BOLTON & MENK

Real People. Real Solutions.

Marshalltown, IA

Americans with Disabilities Act Self-Evaluation and Transition Plan

December 2019

Table of Contents

PART I – City of Marshalltown ADA Self-Evaluation & Transition Plan Introduction

I. Introduction 1
A. Transition Plan Need and Purpose 1
B. ADA and its Relationship to Other Laws 1
C. Agency Requirements 2
D. Document Organization 2
I. Self-Evaluation 1
A. Overview 1
B. Methodology 1
C. Summary 3
D. Additional Recommendations 3
II. Policies and Practices 4
A. Previous Practices 4
B. Policy 4
III. Implementation Plan 5
A. Priority Areas 5
B. External Agency Coordination 6
C. Schedule 6
D. Budget Information – Planning Level Costs 7
E. Undue Financial Burden 8
IV. ADA Coordinator 8
V. Public Outreach 9
VI. Grievance Procedure 9
VII. Monitor the Progress 9
I. Overview 1
A. City of Marshalltown Government Building Facilities 1
B. City of Marshalltown Public Park Building Facilities 1
II. City of Marshalltown Government Building Facilities 1
III. City of marshalltown Public Park Building Facilities 2

Part II Appendix

Appendix A: Deficiencies

Appendix B: Self Evaluation

Appendix C: ADA Transition Plan Projects referenced from the City of Marshalltown Capital Improvements Plan

Appendix D: Public Outreach Results

Appendix E: Grievance Procedure

Appendix F: Contact Information

Appendix G: ADA Design Standards and Procedures

PART III – City of Marshalltown ADA Self-Evaluation & Transition Plan for Public Building Facilities

PART I – City of Marshalltown ADA Transition Plan Introduction

I. INTRODUCTION

A. Transition Plan Need and Purpose

The Americans with Disabilities Act (ADA), enacted on July 26, 1990, is a civil rights law prohibiting discrimination against individuals on the basis of disability. ADA consists of five titles outlining protections in the following areas:

1. Employment
2. State and local government services
3. Public accommodations
4. Telecommunications
5. Miscellaneous Provisions

Title II of ADA pertains to the programs, activities and services public entities provide. As a provider of public transportation services and programs, the City of Marshalltown must comply with this section of the Act as it specifically applies to public service agencies. Title II of ADA provides that, "…no qualified individual with a disability shall, by reason of such disability, be excluded from participation in or be denied the benefits of the services, programs, or activities of a public entity, or be subjected to discrimination by any such entity." (42 USC. Sec. 12132; 28 CFR. Sec. 35.130)

As required by Title II of ADA, 28 CFR. Part 35 Sec. 35.105 and Sec. 35.150, the City of Marshalltown has conducted a self-evaluation of its facilities within public street rights-of-way and public facilities and has developed this Transition Plan detailing how the organization will ensure that all of those facilities are accessible to all individuals.

B. ADA and its Relationship to Other Laws

Title II of ADA is companion legislation to two previous federal statutes and regulations: the Architectural Barriers Acts of 1968 and Section 504 of the Rehabilitation Act of 1973.

The Architectural Barriers Act of 1968 is a Federal law that requires facilities designed, built, altered or leased with Federal funds to be accessible. The Architectural Barriers Act marks one of the first efforts to ensure access to the built environment.

Section 504 of the Rehabilitation Act of 1973 is a Federal law that protects qualified individuals from discrimination based on their disability. The nondiscrimination requirements of the law apply to employers and organizations that receive financial assistance from any Federal department or agency. Title II of ADA extended this coverage to all state and local government entities, regardless of whether they receive federal funding or not.

