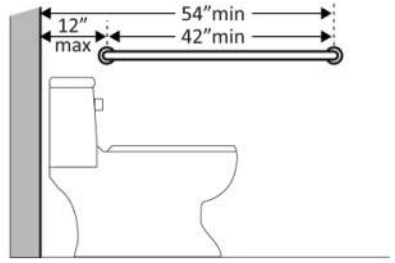
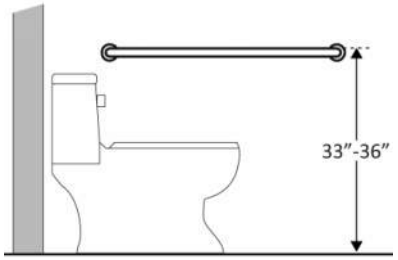
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **31 ½"**		 *Lavatory height*	

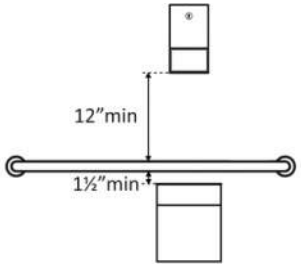
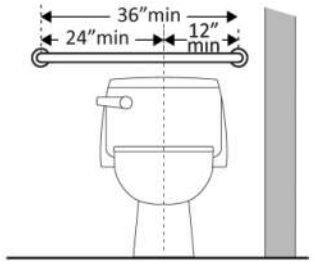
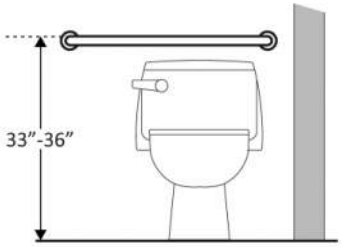
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **24 ½"**		 *Lavatory clear space*	• Relocate lavatory to be no higher than 34" with clearance of 27" minimum from floor to bottom of lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *lavatory toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Install insulation around pipes

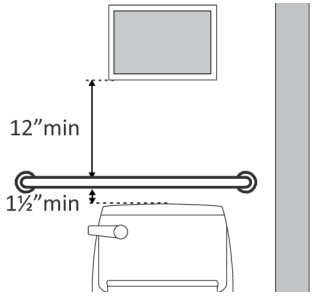
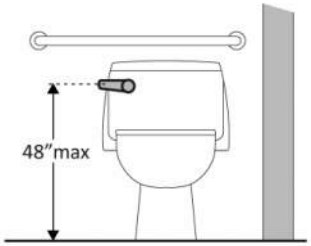
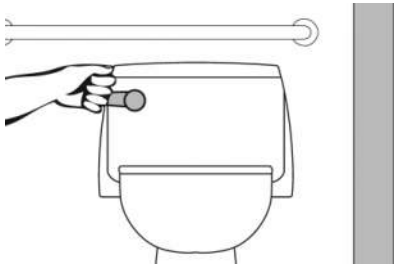
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A **9 lbs**		 *Faucet handle*	• Replace handle with ADA compliant handle
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*					
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	 ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **42 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**	 	 *Soap dispenser height*	

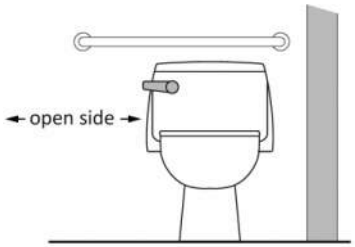
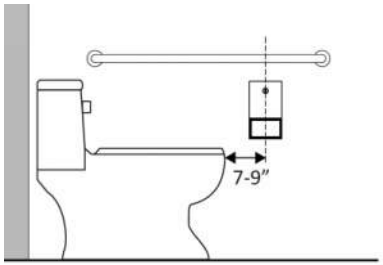
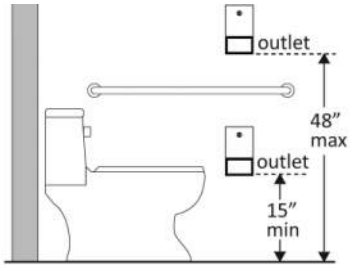
				
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2] Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist? Is the force required to activate the hand dryer or towel	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **45"** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **5 lbs**	  	 *Hand dryer height*	• Replace with compliant hand dryer

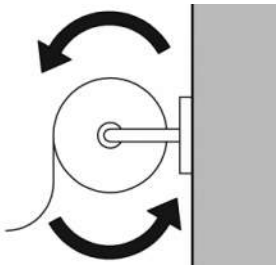
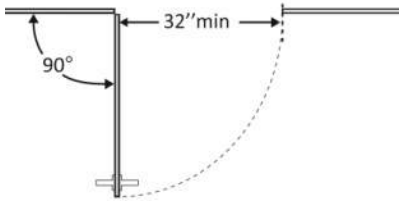
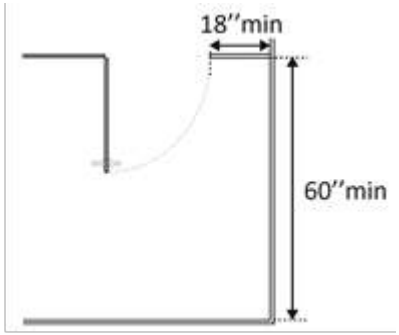
	dispenser no greater than 5 pounds? [309.4]				
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ¾"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures	☐Yes ☒No ☐N/A Measurement: **39"W x 58 ¾"D**		 *Water closet clearance*	• Replace with ADA compliant stall

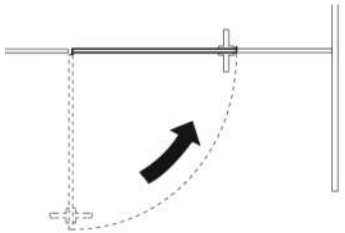
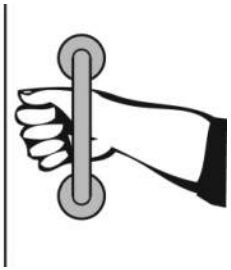
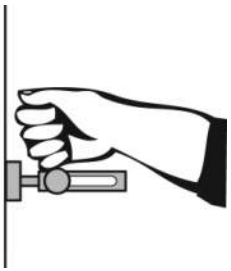
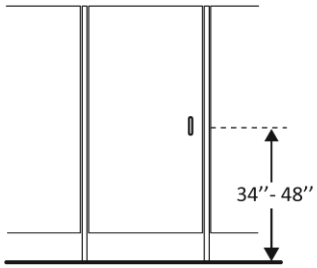
	(such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **19"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A	 	 *Non-compliant handrail configuration*	Generally non-compliant grab bar configuration • Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

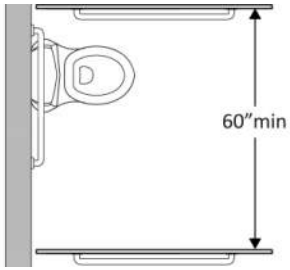
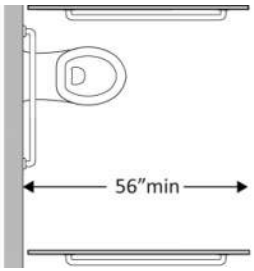
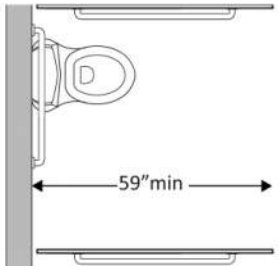
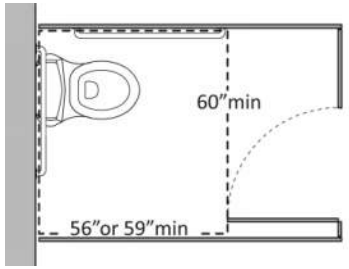
	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface?	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**	 		Generally non-compliant grab bar configuration • Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

	[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **30 3/8"**		 *Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **1 lbs**			

3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A		 *Flush control location*	• Stall configuration does not allow for complaint flush control access.
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A			
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **27 ½"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	

3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☒No ☐N/A Measurement: **n/a**		 *Non-compliant stall*	• Replace with ADA compliant stall
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A			

3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A			
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☐Yes ☒No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☐Yes ☒No ☐N/A			

3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			

Mega 10 Park

802 3rd St, Marshalltown, IA 50158

August 22, 2019



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Mega 10 Park

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

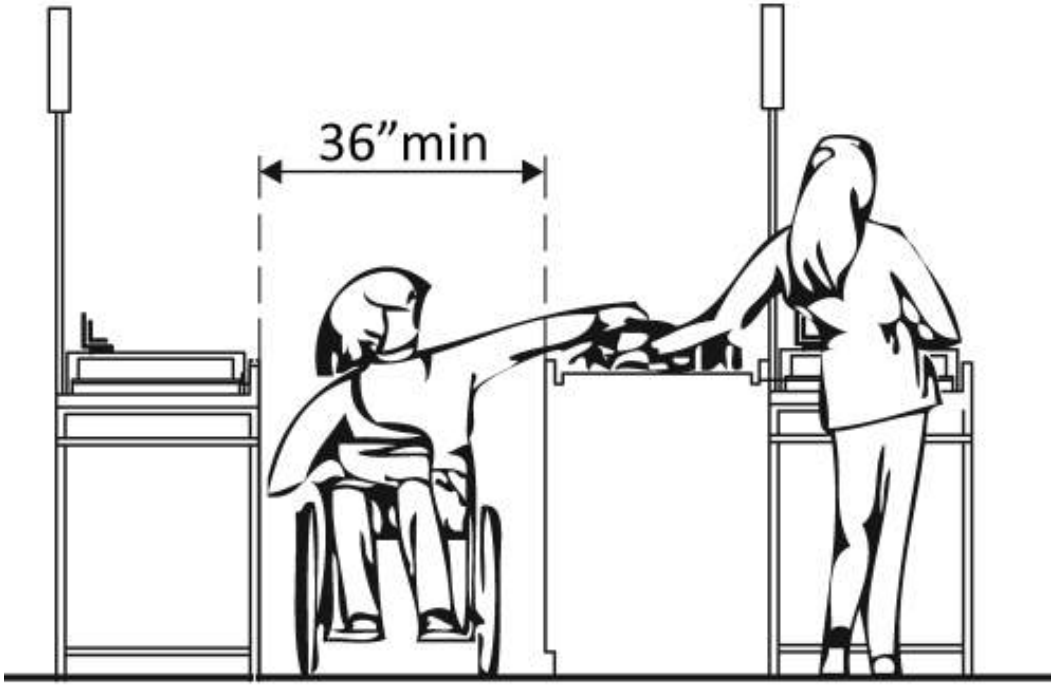
The restroom building at Mega 10 Park is generally in good condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Drinking Fountains**
   - 1.1. The drinking fountain identified in the report is located on the south side of the restroom building. This drinking fountain is mostly ADA-compliant, but the spout location and waste piping may make it difficult to access the fountain. It is suggested to replace this unit with an ADA-compliant bi-level drinking fountain.
2. **Restrooms**
   - 2.1. There are two (2) public restrooms in the facility.
   - 2.2. Restroom #1 is a single-occupant men's restroom that is accessed from the south side of the restroom building. There are several deficiencies including the height of the sink, the configuration of the water closet and the configuration of the grab bars that may make correction of this restroom somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.
   - 2.3. Restroom #2 is a single-occupant women's restroom that is accessed from the south side of the restroom building. There are several deficiencies including the height of the sink and the configuration of the water closet that may make correction of this restroom somewhat difficult and costly, but should be addressed if the building undergoes an alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Mega 10 Park Restroom

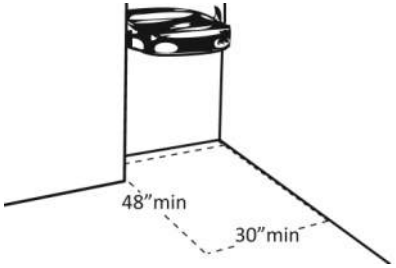
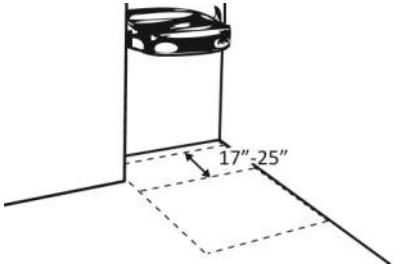
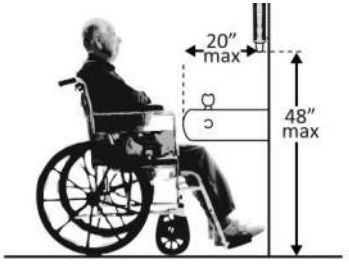
Location: 802 3rd Street, Marshalltown, Iowa 50158

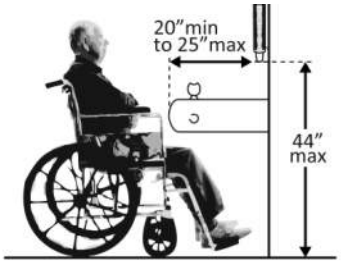
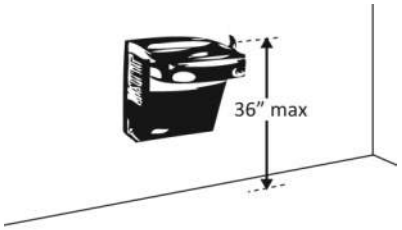
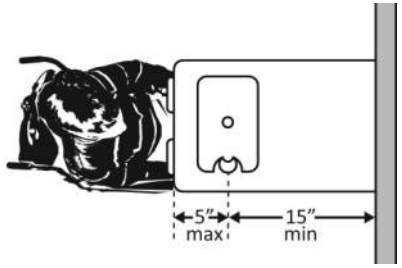
Date: 07/18/2019

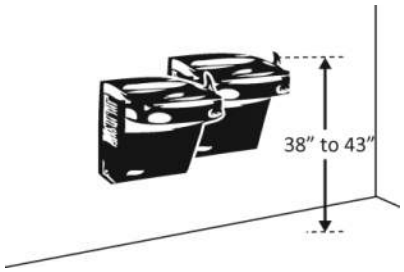
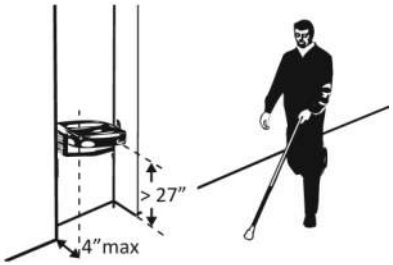
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A		 *Drinking fountain clear floor space*	
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☒Yes ☐No ☐N/A			
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			

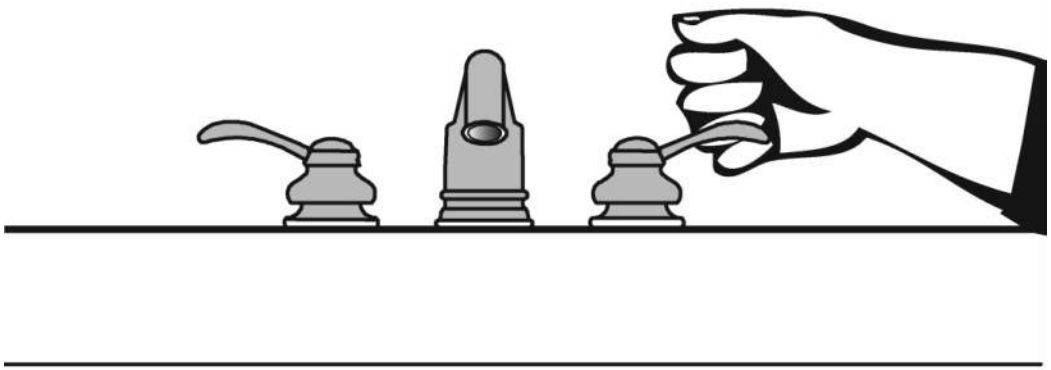
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☒Yes ☐No ☐N/A **31"**		 *Drinking fountain height*	
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☐Yes ☒No ☐N/A **8 ½"** ☒Yes ☐No ☐N/A **2 ¼"**		 *Drinking fountain distance from wall*	• Relocate drinking fountain • Extend drinking fountain away from buiding

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A			
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☐Yes ☒No ☐N/A Measurement: **10" to bottom of trap**			

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Mega 10 Park

Location: 802 3rd Street, Marshalltown, IA 50158

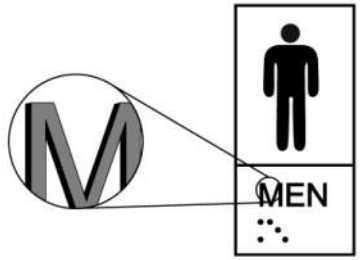
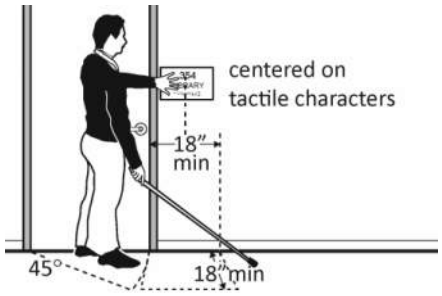
Date: 07/18/2019

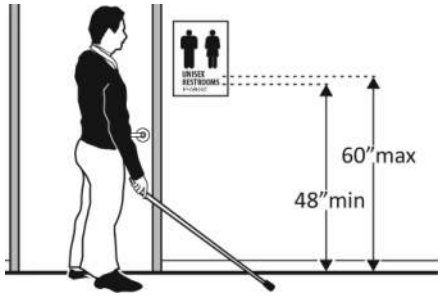
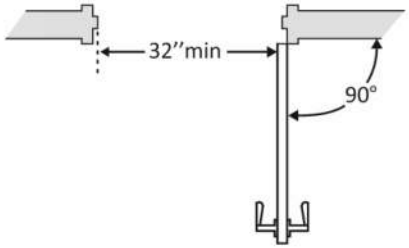
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

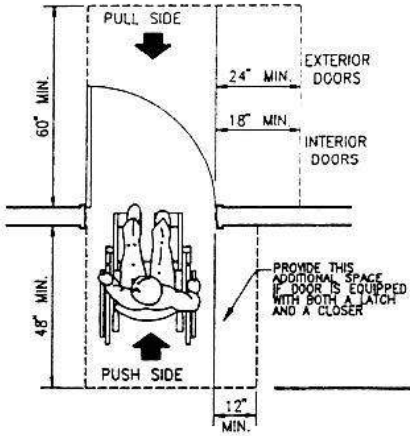
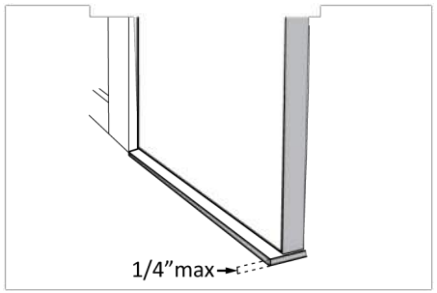
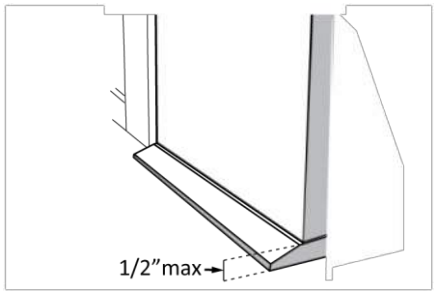
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

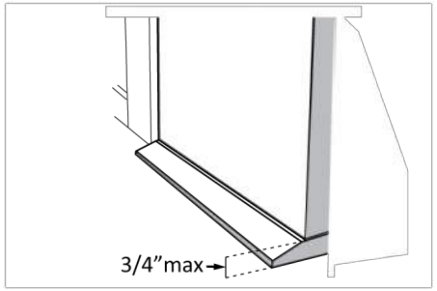
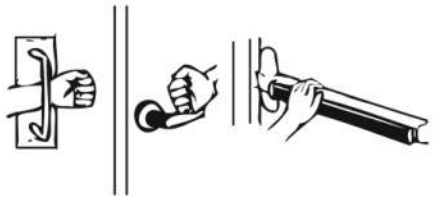
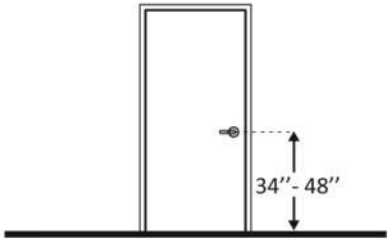
When toilet rooms are open to the public they should be accessible to people with disabilities.

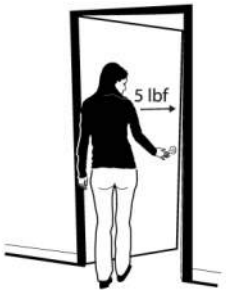
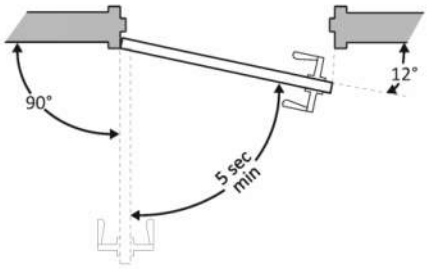
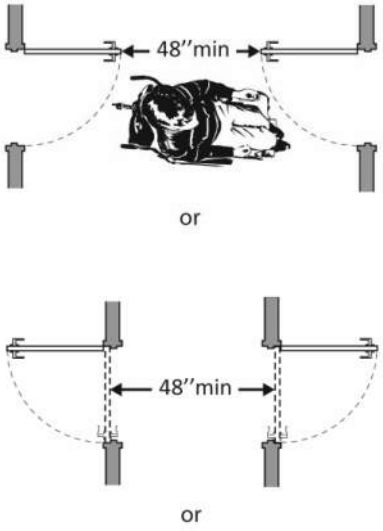
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☒No ☐N/A		 *Typical single user restroom*	
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☐No ☒N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☒Yes ☐No ☐N/A			

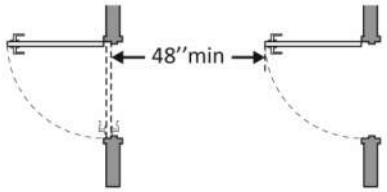
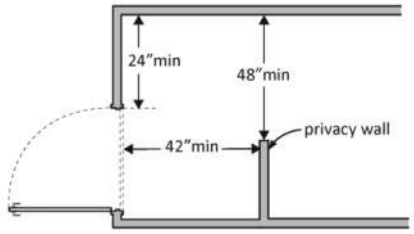
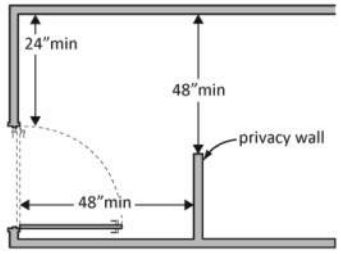
Toilet Room #1 Mega 10 Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☐N/A	☒No		 *Restroom signage height*	
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A **64"**	☒No			

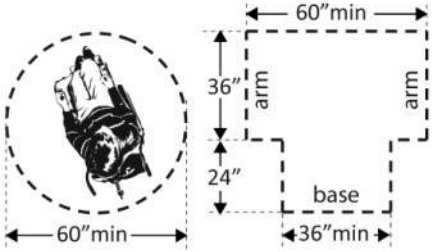
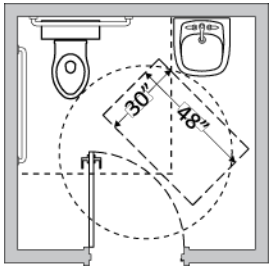
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *door entrance clear space*	

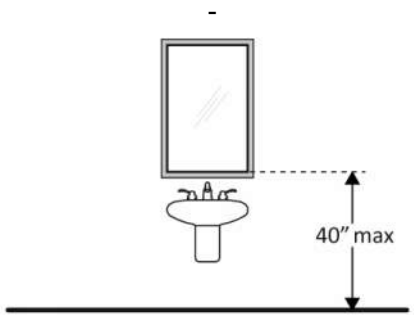
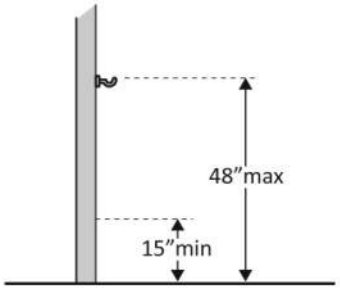
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **33"** ☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

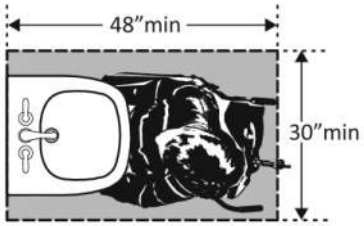
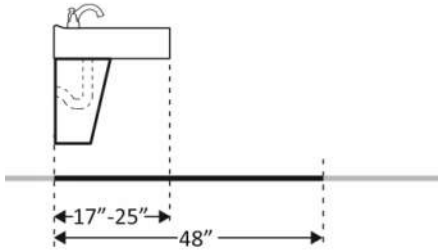
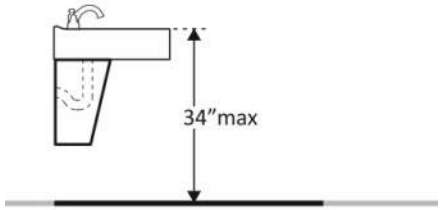
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **38" - Door** **48" - Lock**		 *Door handle height*  *Door lock height*	

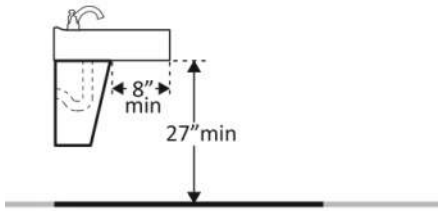
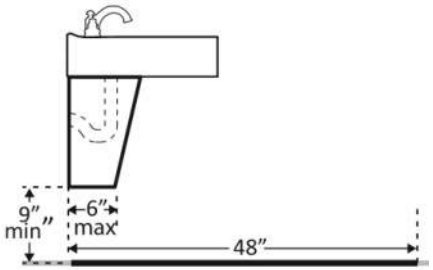
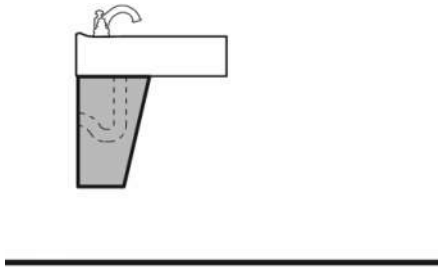
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **24 lbs**			• Replace door
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

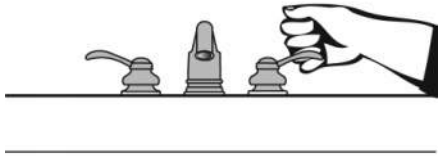
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

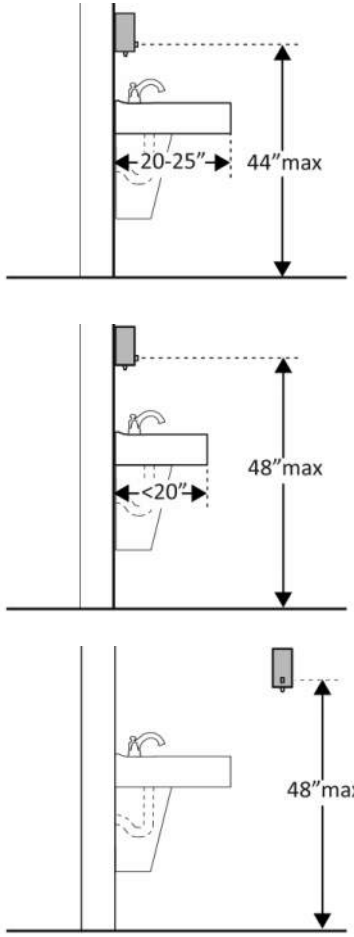
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

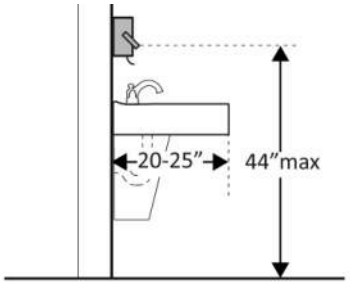
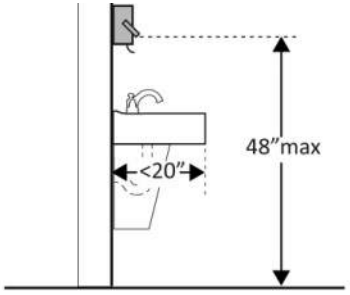
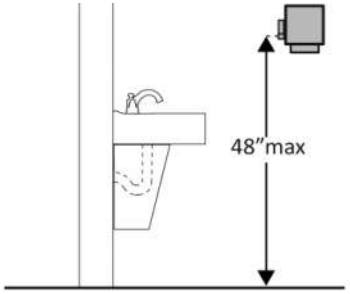
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Under lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **34 3/8"**		 *Lavatory height*	• Relocate lavatory

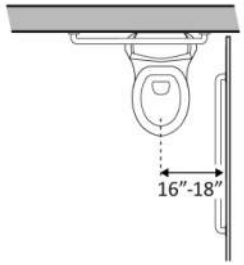
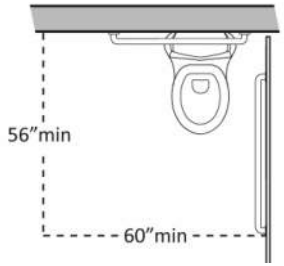
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **29"**		 *Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

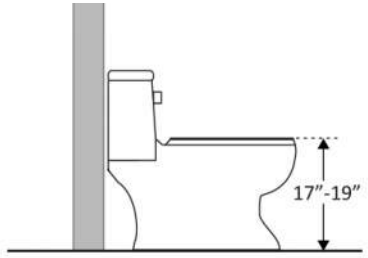
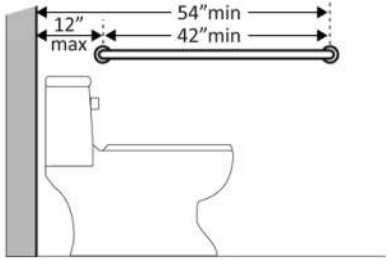
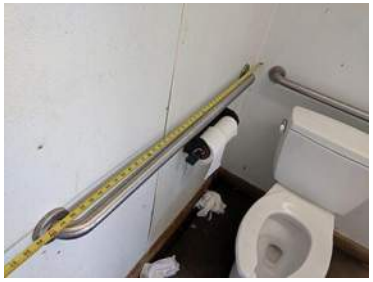
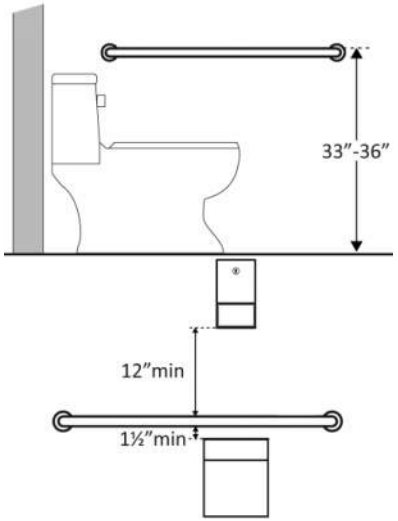
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **5 lbs**		 *Faucet handle*	

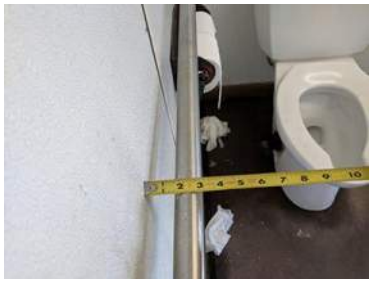
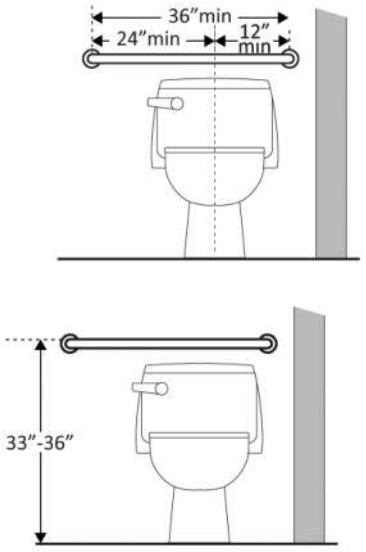
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

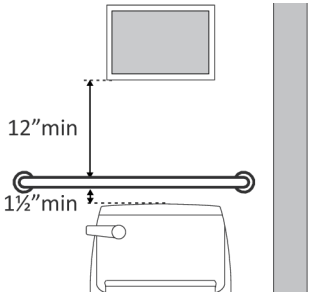
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			

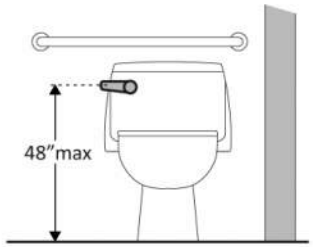
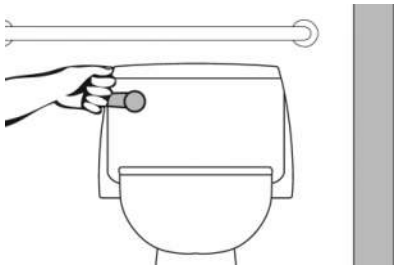
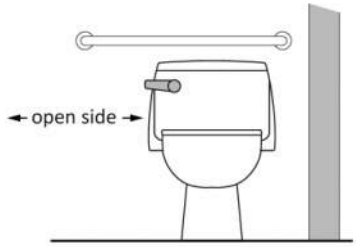
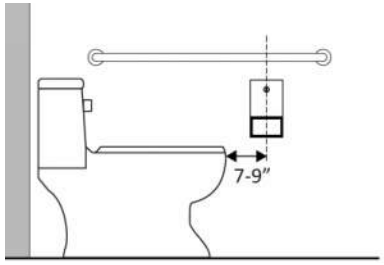
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **39 ½"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **4 lbs**			

