

Accessibility Evaluation Report

Complete Plan Sample



Sample Report

**1234 Main St
Small Town, CA 92113**

CASp Evaluation

*Inspection Date: 05/01/2020
Inspector: Certified Access Services, Inc.*

Prepared By



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Van Accessible Parking Stall

Finding: 1

The parking sign is located in an accessible route and mounted too low.

Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to or within the projected parking space width at the head end of the parking space. The sign must be visible from each stall or space, and consist of the International Symbol of Accessibility in white on a dark blue background. The sign shall not be smaller than 70 square inches in area and shall be posted at a minimum height of 80 inches from the bottom of the sign to the ground.

2019 CBC 11B Section 11B-502.6 Exception:

Signs located within a circulation path shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign.

Citation:

2019 CBC 11B Section: 11B-502.6 Exception:

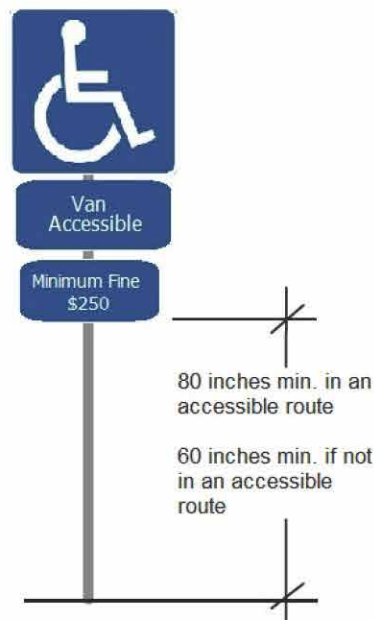
As Built:

58"

Recommendation:

Relocate and mount the sign(s) at 80" minimum measured from the bottom of the sign(s) to the ground surface below.

The sign post shall not be located within the boundary of the parking stall or access aisle.



Van Accessible Parking Stall

Finding 2

The access aisle is on the driver's side of the stall.

Access aisles must be located on the passenger side of the stall for van accessible stalls and must be 5 feet wide (measured center line to center line) by 10 feet long.

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

Access aisles may be a minimum of 3 feet wide if the parking stall is a minimum of 12 feet wide.

2019 CBC 11B Section 11B 02 2.4

Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for van parking spaces which shall have access aisles located on the passenger side of the parking space.

Citation:

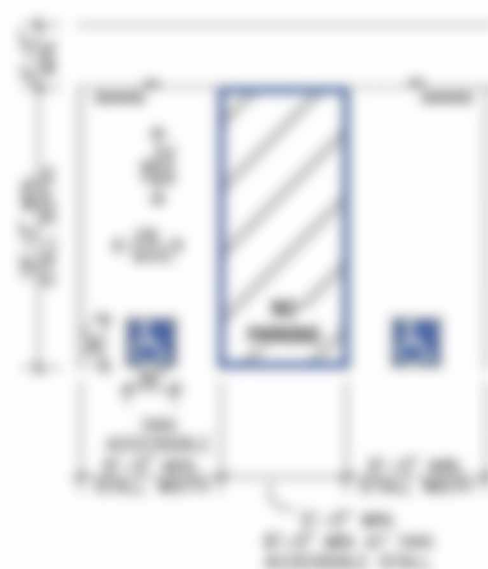
2019 CBC 11B Section 11B 02 2.4

As Built:

Access Aisle located on the driver's side of the stall.

Recommendation:

Provide an access aisle on the passenger side of the van accessible parking stall that complies with the dimensions described herein.



Van Accessible Parking Stall

Finding 3

The accessible parking stall and access aisle is not long enough.

Accessible parking stall and access aisle must be a minimum 18 feet long and a minimum of 8 feet wide, measured from centerline to centerline.

2019 CBC 11B Section 11B-002.2

Car and van parking spaces shall be 210 inches (2000 mm) long minimum. Car parking spaces shall be 108 inches (2740 mm) wide minimum and van parking spaces shall be 144 inches (3650 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-002.2.

Citation:

2019 CBC 11B Section 11B-002.2

As Built:

17 feet

Recommendation:

Extend the parking stall markings to 18 feet minimum.



Van Accessible Parking Stall

Finding 4

The access aisle is not a minimum 8 feet wide.