C. Agency Requirements

Under Title II, the City of Marshalltown must meet these general requirements:

- Must operate their programs so that, when viewed in their entirety, the programs are accessible to and useable by individuals with disabilities [28 C.F.R. Sec. 35.150].
- May not refuse to allow a person with a disability to participate in a service, program or activity simply because the person has a disability [28 C.F.R. Sec. 35.130 (a)].
- Must make reasonable modifications to policies, practices and procedures that deny equal access to individuals with disabilities unless a fundamental alteration in the program would result [28 C.F.R. Sec. 35.130(b) (7)].
- May not provide services or benefits to individuals with disabilities through programs that are separate or different unless the separate or different measures are necessary to ensure that benefits and services are equally effective [28 C.F.R. Sec. 35.130(b)(1)(iv) & (d)].
- Must take appropriate steps to ensure that communications with applicants, participants and members of the public with disabilities are as effective as communications with others [29 C.F.R. Sec. 35.160(a)].
- Must designate at least one responsible employee to coordinate ADA compliance [28 C.F.R Sec. 35.107(a)]. This person is often referred to as the "ADA Coordinator." The public entity must provide the ADA coordinator's name, office address, and telephone number to all interested individuals [28 C.F.R Sec. 35.107(a)].
- Must provide notice of ADA requirements. All public entities, regardless of size, must provide information about the rights and protections of Title II to applicants, participants, beneficiaries, employees, and other interested persons [28 C.F.R Sec. 35.106]. The notice must include the identification of the employee serving as the ADA coordinator and must provide this information on an ongoing basis [28 C.F.R Sec. 104.8(a)].
- Must establish a grievance procedure. Public entities must adopt and publish grievance procedures providing for prompt and equitable resolution of complaints [28 C.F.R Sec. 35.107(b)]. This requirement provides for a timely resolution of all problems or conflicts related to ADA compliance before they escalate to litigation and/or the federal complaint process.

D. Document Organization

This introduction is Part I of a three-part document. Subsequent parts include:

- **Part II** – Part II provides the ADA Transition Plan for pedestrian facilities within street rights-of-way in the City of Marshalltown. This section describes the Self-Evaluation methodology for identifying ADA deficiencies in policies, practices, and programs in public rights-of-way and provides a plan and schedule for the removal of these barriers.

- **Part III** – Part III provides ADA Transition Plan for each public building facility owned and operated by the City of Marshalltown. Each facility is reported individually with instances of non-compliance identified.

This document has been created to specifically cover accessibility within the public street rights-of-way and City owned building facilities. It does not include information on City programs, practices, or facilities not related to public rights-of-way or buildings not owned by the City.

PART II – City of Marshalltown ADA Self-Evaluation & Transition Plan for Street Rights-of-Way

I. SELF-EVALUATION

A. Overview

The City of Marshalltown is required, under Title II of the Americans with Disabilities Act (ADA) and 28 C.F.R Sec. 35.105, to perform a Self-Evaluation of current transportation infrastructure policies, practices, and programs. A Self-Evaluation identifies what policies and practices impact accessibility and examine how the City implements these policies. The goal of the Self-Evaluation is to verify that, in implementing the City's policies and practices, the department is providing accessibility and not adversely affecting the full participation of individuals with disabilities.

The Self-Evaluation also examines the condition of the City's Pedestrian Circulation Route/Pedestrian Access Route (PCR/PAR) and identifies potential need for PCR/PAR infrastructure improvements. This will include the sidewalks, curb ramps, bicycle/pedestrian trails, traffic control signals, and transit facilities that are located within the City public rights-of-way. Any barriers to accessibility identified in the Self-Evaluation and actions to remedy identified barriers are identified in this document. Pedestrian facilities were evaluated for ADA deficiencies throughout the City.

B. Methodology

The Self-Evaluation field data inventory began in mid-May 2019 and concluded in October 2019. During this time, project staff inventoried components of the PCR/PAR environment using the latest GPS technology to collect field data for pedestrian infrastructure features. Data was imported into Esri ArcGIS for analysis, reporting, and mapping as part of the Transition Plan. ADA accessibility evaluation included the following:

- *Pedestrian Ramps* – All pedestrian ramps were inventoried and evaluated for accessibility. Ramps were assigned a level of accessibility based on the presence of a ramp, presence of detectable warnings such as truncated domes, presence of a landing, and maintenance issues. Maintenance issues include vertical discontinuity, gaps, cracking, standing water, vegetation, spalling, and others as shown in **Appendix A** of this document.

  Ramps received one of the following accessibility ratings based on the above criteria:

  1: Generally Accessible. All ADA elements are present and there are no maintenance issues.