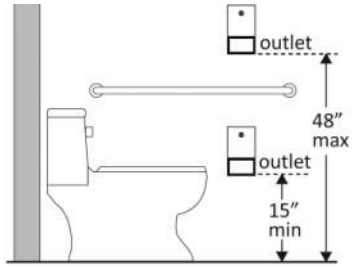
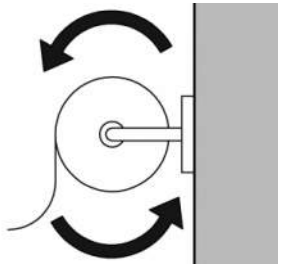
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19 ¾"**		 *Water closet distance from wall*	• Relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **49 ½"Wx75"D**		 *Water closet clear floor space*	• Relocate hand dryer to provide more clearance

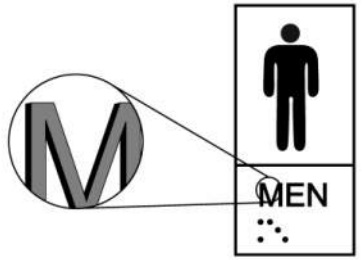
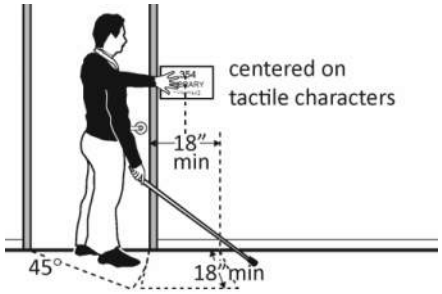
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42"**		 *Grab bar – side wall*	• Relocate grab bar on side wall
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **6"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **47"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **33 ½"**		 *Grab bar – side wall height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **2 3/8"**			

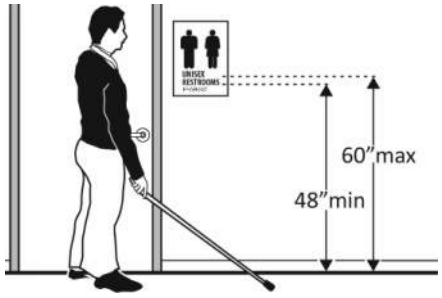
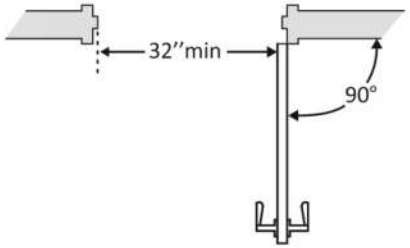
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface?	☒Yes ☐No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **15"** ☐Yes ☒No ☐N/A Measurement: **21"** ☒Yes ☐No ☐N/A Measurement: **33 5/8"**		 *Grab bar – rear wall*	• Relocate grab bar along rear wall

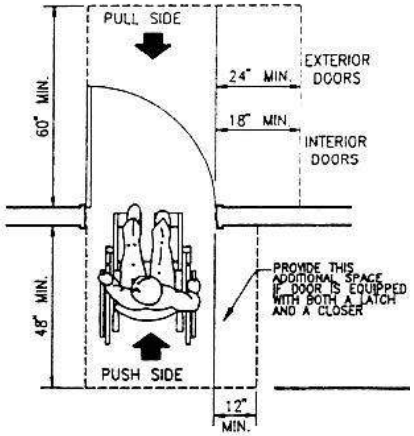
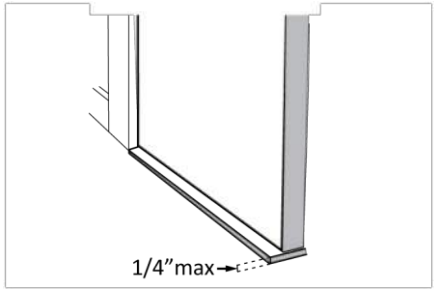
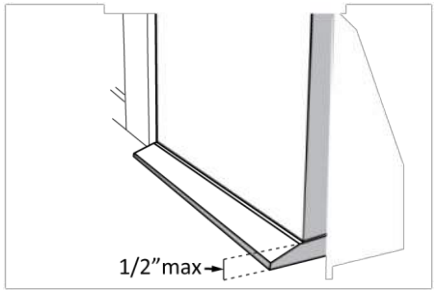
[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **1"** ☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar – rear wall height*  *Grab bar distance to water closet*  *Grab bar distance from wall*	• Relocate grab bar

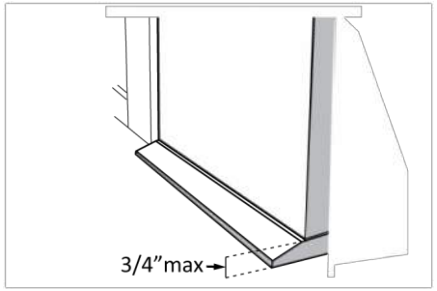
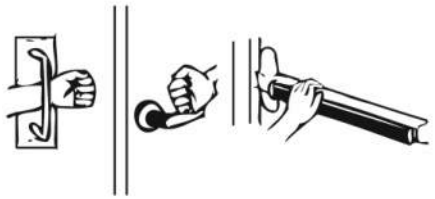
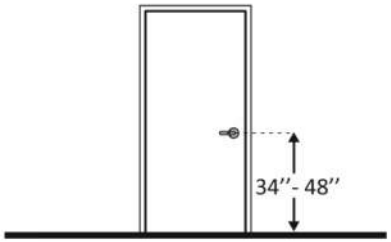
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush control on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is	☐Yes ☒No ☐N/A		 *Toilet paper dispenser distance to water closet*	• Relocate toilet paper dispenser

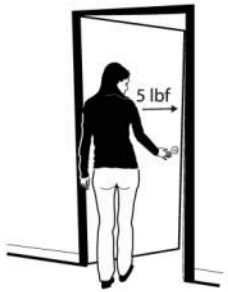
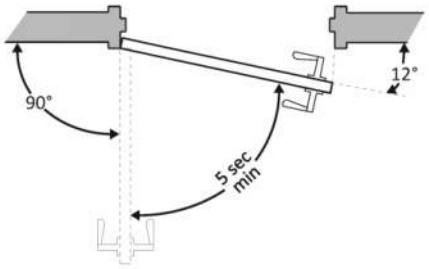
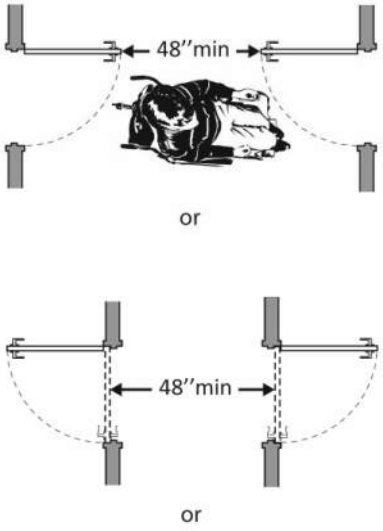
	within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

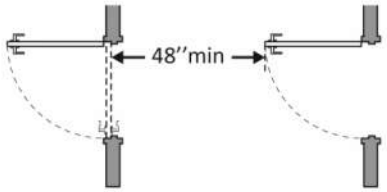
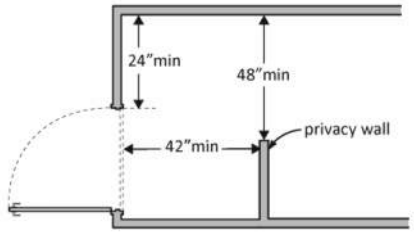
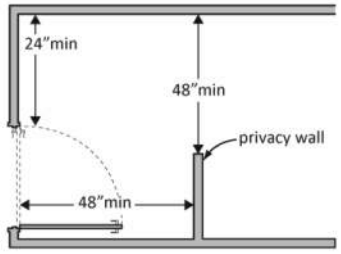
Toilet Room #2 Mega 10 Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage height*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A **65 ¾"**	☒No			
	So the baseline of the lowest character is at least 48 inches					

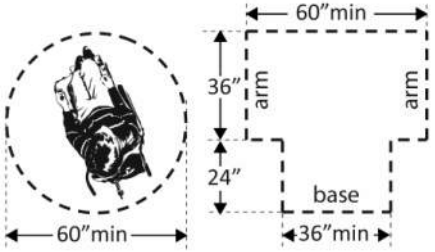
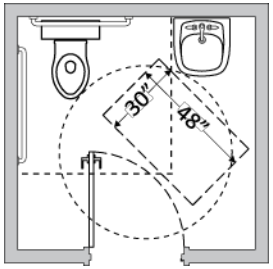
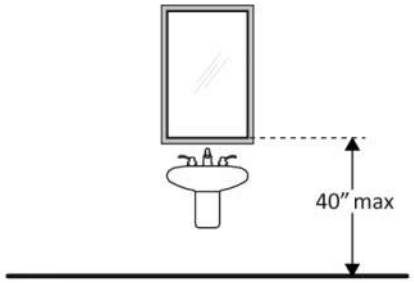
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entry clear space*	

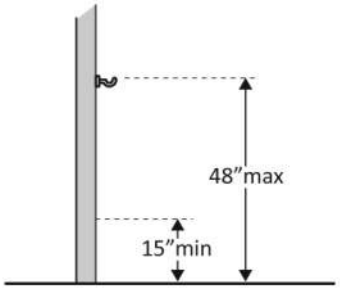
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **30 ½"** ☒Yes ☐No ☐N/A Measurement: **14"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 		

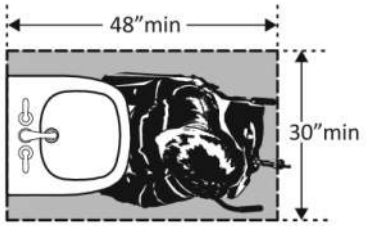
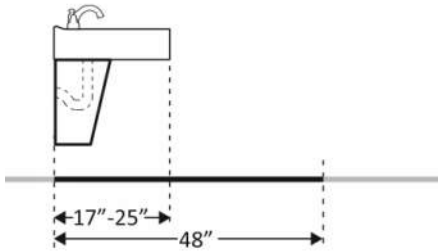
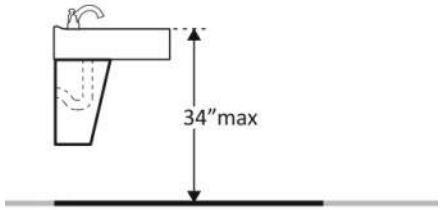
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **30 ½" - Door** **48" - Lock**		 *Door handle height*  *Door lock height*	

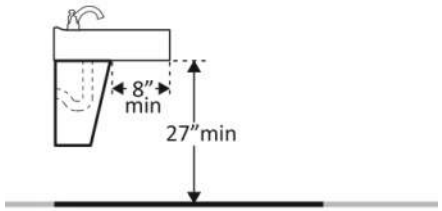
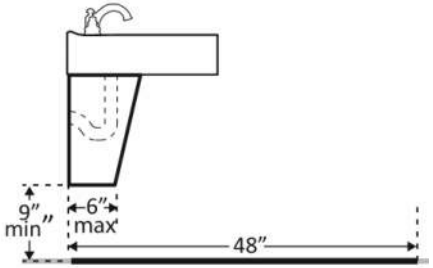
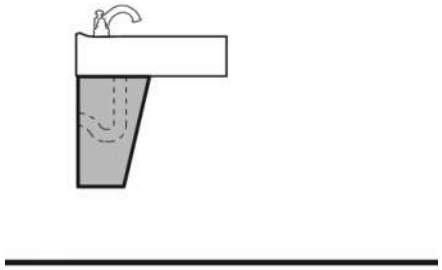
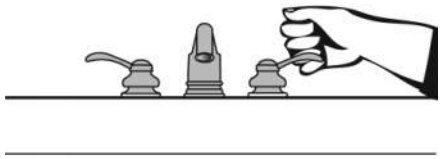
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **20 lbs**			• Replace door
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **4 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

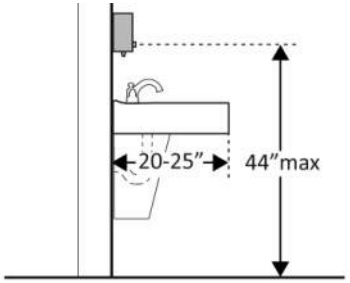
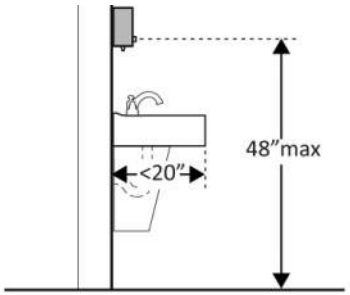
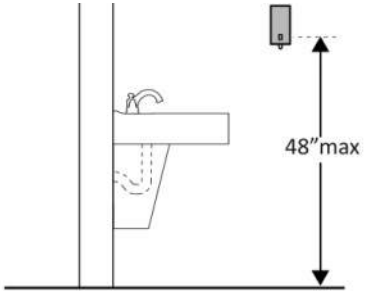
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☐Yes ☐No ☒N/A Measurement: **n/a**	- 		

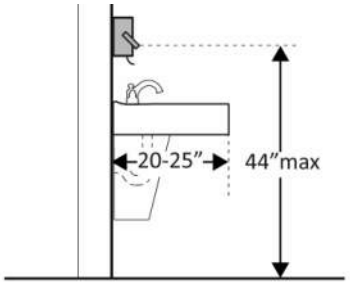
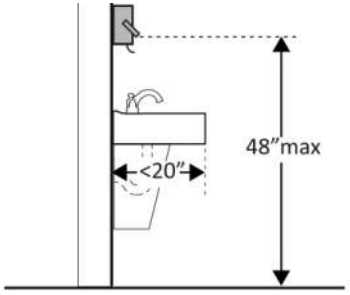
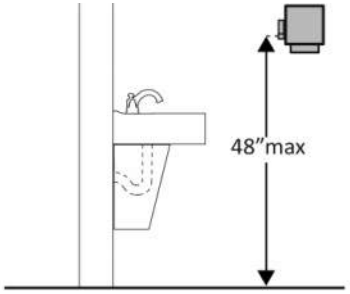
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **67 ¾"**		 *Coat hook height*	• Relocate coat hook

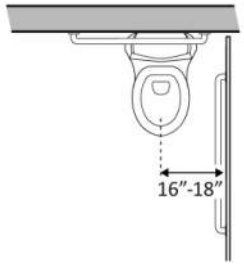
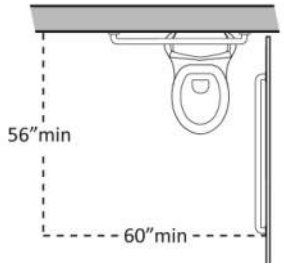
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **19"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **32 ¾"**		 *Lavatory height*	

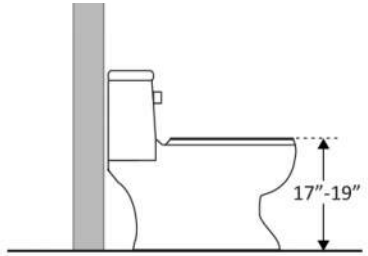
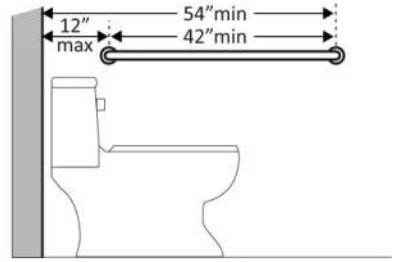
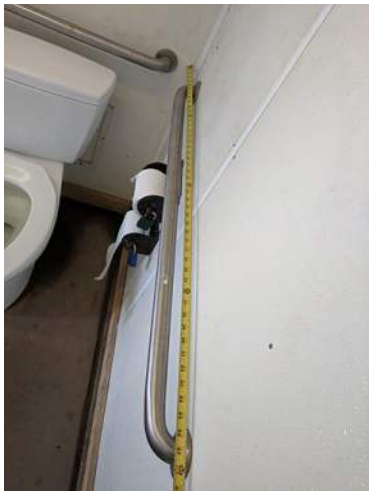
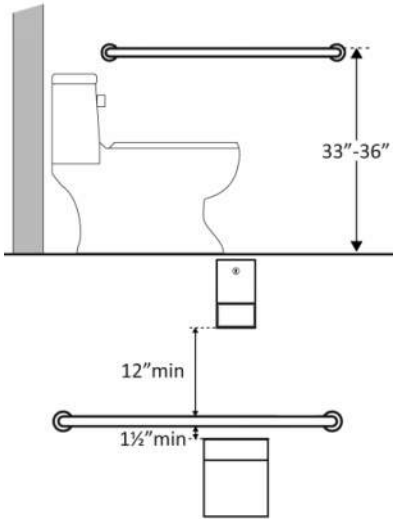
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **25 ½"**		 *Under lavatory clear space*	• Relocate lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **5 lbs**		 *Faucet handle*	

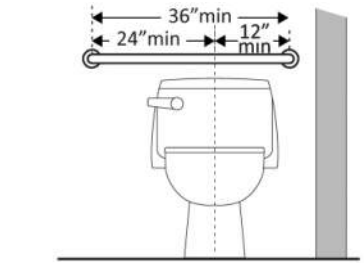
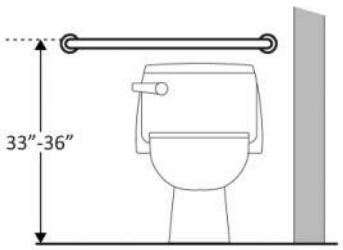
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

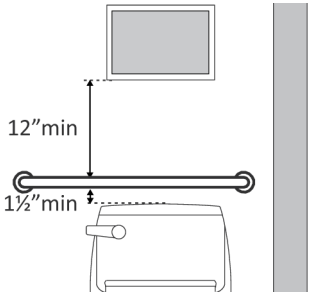
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

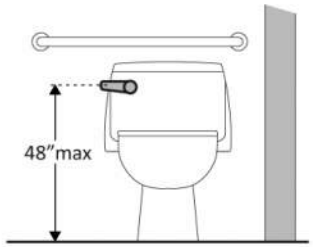
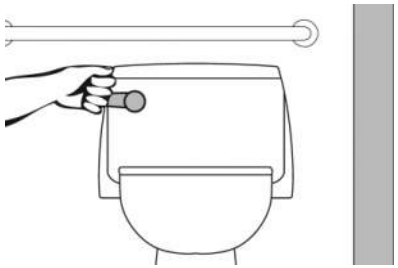
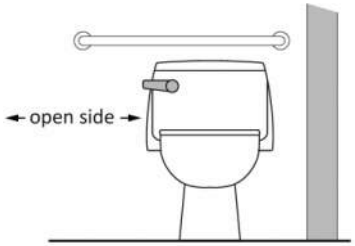
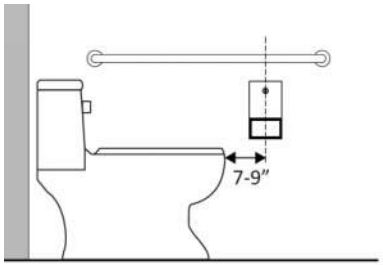
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Hand dryer height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **39 3/8"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **4 lbs**			

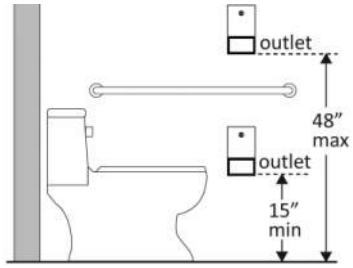
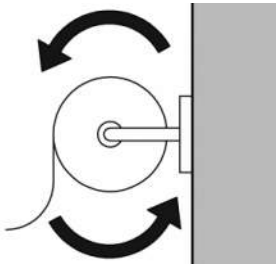
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **20"**		 *Water closet distance from wall*	• Relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **48 ½"Wx75 ¼"D**			• Relocate hand dryer to provide more clearance

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ¼"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42"**		 *Grab bar – side wall*	• Relocate grab bar along side wall
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **4 ¾"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **46 ¾"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34 ¾"**		 *Grab bar – side wall height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **3"**			

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A easurement: **1 ½"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface?	☒Yes ☐No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **15"** ☐Yes ☒No ☐N/A Measurement: **21"** ☒Yes ☐No ☐N/A Measurement: **34"**	 	 *Grab bar – rear wall*	• Relocate grab bar along rear wall

[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **1 3/8"** ☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar – rear wall height*  *Grab bar distance to water closet*  *Grab bar distance from wall*	• Relocate grab bar along rear wall

3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not	☐Yes ☒No ☐N/A		 *Toilet paper dispenser distance to water closet*	• Relocate toilet paper dispenser

	need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Nicholson-Ford OVH Park

August 22, 2019

E Marion St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Nicholson-Ford OHV Park

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

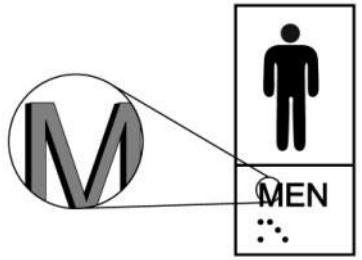
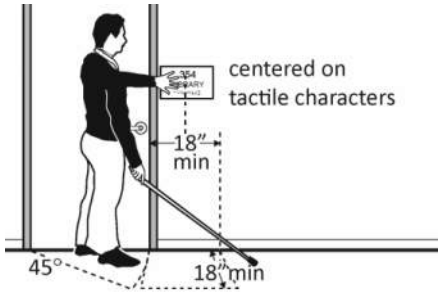
References

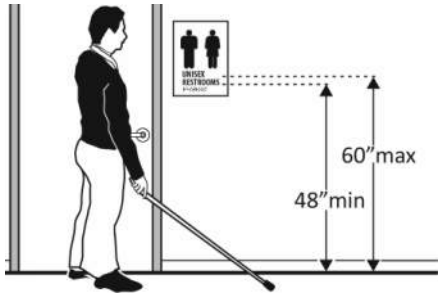
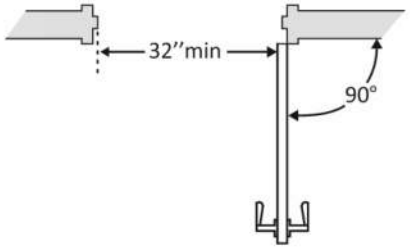
1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

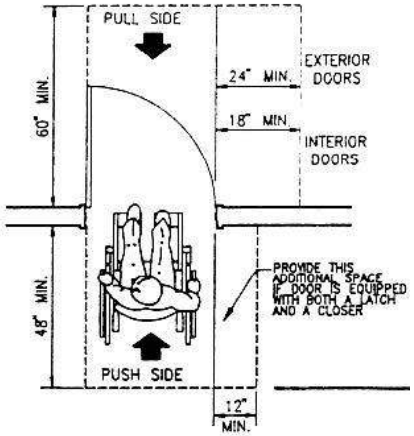
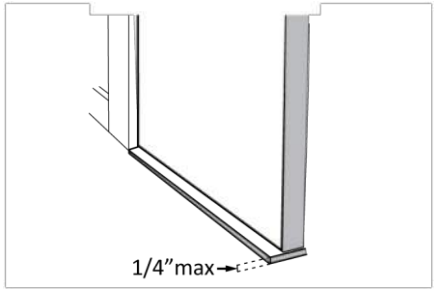
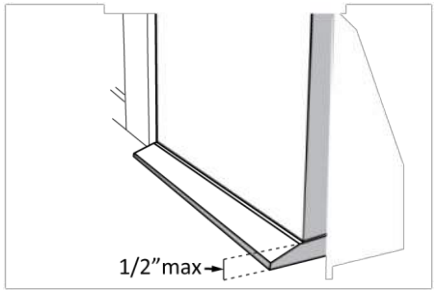
Facility Notes

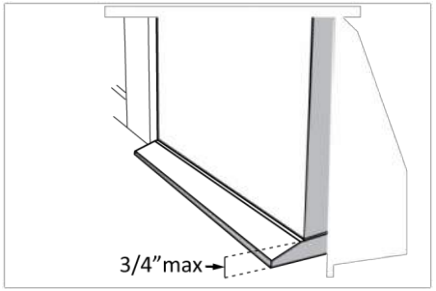
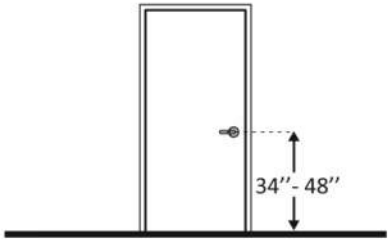
The restroom building at the Nicholson-Ford OHV Park is in excellent condition. Nearly all components of this restroom building are ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

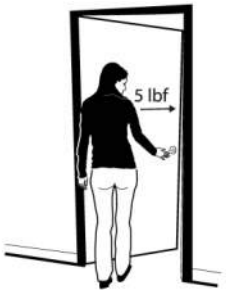
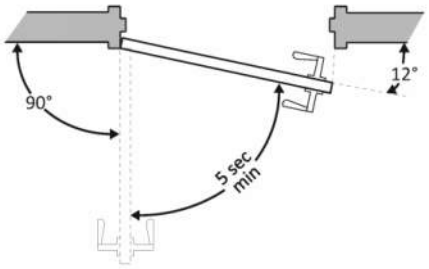
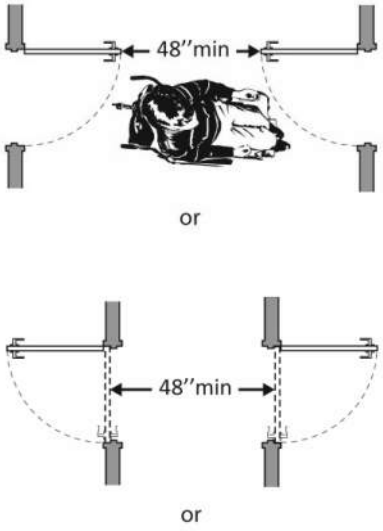
1. **Restrooms**
   - 1.1. There are two (2) public restrooms in the facility. These restrooms are newer and are part of a premanufactured restroom unit.
   - 1.2. Restroom #1 is a single-occupant men's restroom that is accessed from the north side of the restroom building. The only deficiency noted was to adjust the door closer to reduce the speed at which the door closes.
   - 1.3. Restroom #2 is a single-occupant women's restroom that is accessed from the north side of the restroom building. The only deficiency noted was to adjust the door closer to reduce the speed at which the door closes.

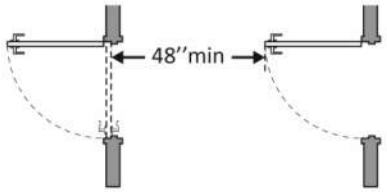
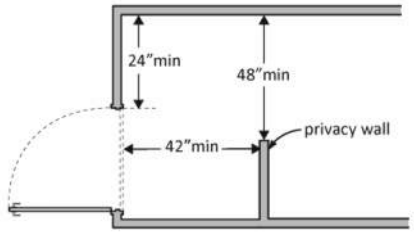
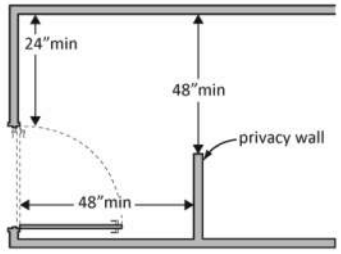
Toilet Room #2 Nicholson-Ford OHV Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom signage*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom signage distance from door*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A **16"**		 *Restroom signage height*	
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A **49 ½"**			
	So the baseline of the lowest character is at least 48 inches				

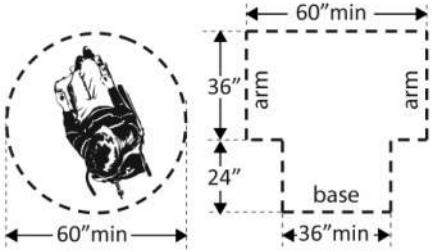
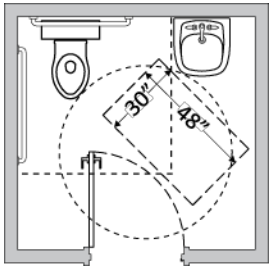
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

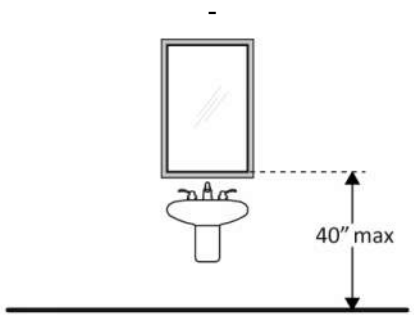
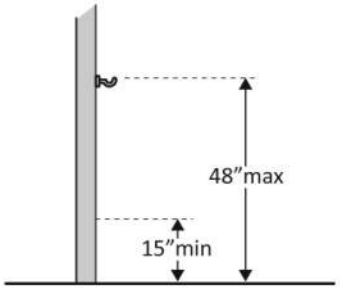
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **36 ½"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

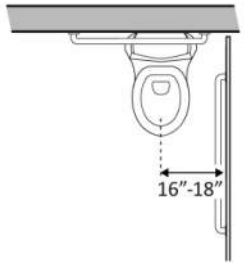
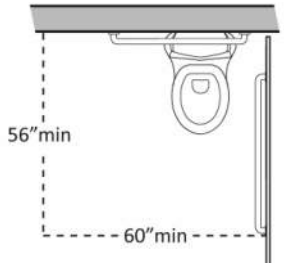
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40 ½"**		 *Door hardware height*	

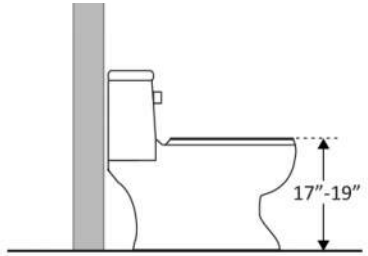
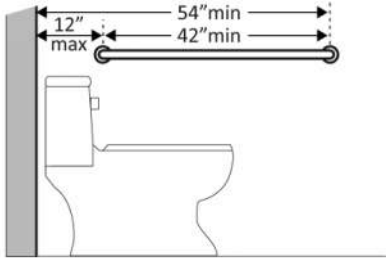
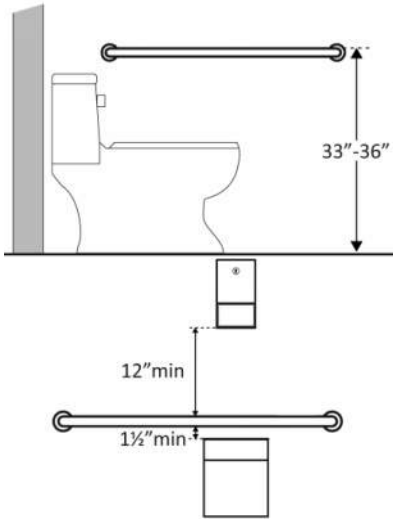
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

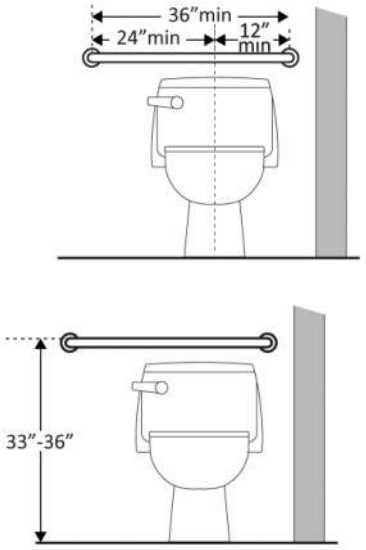
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

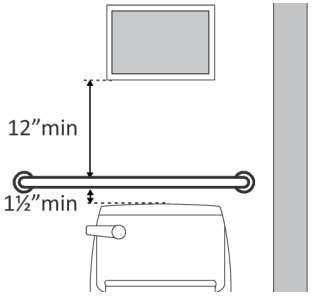
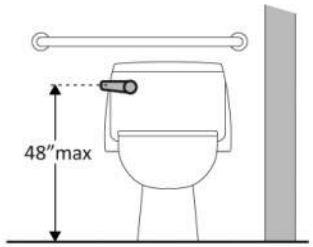
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☒Yes ☐No ☐N/A			

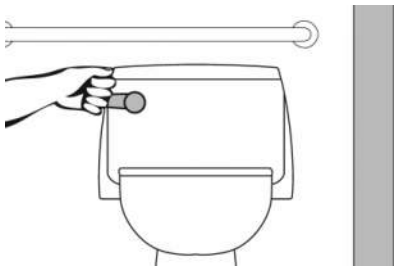
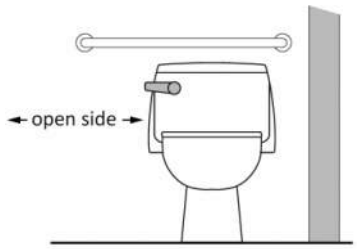
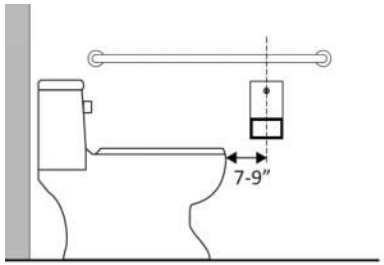
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

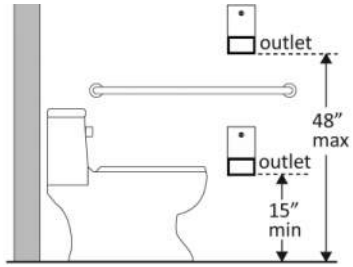
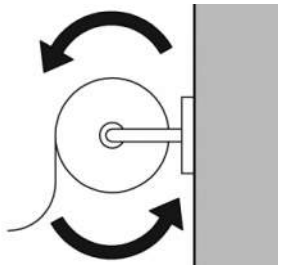
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **80"W x 87 ½"D**			

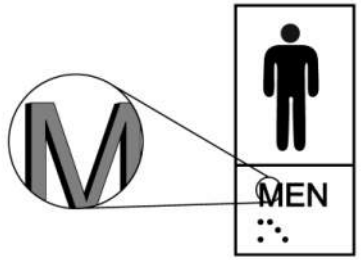
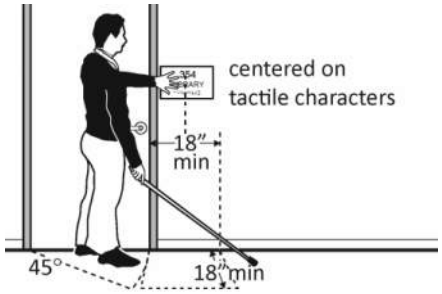
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **19"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **54"**		 *Grab bar – side wall*	
	Is it located no more than 12 inches from the rear wall?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **33 ¾"**		 *Grab bar – side wall height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1 5/8"**			