Van Accessible parking stalls' access aisle must be a minimum of 8 feet wide, measured from centerline to centerline and a minimum 18 feet long. Alternatively, the stall can be 12 feet wide and the access aisle may be 5 feet wide.

When 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.

2019 CBC 11B Section 11B-002.2

Car and van parking spaces shall be 210 inches (200 mm) long minimum. Car parking spaces shall be 108 inches (2743 mm) wide minimum and van parking spaces shall be 144 inches (3658 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 11B-002.2.

Citation:

2019 CBC 11B Section 11B-002.2

As Built:

6'

Recommendation:

Increase the width of the van accessible access aisle to 8 feet minimum.



Van Accessible Parking Stall

Finding 5

The stripe is missing at the right side of the parking stall which identifies its border.

Vehicle spaces shall be marked to define the width, and shall have an adjacent access aisle.

2011 CBC 118 Section 118.002.2

Car and van parking spaces shall be 210 inches (5330 mm) long minimum. Car parking spaces shall be 108 inches (2740 mm) wide minimum and van parking spaces shall be 144 inches (3650 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with Section 118.002.3.

2011 ADA Section 502.2

Car parking spaces shall be 80 inches (2030 mm) wide minimum and van parking spaces shall be 110 inches (2790 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

Citation:

As Built:

2011 CBC 118 Section 118.002.2

NA

2011 ADA Section 502.2

Recommendation:

Provide a blue stripe on the right side of the parking stall.



Van Accessible Parking Stall

Finding 6

The accessible parking stall's access aisle contains a built up curb ramp which results in significant slopes greater than 2 percent.

Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed one unit vertical in 50 units, horizontal (2 percent slope) in any direction.

2019 CBC 11B Section 11B 02.2

Parking spaces and access aisles serving them shall comply with Section 11B 02.2. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

2019 ADAS Section 502.4

Parking spaces and access aisles serving them shall comply with 502.4. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Citation:

As Built:

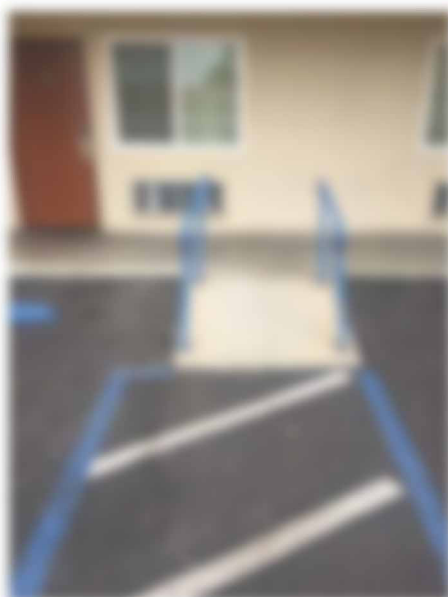
2019 CBC 11B Section 11B 02.2

NA

2019 ADAS Section 502.4

Recommendation:

Remove the built up curb ramp from the access aisle and replacing it with a parallel curb ramp that is contained within the pedestrian walkway.



Van Accessible Parking Stall

Finding 7

The cross slopes (across dimension) and/or running slopes (long dimension) of the accessible stall and/or access aisle exceeds 2%.

The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.

2010 CBC 11B Section 11B 02.4

Parking spaces and access aisles serving them shall comply with Section 11B 02. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

2010 ADAS Section 502.4

Parking spaces and access aisles serving them shall comply with 502. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.

Citation:

2010 CBC 11B Section 11B 02.4

2010 ADAS Section 502.4

As Built:

3.4%

Recommendation:

Reduce the slope to 2% maximum.



Van Accessible Parking Stall

Finding 8

The loading/unloading access aisle does not contain the words "No Parking" with a minimum of 12" letters.

The words "NO PARKING" shall be painted on the ground within each loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement officials.

2019 CBC 11B Section 11B 02 2.2

Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 30 inches (274 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicle way. Access aisle markings may extend beyond the minimum required length.

Current:

2019 CBC 11B Section 11B 02 2.2

As Built:

Missing Text

Recommendation:

Paint the words "NO PARKING" within the access aisle complying with the requirements described herein.



Entrance

Finding: 9

The door operating hardware is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Hardware shall be centered between 34 inches and 44 inches above the floor.

2019 CBC 11B Section 11B-404.2.7

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with Section 11B-309.4. Operable parts of such hardware shall be 34 inches (864 mm) minimum and 44 inches (1118 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.

