

# Site Accessibility Evaluation

## Americans with Disabilities Act Title II (Public Services: State and Local Government)



### **Bijou Parking Garage (Enterprise)**

**215 N Cascade Ave  
Colorado Springs, CO  
80903**

**Accessibility Evaluation**

***Inspection Date: 07/09/2018  
Inspector: Michael Killebrew, Anna  
Kangas***

**Prepared By**



**(719) 385 - 5175**

**<https://coloradosprings.gov/>**

TO: Parking Enterprise

FROM: Robert L. Hernandez

DATE: June 28, 2019

SUBJECT: Bijou Parking Garage Self-Evaluation

1. On March 6, 2018, Mr. Michael Killebrew, Title II ADA/Section 504 Coordinator performed a Title II - Americans with Disabilities Act (ADA), Self-Evaluation. This evaluation was in accordance with 1991/2010 ADA Standards for Accessible Design. A re-evaluation was conducted on June 6, 2019 with the assistance of Anna Kangas, Title II ADA/Section 504 Coordinator/Architect.

2. Priorities for accessibility are assigned in accordance with the ADA Checklist for Existing Facilities. The checklist follows the four priorities listed in the Department of Justice ADA Title III regulations. These priorities are equally applicable to state and local government facilities:

Priority 1 - Accessible approach and entrance

Priority 2 - Access to goods and services

Priority 3 - Access to public toilet rooms

Priority 4 - Access to other items such as water fountains and public telephones

3. Corrective actions to findings were/will be submitted for corrective action through the city maintenance work request system and Transition Plan. Note: Recommended corrections in some cases where needed will be modified when appropriate. Corrections are developed in consideration of the "Program Access" provisions of Title II, where applicable.

4. A copy of this report will be maintained in the Office of Accessibility.

City of Colorado Springs Title II ADA/Section 504 – Manager  
30 S. Nevada Ave, Suite 301  
Colorado Springs, CO 80903  
robert.hernandez@coloradosprings.gov

Atch 1. City of Colorado Springs, ADA Self-Evaluation Report

Sincerely,



Robert Hernandez

## Exterior - Accessible Routes

Lat: 38.8373289000, Long: -104.8245869000

### Finding: 1

The accessible route contains running slopes greater than 5 percent and cross slopes greater than 2 percent.

Surface cross slopes must not exceed one unit vertical in 48 units. Horizontal (2-percent slope).

2010 ADAS Section 403.3

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

### Citation:

2010 ADAS Section: 403.3

### As Built:

Near the main entrance to the garage is a section of sidewalk with up to 5.5% cross slope and up to 4% running slope.

### Recommendation:

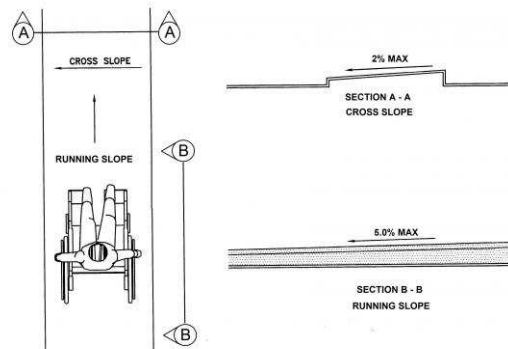
The running slope can match road grade, but the cross slope should not exceed 2%. Remove and replace this section of sidewalk.

### Barrier Priority:

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

### Department:

Parking Systems Enterprise



**Finding #1 Additional Finding Photos**



**Finding 185073 Additional Photo**

**Exterior - Accessible Routes**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 2**

The route of travel at this location does not provide a minimum width of 36 inches. The space between the wall and barrier is 36", but the base plates of the barrier reduce the width to 34" or less.

The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.

*2010 ADAS Section 403.5.1*

*Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36 inches (915 mm) minimum.*

**Citation:**

2010 ADAS Section: 403.5.1

**As Built:**

The route between the office wall and the barrier fence is not wide enough.