  2: Mostly Accessible. Some ADA elements are missing or maintenance issues exist.

  3: Mostly Inaccessible. Most ADA elements are missing and/or maintenance issues exist.

4: Not Accessible. Ramp is not present or all ADA elements are missing and maintenance issues exist.

An accessible pedestrian ramp must achieve a condition rating of 1 or 2. Pedestrian ramps receiving a condition rating of 3 or 4 are not considered accessible and are candidates for future reconstruction projects. The timeline for modification of each of these pedestrian ramps will depend on its proximity to priority locations, correlation to planned projects, reasonable accommodation requests, and available funding. Pedestrian ramp replacement is anticipated to cost approximately $4,000 per ramp which includes design and construction of one ramp. Pedestrian ramp accessibility is identified in **Appendix B**.

- *Sidewalks and Trails* – Sidewalk and trail maintenance issues include vertical discontinuity, gaps, cracking, standing water, vegetation, spalling, among others. Barriers to accessibility include items obstructing the PAR which could include hydrants, lighting/traffic signal poles, power poles, manhole/handhole, gate valves, and locations with a narrowed PCR/PAR among others (**Appendix A**).

  Sidewalks and trails received one of the following condition ratings based the above criteria:

  1: Sidewalk is smooth with no vertical discontinuities

  2: Sidewalk has vertical discontinuities less than 1/2 inch, and the surface is still passable

  3: Sidewalk has vertical discontinuities more than 1/2 inch

  4: Sidewalk is crumbling, has many cracks, and is unpassable for wheelchairs in many spots

  An accessible sidewalk or trail must achieve a condition rating of 1 or 2. Sidewalk and trail segments exhibiting condition ratings of 3 or 4 are not accessible and are high priority candidates for future reconstruction projects.

- *Crosswalks* – Crosswalks were evaluated for their general condition. Marked crosswalk locations were assessed for marking visibility issues and general pavement condition.

- *Traffic Signals* – Available pedestrian signals were inventoried for APS availability. Traffic signals were categorized as APS and Non-APS locations. Signals without APS are not accessible.

- *Transit Stops and Shelters* – Transit stops and shelters were inventoried for location and accessibility. Inventory included connection to PAR, shelter accessibility (if present), and presence of a level landing area.

- *Parking Lots* – Parking lots were inventoried and evaluated for accessibility. Information collected included number of spaces, number of accessible spaces, van accessibility, signage, markings, route connecting to PCR/PAR,

and site route/connections. The conditions of each parking lot are provided in **Table B-2** and **Figure B-23** in **Appendix B.**

- *Parks* – A field investigation of public parks was conducted to evaluate accessibility. Information collected included sidewalk/trail accessibility and ADA compliance of shelters and restrooms.
- *Facilities* – Facilities including public buildings and spaces were also evaluated as part of this effort. This part of the evaluation is detailed in **Part II** of this document. Information collected as part of the facilities evaluation includes interior/exterior accessible routes, and accessibility features of parking, entryways, building interiors, ramps, elevators, signs, doors, controls, seating, service counters, restrooms, drinking fountains, and fire alarms.

C. Summary

The City of Marshalltown conducted the Self-Evaluation review of programs from May-September 2019. Results of the Self-Evaluation are included in the **Figure 1**. **Appendix B** provides more information on the results of the Self-Evaluation including an implementation plan for making the City's facilities accessible.