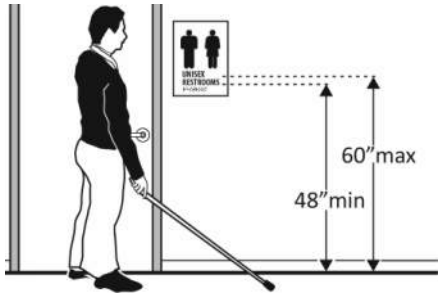
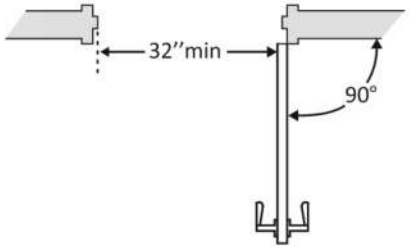
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar – distance to objects below*  *Gab bar – distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **54"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **36 ½"** ☒Yes ☐No ☐N/A Measurement: **33 ¾"**		 *Grab bar – rear wall*	

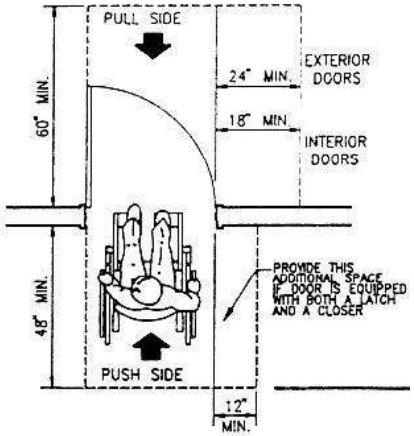
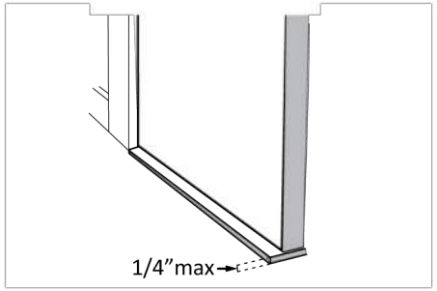
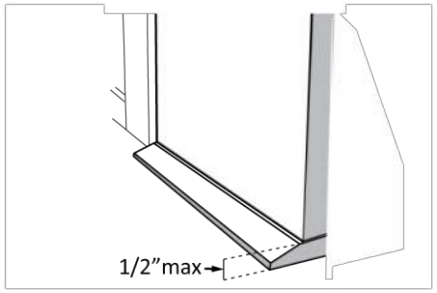
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **2 ¾"** ☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar – rear wall height*  *Grab bar – distance from wall*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☐Yes ☐No ☒N/A			

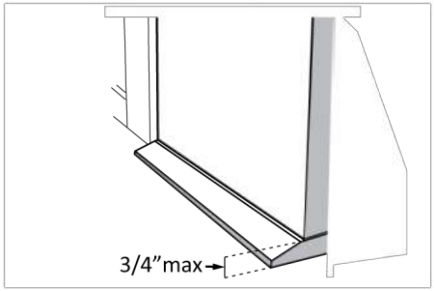
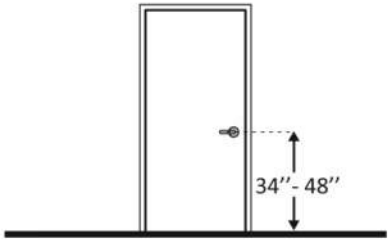
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☐No ☒N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance from water closet*	

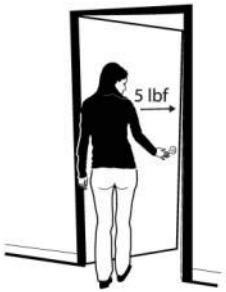
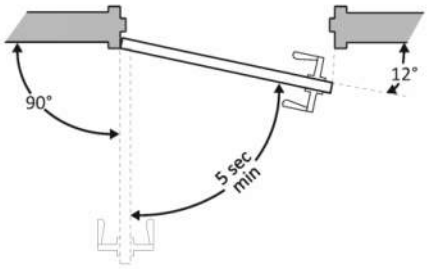
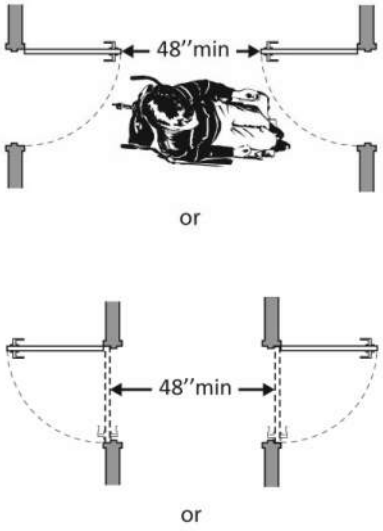
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

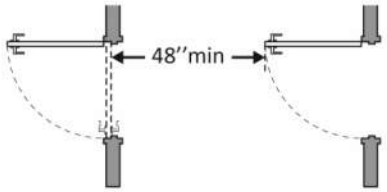
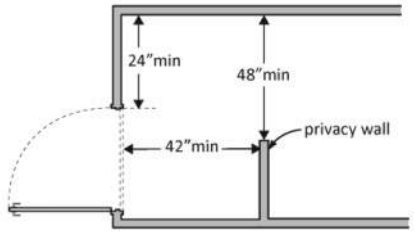
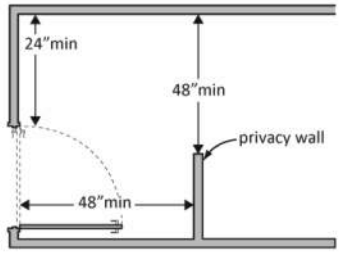
Toilet Room #2 Nicholson-Ford OHV Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom signage*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒Yes ☐No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐No ☐N/A		 *Restroom signage distance from door*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐No ☐N/A **16"**		 *Restroom signage height*	
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐No ☐N/A **49 ½"**			
	So the baseline of the lowest character is at least 48 inches				

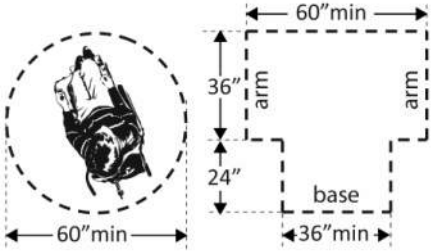
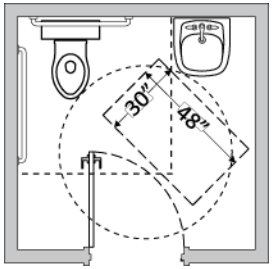
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

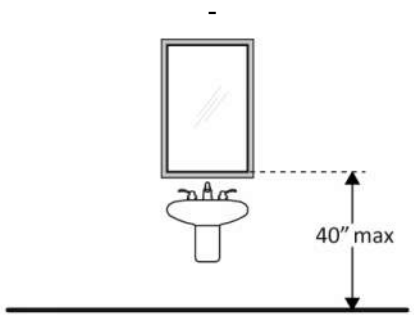
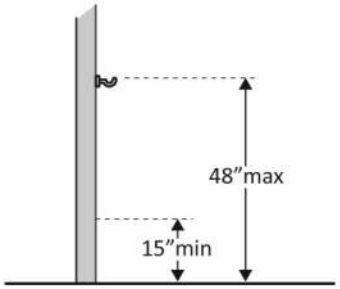
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **36 ½"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

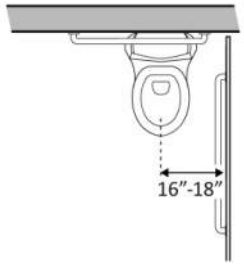
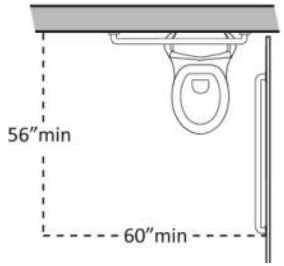
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40 ½"**		 *Door hardware height*	

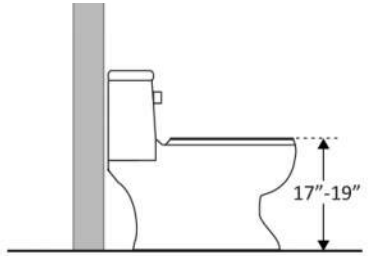
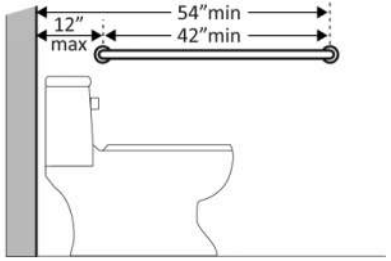
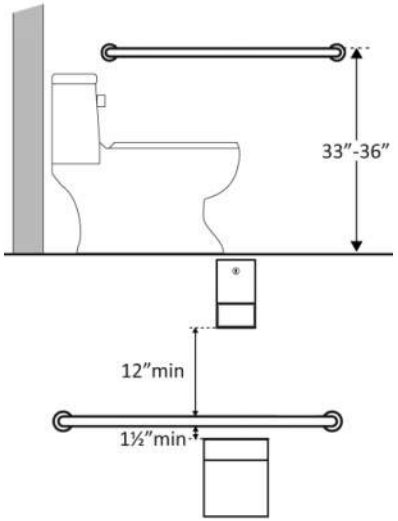
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

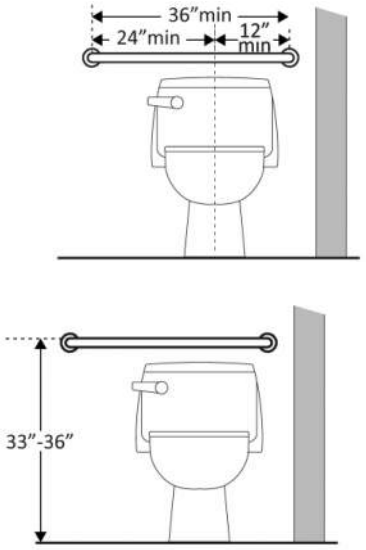
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

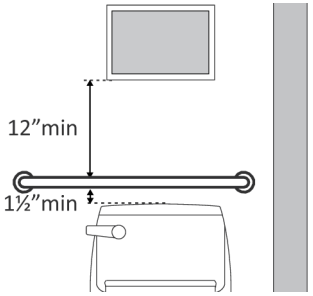
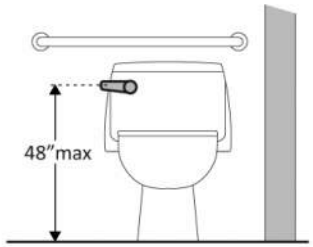
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☒Yes ☐No ☐N/A			

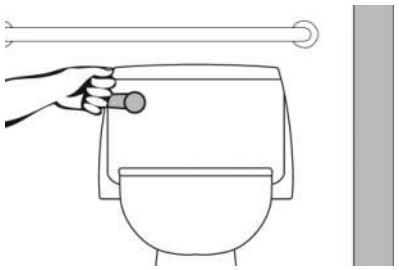
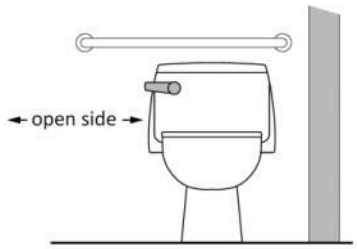
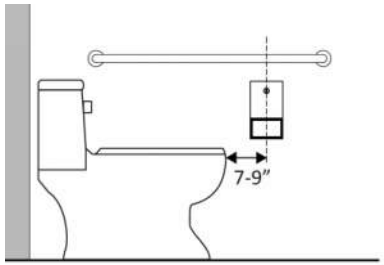
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

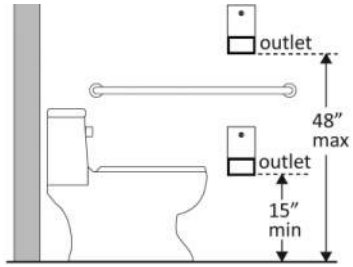
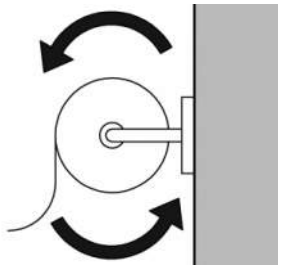
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **80"W x 87 ½"D**			

3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **19"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **54"**		 *Grab bar – side wall*	
	Is it located no more than 12 inches from the rear wall?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **33 ¾"**		 *Grab bar – side wall height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1 5/8"**			

	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar – distance to objects below*  *Gab bar – distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **54"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **36 ½"** ☒Yes ☐No ☐N/A Measurement: **33 ¾"**		 *Grab bar – rear wall*	

	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **2 ¾"** ☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar – rear wall height*  *Grab bar – distance from wall*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☐Yes ☐No ☒N/A			

3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☐No ☒N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance from water closet*	

3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Riverview Park Community Building

August 22, 2019

402 Woodland St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Riverview Park Community Building

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

The shelter and restroom portions of the Riverview Park Community Building are generally in good condition. Some portions of the building are ADA-compliant, some are not. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route.
   - 1.2. There are some wall-mounted objects that project into the accessible path of travel. These should be reviewed and corrected.
   - 1.3. There are no ramps or handrails within the facility.
2. **Elevators / lifts**
   - 2.1. There are no elevators or platform lifts within in the facility.
3. **Signage**
   - 3.1. There does not appear to be room or wayfinding signage throughout the facility except for the restrooms. It is recommended to add ADA-compliant signage to permanent spaces.
   - 3.2. Building signage should be reviewed with a sign installer, and ADA-compliant signage should be installed.
4. **Doors, thresholds, hardware**
   - 4.1. Doors appear to have ADA-compliant lever-type handles.
   - 4.2. Door thresholds appear to be ADA compliant.
   - 4.3. It appears that all doors throughout the facility that have closer devices are ADA-compliant.
5. **Controls**
   - 5.1. Controls appear to have been mounted at an ADA-compliant height.
6. **Seating**
   - 6.1. The majority of the community building is open floor space for non-fixed tables and chairs, but no dedicated audience or waiting seating.
7. **Sales & Service Counters**
   - 7.1. There are no sales or service counters within the facility.
8. **Food Service**
   - 8.1. There is no dedicated food service area in the facility.
9. **Drinking Fountains**
   - 9.1. There is no drinking fountain within the facility. It is recommended to add an ADA-compliant bi-level drinking fountain unit.

10. Restrooms

10.1. There are two (2) public restrooms in the facility.

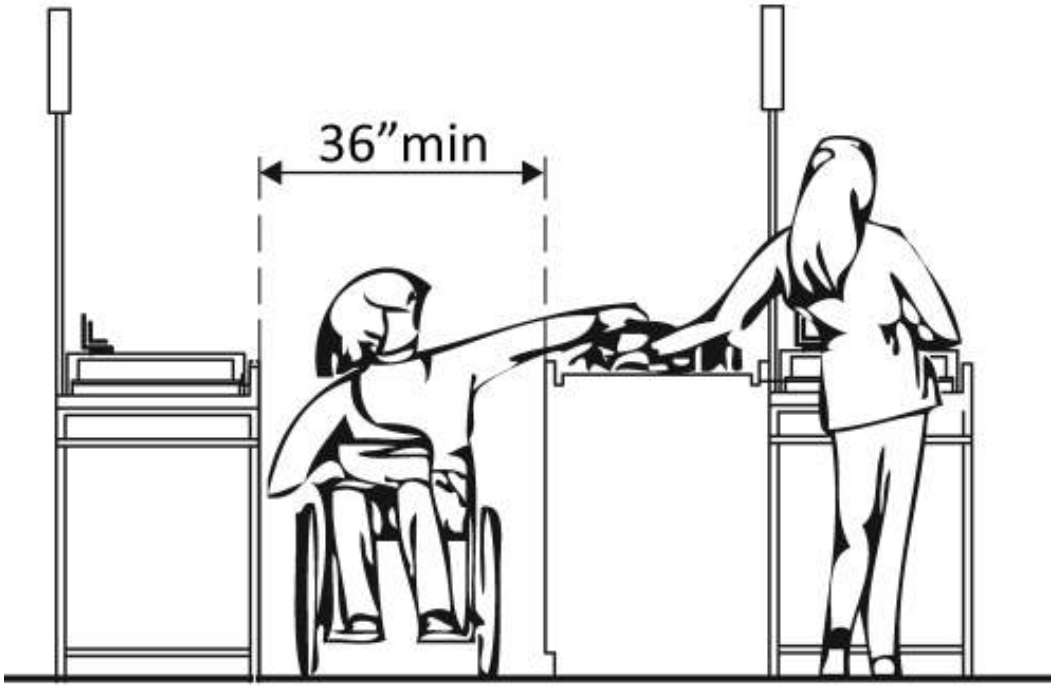
10.2. Restroom #1 is a multi-occupant men's restroom that is accessed from within the building. There are some deficiencies including the configuration of the water closet and dedicated accessible stall that should be corrected as part of a building alteration project.

10.3. Restroom #2 is a multi-occupant women's restroom that is accessed from within the building. There are some deficiencies including the configuration of the water closet and dedicated accessible stall that should be corrected as part of a building alteration project.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Riverview Park Community Building

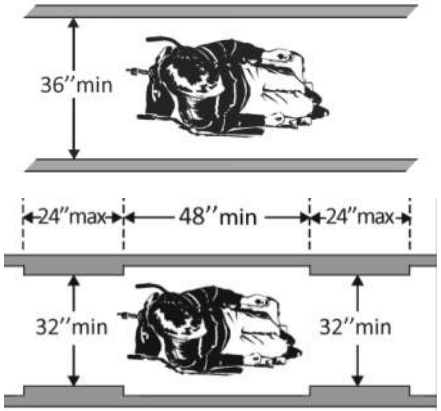
Location: 402 Woodland St, Marshalltown, Iowa 50158

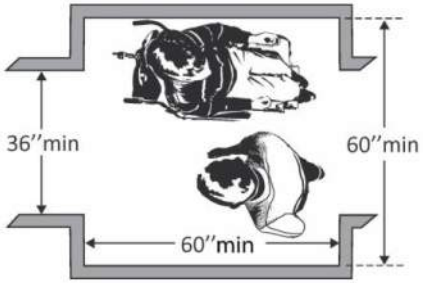
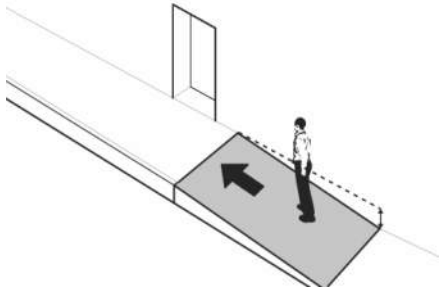
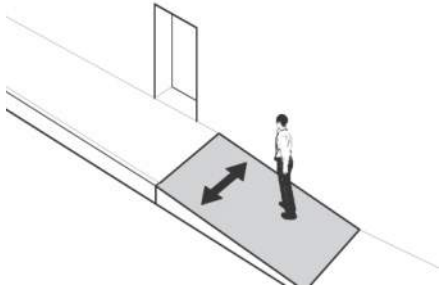
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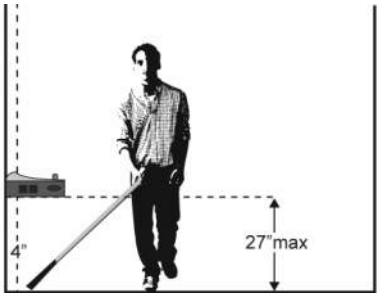
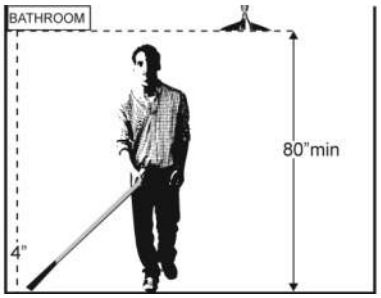
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

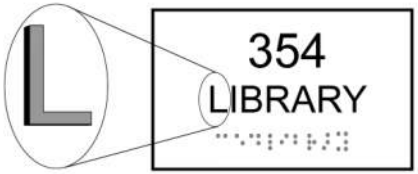
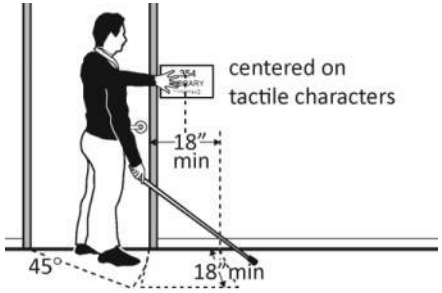
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

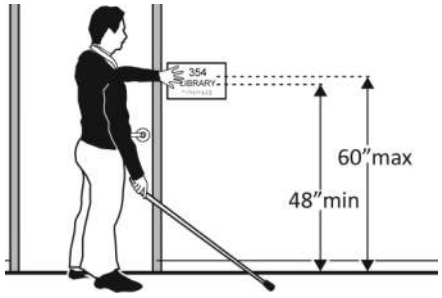
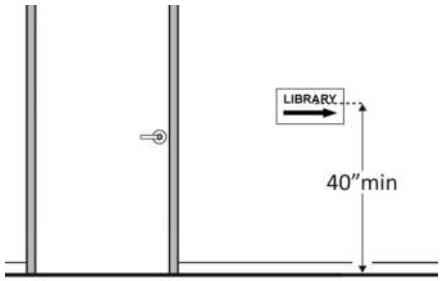
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

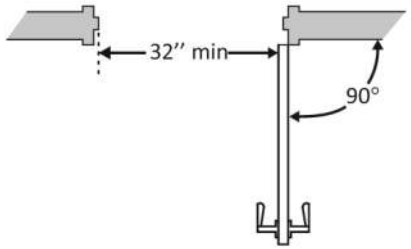
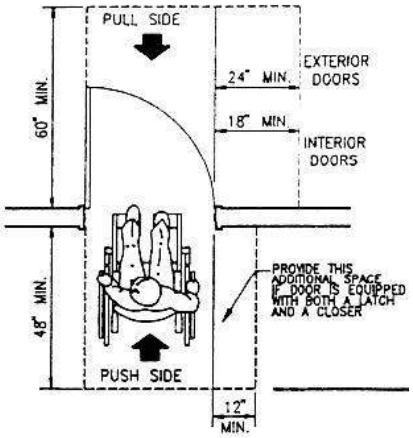
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☐Yes ☐No ☒N/A			
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☒Yes ☐No ☐N/A			
2.3	Is the route stable, firm and slip-resistant? [40.2, 302.1]	☒Yes ☐No ☐N/A			
2.4	Is the route at least 36 inches wide? [403.5.1] Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.	☒Yes ☐No ☐N/A			

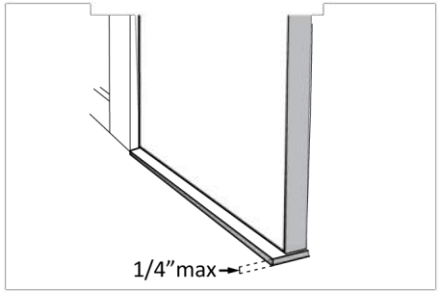
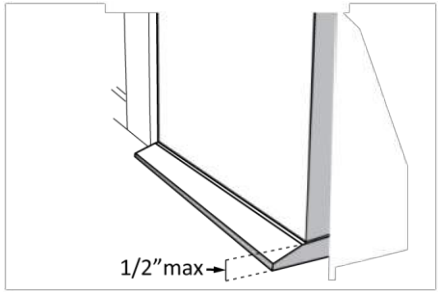
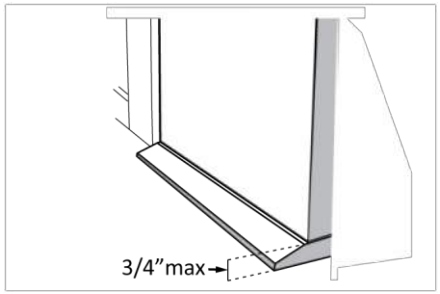
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☒Yes ☐No ☐N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.	☐Yes ☐No ☒N/A Measurement: **n/a**			
2.7	Is the cross slope no steeper than 1:48? [403.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			

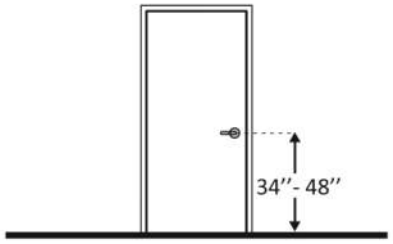
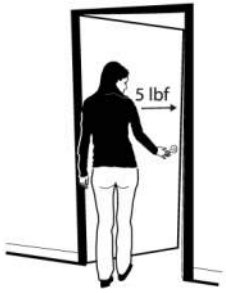
2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or	☐Yes ☒No ☐N/A **4 ¼”**	 Or	 *F.E. protrusion*	
	If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or	☐Yes ☒No ☐N/A	 Or	 *F.E. protrusion*	
	Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☐Yes ☒No ☐N/A			
2.9	Are there elevators or platform lifts to all public stories?	☐Yes ☐No ☒N/A			

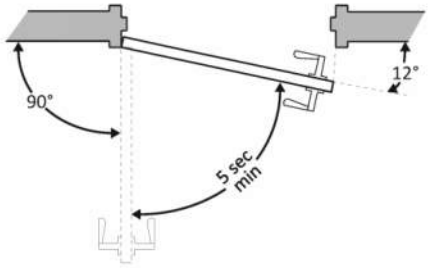
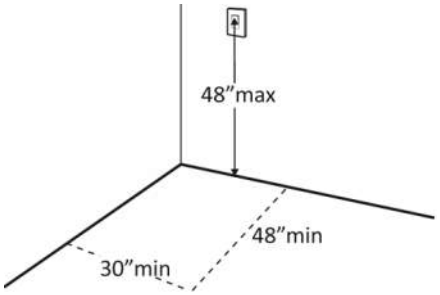
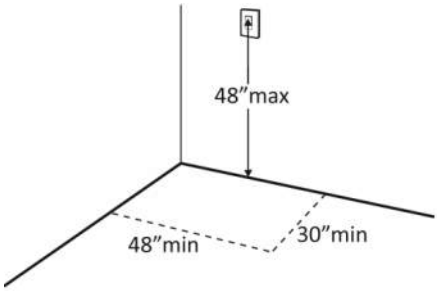
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.					
2.38	If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]				• Add compliant signage for rooms
	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐N/A	☒No		
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No		
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2]	☐Yes ☐N/A	☒No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing				

	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.	☐Yes ☒No ☐N/A			
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A			

Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A		 *Door opening width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A			

2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2] Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	  		

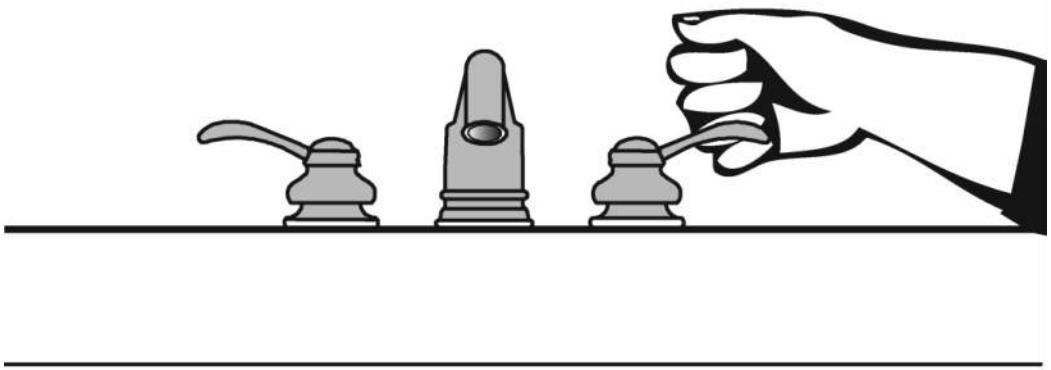
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door hardware*	
2.44	Are the operable parts of the hardware no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **36 ½"**		 *Door hardware height*	
2.45	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.	☒Yes ☐No ☐N/A **2 lbs**			

2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A			
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **46 ½”**	 	 *Light switch height*	
2.51	Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Riverview Park Community Building Restrooms

Location: 402 Woodland St, Marshalltown, IA 50158

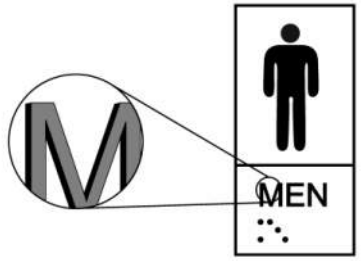
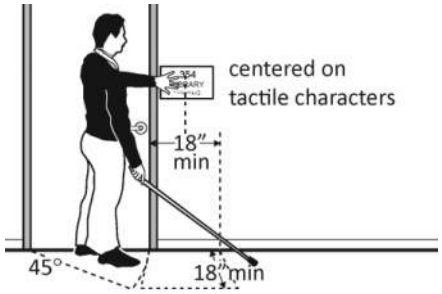
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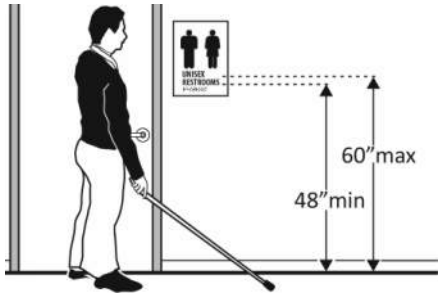
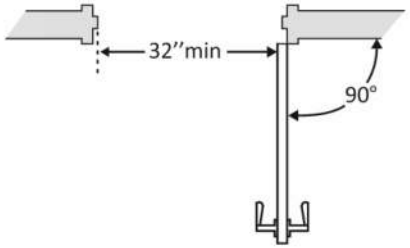
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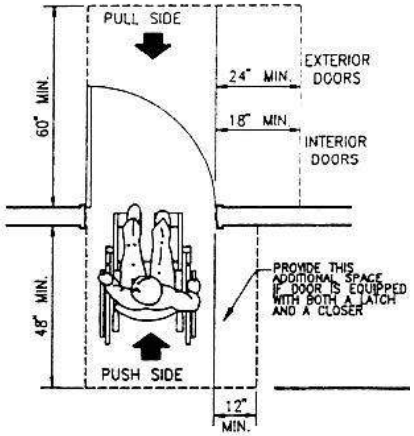
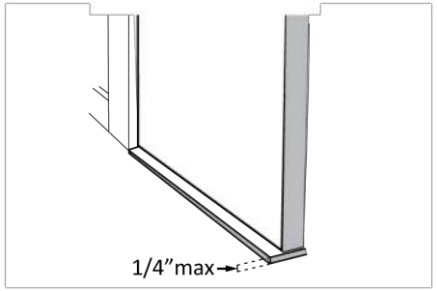
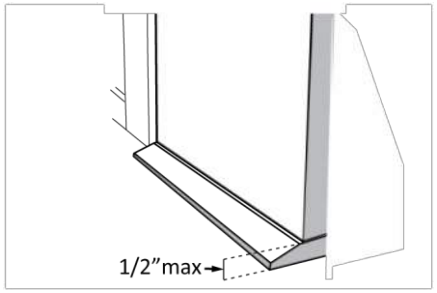
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

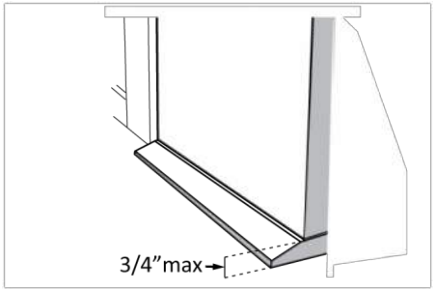
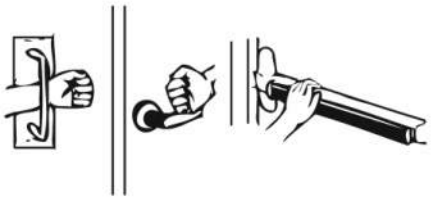
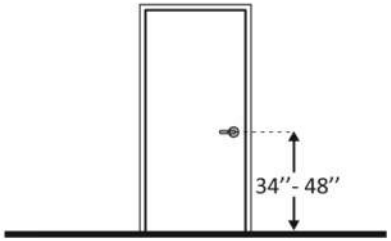
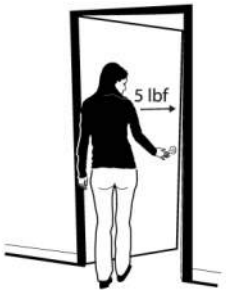
When toilet rooms are open to the public they should be accessible to people with disabilities.