**Recommendation:**

Consider moving the barrier 2" farther toward the drive aisle, or redesign the base plates so they do not interfere with the clear width.

**Barrier Priority:**

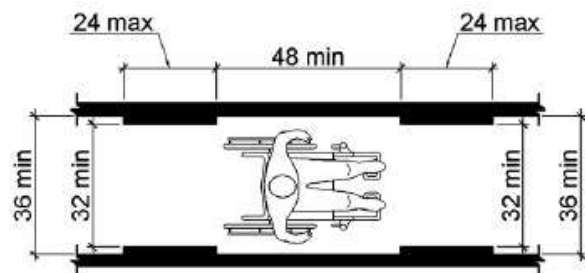
1 (High): Should be completed immediately. (Includes findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

**Department:**

Parking Systems Enterprise



Finding 185935 Main Photo



**Finding #2 Additional Finding Photos**



Finding 185935 Additional Photo

COMPLIANT

## **Exterior - Accessible Routes**

**Lat: 38.8373289000, Long: -104.8245869000**

### **Finding: 3**

The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing in the direction to the accessible entrance is required.

When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.

*2010 ADAS Section 216.6*

*Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.*

#### **Citation:**

**2010 ADAS Section: 216.6**

#### **As Built:**

**There is not signage at the southeast entrance indicating it is not accessible.**

#### **Recommendation:**

**Install a sign indicating the location of the accessible exits. It may be wise to install several signs near the accessible parking to reduce backtracking.**

#### **Barrier Priority:**

**3 (Moderate): Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes findings that have a high financial impact on the entity in relationship to the degree of access provided)**

#### **Department:**

**Parking Systems Enterprise**

**Finding #3 Continued**





**Parking - 1st floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 4**

**The required number of van accessible stalls is not provided.**

**There should be a minimum of 2 van accessible parking stalls.**

*2010 ADAS Section 208.2*

*Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.*

*2010 ADAS Section 208.2.4*

*For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.*

**Citation:**

**2010 ADAS Section: 208.2, 208.2.4**

**As Built:**

**Only one space is indicated as van accessible.**

**Recommendation:**

**Designate an additional space as van accessible.**

**Barrier Priority:**

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

**Department:**

**Parking Systems Enterprise**

**Finding #4 Continued**



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

**Parking - 1st floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 5**

The access aisle is not a minimum 8 feet to the centerline of the stripe.

The accessible parking stall access aisle must be a minimum of 8 feet wide measured from centerline to centerline.

Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

Alternatively, the stall can be 11 feet wide and the access aisle may be 5 feet wide.

*2010 ADAS Section 502.2 Exception*

*Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.*

**Citation:**

2010 ADAS Section: 502.2 Exception

**As Built:**

The access aisle for the van accessible spaces is only 7'-9" wide.

**Recommendation:**

Restripe the aisle to 8'-0" wide.

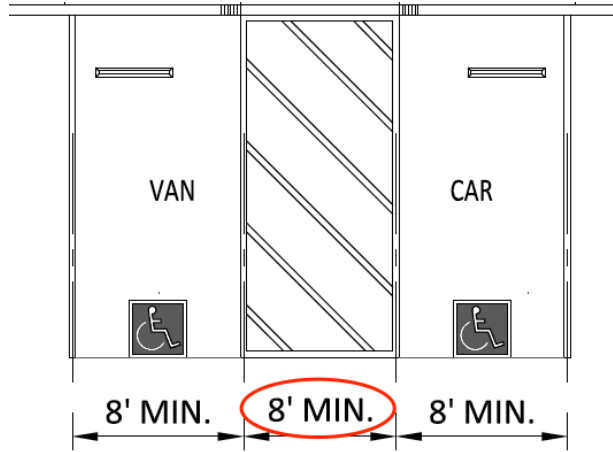
**Barrier Priority:**

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

**Department:**

Parking Systems Enterprise

**Finding #5 Continued**



Finding 185076 Main Photo

**Finding #5 Additional Finding Photos**



**Finding 185076 Additional Photo**

**Parking - 1st floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 6**

The access aisle is not a minimum 5 feet wide.

