

Site Accessibility Evaluation

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



Fire Station 21

7320 Dublin Blvd
Colorado Springs, CO
80923

Accessibility Evaluation

Inspection Date: 03/13/2017
Inspector: Michael Killebrew,
Anna Kangas

Prepared By



OLYMPIC CITY USA

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<https://coloradosprings.gov/>

TO: CSFD

FROM: Robert L. Hernandez

DATE: May 31, 2019

SUBJECT: Fire Station 21 Self-Evaluation

1. On March 13, 2017, 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 April 25, 2019 with the assistance of Anna Kangas, Architect/Title II ADA/Section 504 Coordinator.

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

Sincerely,



Robert Hernandez

Exterior - General

Lat: 38.9269691000, Long: -104.6918995000

Finding: 1

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

2010 ADAS Section 302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

Citation:

2010 ADAS Section: 302.1

As Built:

The community garden is accessed via a loose chip rock path.

Recommendation:

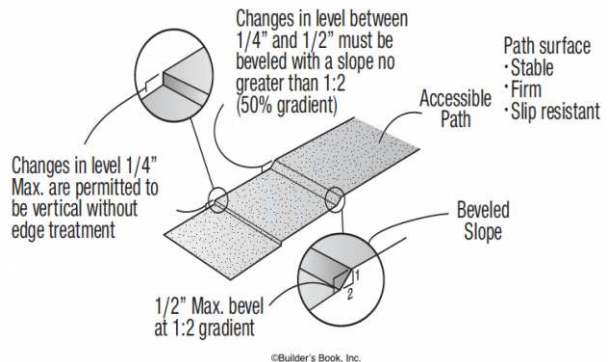
Pave a path between the driveway and the community garden. The new pavement would be about 25' in length. The existing gravel path is about 4' wide.

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:

CSFD



Exterior - Parking

Lat: 38.9269691000, Long: -104.6918995000

Finding: 2

The required parking signage is missing.

Parking space identification signs shall include the International Symbol of Accessibility (ISA). Signs identifying van parking spaces shall contain the designation "van accessible." All 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 space does not have post-mounted signage.

Recommendation:

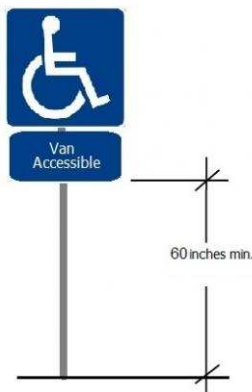
Install post-mounted signage at the accessible parking space, including a van accessible sign.

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:

CSFD



Exterior - Parking

Lat: 38.9269691000, Long: -104.6918995000

Finding: 3

The access aisle is missing for the accessible parking space. The parallel AC space is 22' long with asphalt to hashing and 6'11" wide. If you include the gutter pan, the width of the AC parking increases to 8'11" wide. We need 13' of space.

Where the width of the adjacent sidewalk or available right-of-way exceeds 14 ft, an access aisle 5 ft wide minimum shall be provided at street level the full length of the parking space and shall connect to a pedestrian access route. The access aisle shall comply with R302.7 and shall not encroach on the vehicular travel lane.

2011 PROWAG Section R309.2.1

Where the width of the adjacent sidewalk or available right-of-way exceeds 4.3 m (14.0 ft), an access aisle 1.5 m (5.0 ft) wide minimum shall be provided at street level the full length of the parking space and shall connect to a pedestrian access route.

Citation:

2011 PROWAG Section: R309.2.1

As Built:

There are not access aisles at the accessible parking spaces.

Recommendation:

Add access aisles.

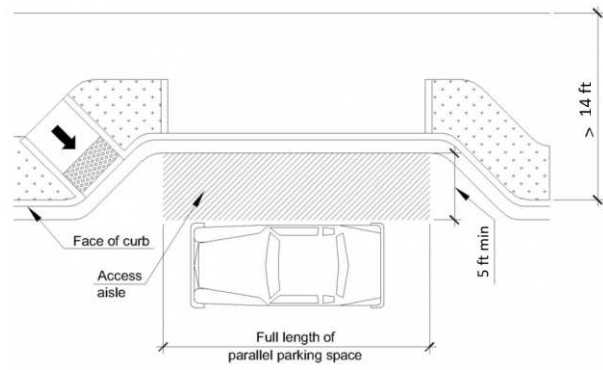
Barrier Priority:

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:

CSFD

Finding #3 Continued



Exterior - Accessible Routes

Lat: 38.9269691000, Long: -104.6918995000

Finding: 4

The curb ramp on the accessible route contains cross slopes greater than 2%.

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

2010 ADAS Section 405.3

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

Citation:

2010 ADAS Section: 405.3

As Built:

The curb ramp has cross slope of 4.5%.