Citation:

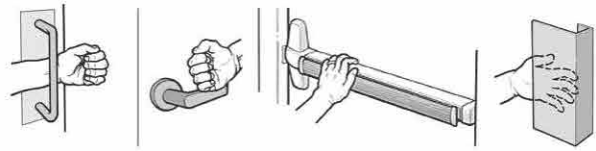
2019 CBC 11B Section: 11B-404.2.7

As Built:

N/A

Recommendation:

Replace the hardware with operable parts described herein.



Entrance

Finding 10

The threshold has a vertical change greater than 1/8 inch high.

The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/8 inch and 1/2 inch must be beveled at 1:2 or less. 1/8 inch is the maximum vertical rise.

2019 CBC 11B Section 11B-044.2.3

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Beveled thresholds and changes in level at doorways shall comply with Sections 11B-032 and 11B-033.

2019 ADAS Section 404.2.3

Thresholds, if provided at doorways, shall be 1/2 inch (12.7 mm) high maximum. Beveled thresholds and changes in level at doorways shall comply with 302 and 303.

Citation:

As Built:

2019 CBC 11B Section: 11B-044.2.3

NA

2019 ADAS Section: 404.2.3

Recommendation:

Provide a threshold within the height limits described herein.



Entrance

Finding 11

A tactile E911 sign is missing at the door(s) photographed.

Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 1/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters, flush left or centered. Signs shall be located a minimum of 48 inches above floor, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.

When a tactile sign is provided at a door, the sign shall be located at the latch side. When a tactile sign is provided at double doors the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.

2019 CBC 11B Section 11B-216.4.1

Signs required by Chapter 11, Section 1112.4 at doors to exit passageways, exit discharges, and exit storage shall comply with Sections 11B-102.1, 11B-102.2, 11B-102.3 and 11B-102.4.

Citation:

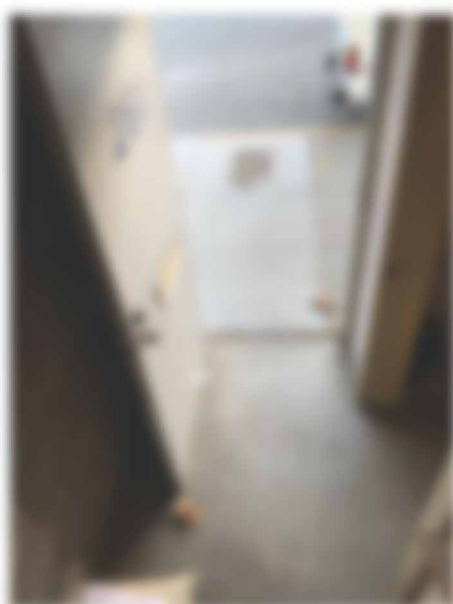
As Built:

2019 CBC 11B Section 11B-216.4.1

NA

Recommendation:

Install a compliant wall sign at the required location(s) described herein.



Restroom

Finding: 12

The tactile sign is incorrectly located.

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the LATCH side.

Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

2019 CBC 11B Section 11B-703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (457 mm) minimum by 18 inches (457 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. Where provided, signs identifying permanent rooms and spaces shall be located at the entrance to, and outside of the room or space. Where provided, signs identifying exits shall be located at the exit door when approached in the direction of egress travel.

2010 ADAS Section 703.4.2

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

Citation:

2019 CBC 11B Section: 11B-703.4.2

2010 ADAS Section: 703.4.2

As Built:

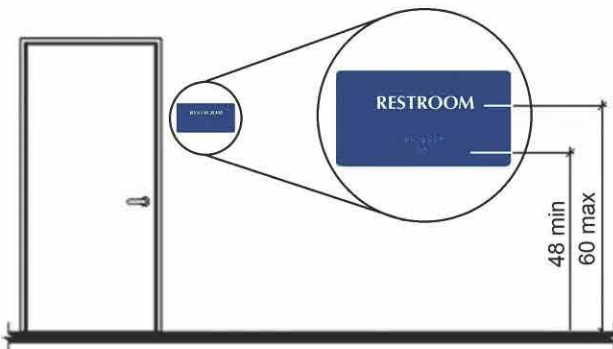
Located directly on the door.

Recommendation:

Provide tactile and braille signs on the latch side wall of the door.