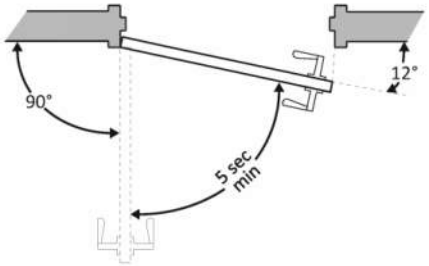
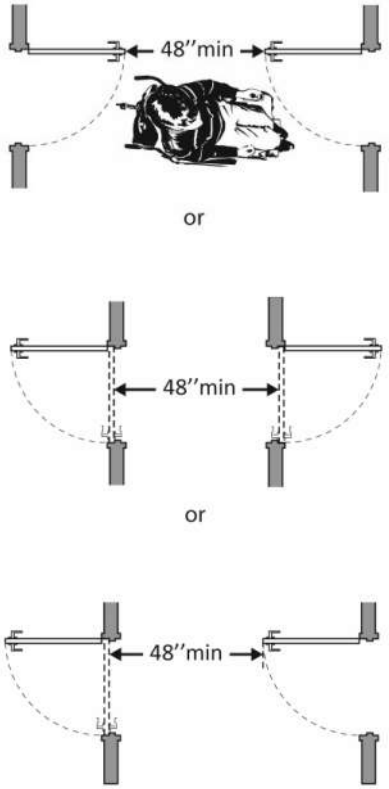
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☐No ☐N/A			
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☐No ☒N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☐No ☒N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☒Yes ☐No ☐N/A			

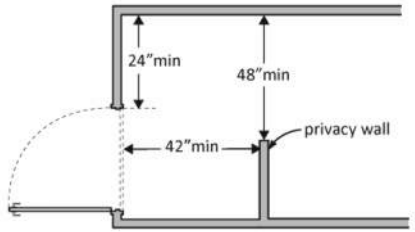
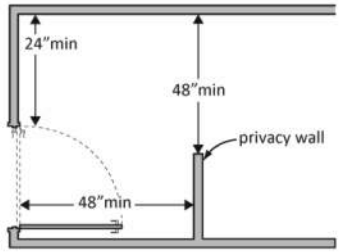
Toilet Room #1 Community Building Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage height*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A **55 ¾"**	☐No			
	So the baseline of the lowest character is at least 48 inches					

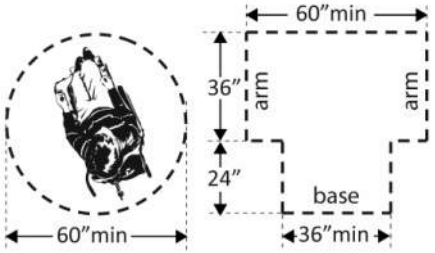
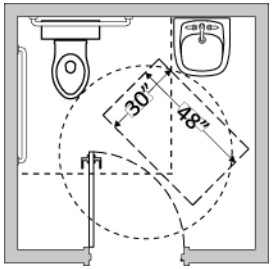
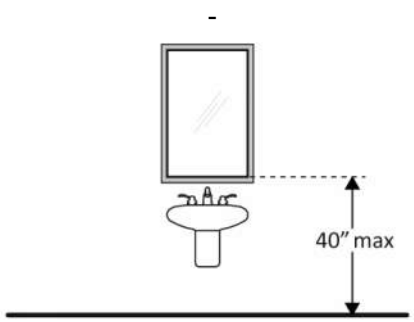
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Door entrance clear width*	

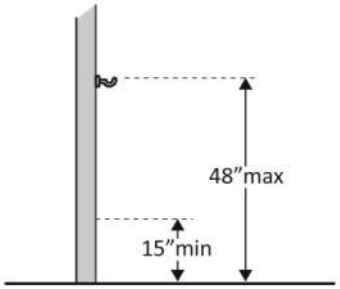
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 		

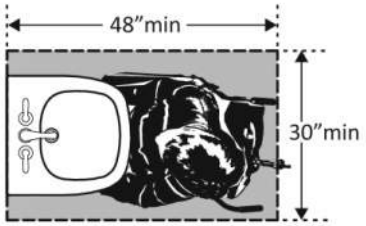
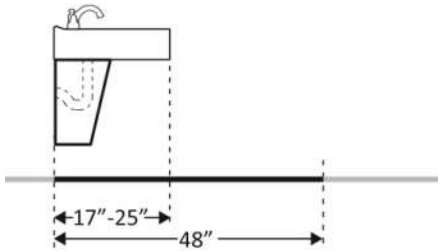
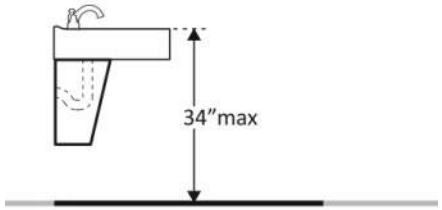
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **42"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **15 lbs**			• Replace door

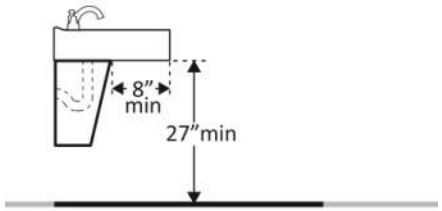
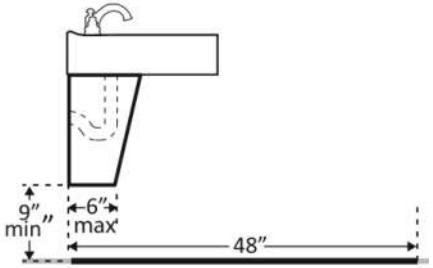
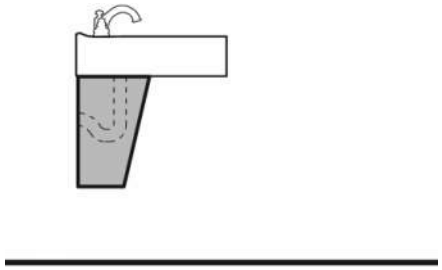
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

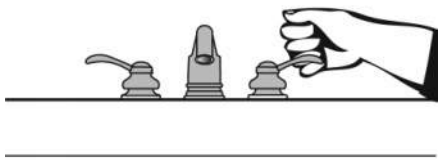
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☐Yes ☒No ☐N/A Measurement: **48 ½"**		 *Mirror height*	• Relocate mirror

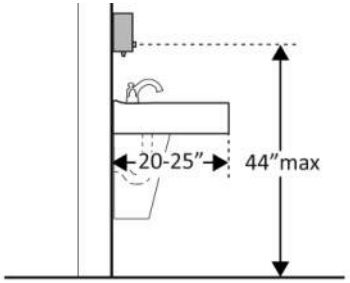
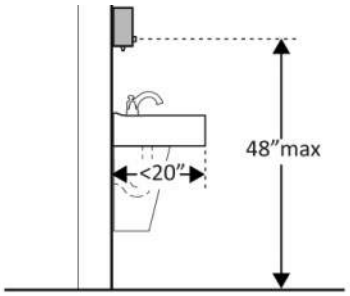
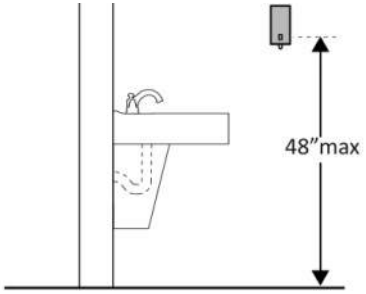
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **67"**		 *Coat hook height*	• Relocate coat hook

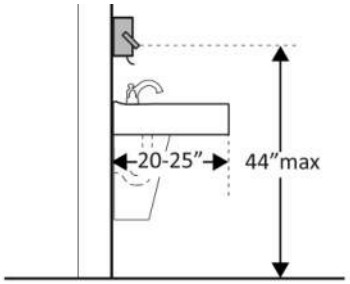
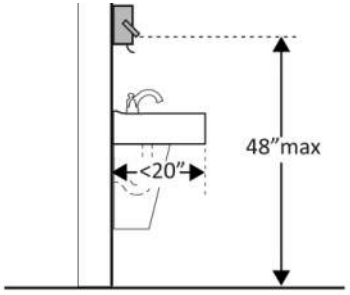
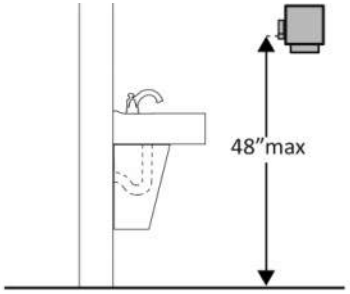
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **34"**		 *Lavatory height*	

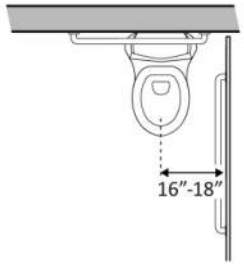
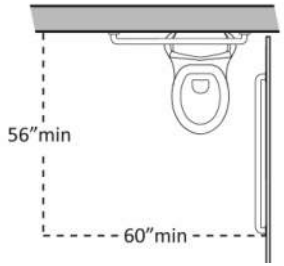
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28 ¼"**		 *Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and insulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A			

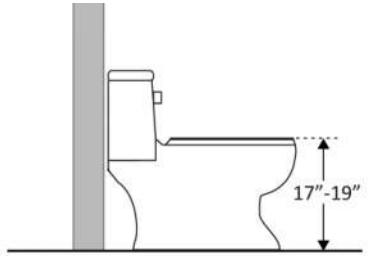
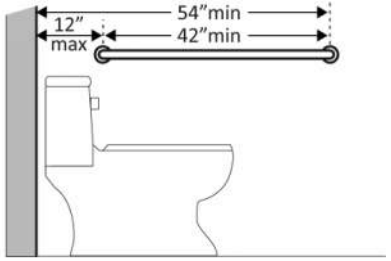
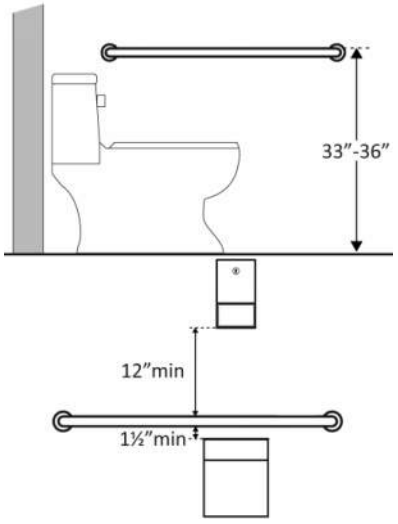
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

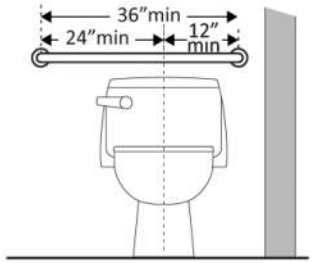
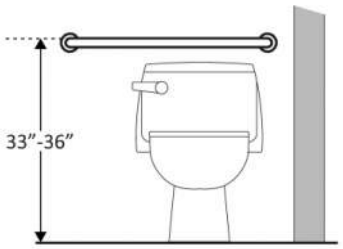
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

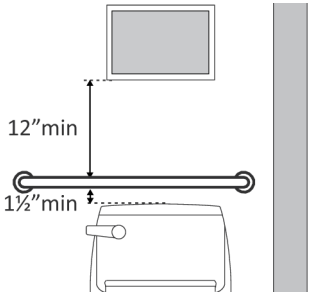
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **43 ½"**		 *Soap dispenser height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

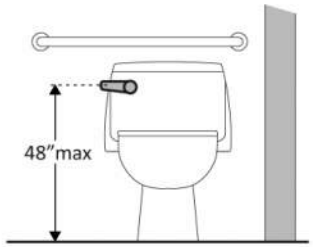
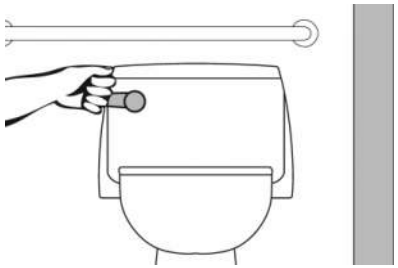
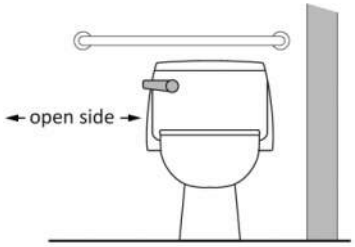
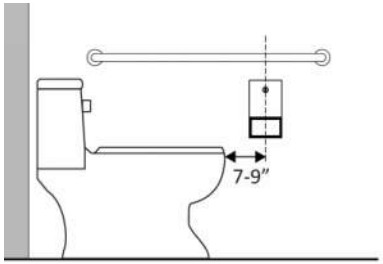
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **47"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **5 lbs**			

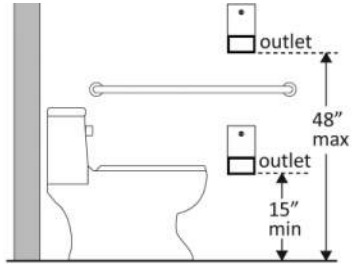
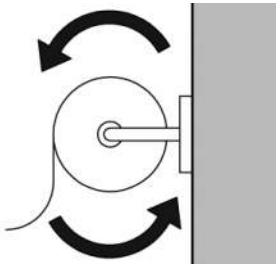
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19"**		 *Water closet distance from wall*	• Relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☐Yes ☒No ☐N/A Measurement: **59"W x 102 ½"D**		 *Water closet clear floor space*	• Relocate partition wall

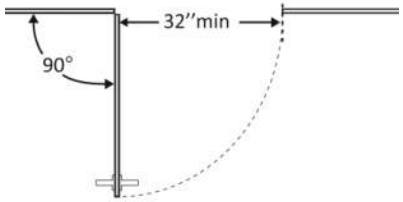
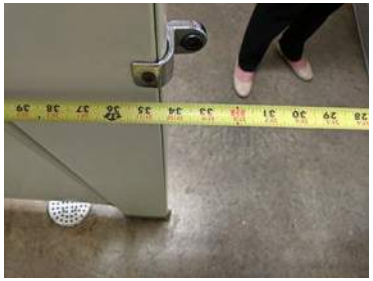
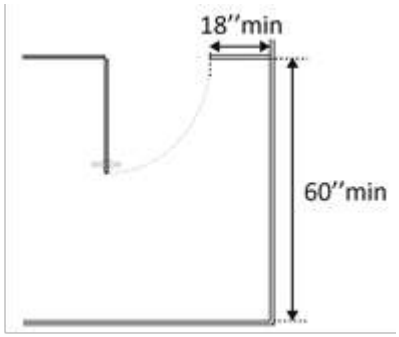
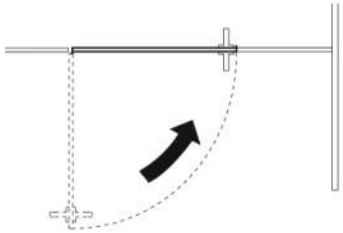
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **48"**		 *Grab bar – side wall*	
	Is it located no more than 12 inches from the rear wall?	☒Yes ☐No ☐N/A Measurement: **11 ½"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **59 ½"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34"**		 *Grab bar height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **4 ¼"**			

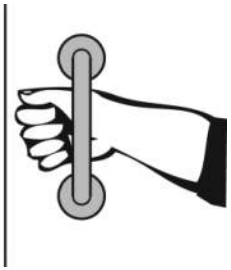
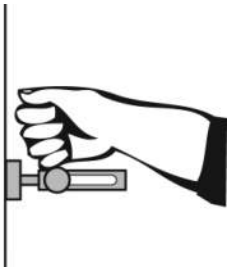
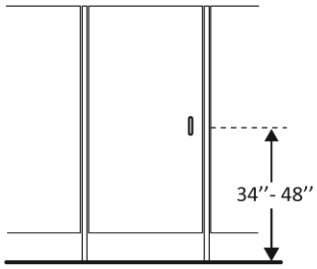
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards			 *Grab bar distance to objects below*	
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36"**		 *Grab bar – rear wall*	
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☒Yes ☐No ☐N/A Measurement: **16"**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **20"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34"**			

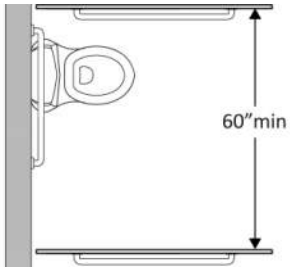
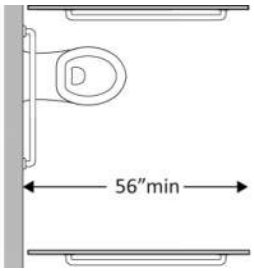
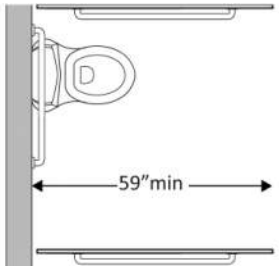
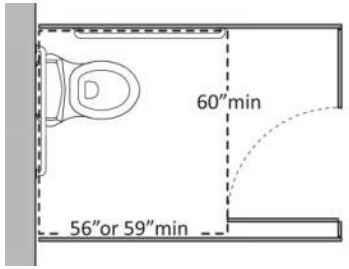
Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar distance to center of water closet*	
Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar height*	
Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	

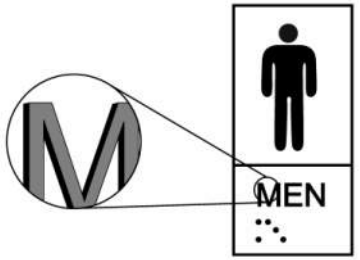
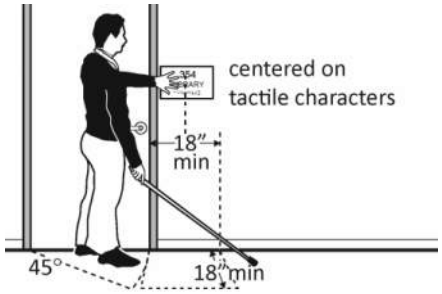
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27 ½"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with a water closet with flush control on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance from water closet*	

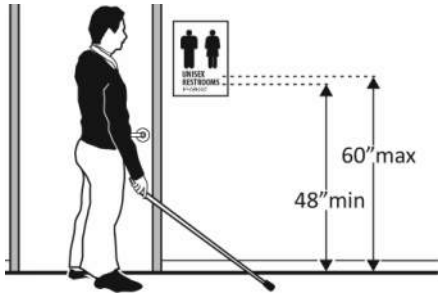
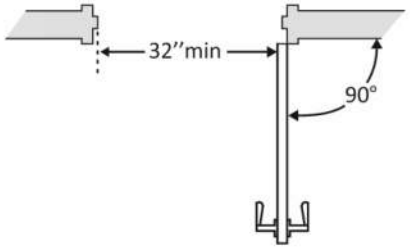
	within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

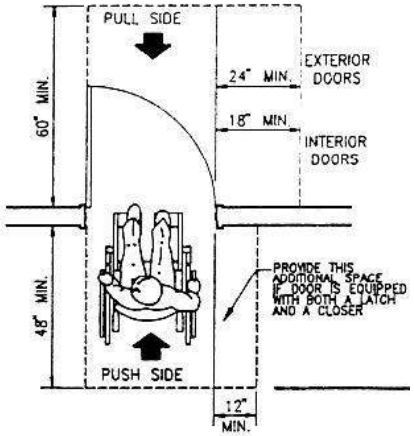
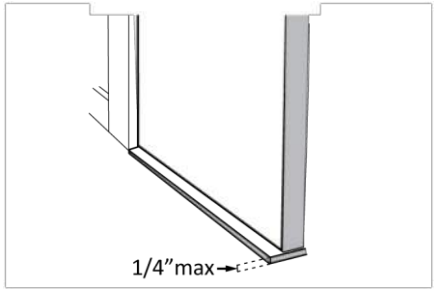
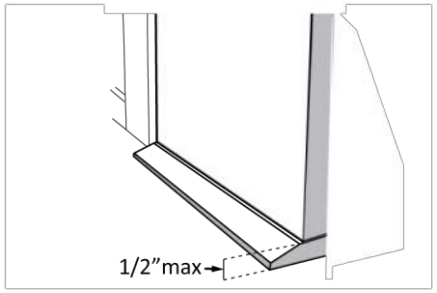
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 ¼"**		 *Door opening clear width*	
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☐No ☒N/A			
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			• Replace with self-closing door

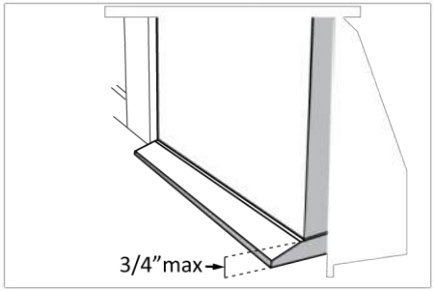
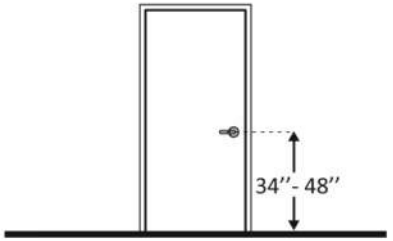
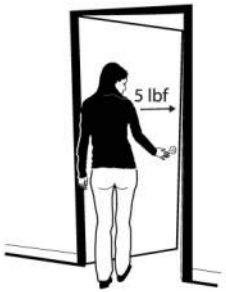
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Door hardware – exterior*  *Door hardware – interior*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40 ¼" lock** **44" handle**		 *Door hardware height*	

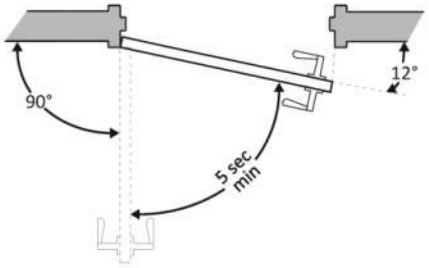
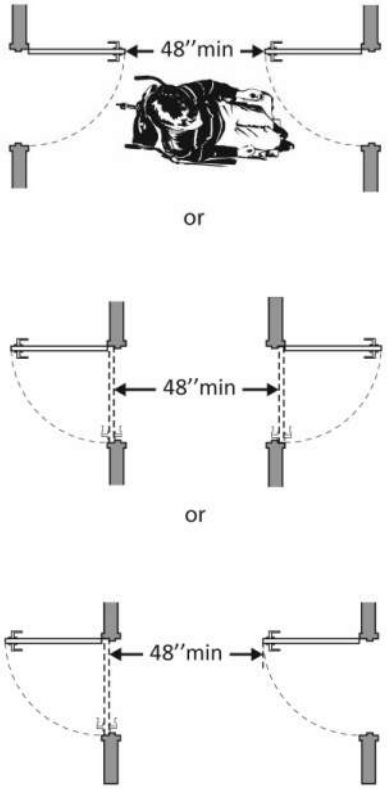
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59"**			• Relocate partition wall to comply
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **102 ½"**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59"W**			• Relocate partition wall to comply

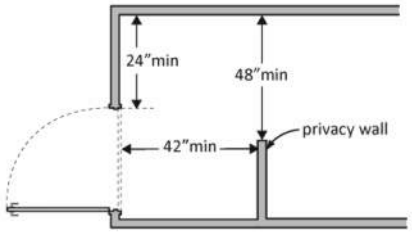
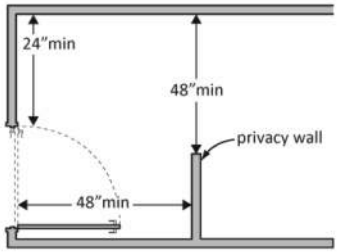
Toilet Room #2 Community Building Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage height*
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A **55 ½"**	☐No		
	So the baseline of the lowest character is at least 48 inches				

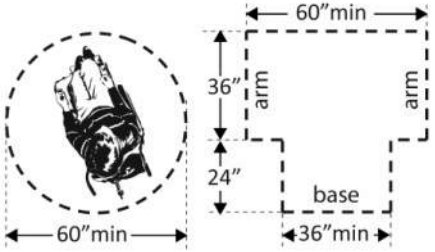
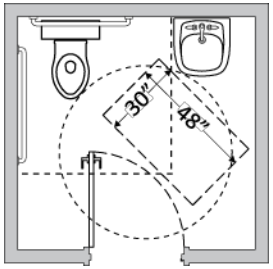
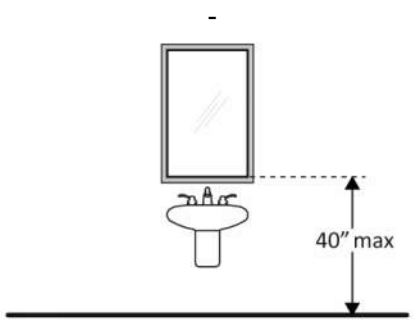
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Door entrance clear space*	

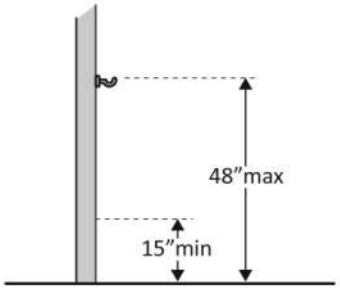
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 		

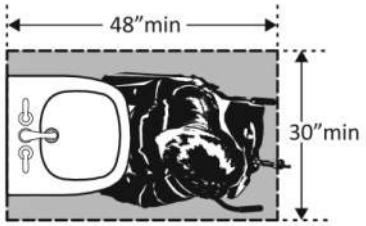
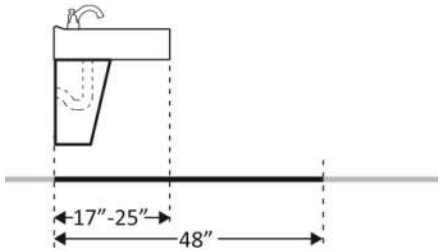
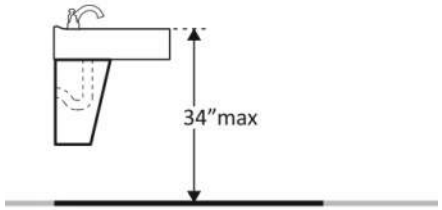
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **42"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **12 lbs**			• Replace door

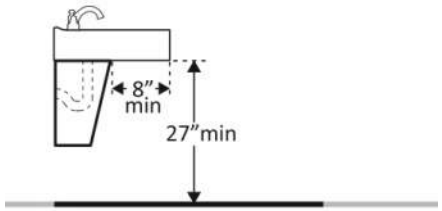
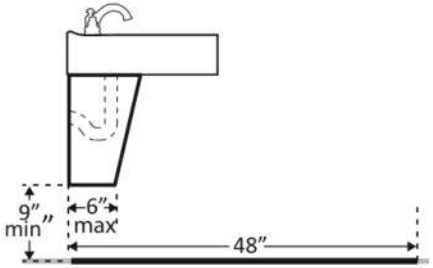
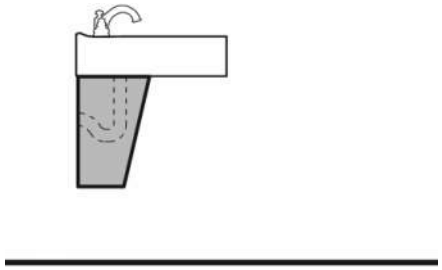
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

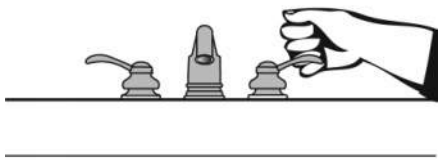
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☐Yes ☒No ☐N/A Measurement: **48"**		 *Mirror height*	• Relocate mirror

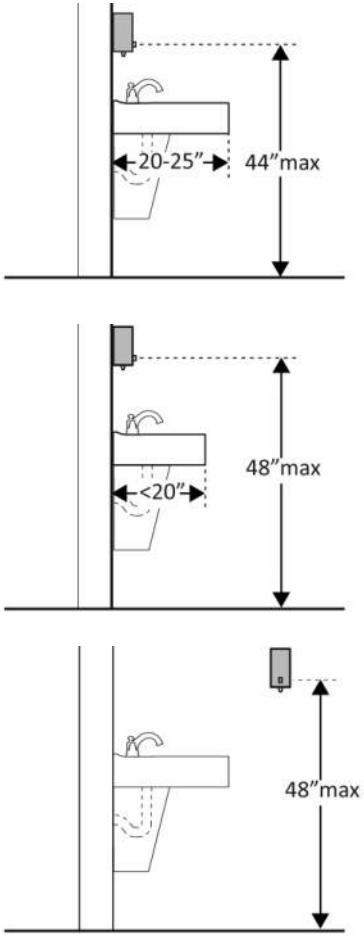
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **66"**		 *Coat hook height*	• Relocate coat hook

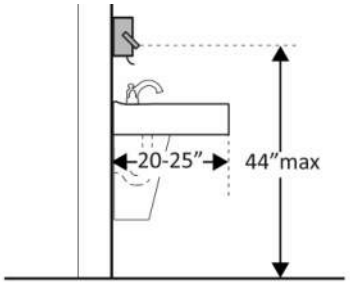
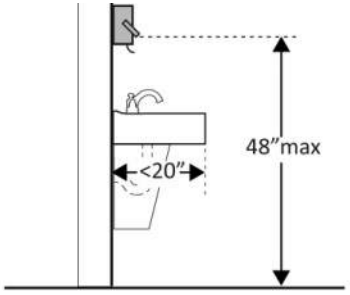
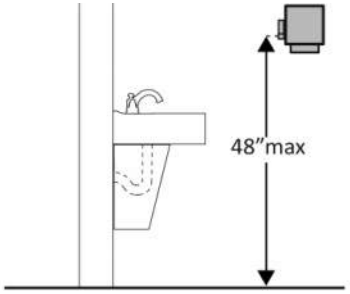
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33 ¾"**		 *Lavatory height*	

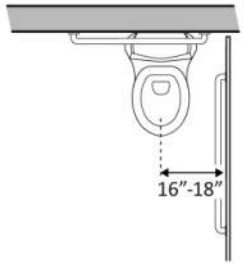
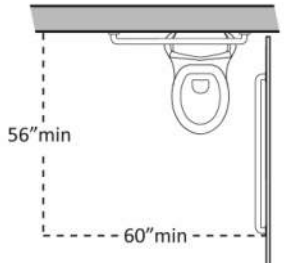
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28 ¼"**		 *Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and insulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☒Yes ☐No ☐N/A			

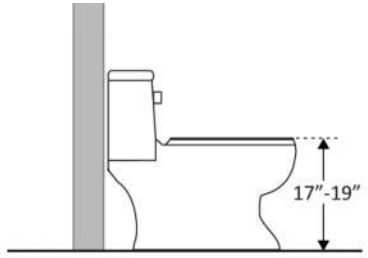
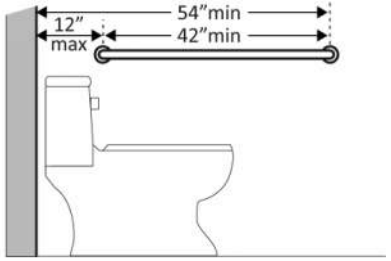
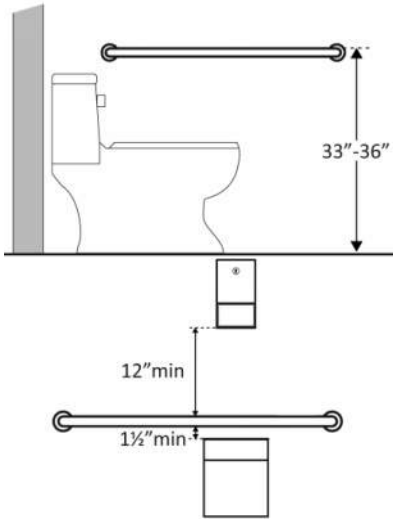
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

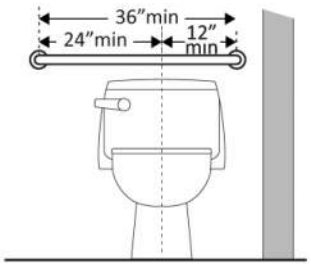
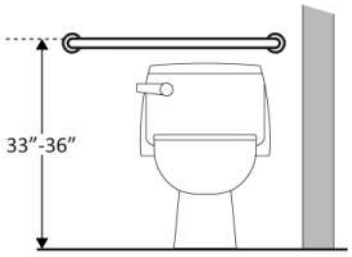
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

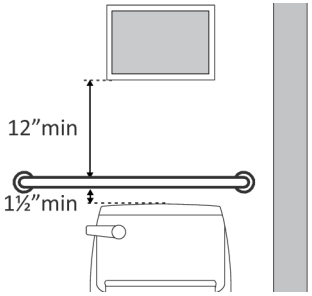
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **44 ¼"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	

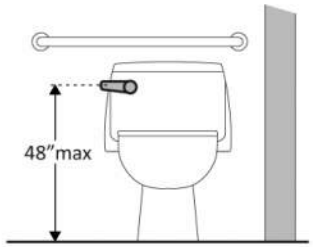
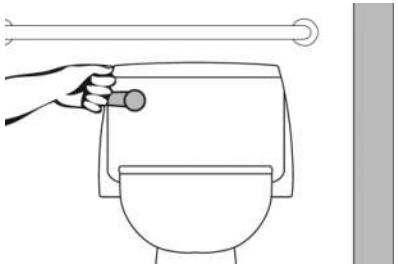
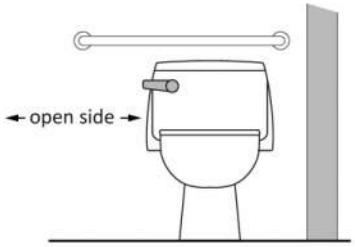
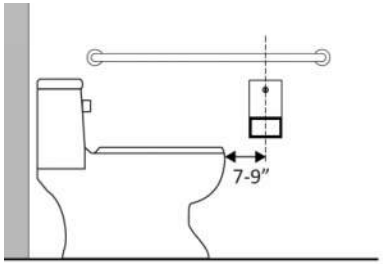
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Hand dryer height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **45"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **4 lbs**			

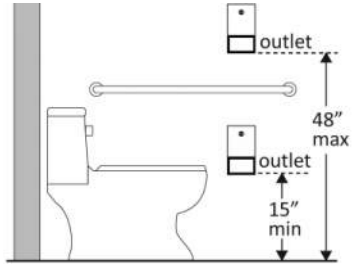
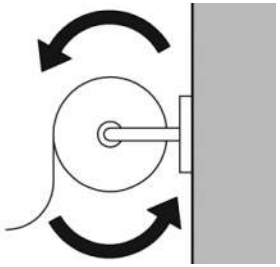
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *Water closet distance from wall*	• Relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **60"W x 125 ½"D**			

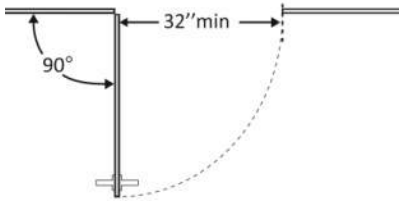
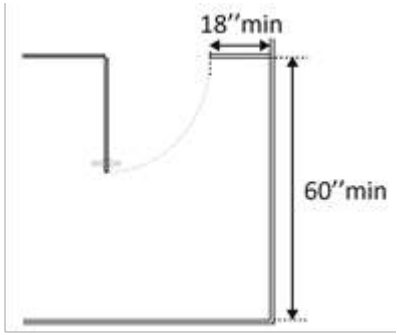
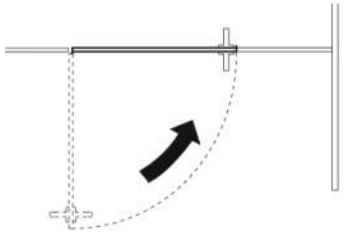
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ¾"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **48"**		 *Grab bar – side wall*	• Relocate grab bar along side wall
	Is it located no more than 12 inches from the rear wall?	☐Yes ☒No ☐N/A Measurement: **13"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **61"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34"**		 *Grab bar height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **4 ¼"**			

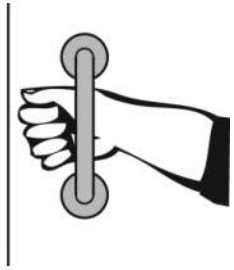
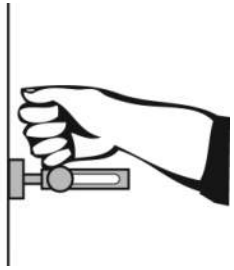
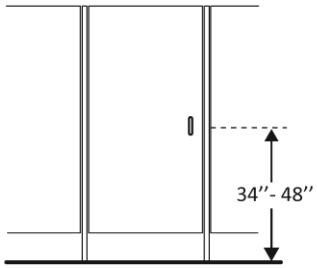
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards			 *Grab bar distance to objects below*	
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **36"**		 *Grab bar – rear wall*	• Relocate grab bar along rear wall
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☒Yes ☐No ☐N/A Measurement: **16"**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **20"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34"**			

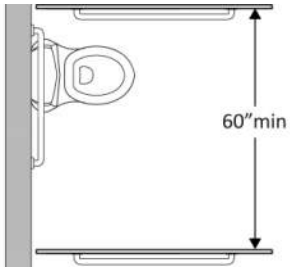
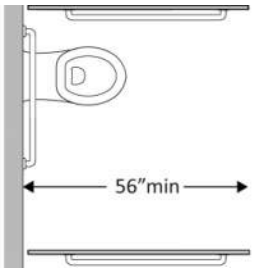
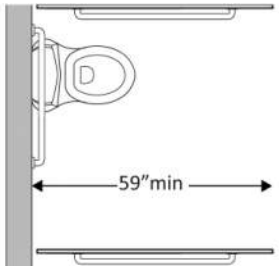
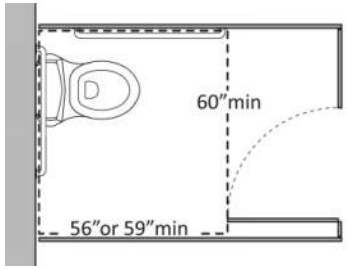
Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar height*	
Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar distance to water closet*	
Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	

3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **28"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance to water closet*	

	need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 ¾"**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☒Yes ☐No ☐N/A **24 ¼" push**			
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A		 *Door – self closing*	

3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *Door hardware*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40 ¼" lock** **44" handle**		 *Door hardware height*	

3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60"**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **125 ½"**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **open**			

Marshalltown ADA Transition Plan

Public Facilities

Riverview Park Non-compliant Restrooms
402 Woodland St, Marshalltown, IA 50158

August 22, 2019





Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Riverview Park non-compliant restrooms

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

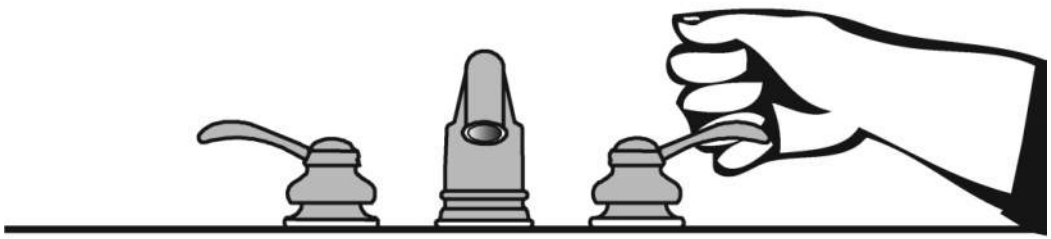
Facility Notes

There are two (2) existing restroom facilities throughout Riverview Park that are older, are in poor condition and are generally not ADA-compliant. It is suggested to add signage at these restrooms directing occupants to the newly installed prefabricated restrooms at the east side of the park. The route from these areas should be reviewed to ensure that there is a barrier-free pathway from these restrooms to the newer restroom, however, it is understood that occupants may want to access the newer restroom by vehicle. The City should consider adding dedicated ADA-compliant parking near the newer restrooms to accommodate vehicles.