Recommendation:

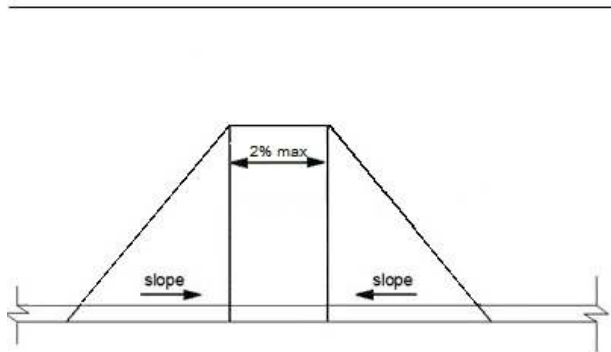
Remove and replace the curb ramp.

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:

CSFD



Exterior - Accessible Routes

Lat: 38.9269691000, Long: -104.6918995000

Finding: 5

The change in level where the gutter meets the curb ramp is greater than 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.

Citation:

2010 ADAS Section: 303.3

As Built:

There is 1/2" gap and 3/8" vertical displacement at the bottom of the curb ramp.

Recommendation:

Fill the gap; this will also create a transition for the vertical displacement.

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:

CSFD



Exterior - Accessible Routes

Lat: 38.9269691000, Long: -104.6918995000

Finding: 6

The curb ramp on the accessible route contains cross slopes greater than 2%.

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

2010 ADAS Section 405.3

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

Citation:

2010 ADAS Section: 405.3

As Built:

The curb ramp has cross slope of 4%.

Recommendation:

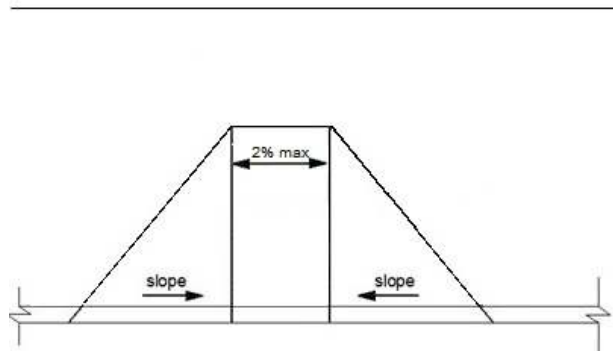
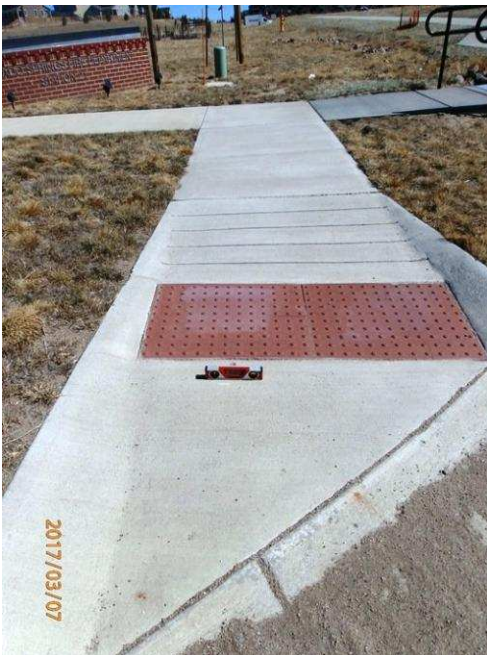
Remove and replace curb ramp. It might be this ramp must be sloped due to adjoining street. However, it appears this is not the case.

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:

CSFD



Exterior - Accessible Routes

Lat: 38.9269691000, Long: -104.6918995000

Finding: 7

The surface of the curb ramp is not firm, stable and/or slip resistant..

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

2010 ADAS Section 302.1

Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

Citation:

2010 ADAS Section: 302.1

As Built:

The gutter of the curb ramp is full of debris and dirt.

Recommendation:

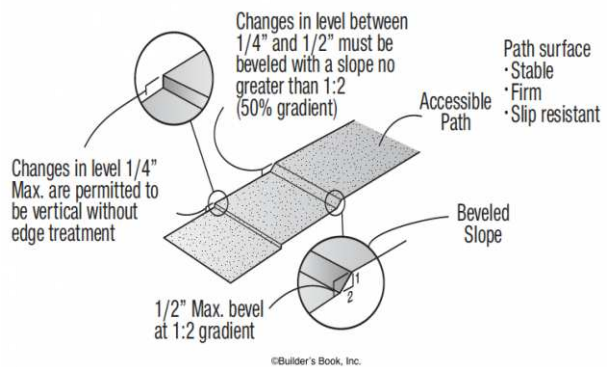
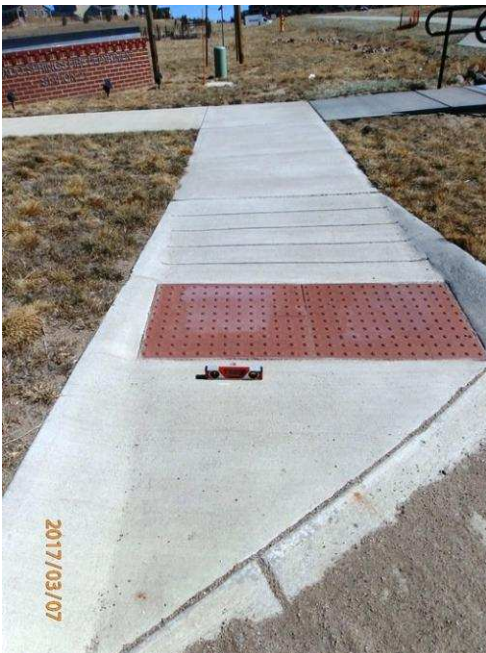
Keep the curb ramp gutter clear of debris and dirt.