This finding applies to ALL entry doors to permanent rooms and spaces.

Finding #12 Continued



Restroom

Finding 13

The unisex geometric sign for the room is missing.

A circle, 14 inch thick and 12 inches in diameter with a 14 inch thick triangle with a vertex pointing upward, superimposed on and geometrically inscribed within the circle and within the 12 inch diameter, shall be provided at entrances to unisex toilet and bathing facilities. The vertices of the triangle shall be located 14 inch maximum from the edge of the circle. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

As a result of the enactment of Assembly Bill 170 (Chapter 516, Statutes of 2015) the following is required effective March 1, 2017: All single-use toilet facilities in any business establishment, place of public accommodation, or state or local government agency shall be identified as "all-gender" toilet facilities. "Single-use toilet facility" means a toilet facility with no more than one water closet and one urinal with a locking mechanism controlled by the user. This shall become operative on March 1, 2017.

2015 CBC 14B Section 14B 90.7.2.4

Geometric symbols at entrances to toilet and bathing rooms shall be mounted at 50 inches (1270 mm) minimum and 60 inches (1524 mm) maximum above the finish floor or ground surface measured from the vertical center of the symbol. Where a door is provided the symbol shall be mounted within 7 inch (178 mm) of the vertical centerline of the door.

2015 CBC 14B Section 14B 90.7.2.5

A circle, 14 inch (354 mm) thick and 12 inches (305 mm) in diameter with a 14 inch (354 mm) thick triangle with a vertex pointing upward, superimposed on and geometrically inscribed within the circle and within the 12 inch (305 mm) diameter, shall be provided at entrances to unisex toilet and bathing facilities. The vertices of the triangle shall be located 14 inch (354 mm) maximum from the edge of the circle. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background.

Citation:

2015 CBC 14B Section 14B 90.7.2.4,
14B 90.7.2.5

As Built:

Missing geometric
sign.

Recommendation:

Install a unisex geometric symbol as described herein.

Finding #13 Continued



Restroom

Finding 14

The required 30 inches by 60 inches clear floor space for the water closet has been obstructed by the lavatory.

The clear floor space around the water closet shall be 30 inches minimum measured perpendicular from the side wall and 60 inches minimum measured perpendicular from the rear wall.

2010 CBC 11B Section 11B-094.2.1

Clearance around a water closet shall be 30 inches (762 mm) minimum measured perpendicular from the side wall and 60 inches (1524 mm) minimum measured perpendicular from the rear wall. A minimum 30 inches (762 mm) wide and 48 inches (1219 mm) deep maneuvering space shall be provided in front of the water closet.

2010 ADAS Section 094.2.1

Clearance around a water closet shall be 30 inches (762 mm) minimum measured perpendicular from the side wall and 60 inches (1524 mm) minimum measured perpendicular from the rear wall.

Citation:

As Built:

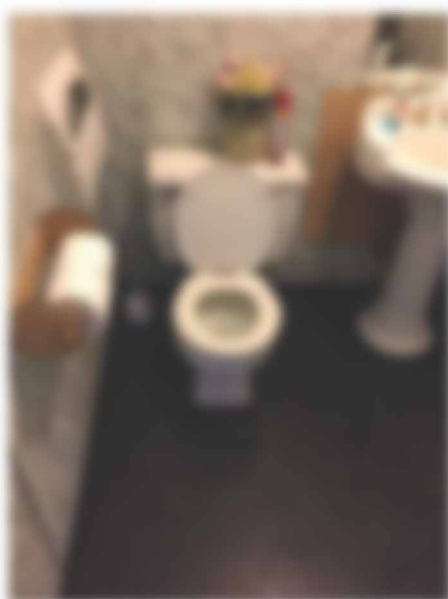
2010 CBC 11B Section 11B-094.2.1

30"

2010 ADAS Section 094.2.1

Recommendation:

Relocate the lavatory to provide the required toilet clearance described herein.



Restroom

Finding 15

Knee clearance and toe clearance is not provided at the lavatory.

The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 28 inches reducing to 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 8 inches above the floor. The top of the lavatory rim may be no higher than 36 inches. The clearance space under an element is located between the finish floor or ground and 8 inches above the finish floor or ground.

2010 CBC 11B Section 11B-096.1

Where space beneath an element is included as part of clear floor or ground space or turning space, the space shall comply with Section 11B-096. Additional space shall not be prohibited beneath an element but shall not be considered as part of the clear floor or ground space or turning space.