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Riverview Park Non-Compliant Restrooms

Location: 402 Woodland St, Marshalltown, IA 50158

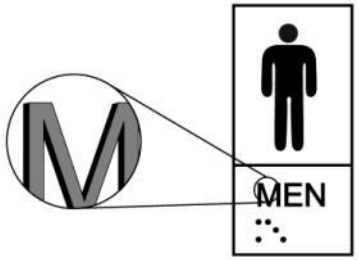
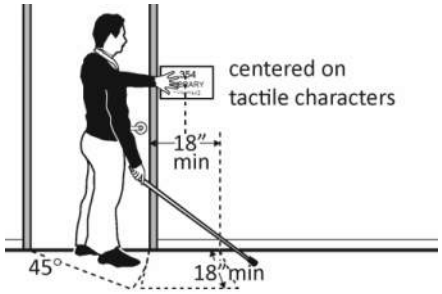
Date: 07/18/2019

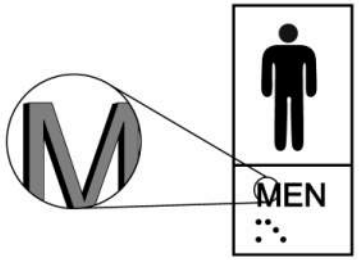
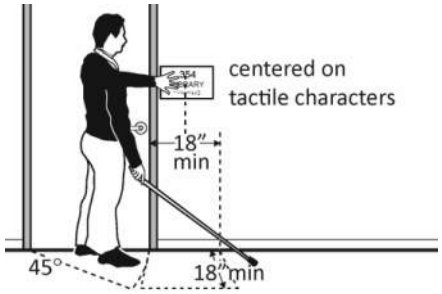
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

When toilet rooms are open to the public they should be accessible to people with disabilities.

Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A			
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			Provide sign directing to nearest accessible restroom
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☒No ☐N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			

Toilet Room #1 Riverview Park Men's Non-compliant Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐N/A	☒No		 *Non-compliant restroom*	Generally non-compliant restroom • Provide sign directing to the nearest ADA compliant restroom
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there Braille? [703.3]	☐Yes ☐N/A	☒No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☐N/A	☒No			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			

Toilet Room #2 Riverview Park Women's Non-compliant Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☒No ☐N/A		 *Non-compliant restroom*	Generally non-compliant restroom • Provide sign directing to the nearest ADA compliant restroom
	Are text characters raised? [703.2]	☐Yes ☒No ☐N/A			
	Is there Braille? [703.3]	☐Yes ☒No ☐N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☐Yes ☒No ☐N/A			
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☒No ☐N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☒No ☐N/A			

Riverview Park Pre-fab Restrooms

August 22, 2019

402 Woodland St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

Riverview Park Restroom

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

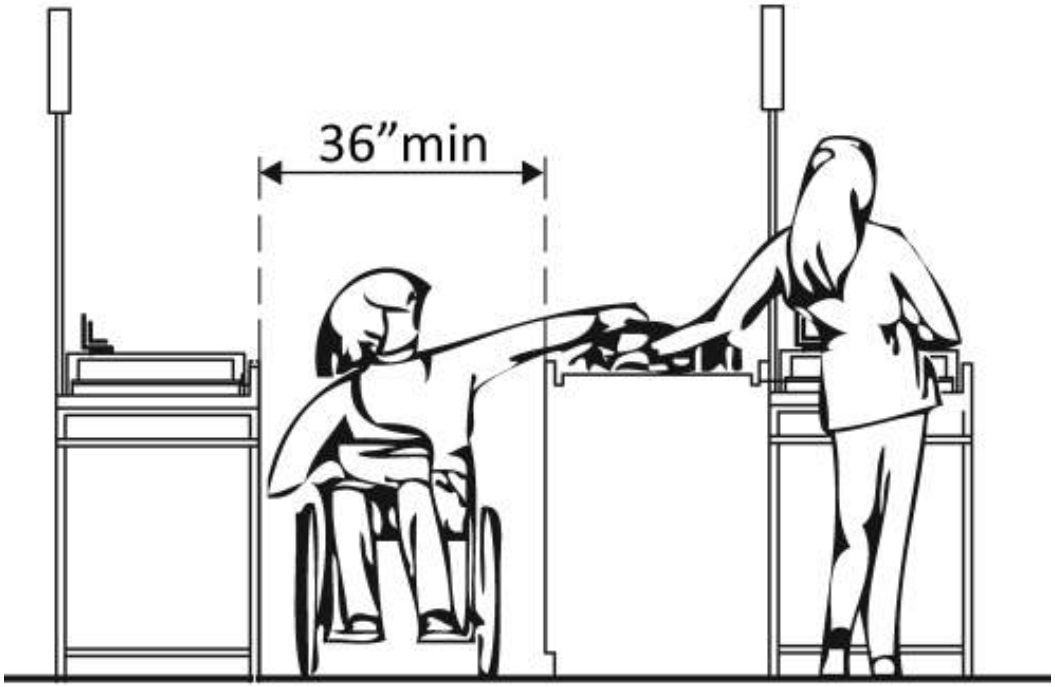
The newer restroom building at Riverview Park is in excellent condition. Nearly all components of this restroom building are ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Drinking Fountain**
   1.1. The drinking fountain appears to be fully ADA-compliant.
2. **Restrooms**
   2.1. There are two (2) public restrooms in the restroom building. These restrooms are newer and are part of a premanufactured restroom unit.
   2.2. Restroom #1 is a single-occupant men's restroom that is accessed from the south side of the restroom building. Although part of the prefabricated unit, it appears that the sink, toilet and flush valve are not fully ADA-compliant. It is suggested to correct these items to provide a fully ADA-compliant men's restroom for the park.
   2.3. Restroom #2 is a single-occupant women's restroom that is accessed from the south side of the restroom building. Although part of the prefabricated unit, it appears that the sink and flush valve are not fully ADA-compliant. It is suggested to correct these items to provide a fully ADA-compliant women's restroom for the park.

ADA Checklist for Existing Facilities

Part 2 - Access to Goods & Services

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Riverview Park Pre-fab Building Drinking Fountain

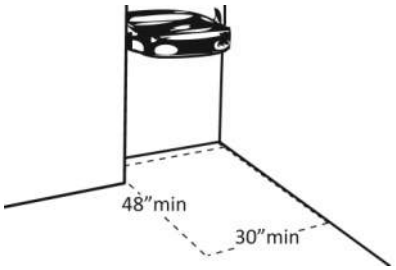
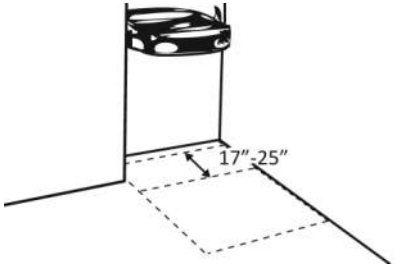
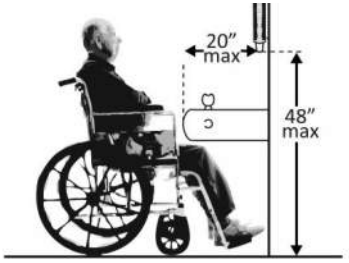
Location: 402 Woodland St, Marshalltown, Iowa 50158

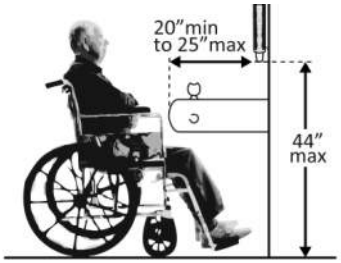
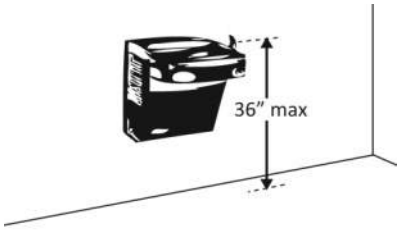
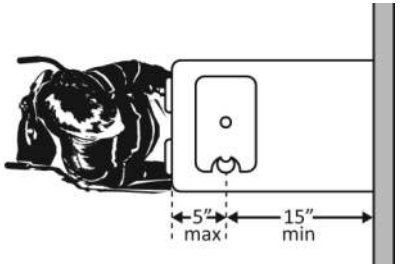
Date: 07/18/2019

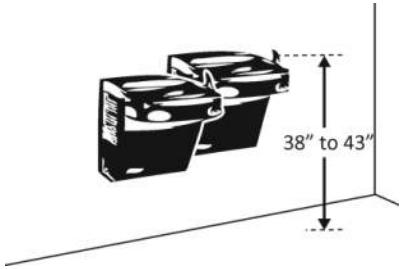
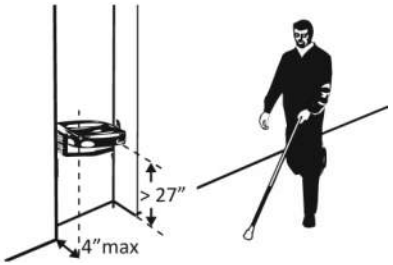
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

Drinking Fountains					
4.1	Does at least one drinking fountain have a clear floor space at least 30 inches wide x at least 48 inches long centered in front of it for a forward approach?* [See 2010 ADA Standards for Accessible Design – 602.2] *If installed before 3/15/2012, a parallel approach is permitted, and the clear floor space is not required to be centered	☒Yes ☐No ☐N/A		 *Drinking fountain clear floor space*	
4.2	If there is a forward approach, do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the drinking fountain? [306.2.2, 306.2.3] Note: If the drinking fountain is primarily for children's use and the spout is no more than 30 inches above the floor and no more than 3 ½ inches from the edge of the unit, a parallel approach is permitted.	☒Yes ☐No ☐N/A **18"**			
4.3	If the drinking fountain is no deeper than 20 inches, are the operable parts no higher than 48 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			

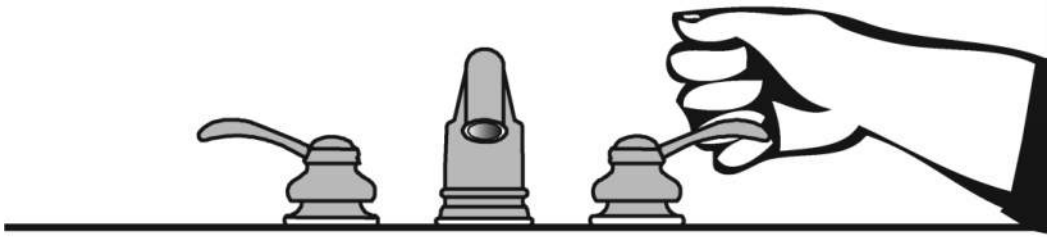
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force required to activate the control no more than 5 pounds? [309.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**			
4.6	Is the spout outlet no higher than 36 inches above the floor? [602.4]	☒Yes ☐No ☐N/A **34"**		 *Drinking fountain height*	
4.7	Is the spout: At least 15 inches from the rear of the drinking fountain? No more than 5 inches from the front of the drinking fountain? [602.5]	☒Yes ☐No ☐N/A **15 ¾"** ☒Yes ☐No ☐N/A		 Spout distance from front and rear	

4.8	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **40”**		 *Upper drinking fountain height*	
4.9	If the leading (bottom) edge of the fountain is higher than 27 inches above the floor, does the front of the fountain protrude no more than 4 inches into the circulation path? [307.2]	☒Yes ☐No ☐N/A Measurement: **n/a**		Need photo	

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Riverview Park Pre-fab Restrooms

Location: 402 Woodland St, Marshalltown, IA 50158

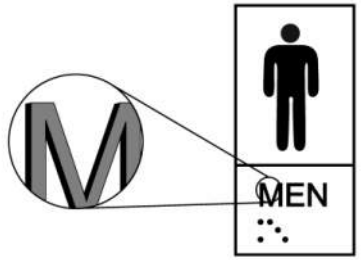
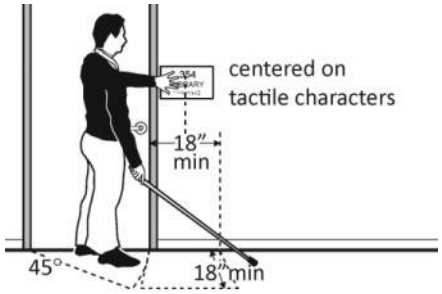
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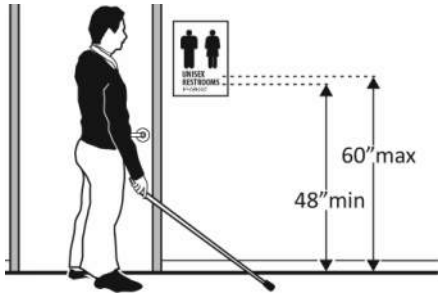
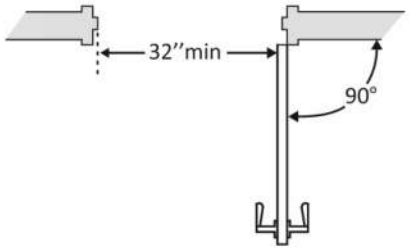
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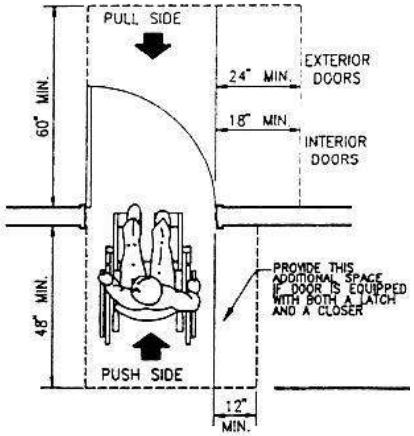
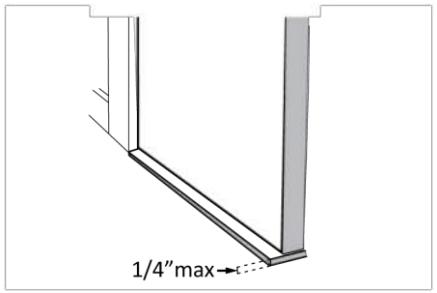
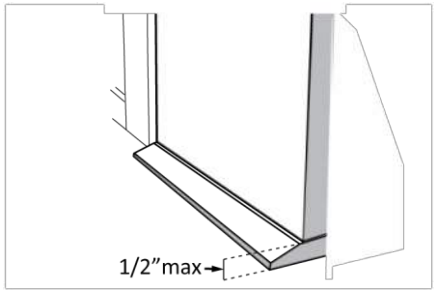
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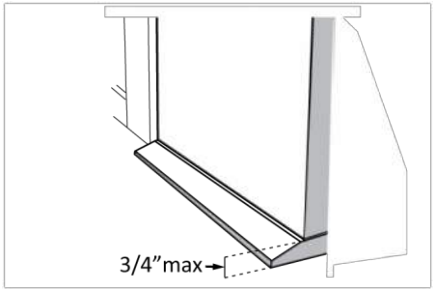
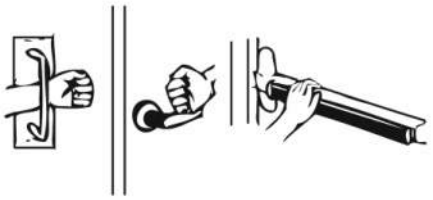
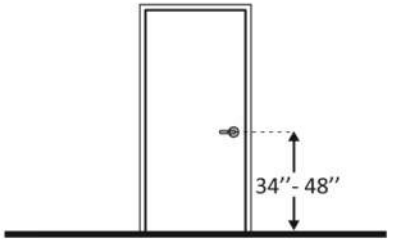
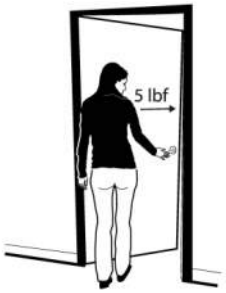
When toilet rooms are open to the public they should be accessible to people with disabilities.

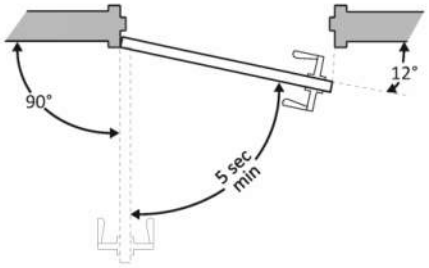
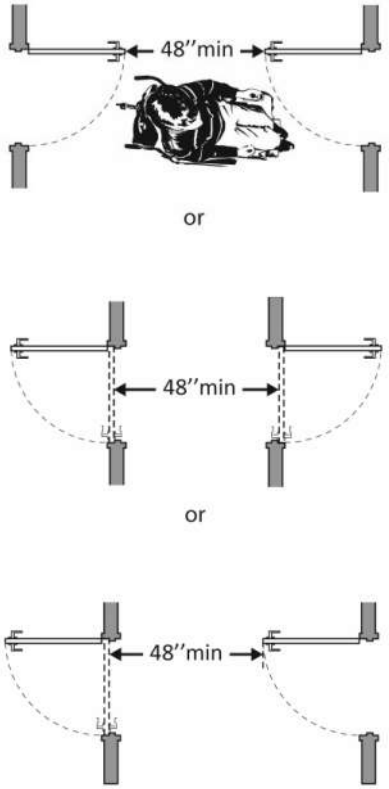
Part 3 – Toilet Rooms General Comments			**Photos / Comments**	**Possible Solutions**
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☐No ☐N/A	 *Typical single user restroom*	
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☐No ☒N/A		
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☒Yes ☐No ☐N/A		
Accessible Route				
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☒Yes ☐No ☐N/A		

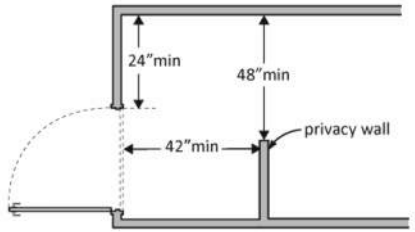
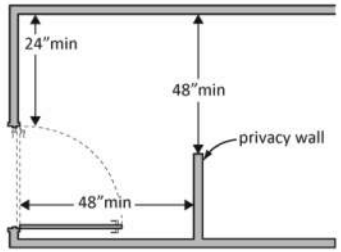
Toilet Room #1 Men's Pre-fab Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage height*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☒Yes ☐N/A	☐No		 *Restroom signage distance from door*
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐N/A **13"**	☐No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A **49 ½"**	☐No		
	So the baseline of the lowest character is at least 48 inches				

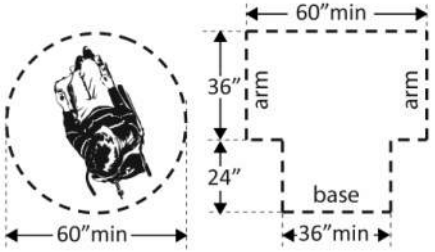
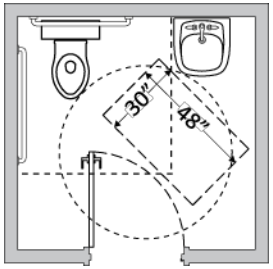
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

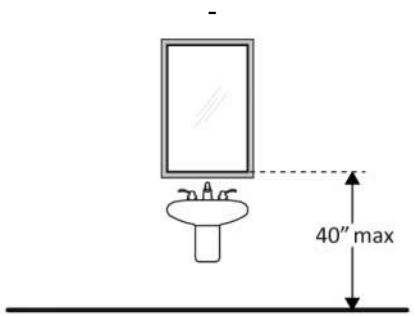
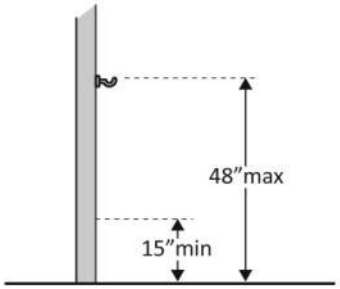
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **18"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Entry threshold*	

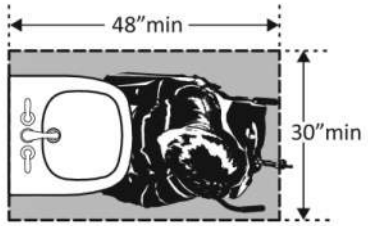
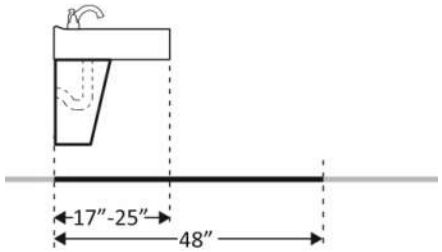
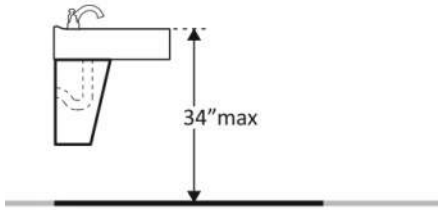
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40 ½"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			

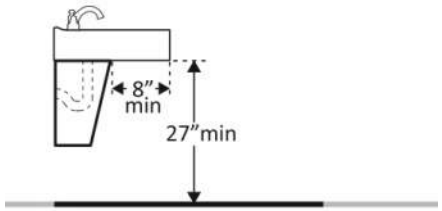
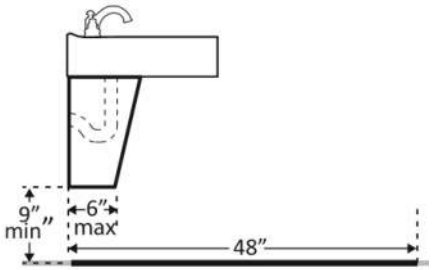
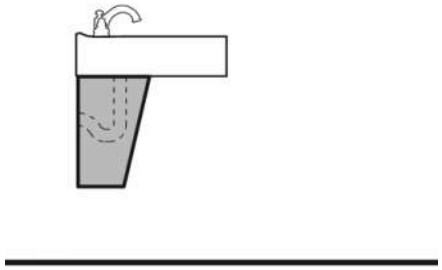
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **4 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

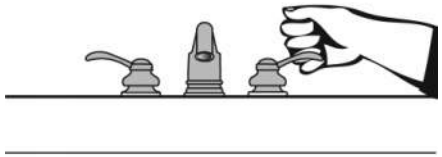
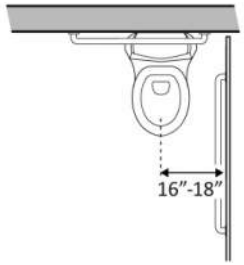
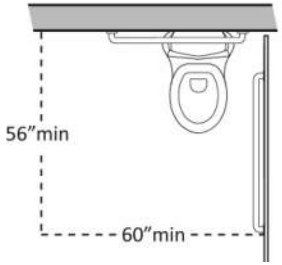
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

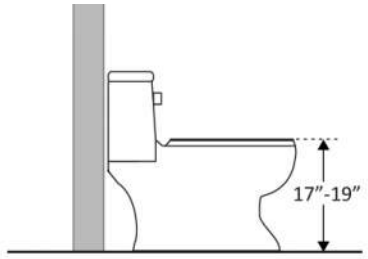
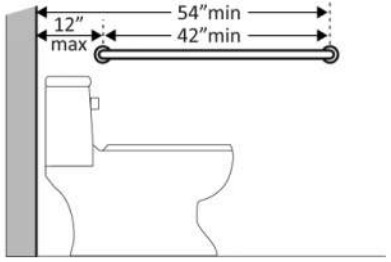
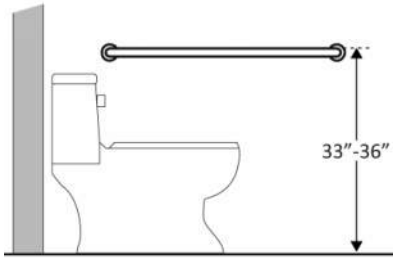
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

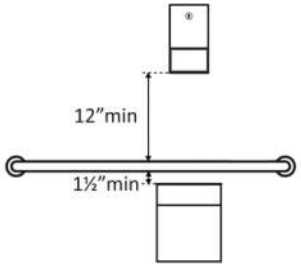
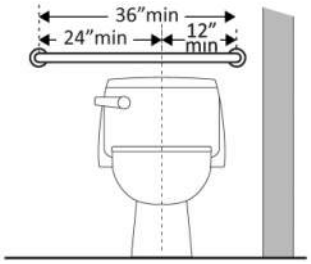
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **39 ½"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Mirror height*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☒Yes ☐No ☐N/A Measurement: **47"**		 *Coat hook height*	

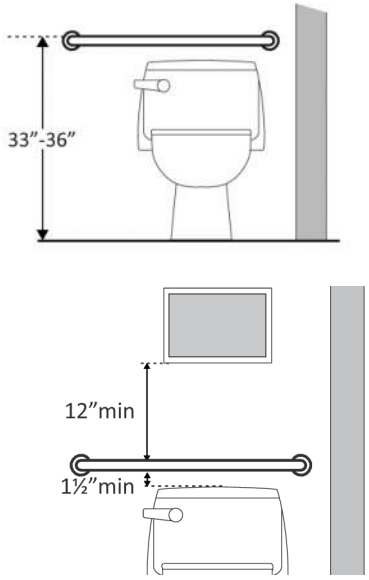
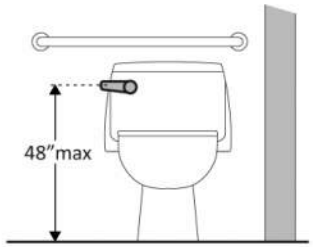
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33"**		 *Lavatory height*	

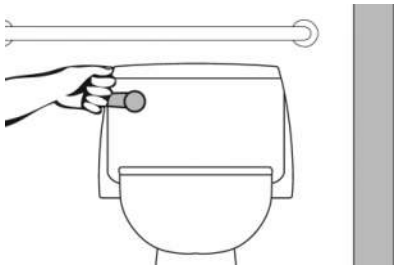
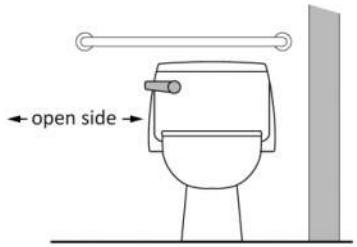
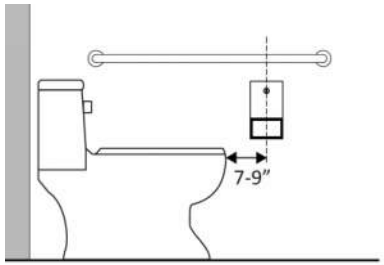
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26"**		 *Under lavatory clear space*	• Relocate lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

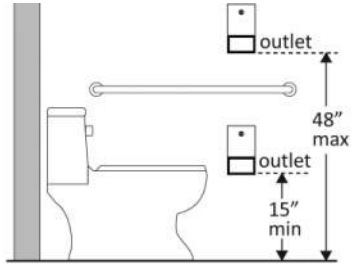
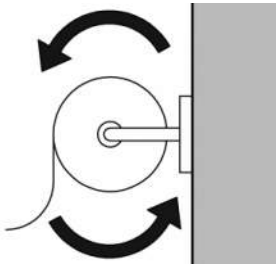
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **5 lbs**			
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet distance from wall*	
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures	☒Yes ☐No ☐N/A Measurement: **60 ¼"W x 80"D**		 *Water closet clear floor space*	

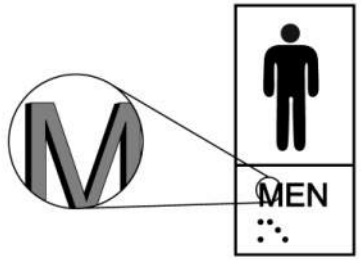
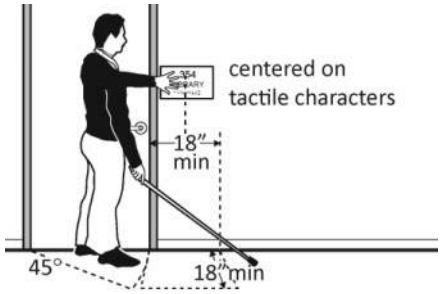
	(such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **54 ¼"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **54 ¼"** ☒Yes ☐No ☐N/A Measurement: **34"** ☐Yes ☐No ☒N/A	 	 *Grab bar – side wall*  *Grab bar height*	

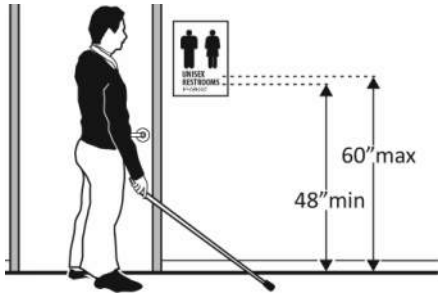
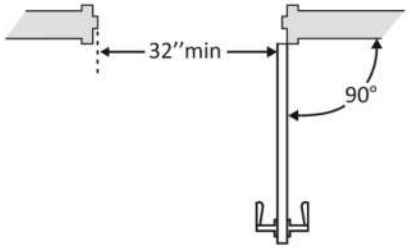
	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **2 ¾"** ☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **42"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **24"**		 *Grab bar – rear wall*	