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:

CSFD



Finding #7 Additional Finding Photos



Finding 184965 Additional Photo



Finding 184965 Additional Photo

Interior - Unisex Restroom

Lat: 38.9269691000, Long: -104.6918995000

Finding: 8

The door exceeds the maximum pressure to open the door.

Interior doors shall have a maximum opening force of 5 pounds.

These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.

2010 ADAS Section 404.2.9

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Citation:

2010 ADAS Section: 404.2.9

As Built:

The door into the unisex restroom requires 10 lbs of force to open.

Recommendation:

Adjust the door closer.

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:

CSFD

Finding #8 Continued



Interior - Unisex Restroom

Lat: 38.9269691000, Long: -104.6918995000

Finding: 9

The mirror is mounted too high.

Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.

2010 ADAS Section 603.3

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches (890 mm) maximum above the finish floor or ground.

Citation:

2010 ADAS Section: 603.3

As Built:

The mirror is mounted at 41" to the reflective surface.

Recommendation:

Due to how the mirror is mounted, it may be more economical to add a full length mirror on an adjacent wall rather than lowering the mirror above the lavatory. The bottom edge of the reflective surface of the full length mirror should be at 35" maximum from the floor.

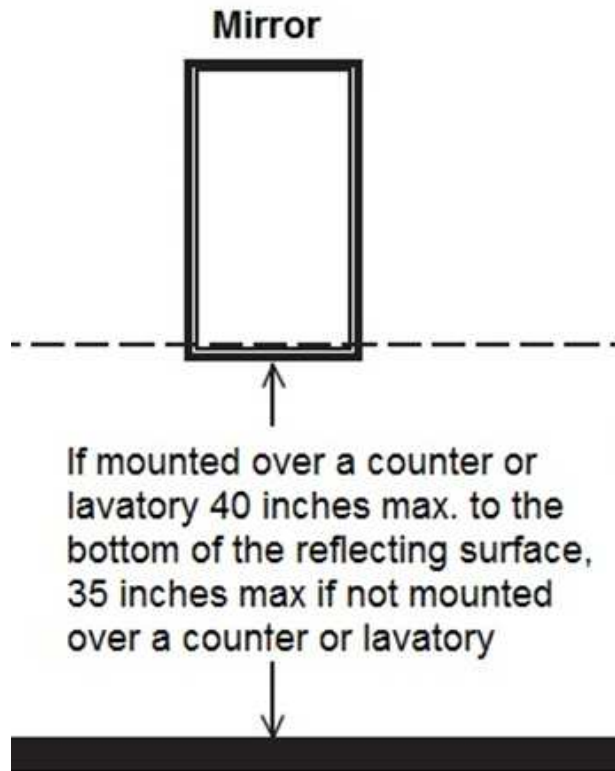
Barrier Priority:

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:

CSFD

Finding #9 Continued



Interior - Unisex Restroom

Lat: 38.9269691000, Long: -104.6918995000

Finding: 10

The toilet seat is not located within the range allowed off the floor.

The height of accessible water closets shall be a minimum of 17 inches and a maximum of 19 inches measured to the top of a maximum 2-inch high toilet seat.

2010 ADAS Section 604.4

The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

Citation:

2010 ADAS Section: 604.4

As Built:

The toilet seat is 16-1/2" high.

Recommendation:

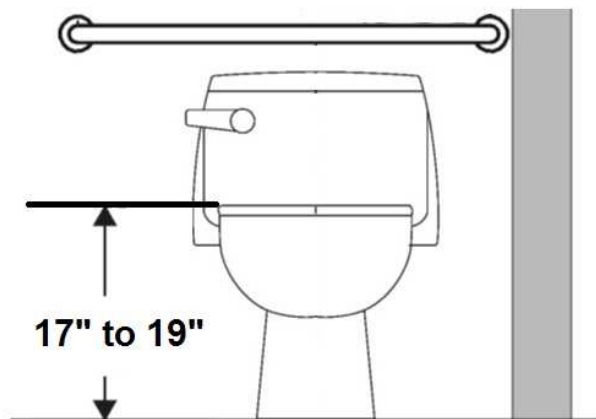
The toilet seat needs to be 17" to 19" to the top of the seat. Explore a high-profile toilet seat (maximum 2" height). Otherwise, the toilet base will need to be replaced which is likely the needed course as the flush is on the wrong side and tank will need replaced.

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:

CSFD



Interior - Unisex Restroom

Lat: 38.9269691000, Long: -104.6918995000

Finding: 11

The flush handle is located on the wrong side of the toilet.

Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 48 inches above the floor.

2010 ADAS Section 604.6

Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with 309. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

Citation:

2010 ADAS Section: 604.6

As Built:

The flush handle is on the wrong side of the toilet.

Recommendation:

Replace the tank so the flush handle is on the open side of the toilet.

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:

CSFD