A car accessible parking stall's access aisle must be a minimum of 5 feet wide measured from centerline to centerline.

Where the access aisle is not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the access aisle.

*2010 ADAS Section 502.3.1*

*Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.*

**Citation:**

2010 ADAS Section: 502.3.1

**As Built:**

The access aisle for the car accessible spaces is 4'-9" wide.

**Recommendation:**

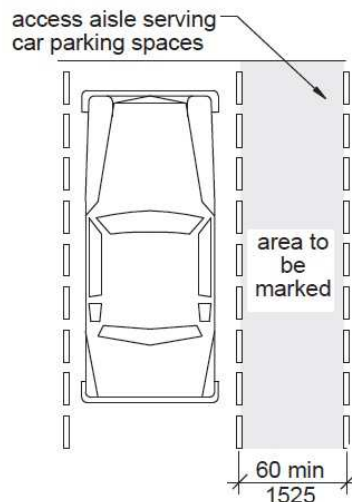
Restripe the access aisle to 5'-0" wide.

**Barrier Priority:**

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

**Department:**

Parking Systems Enterprise



**Parking - 1st floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 7**

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

*2010 ADAS Section 502.6*

*Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.*

**Citation:**

2010 ADAS Section: 502.6

**As Built:**

The van accessible signage is mounted at 54-1/2" to the bottom of the sign.

**Recommendation:**

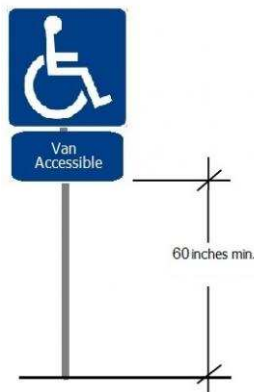
Increase the height of the sign to 60" to the bottom.

**Barrier Priority:**

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

**Department:**

Parking Systems Enterprise



**Parking - 1st floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 8**

**There is not signage indicating all van accessible parking spaces are on the main level of the parking garage. A van accessible route requires at least 98" of vertical clearance.**

*2010 ADAS Section 216.6*

*Where not all entrances comply with 404, entrances complying with 404 shall be identified by the International Symbol of Accessibility complying with 703.7.2.1. Directional signs complying with 703.5 that indicate the location of the nearest entrance complying with 404 shall be provided at entrances that do not comply with 404.*

**Citation:**

**2010 ADAS Section: 216.6**

**As Built:**

**The ramp to the second floor only has 90" of vertical clearance.**

**Recommendation:**

**Install signage several places in the garage, preferably at the entrance and near the accessible parking spaces on the main level, indicating all van accessible spaces are on the main level.**

**Barrier Priority:**

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

**Department:**

**Parking Systems Enterprise**



**Finding 185937 Main Photo**





**Finding #8 Additional Finding Photos**



Finding 185937 Additional Photo



Finding 185937 Additional Photo

**Parking - 2nd floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 9**

The access aisle is not a minimum 5 feet wide. The adjacent parking space is 8'-4", so there is adequate width to provide a compliant access aisle.

A car accessible parking stall's access aisle must be a minimum of 5 feet wide measured from centerline to centerline.

Where the access aisle is not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the access aisle.

*2010 ADAS Section 502.3.1*

*Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.*

**Citation:**

2010 ADAS Section: 502.3.1

**As Built:**

The access aisle is 4'-8" wide.

**Recommendation:**

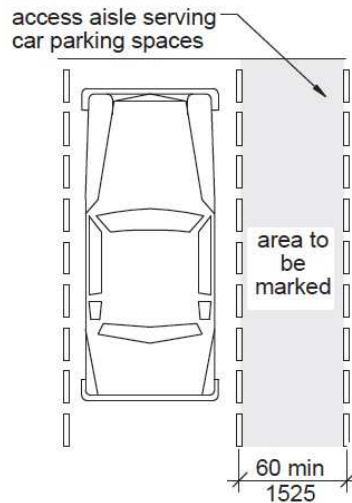
Restripe to provide a 5'-0" wide access aisle.