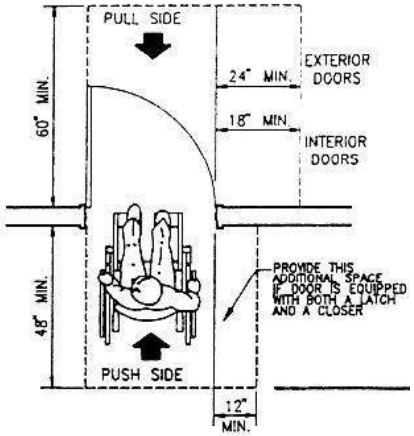
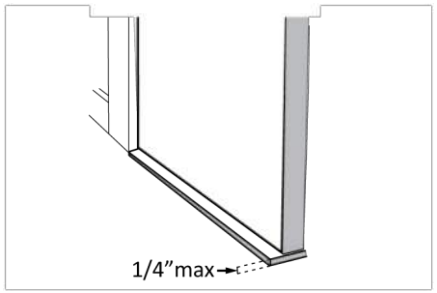
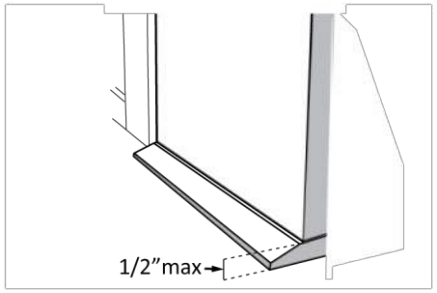
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **34"** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar height*  *Grab bar distance from wall*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **28"**		 *Flush button height*	

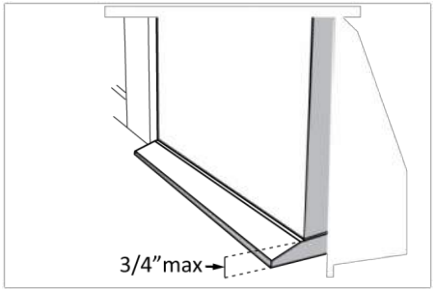
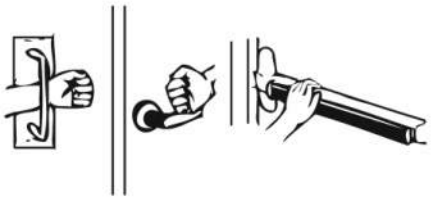
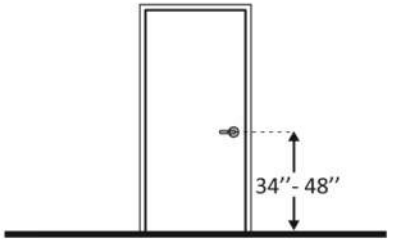
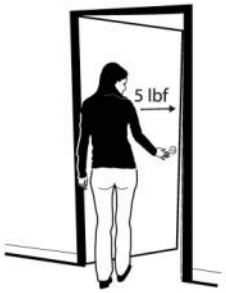
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **7 lbs**			• Replace flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser to water closet distance*	

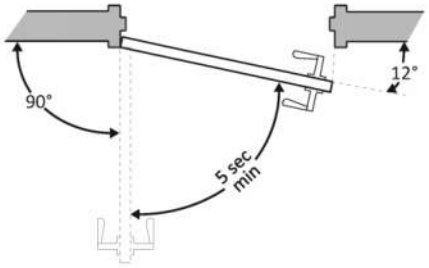
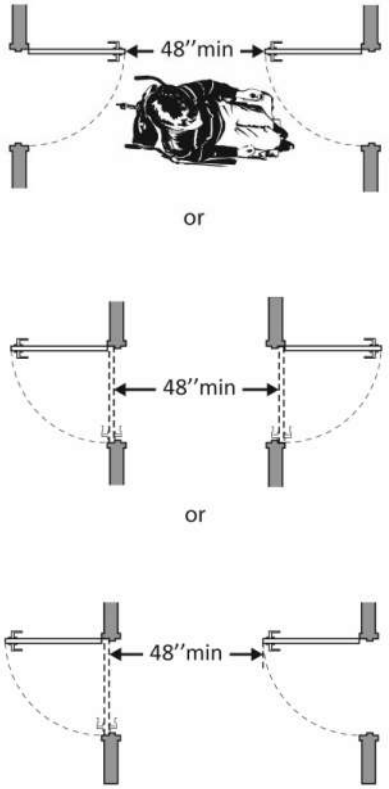
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **27 ½"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

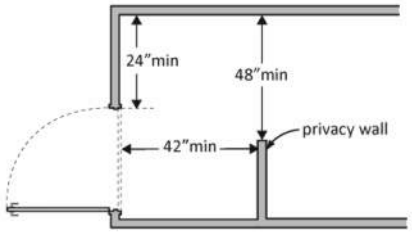
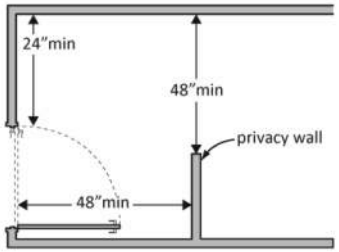
Toilet Room #2 Women's Pre-fab Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage height*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2] Note: Signs are permitted on the push side of doors with closers and without hold-open devices.	☒Yes ☐N/A	☐No		 *Restroom signage distance from door*
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☒Yes ☐N/A **13"**	☐No		
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☒Yes ☐N/A **49 ½"**	☐No		
	So the baseline of the lowest character is at least 48 inches				

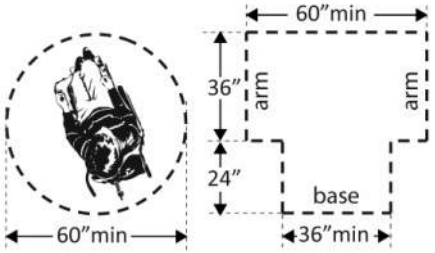
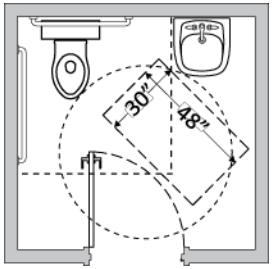
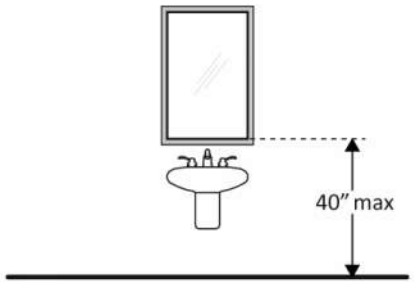
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

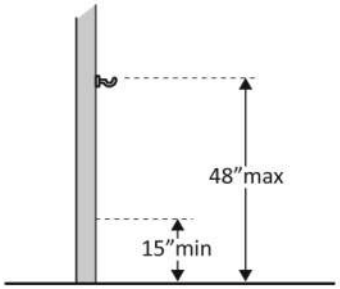
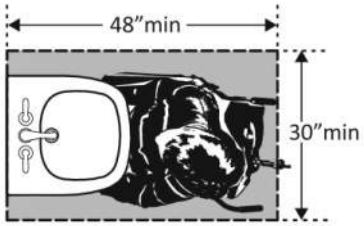
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☒Yes ☐No ☐N/A Measurement: **18"** ☒Yes ☐No ☐N/A			
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

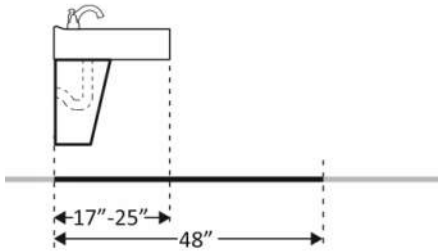
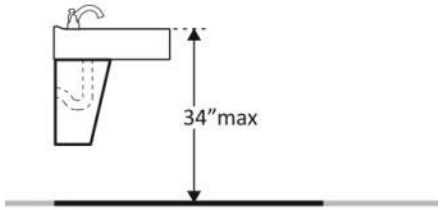
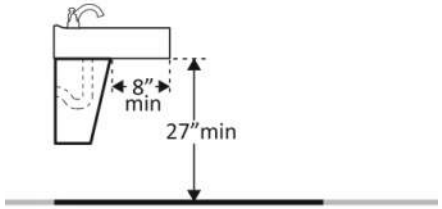
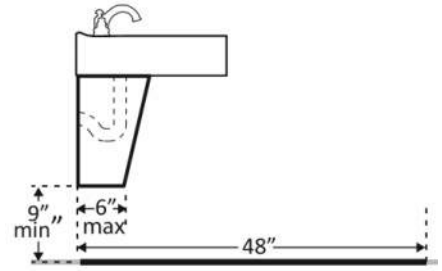
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **40 ½"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			

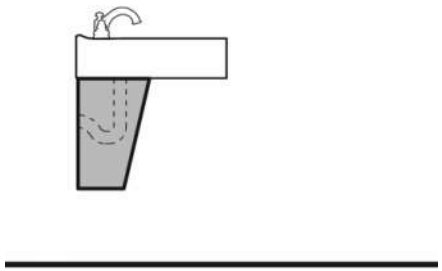
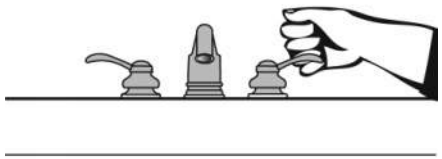
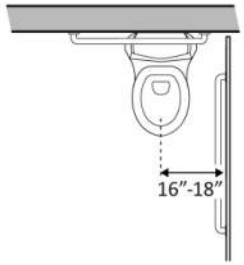
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

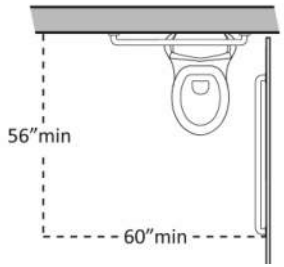
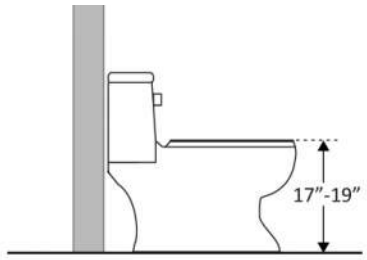
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

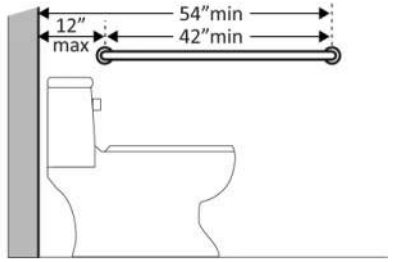
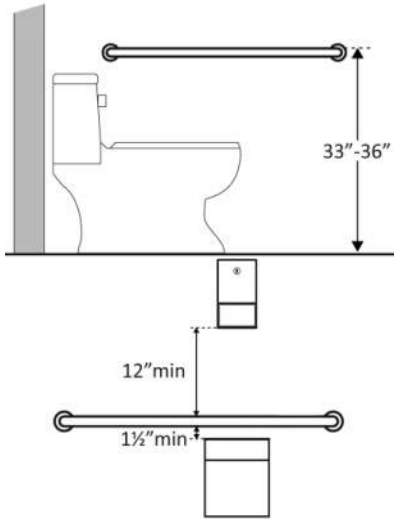
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A			
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or	☒Yes ☐No ☐N/A Measurement: **39 ½"**		 *Mirror height*	

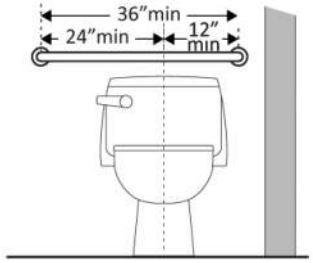
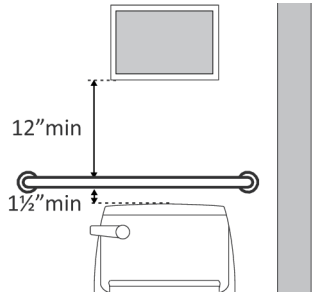
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☒Yes ☐No ☐N/A Measurement: **48"**		 *Coat hook height*	
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			

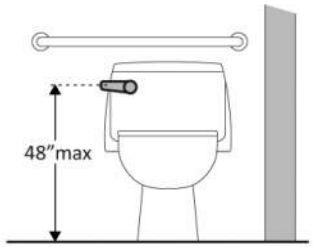
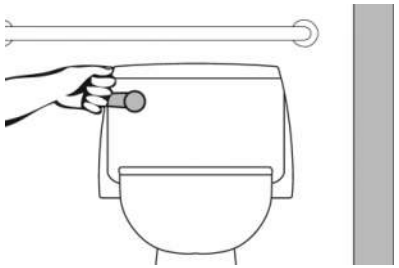
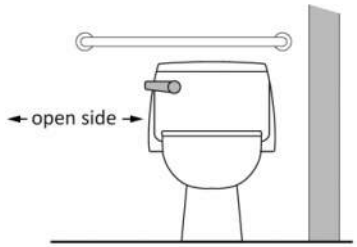
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33"**		 *Lavatory height*	
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26"**		 *Under lavatory clear space*	• Relocated lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			

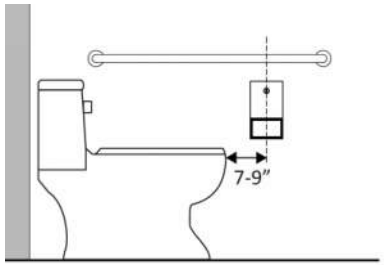
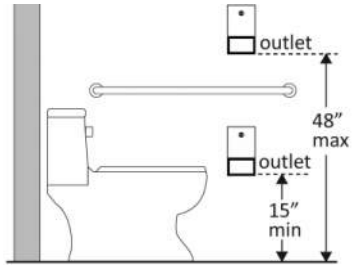
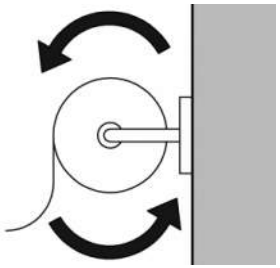
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**			
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *Water closet distance from wall*	• Relocate water closet

3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **60"W x 79"D**		 *Water closet clear floor space*	
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18"**		 *Water closet height*	

3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **54 ½"**		 *Grab bar – side wall*	
	Is it located no more than 12 inches from the rear wall?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☒Yes ☐No ☐N/A Measurement: **54 ½"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34"**		 *Grab bar height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **3"**		 *Grab bar distance to objects below*	
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				

	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall?	☒Yes ☐No ☐N/A Measurement: **42"**		 *Grab bar – rear wall*	• Relocate water closet
	Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☐N/A Measurement: **23 ½"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **34"**		 *Grab bar height*	
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**			

	Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance from wall*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **28"**		 *Flush button height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **8 lbs**			• Replace flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			

3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance from water closet*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **27 ½"** ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Riverview Park Shower/Restrooms

August 22, 2019

402 Woodland St, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

Riverview Park Campground Shower/Restrooms

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

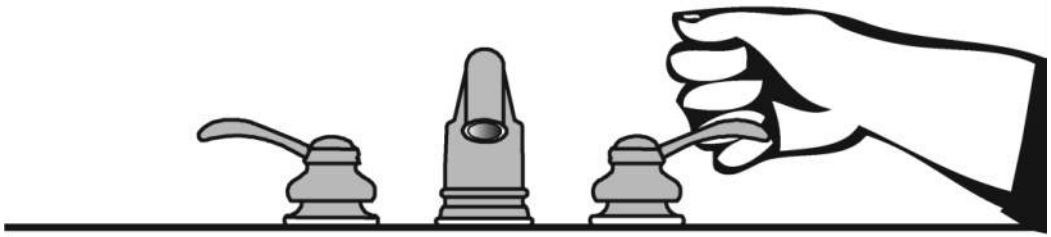
The shower/restroom facility of the Riverview Park Campground is generally in fair condition. Some portions of the building are ADA-compliant, some are not. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Restrooms and showers**
   - 1.1. There are two (2) public shower/restrooms in the building.
   - 1.2. Restroom #1 is a multi-occupant men's shower and restroom that is accessed from the west side of the building. There are several deficiencies including the entry door configuration and threshold, the configuration of the water closet, configuration of the grab bars, and configuration of the dedicated accessible toilet stall. All deficient items should be corrected as part of a building alteration project. Showers within this room are not ADA-compliant, and should be reviewed at the time of a building alteration to ensure an ADA-compliant shower unit and associated clearances are provided.
   - 1.3. Restroom #2 is a multi-occupant women's shower and restroom that is accessed from the east side the building. There are several deficiencies including the entry door configuration and threshold, the configuration of the water closet, configuration of the grab bars, and configuration of the dedicated accessible toilet stall. All deficient items should be corrected as part of a building alteration project. Showers within this room are not ADA-compliant, and should be reviewed at the time of a building alteration to ensure an ADA-compliant shower unit and associated clearances are provided.

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Riverview Park Showers/Restrooms

Location: 402 Woodland St, Marshalltown, IA 50158

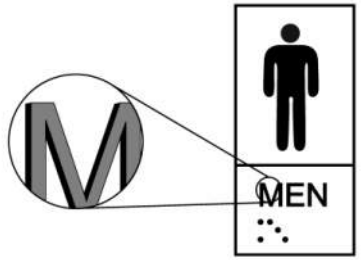
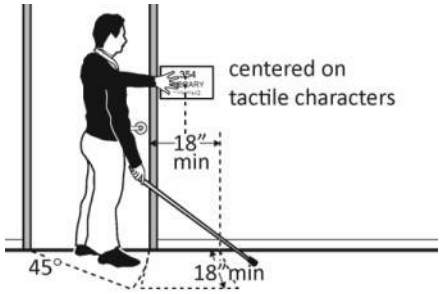
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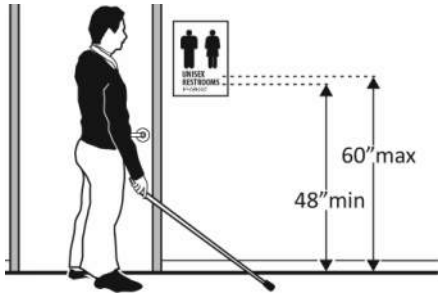
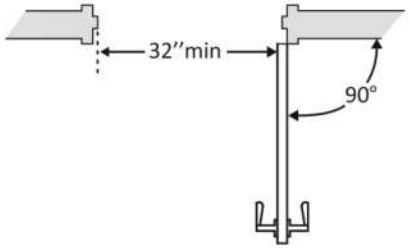
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

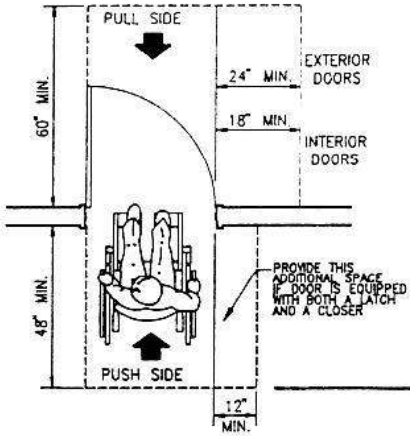
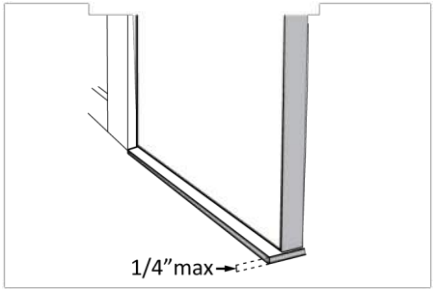
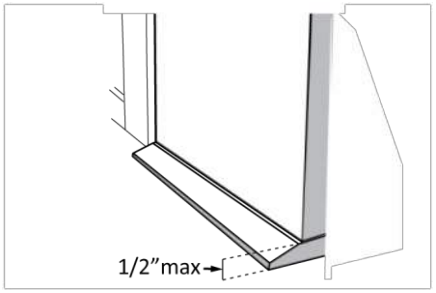
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

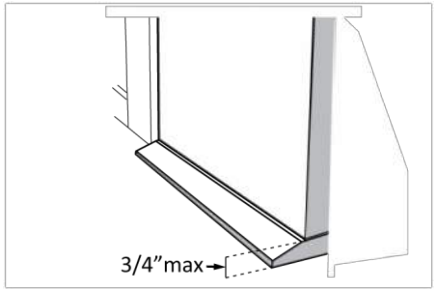
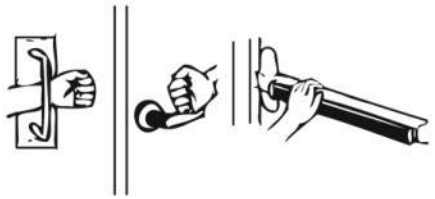
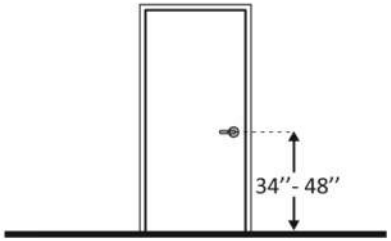
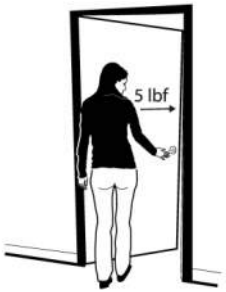
When toilet rooms are open to the public they should be accessible to people with disabilities.

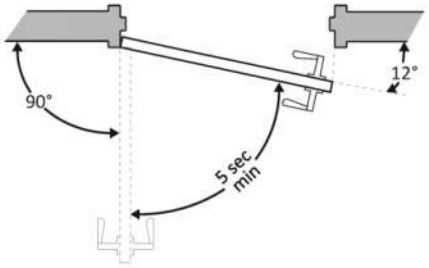
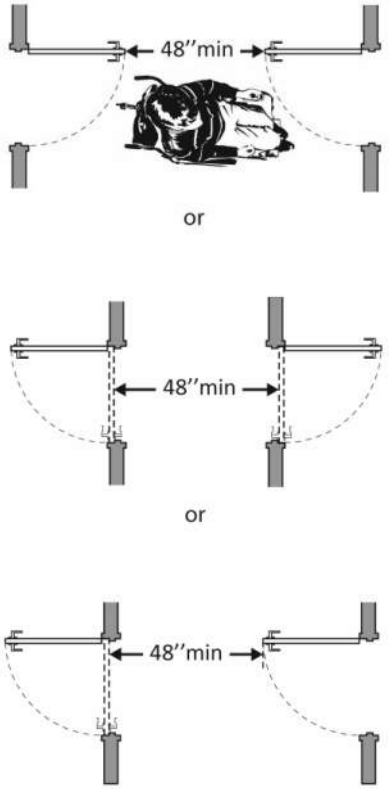
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☐Yes ☒No ☐N/A			Reconfigure restroom to be accessible
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☒No ☐N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☐Yes ☒No ☐N/A			

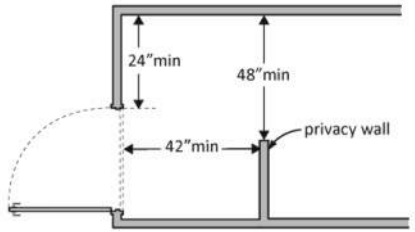
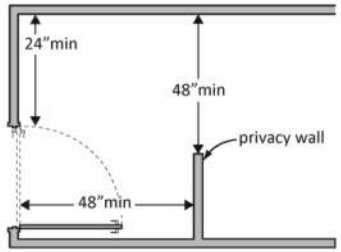
Toilet Room #1 Riverview Park Men's Showers/Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage height*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A	☒No			
	So the baseline of the lowest character is at least 48 inches	**72"**				

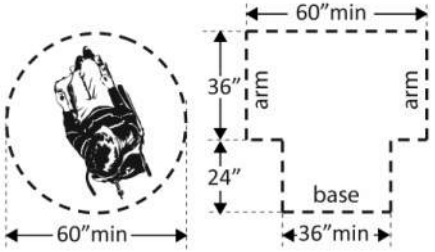
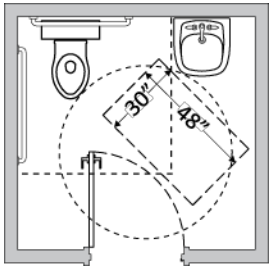
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Door entrance clear width*	

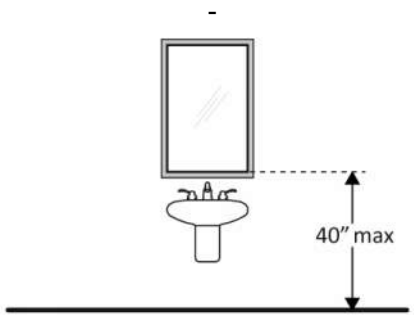
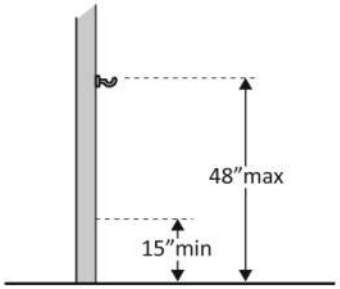
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☐Yes ☒No ☐N/A Measurement: **5 ½"** ☒Yes ☐No ☐N/A		 *Clear space – push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A **½"** ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	• Install ADA compliant threshold

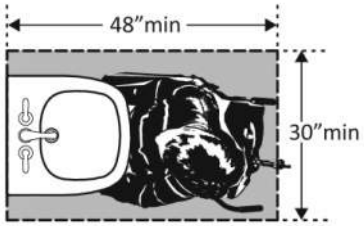
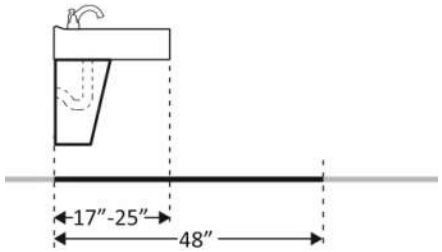
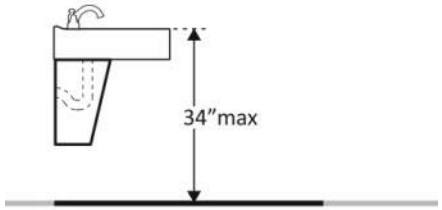
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **41" – Lever** **46" - Lock**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **11 lbs**			• Replace door

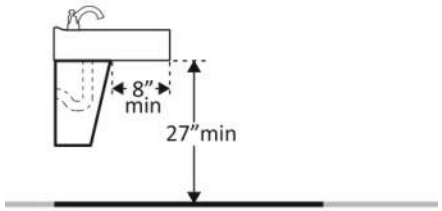
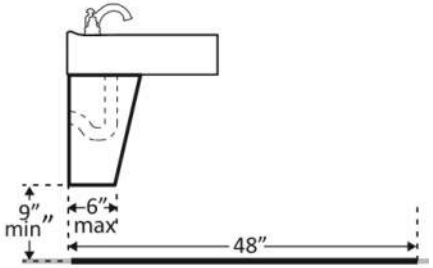
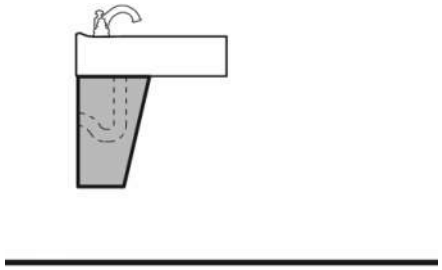
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

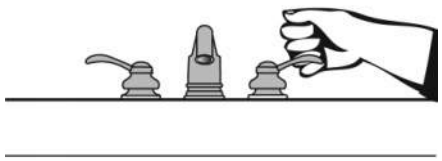
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

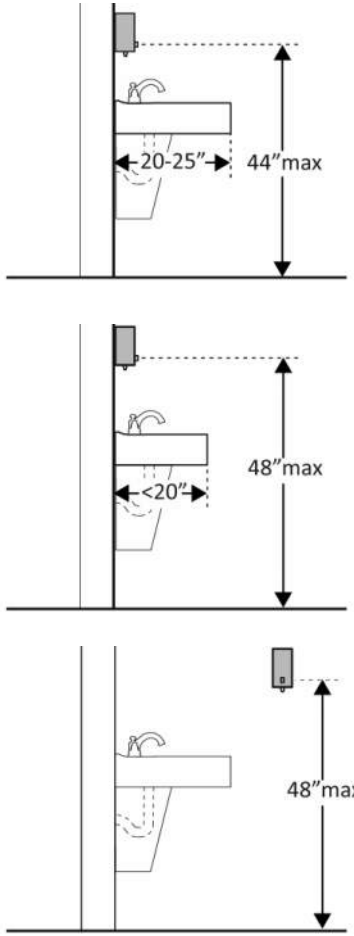
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☒Yes ☐No ☐N/A Measurement: **40"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Mirror height*	
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **63"**		 *Coat hook height*	• Relocate coat hook

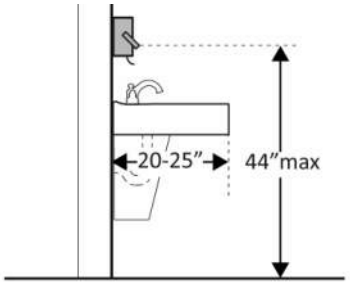
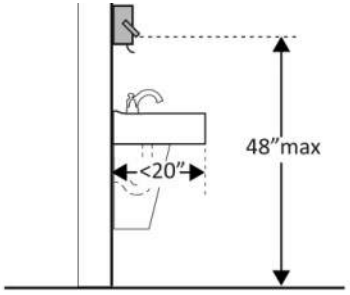
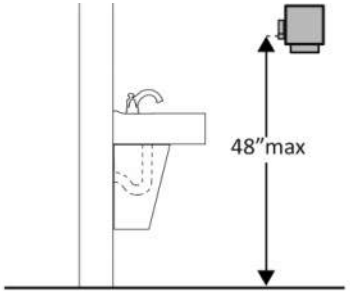
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Lavatory clear floor space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **33 ¼"**		 *Lavatory height*	

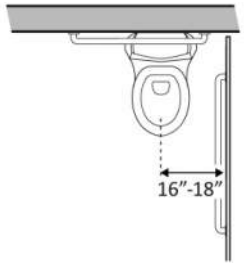
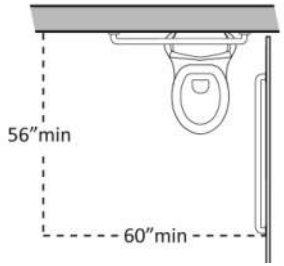
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27"**		 *Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

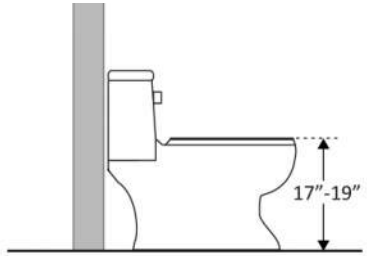
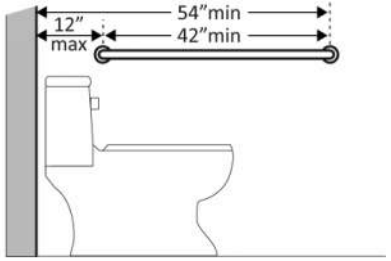
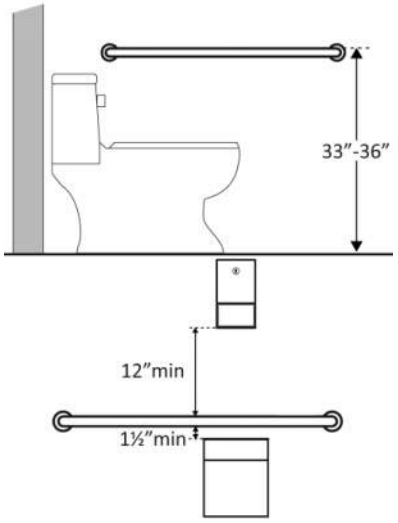
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **2 lbs**		 *Faucet handle*	

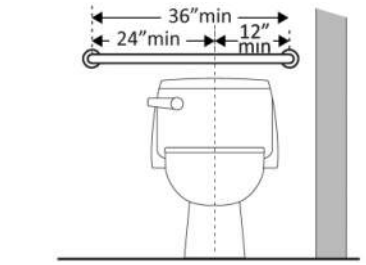
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

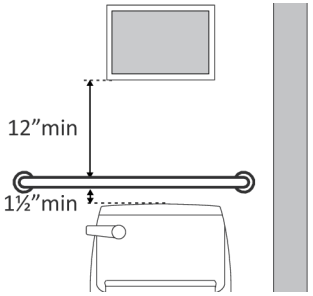
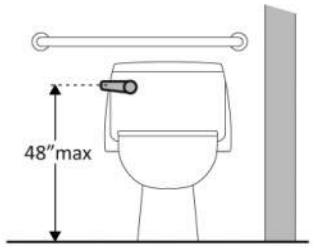
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above the floor? Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **50 ¼"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	• Relocate soap dispenser

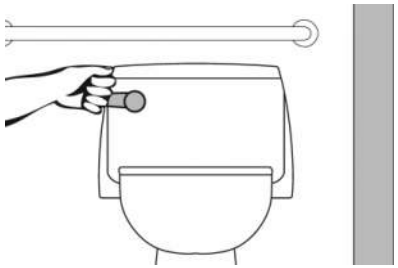
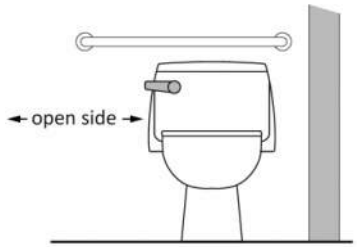
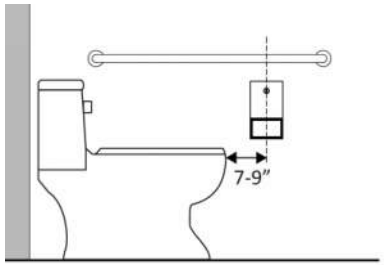
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Hand dryer height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **40"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **5 lbs**			

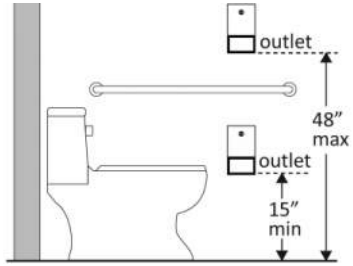
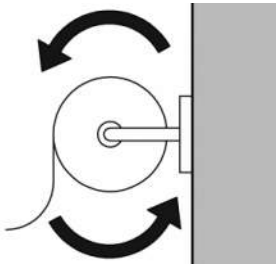
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *Water closet distance from wall*	• Relocate water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **60 ¼"Wx58 ½"D**			