Citation:

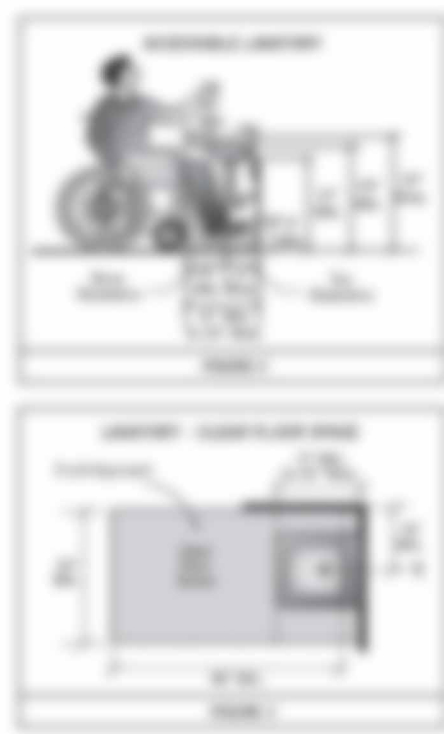
2010 CBC 11B Section 11B-096.1

As Built:

NA

Recommendation:

Replace or improve the lavatory to provide knee and toe clearance as described herein.



Restroom

Finding 16

The maneuvering space in front of the toilet is not a minimum 60 inches deep.

Clearance around a toilet shall be 60 inches minimum measured perpendicular from the side wall and 36 inches minimum measured perpendicular from the rear wall. A minimum 60 inches wide and 60 inches deep maneuvering space shall be provided in front of the toilet.

2019 CBC 11B Section 11B-094.3.1

Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 36 inches (914 mm) minimum measured perpendicular from the rear wall. A minimum 60 inches (1524 mm) wide and 60 inches (1524 mm) deep maneuvering space shall be provided in front of the water closet.

Citation:

2019 CBC 11B Section 11B-094.3.1

As Built:

36"

Recommendation:

Provide and maintain the maneuvering clearance described herein at all times.



Restroom

Finding: 17

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.

2019 CBC 11B Section 11B-604.4

The seat height of a water closet above the finish floor shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position. Seats shall be 2 inches (51 mm) high maximum.

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:

2019 CBC 11B Section: 11B-604.4

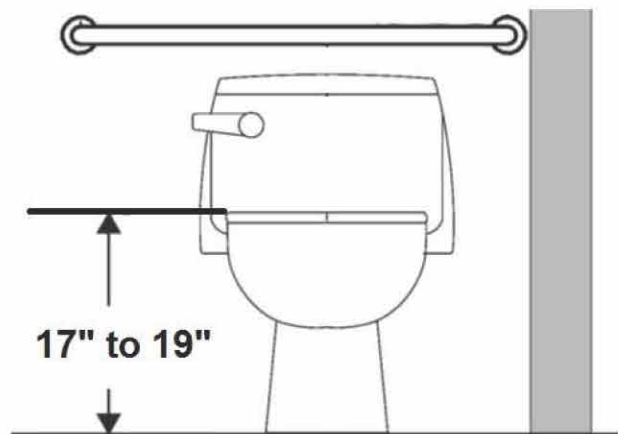
2010 ADAS Section: 604.4

As Built:

14"

Recommendation:

Provide the toilet seat height between 17" & 19".



Bathroom

Finding 18

Accessible toilets must have two grab bars or an "L" shaped grab bar installed.

The side grab bar must extend at least 36 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. The front end must be 24 inches minimum in front of the toilet. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 36 inches from the rear wall but may not be 24 inches in front of the toilet. The grab bar must be installed 33 to 36 inches to the top of the floor.

The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side.

Grab bars must be installed 33 inches to 36 inches maximum to the top of the gripping surface.

2010 ICC 118 Section 118.404.2

Grab bars for water closets shall comply with Section 118.404. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall. Where separate grab bars are required on adjacent walls at a common mounting height, an L-shaped grab bar meeting the dimensional requirements of Sections 118.404.2.1 and 118.404.2.2 shall be permitted.

Citation:

2010 ICC 118 Section 118.404.2

As Built:

NA

Recommendation:

Install side and rear grab bars as described herein.