**Barrier Priority:**

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

**Department:**

Parking Systems Enterprise



**Parking - 3rd floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 10**

The access aisle is not a minimum 5 feet wide. The accessible space on the left is 9'-10" wide, and the space on the right is 8'-5", so there is adequate space to provide compliant access aisle and parking spaces.

A car accessible parking stall's access aisle must be a minimum of 5 feet wide measured from centerline to centerline.

Where the access aisle is not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the access aisle.

*2010 ADAS Section 502.3.1*

*Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.*

**Citation:**

2010 ADAS Section: 502.3.1

**As Built:**

The access aisle is only 4'-7" wide.

**Recommendation:**

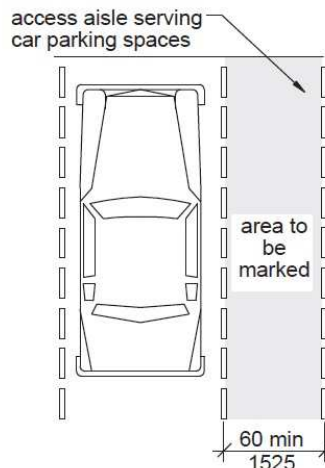
Restripe to provide a 5'-0" wide access aisle.

**Barrier Priority:**

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

**Department:**

Parking Systems Enterprise



**Parking - 3rd floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 11**

The parking sign is mounted too low.

Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

*2010 ADAS Section 502.6*

*Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign.*

**Citation:**

2010 ADAS Section: 502.6

**As Built:**

The accessible parking signage is mounted at 52-1/2" to the bottom edge.

**Recommendation:**

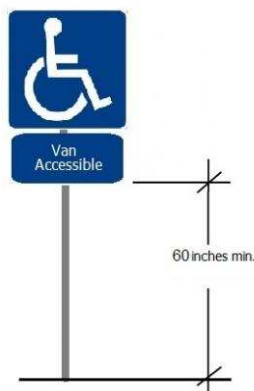
Increase the height of the signs to 60" to the bottom of the signs.

**Barrier Priority:**

2 (Important): Should be completed as soon as possible. (Includes findings that would remove barriers to the greatest number of people to your goods and services)

**Department:**

Parking Systems Enterprise



**Parking - 3rd floor**

**Lat: 38.8373289000, Long: -104.8245869000**

**Finding: 12**

The walkway contains abrupt vertical edges and/or variations over a 1/4 inch.

1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less.

Changes in level greater than 1/2 inch must be by way of a ramp.

*2010 ADAS Section 303.3*

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

*2010 ADAS Section 303.2*

*Changes in level of 1/4 inch (6.4 mm) high maximum shall be permitted to be vertical.*

**Citation:**

2010 ADAS Section: 303.3, 303.2

**As Built:**

The concrete at the entrance to the elevator is failing.

**Recommendation:**

Remove and replace the topping.

This facility was revisited in June 2019 and the concrete topping has deteriorated further.

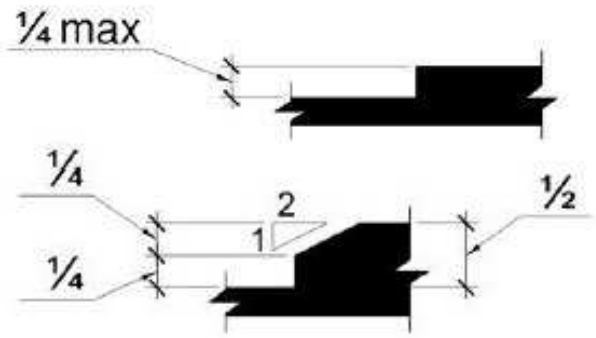
**Barrier Priority:**

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

**Department:**

Parking Systems Enterprise

**Finding #12 Continued**



**Finding #12 Additional Finding Photos**



Finding 185082 Additional Photo



Finding 185082 Additional Photo