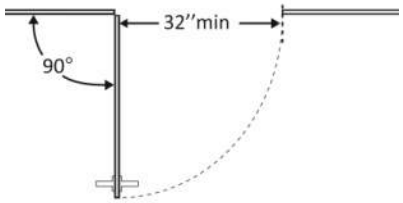
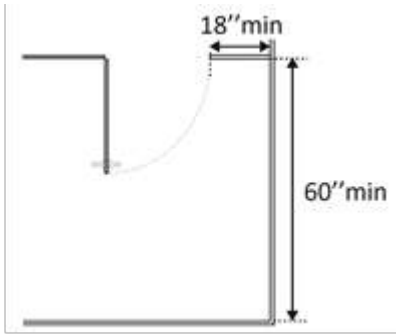
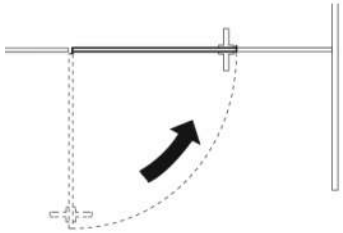
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **36"**		 *Grab bar – side wall*	• Replace with 42" grab bar and relocate grab bar along side wall
	Is it located no more than 12 inches from the rear wall?	☐Yes ☒No ☐N/A Measurement: **13"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **49"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **37"**		 *Grab bar height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **8"**			

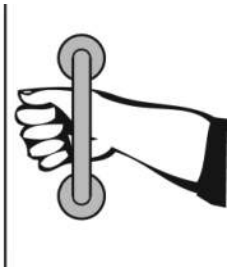
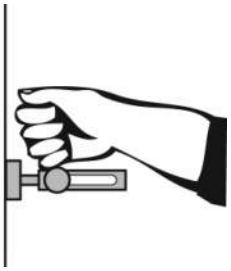
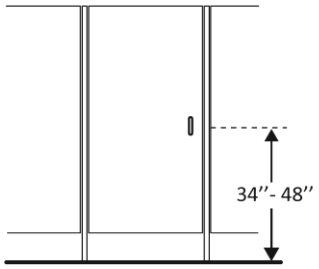
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **1 1/8"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface?	☒Yes ☐No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **13 ½"** ☐Yes ☒No ☐N/A Measurement: **22 ½"** ☐Yes ☒No ☐N/A Measurement: **37 ½"**	 	 *Grab bar – rear wall*	• Relocate grab bar along rear wall

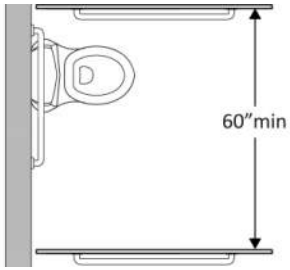
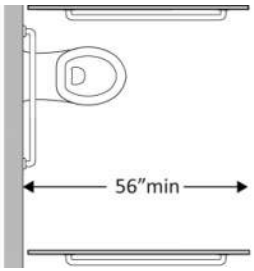
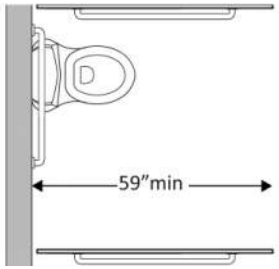
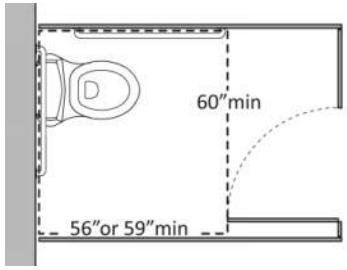
	[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 ½"** ☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar height*  *Grab bar distance from wall*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **25 ½"**		 *Flush handle height*	

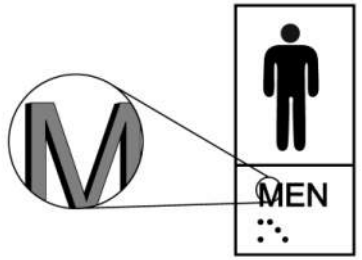
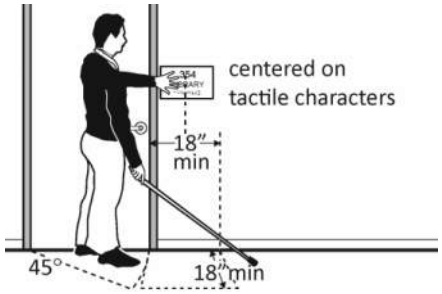
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace flush control
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush control on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance to water closet*	

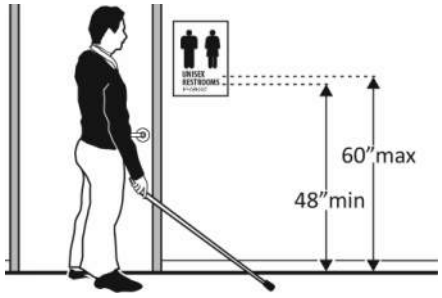
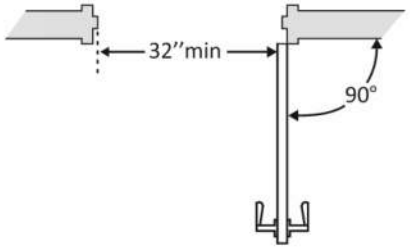
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **26"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

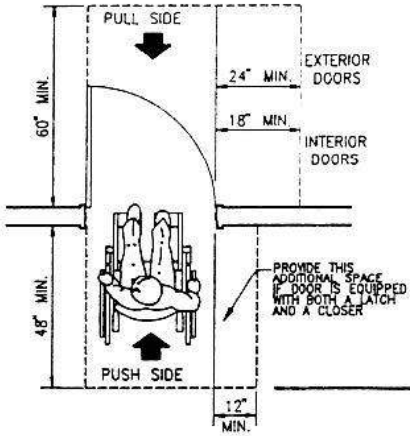
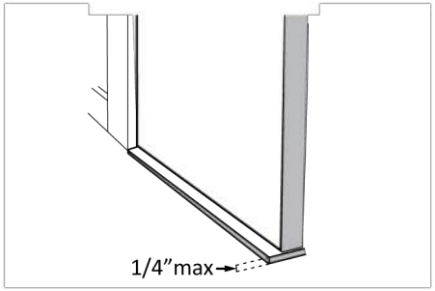
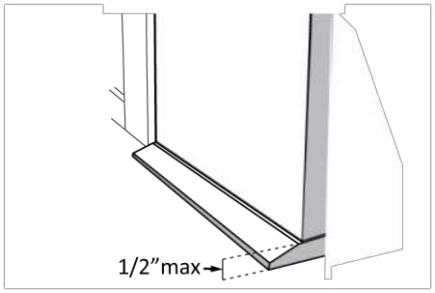
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 ½"**		 *Door opening clear width*	
3.42	If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A **12 ¾"**			• Replace partition and door
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			• Replace partition and door

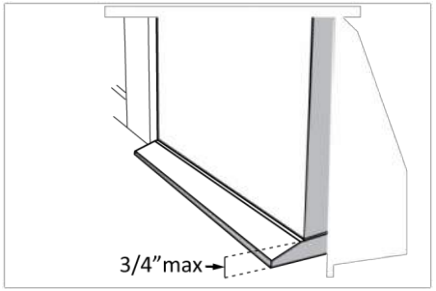
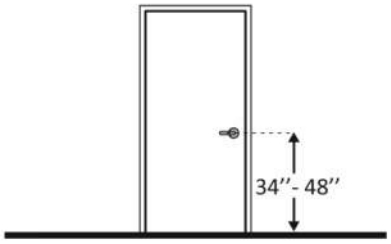
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☒Yes ☐No ☐N/A		 *Door hardware – exterior*  *Door hardware - interior*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **41 ½" – Lock** **46" – Lever**		 *Door hardware height*	

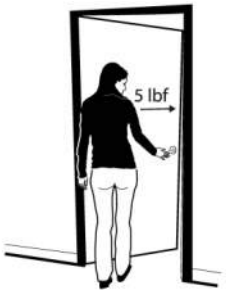
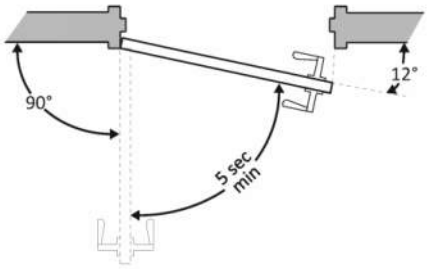
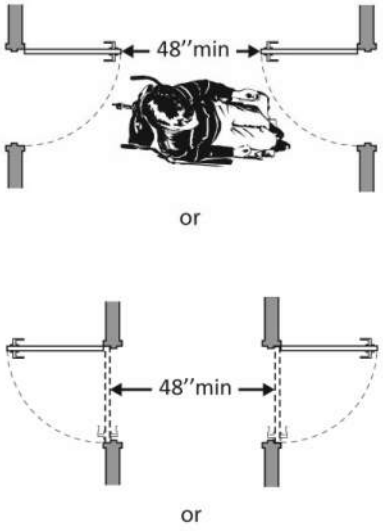
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60"**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **58 ½"**		 *Compartment depth*	• Relocate partition wall
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

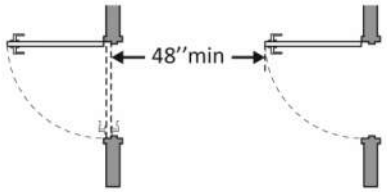
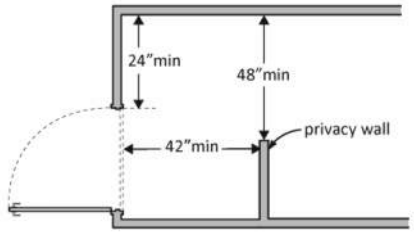
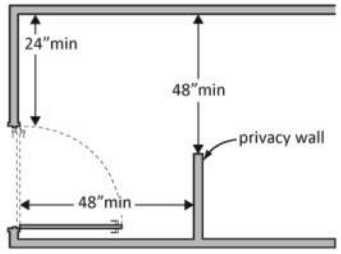
Toilet Room #2 Riverview Park Women's Showers/Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐N/A	☒No		 *Restroom signage height*	
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.					
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐N/A	☒No			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐N/A **71"**	☒No			
	So the baseline of the lowest character is at least 48 inches					

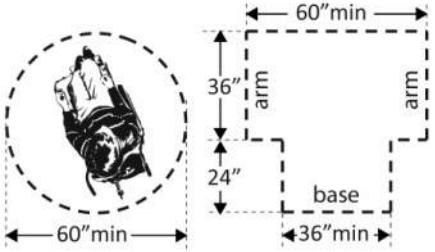
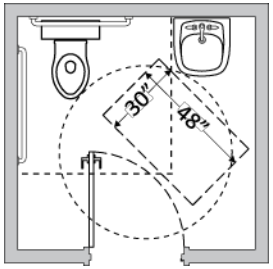
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33 ½"**		 *Door entrance clear width*	

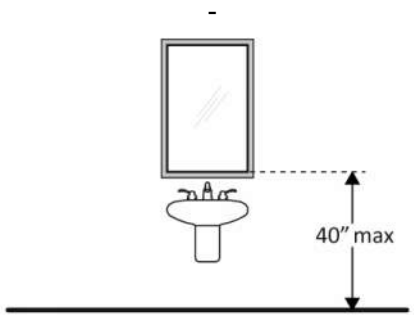
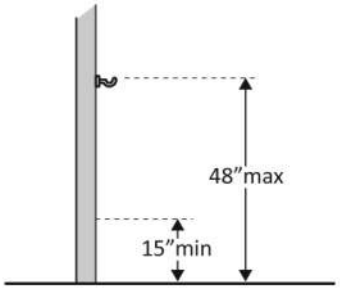
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **open** ☐Yes ☒No ☐N/A Measurement: **5 ½"** ☒Yes ☐No ☐N/A		 *Clear space – push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	• Replace with ADA compliant threshold

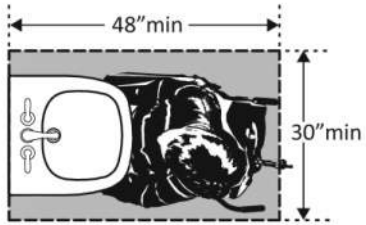
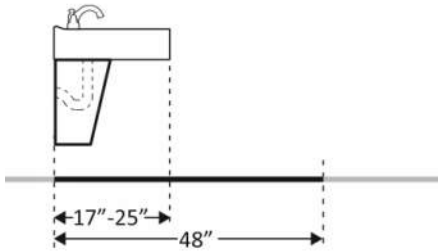
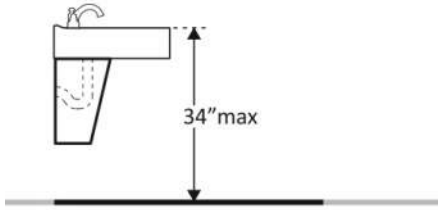
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Door hardware – interior*  *Door hardware - exterior*	
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **41 ½" – Lever** **46 ½" - Lock**		 *Door hardware height*	

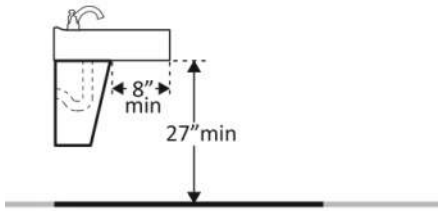
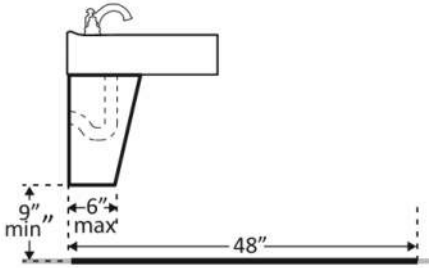
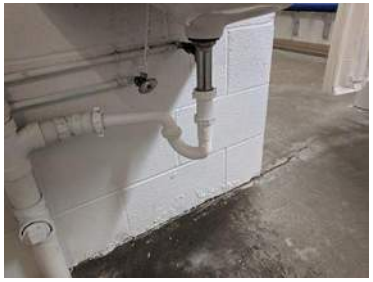
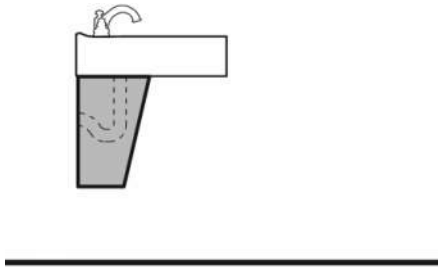
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **9 lbs**			• Replace door
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

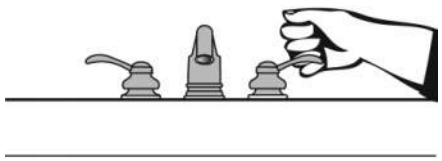
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Clear floor space*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

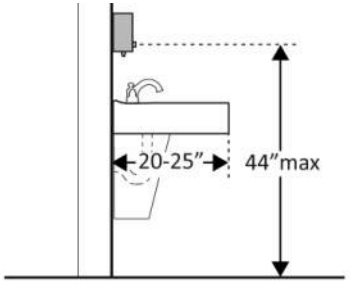
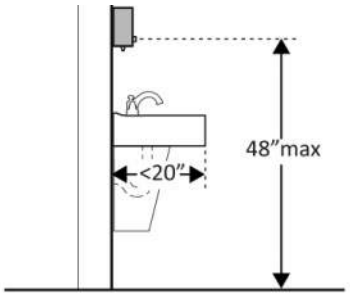
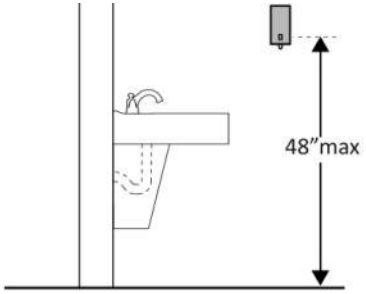
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☒No ☐N/A Measurement: **41"** ☐Yes ☐No ☒N/A Measurement: **n/a**		 *Mirror height*	• Relocate mirror
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☒No ☐N/A Measurement: **63 5/8"**		 *Coat hook height*	• Relocate coat hook

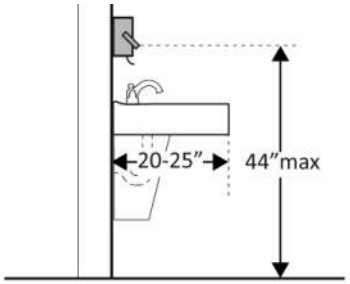
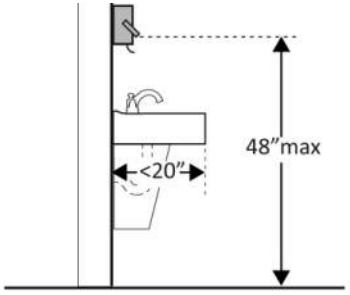
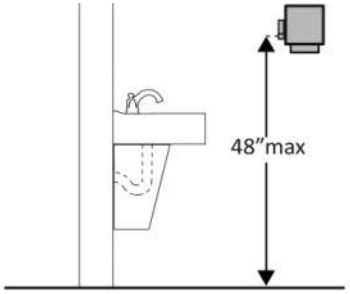
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **19 ½"**		 *Lavatory clear space*	
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **34 ½"**		 *Lavatory height*	• Relocate lavatory

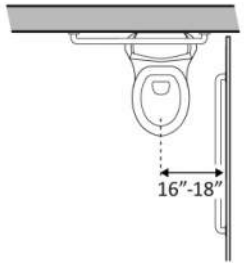
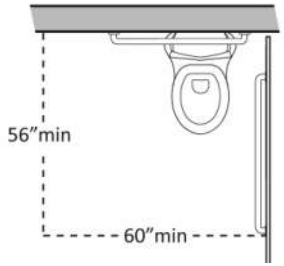
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27 ½"**		 *Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

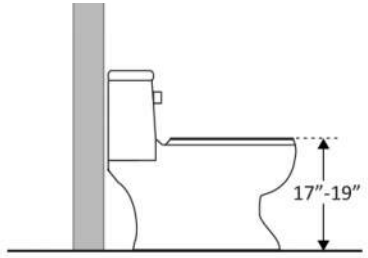
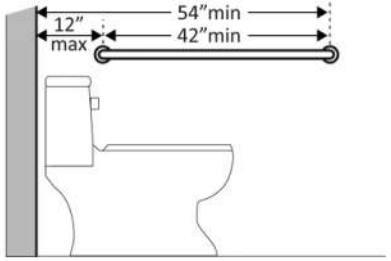
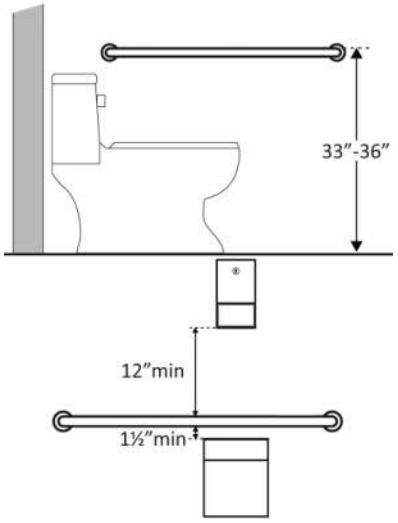
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **2 lbs**		 *Faucet handle*	

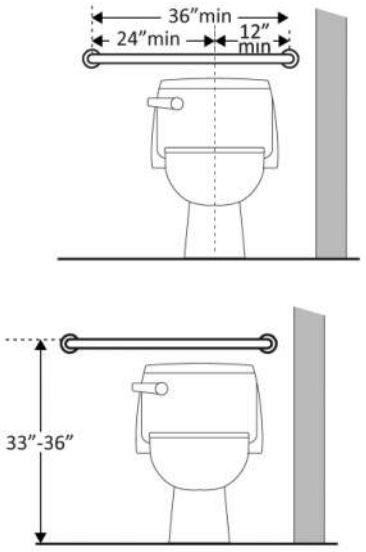
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

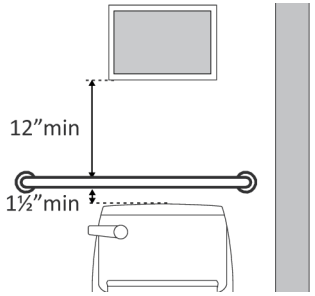
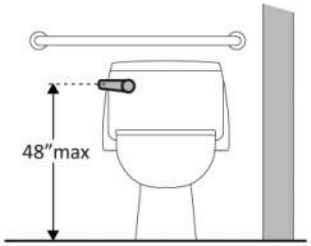
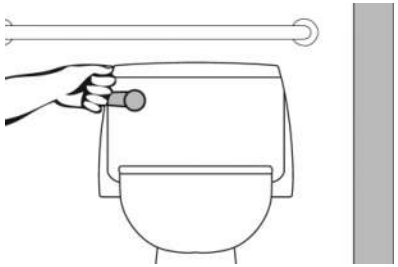
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **45 ¾"**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			

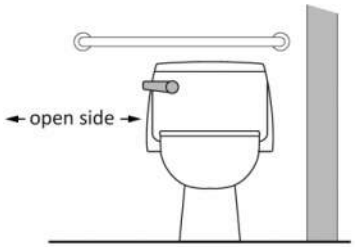
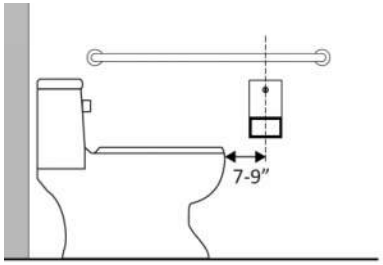
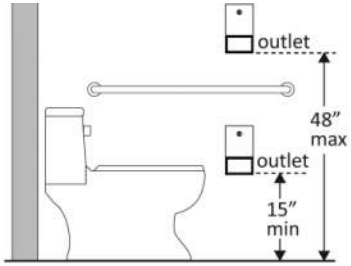
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			 *Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Not over an obstruction: no higher than 48 inches above the floor? [308.2]	☒Yes ☐No ☐N/A Measurement: **47 ½"**			
	Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?	☒Yes ☐No ☐N/A			
	Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]	☒Yes ☐No ☐N/A **4 lbs**			

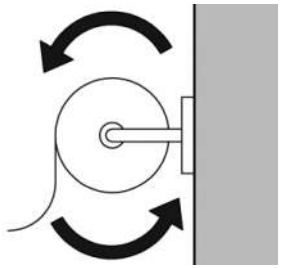
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19"**		 *Water closet distance from wall*	• Relocated water closet
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.	☒Yes ☐No ☐N/A Measurement: **60 ¾"W x 59"D**			

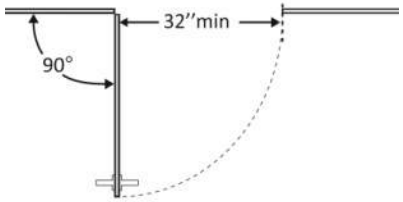
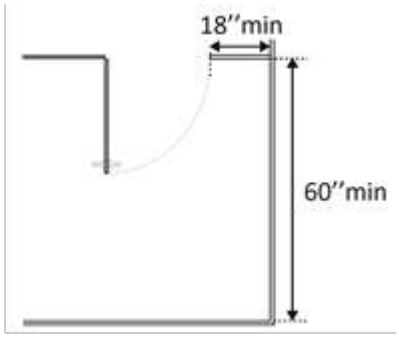
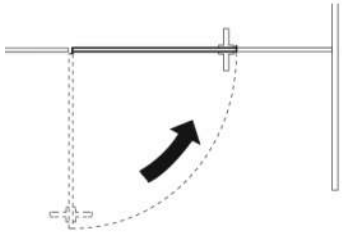
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18 ¾"**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **36"**		 *Grab bar – side wall*	• Replace grab bar with 42" grab bar and relocate along side wall
	Is it located no more than 12 inches from the rear wall?	☐Yes ☒No ☐N/A Measurement: **13 ¼"**			
	Does it extend at least 54 inches from the rear wall? [604.5.1]	☐Yes ☒No ☐N/A Measurement: **49 ¼"**			
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☐Yes ☒No ☐N/A Measurement: **37"**		 *Grab bar height*	
	Is there at least 12 inches clearance between the grab bar and projecting objects above?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is there at least 1½ inches clearance between the grab bar and projecting objects below?*	☒Yes ☐No ☐N/A Measurement: **7 ½"**			

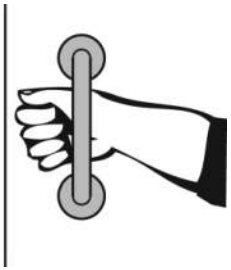
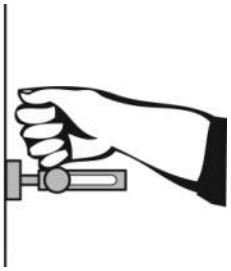
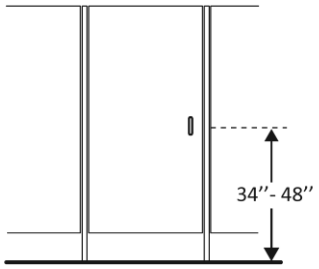
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar distance to objects below*  *Grab bar distance from wall*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface?	☒Yes ☐No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **15"** ☐Yes ☒No ☐N/A Measurement: **21"** ☐Yes ☒No ☐N/A Measurement: **37 ¼"**		 *Grab bar – rear wall*	• Relocate grab bar along rear wall

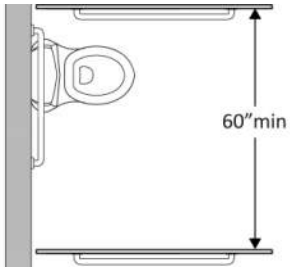
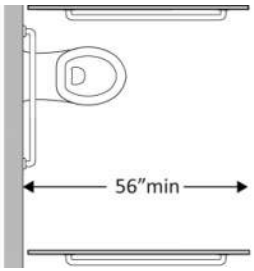
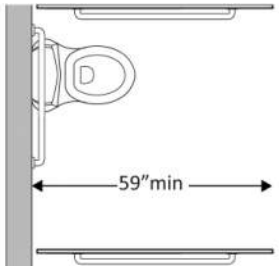
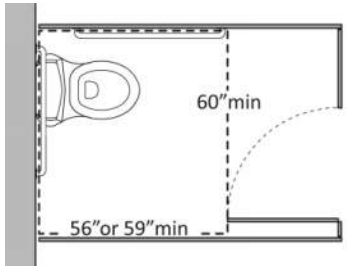
	[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 ½"** ☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar height*  *Grab bar distance from wall*	
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **25 ½"**		 *Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **7 lbs**			• Replace flush control

3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush control on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet paper dispenser distance to water closet*	
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **27"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	

3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 ¾"**		 *Door opening clear width*	
3.42	If there is a front approach to the pull side of the door, is there at at least 18 inches of maneuvering clearance beyond the latch side plus 60 inches clear depth? [604.8.1.2] Note: See 2010 Standards 604.8.1.2 Doors for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door	☐Yes ☒No ☐N/A **2 5/8"**			• Relocate partition wall and door
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			• Relocate partition wall and door

3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☒Yes ☐No ☐N/A		 *Door hardware – exterior*  *Door hardware - interior*	
3.45	Is the lock operable with one hand and without tight grasping, pinching or twisting of the wrist? [309.4]	☒Yes ☐No ☐N/A			
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **41" – Handle** **45" – Lock**		 *Door hardware height*	

3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60 ¾"**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **59"**			
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

Timber Creek Park

August 22, 2019

2223 Edgebrook Dr, Marshalltown, IA 50158



Bolton & Menk Project #A13.117049
SVPA Project #18059

SVPA ARCHITECTS

Timber Creek Park

General

This facility falls under Title II of the Americans With Disabilities Act, which protects qualified individuals with disabilities from discrimination on the basis of disability in services, programs and activities provided the State and local government entities. Title II extends the prohibition on discrimination established by section 504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. 794, to all activities of State and local governments regardless of whether these entities receive Federal financial assistance. [1]

Access to and participation in programs covered by Title II cannot be denied to people with disabilities because buildings and sites are inaccessible. However, public entities are not required to make all areas in all existing buildings and sites accessible. Program accessibility may be achieved through various methods, including moving program activities or providing services at alternate, accessible sites; providing equipment appropriate for people with disabilities; or providing personal assistance to people with disabilities. Public entities are only required to remove barriers from existing buildings and sites when there is no other feasible solution for achieving program accessibility.[2]

Any alteration to an existing facility must be ADA-compliant. Alteration is any change to an existing building or facility that affects usability. This includes remodeling, renovation, removal or rearrangement of structural components, and changes or rearrangement of walls and full-height partitions. The ADA does not consider normal maintenance to be alterations unless this maintenance affects the usability of the facility. The ADA also recognizes that updating portions of an existing facilities may not be technically feasible; typically, the removal of a structural load-bearing member that is an essential part of the structure, or the removal of an essential portion of a facility or site that could be detrimental to the building or site, is not considered feasible, however, public entities must comply with the provisions of the ADA Standards to the maximum extent feasible.

If alterations are made to an area containing a primary function (a major activity for which a facility is intended), the alterations must be ADA-compliant to the maximum extent feasible. When a primary function area is altered, the path of travel from the parking area or sidewalk to the altered area and the amenities serving the altered area must be made accessible, unless the costs for these changes are disproportionate. The costs for the added alterations are considered disproportionate if they exceed 20 percent of the cost of the overall alteration. In this case, public entities should make as many changes as possible, prioritized as follows: entrances; route to the primary function area; at least one unisex restroom or one restroom for each sex serving the area; drinking fountains serving the area; other elements.

References

1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of Design, 2010.

Facility Notes

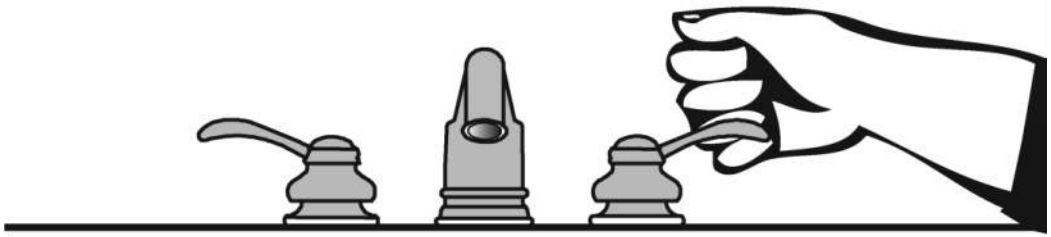
The restroom building at Timber Creek Park is generally in good condition. Some portions of the building are ADA-compliant, some are not. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

1. **Restrooms**
   - 1.1. There are two (2) public restrooms in the facility.
   - 1.2. Restroom #1 is a single-occupant gender-neutral restroom that is accessed from the south side of the restroom building. There are some deficiencies including the lack of a restroom sign, configuration of the sink, the configuration of the water closet, and configuration of the grab bars that should be corrected as part of a building alteration project.
   - 1.3. Restroom #2 is a single-occupant gender-neutral restroom that is accessed from the south side of the restroom building There are some deficiencies including the lack of a restroom sign, configuration of the sink, the configuration of the water closet, and configuration of the grab bars that should be corrected as part of a building alteration project.

The ADA Checklist for Existing Facilities

Part 3 - Toilet Rooms

Based on the 2010 ADA Standards for Accessible Design



Project: Marshalltown ADA Transition Plan (Facilities)

Building: Timber Creek Park

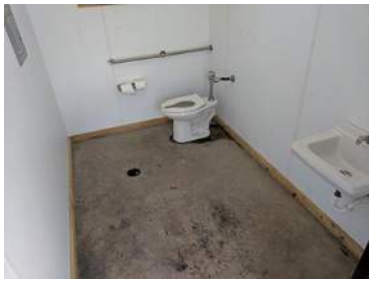
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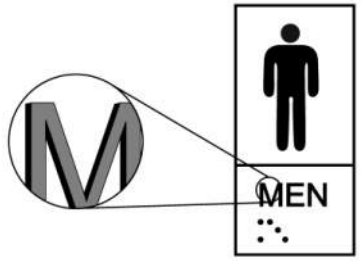
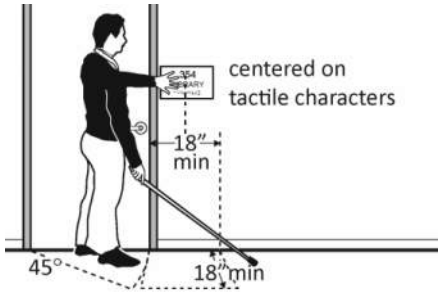
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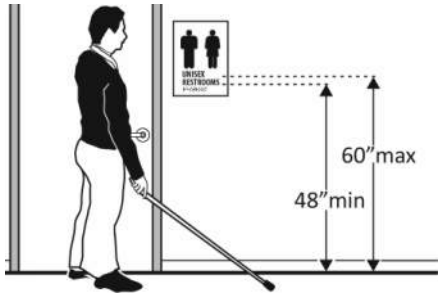
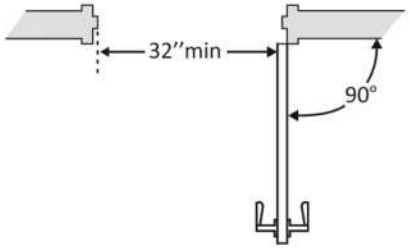
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

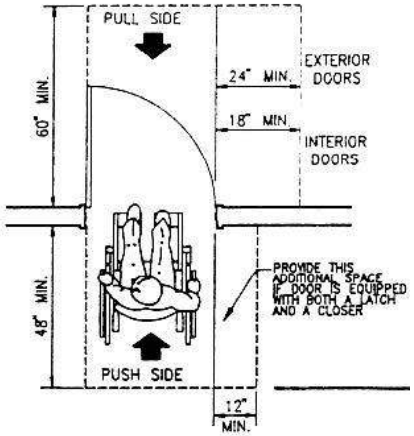
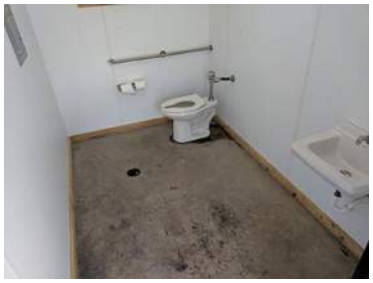
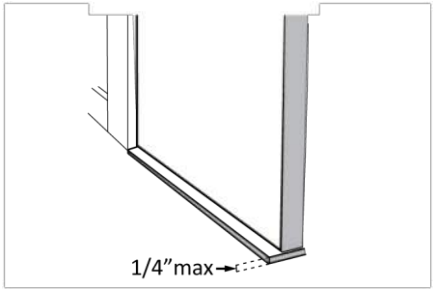
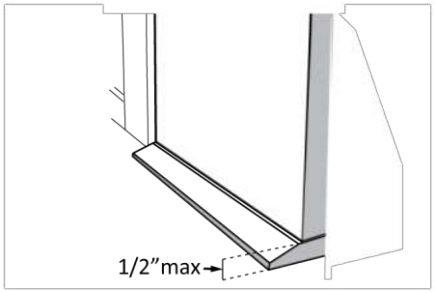
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

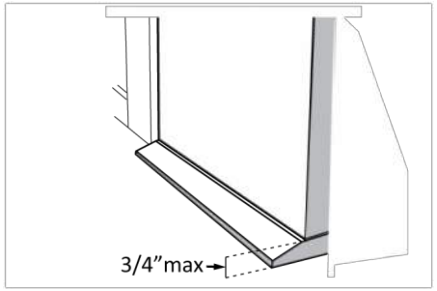
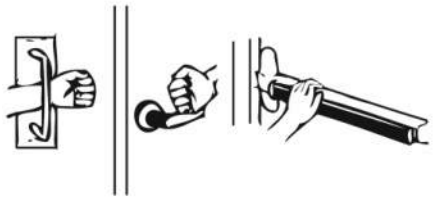
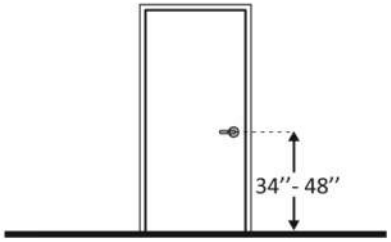
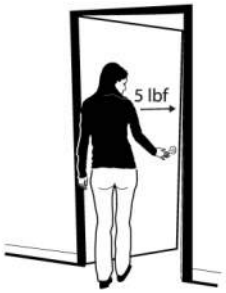
When toilet rooms are open to the public they should be accessible to people with disabilities.

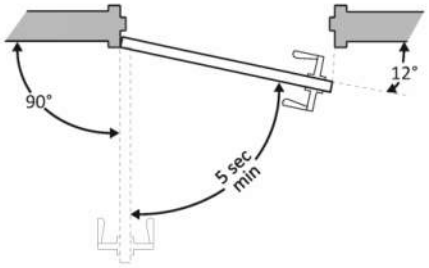
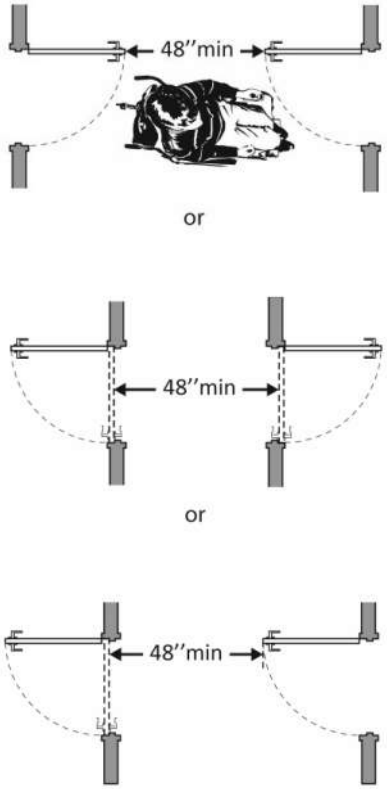
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children's specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks – 606.2.	☒Yes ☐No ☐N/A		 *Typical single user restroom*	
3.2	Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms? [See 2010 ADA Standards for Accessible Design – 216.8]	☐Yes ☒No ☐N/A			Provide restroom signs
3.3	If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]	☐Yes ☒No ☐N/A			
Accessible Route					
3.4	Is there an accessible route to the accessible toilet room? [206.2.4]	☒Yes ☐No ☐N/A			

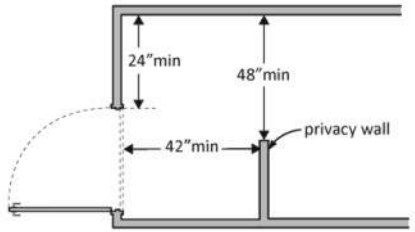
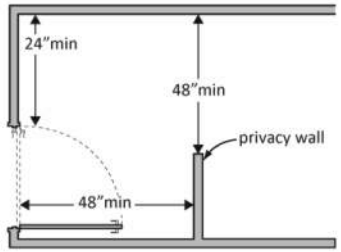
Toilet Room #1 Timber Creek Park Left Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐No ☒N/A		 *Restroom entrance – no signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐No ☒N/A			
	Is there Braille? [703.3]	☐Yes ☐No ☒N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐No ☒N/A			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐No ☒N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐No ☒N/A			
	So the baseline of the lowest character is at least 48 inches				

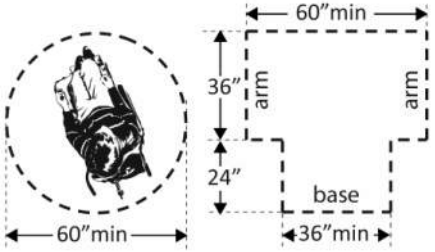
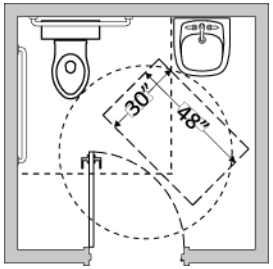
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Entrance width*	

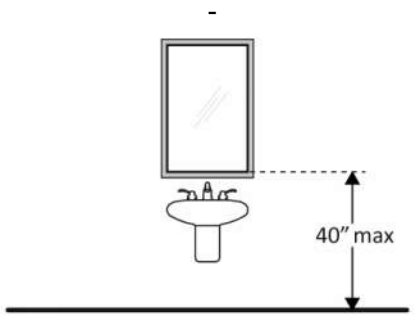
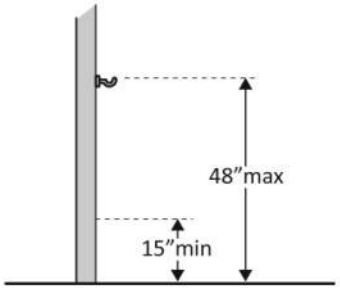
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **Open x open** ☒Yes ☐No ☐N/A Measurement: **16" side x open** ☒Yes ☐No ☐N/A		 *Entrance – push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A	 	 *Door threshold*	

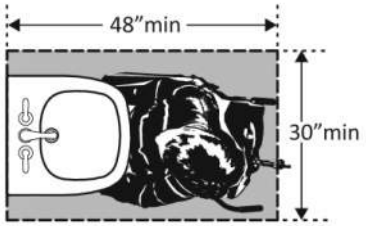
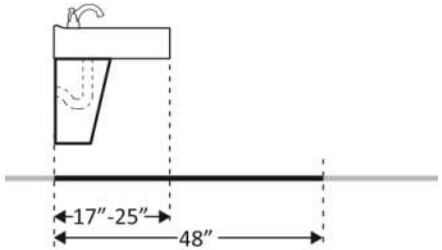
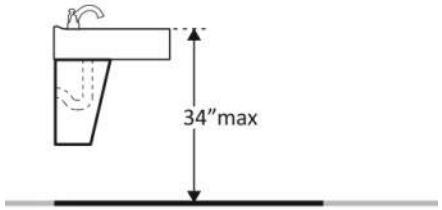
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Door hardware*	• Replace door hardware
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **48"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **9 lbs**			• replace door

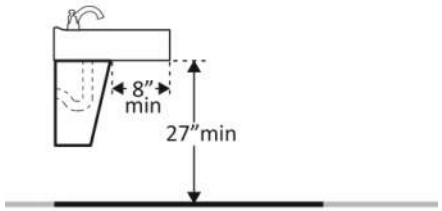
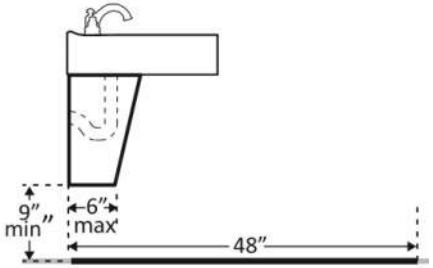
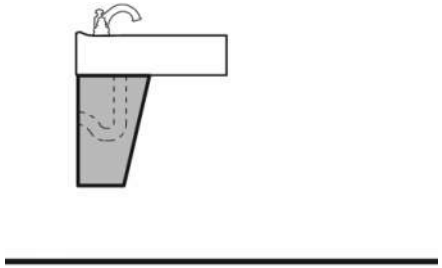
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

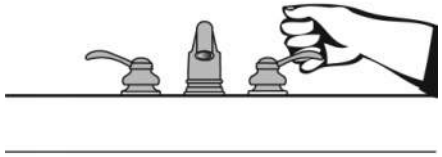
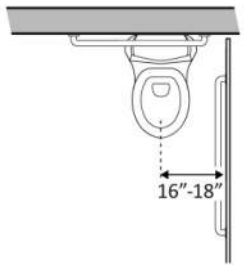
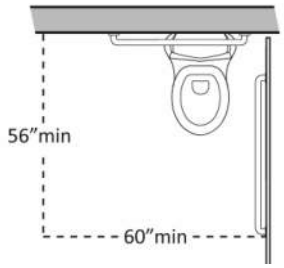
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

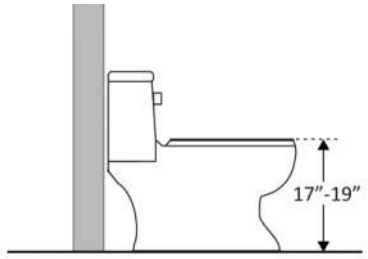
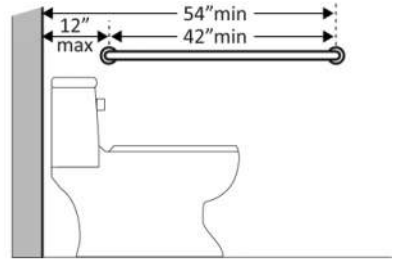
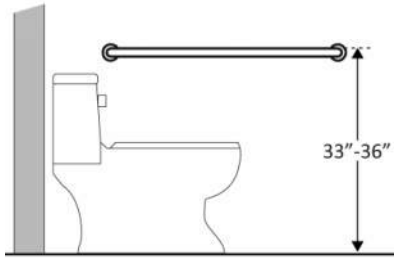
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Floor clearance*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

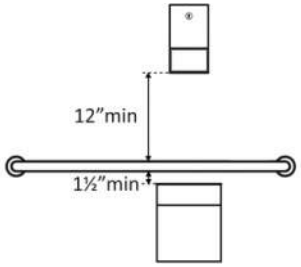
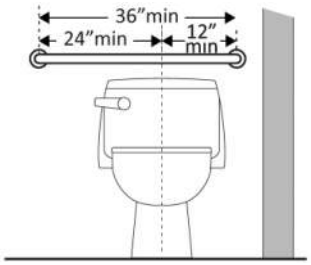
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

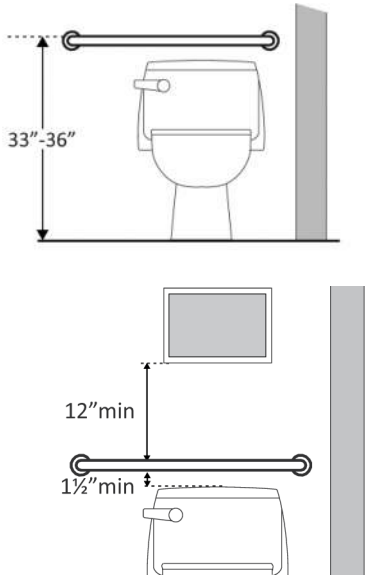
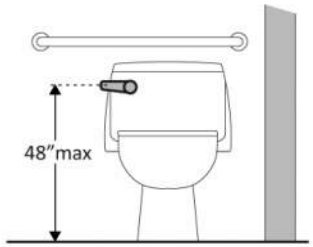
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory floor clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☐N/A Measurement: **16 ¾"**		 *Lavatory clear floor space below*	• Relocate lavatory
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☒Yes ☐No ☐N/A Measurement: **32 3/8"**		 *Lavatory height*	

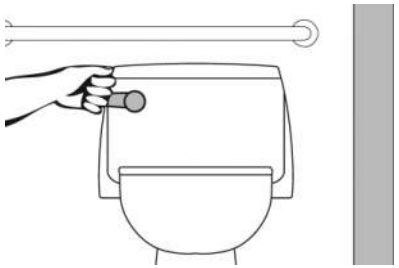
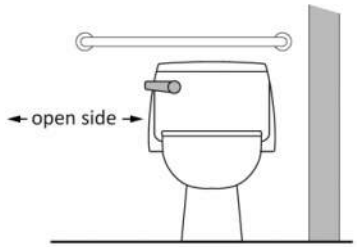
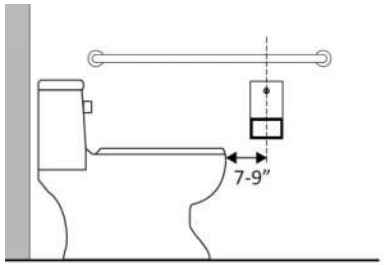
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26”**		 *Under-lavatory clearance*	• Relocate lavatory
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A		 *Toe clearance and uninsulated pipes*	• Add insulation around pipes

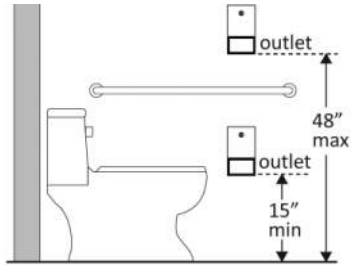
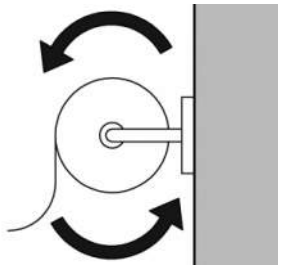
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **11 lbs**		 *Faucet handle*	• Replace handle
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19”**		 *Center of water closet to wall*	• Relocate water closet so the center is no less than 16” and no greater than 18” from the wall
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the	☒Yes ☐No ☐N/A Measurement: **82”W x 74 ½”D**		 *Water closet clearance*	

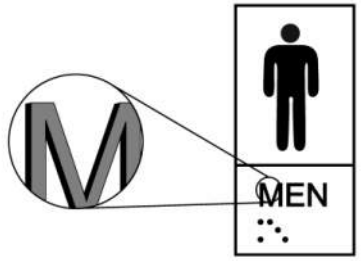
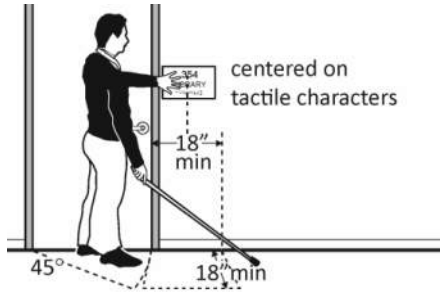
	required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18”**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **48”** ☒Yes ☐No ☐N/A Measurement: **0”** ☐Yes ☒No ☐N/A Measurement: **48”** ☐Yes ☒No ☐N/A Measurement: **36 3/8”**	 	 *Grab bar – side wall*  *Grab bar height*	• Install grab bar(s) to be at ADA compliant configuration.

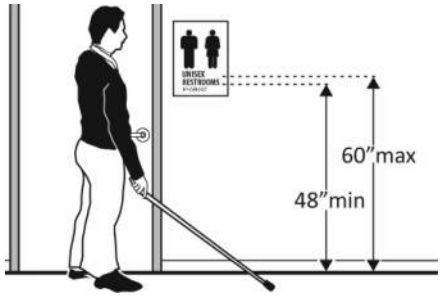
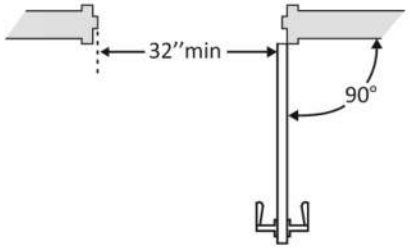
	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **10 ½"** ☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar to object below distance*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2]	☐Yes ☒No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			• Install grab bar(s) to be at ADA compliant configuration.

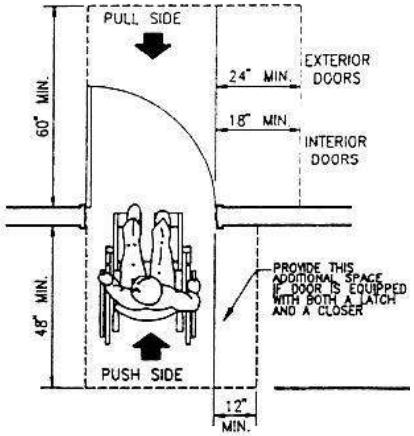
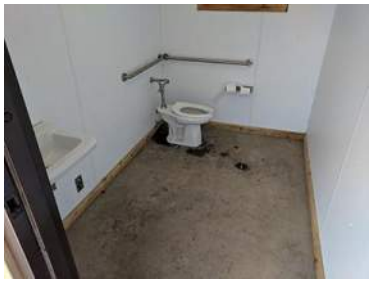
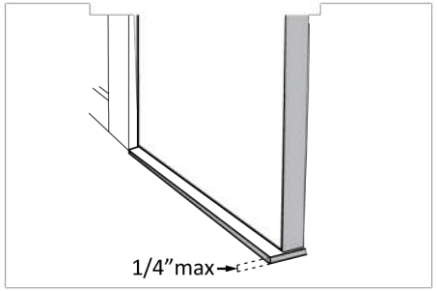
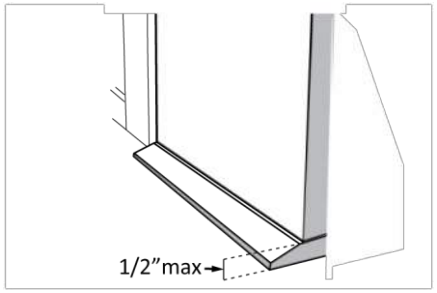
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **26 ½”**			

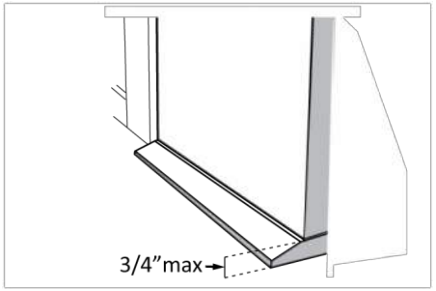
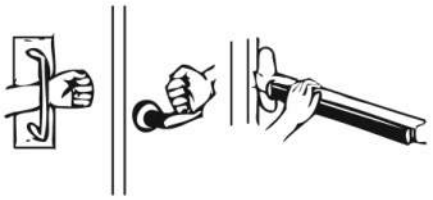
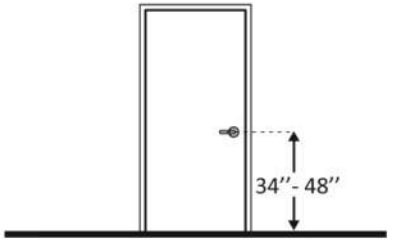
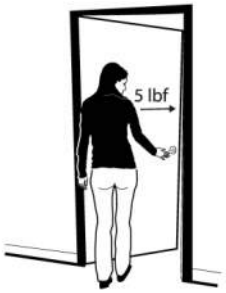
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush valve on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A			

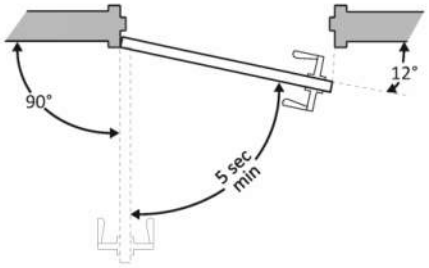
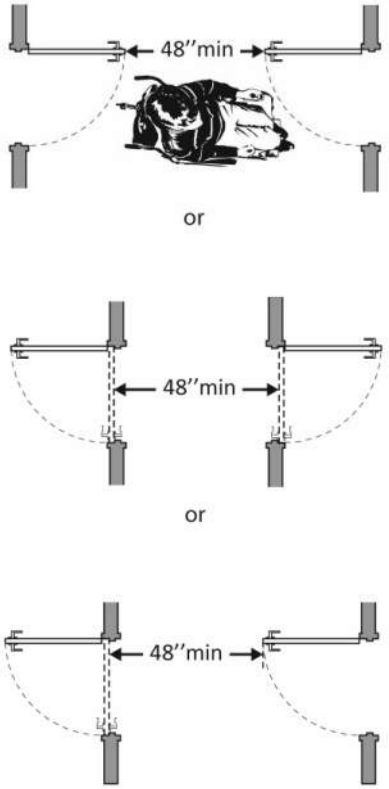
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

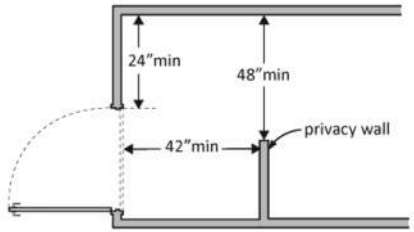
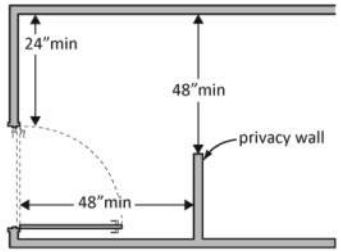
Toilet Room #2 Timber Creek Park Right Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐No ☒N/A		 *Restroom entrance – no signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐No ☒N/A			
	Is there Braille? [703.3]	☐Yes ☐No ☒N/A			
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☐Yes ☐No ☒N/A			
	Note: Signs are permitted on the push side of doors with closers and without hold-open devices.				
	With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? * [703.4.2]	☐Yes ☐No ☒N/A			
	*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required	☐Yes ☐No ☒N/A			
	So the baseline of the lowest character is at least 48 inches				

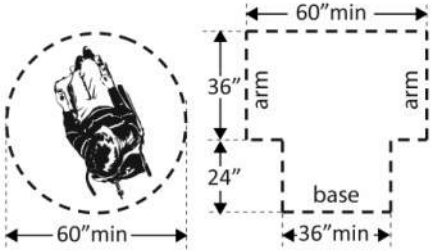
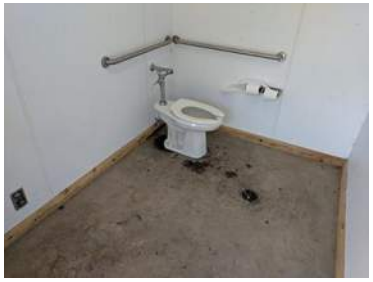
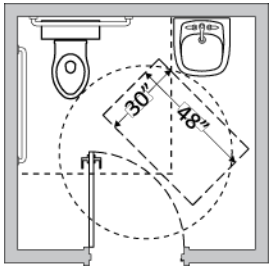
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.				
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33"**		 *Entrance width*	

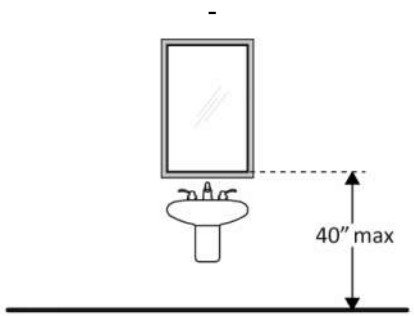
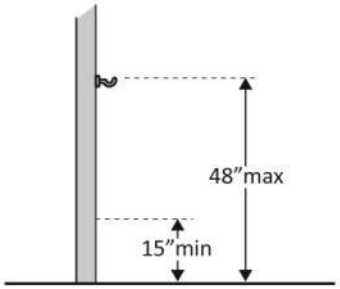
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push side of the door from the edge of the door to the nearest obstruction? On both sides of the door, is the floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]	☒Yes ☐No ☐N/A Measurement: **Open x open** ☒Yes ☐No ☐N/A Measurement: **16" side x open** ☒Yes ☐No ☐N/A		 *Entrance – push side*	
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A	 	 *Entry threshold*	

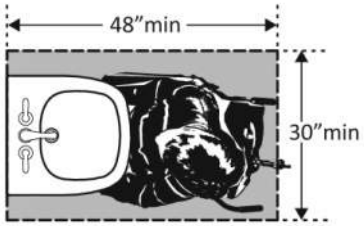
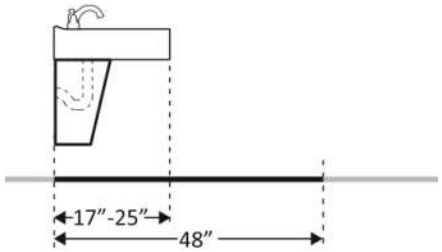
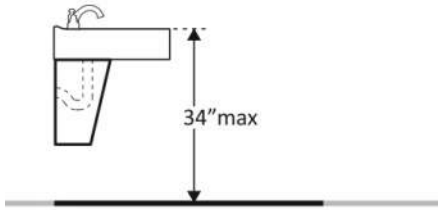
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Door hardware*	• Replace door hardware with compliant hardware
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A **48"**		 *Door hardware height*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **5 lbs**			

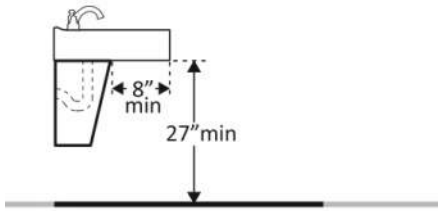
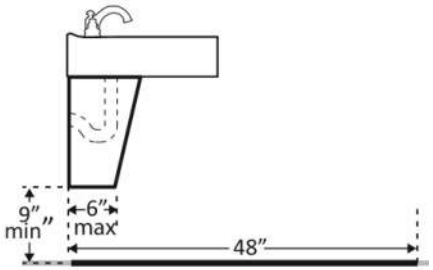
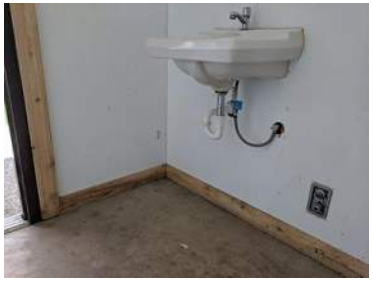
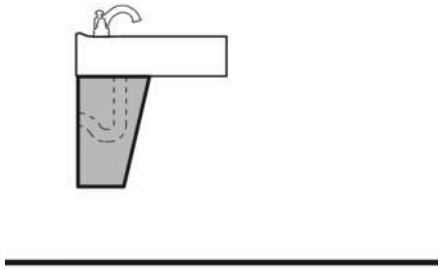
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☒Yes ☐No ☐N/A Measurement: **5 sec**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

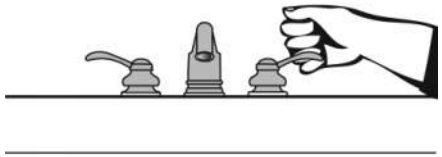
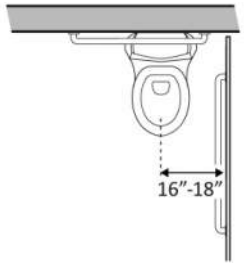
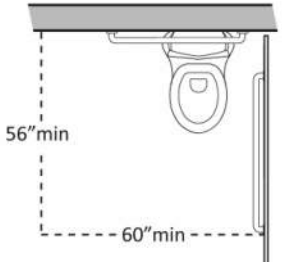
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]	☐Yes ☐No ☒N/A			

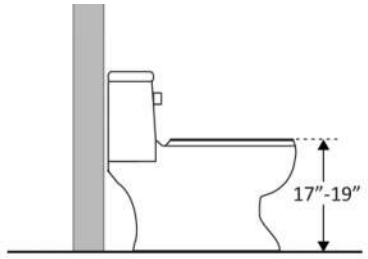
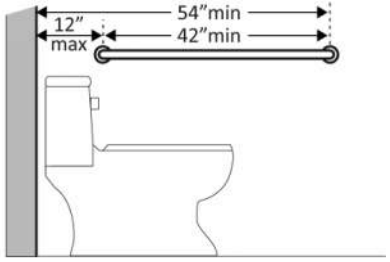
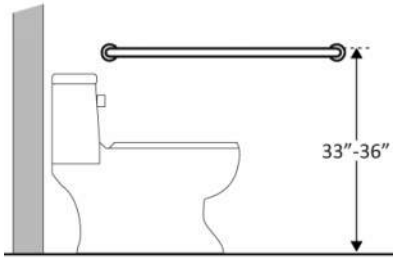
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]	☒Yes ☐No ☐N/A		 *Floor clearance*	
3.18	In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]	☐Yes ☐No ☒N/A			

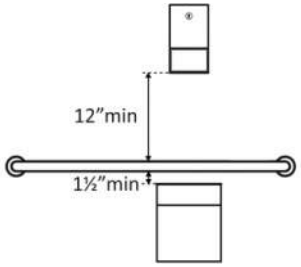
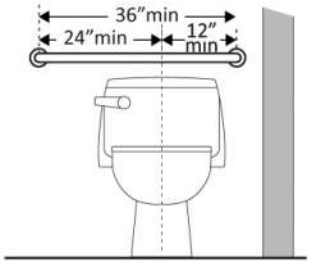
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required.	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**	-  		
3.20	If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?* [603.4] * If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.	☐Yes ☐No ☒N/A Measurement: **n/a**	 		

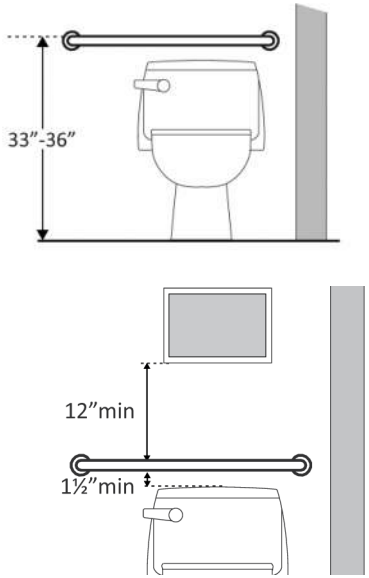
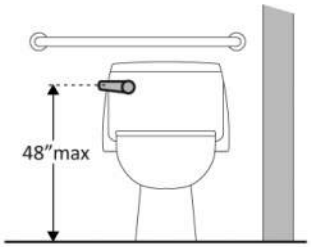
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		 *Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☐Yes ☒No ☐N/A Measurement: **16 ½”**		 *Lavatory distance from wall*	• Relocate lavatory
3.23	Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor? [606.3]	☐Yes ☒No ☐N/A Measurement: **34 ¼”**		 *Lavatory height*	• Relocate lavatory to be no higher than 34” above the floor

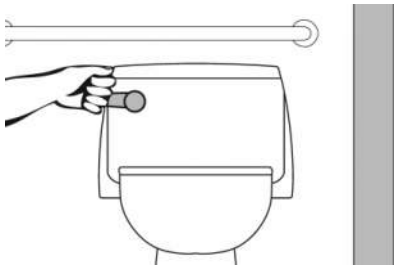
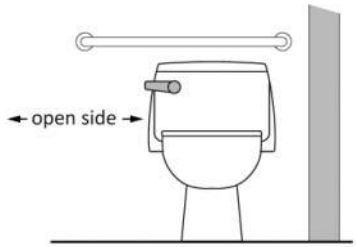
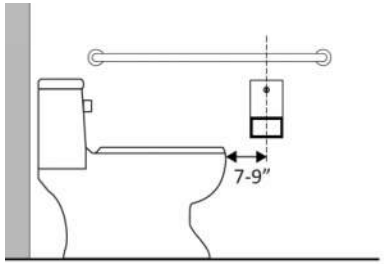
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Under-lavatory clearance*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☒Yes ☐No ☐N/A		 *Toe clearance and uninsulated pipes*	
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes

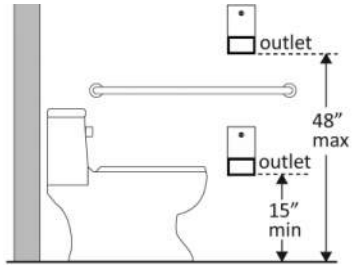
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **8 lbs**			• Replace handle
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **20”**		 *Water closet distance from wall*	• Relocate water closet so the center is no less than 16” and no more than 18” from wall
3.31	Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?* [604.3.1] * If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures	☒Yes ☐No ☐N/A Measurement: **81 ½”W x 75”D**			

	(such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½”**		 *Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the rear wall? Does it extend at least 54 inches from the rear wall? [604.5.1] Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]	☒Yes ☐No ☐N/A Measurement: **42”** ☒Yes ☐No ☐N/A Measurement: **2”** ☐Yes ☒No ☐N/A Measurement: **44”** ☐Yes ☒No ☐N/A Measurement: **37”**	 	 *Grab bar – side wall*  *Grab bar – rear wall*	• Install grab bar(s) to be at ADA compliant configuration.

	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **10 ½"** ☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar – height*	
3.34	Is there a grab bar at least 36 inches long on the rear wall? Does it extend at least 12 inches from the centerline of the water closet on one side (side wall)? Does it extend at least 24 inches on the other (open) side? [604.5.2]	☒Yes ☐No ☐N/A Measurement: **36"** ☒Yes ☐No ☐N/A Measurement: **17"** ☐Yes ☒No ☐N/A Measurement: **20"**			• Install grab bar(s) to be at ADA compliant configuration.

	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **37”** ☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 ½”**			
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A			

3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet	☒Yes ☐No ☐N/A		 *Toilet dispenser location*	

3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A	