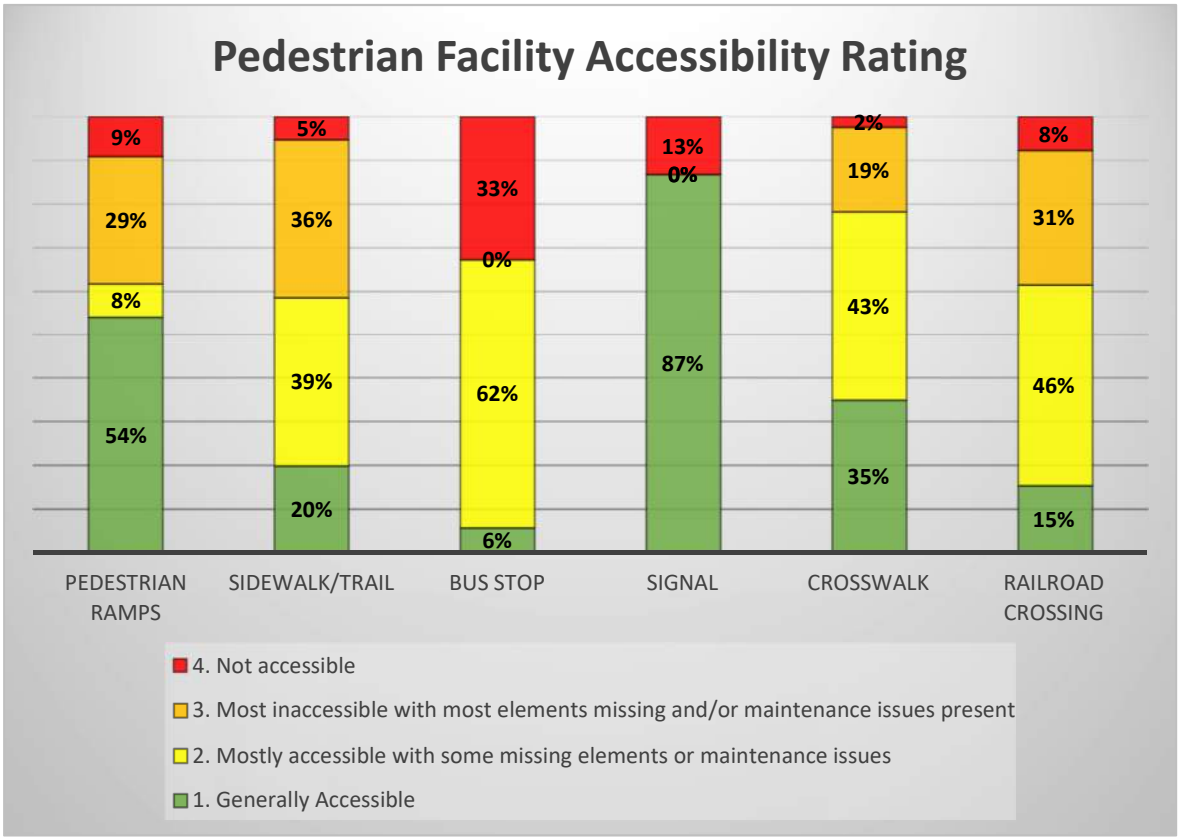


Figure 1. Self-Evaluation Results with Rated Levels of Accessibility

D. Additional Recommendations

There are numerous locations throughout the City where sidewalk terminates well short of the street intersection, often at a driveway or in the boulevard with no ramp access. This was considered more of a gap in the system rather than a "No

Ramp" situation during the evaluation, which goes beyond the scope of this accessibility review. Nevertheless, this scenario poses limitations to system accessibility. It's a recommendation that the City perform a sidewalk gap analysis to identify these locations and other similar gaps and create a plan for removing these barriers and completing existing infrastructure.

II. POLICIES AND PRACTICES

The City of Marshalltown is required, under Title II of the ADA and 28 CFR 35.105, to perform a self-evaluation of its policies, practices, and programs. The goal of this Self-evaluation is to verify that, in implementing the policies and practices, the City is providing accessibility and not adversely affecting the full participation of individuals with disabilities. The Self-evaluation identifies policies and practices that affect accessibility and examine City implementation of these policies. The Self-evaluation examines the condition of the City's PCR/PARs and identifies any existing infrastructure needs. **Appendix B** illustrates City pedestrian infrastructure.

A. Previous Practices

Since the adoption of the ADA, the City of Marshalltown has striven to provide accessible pedestrian features as part of the City's capital improvement projects. As additional information was made available as to the methods of providing accessible pedestrian features, the City updated its procedures to accommodate these methods. The City also applied for and received grants to expand and improve existing pedestrian facilities in compliance with ADA.

B. Policy

The City of Marshalltown's goal is to continue to provide accessible pedestrian design features as part of the City's capital improvement projects. The City has established ADA design standards and procedures as listed in **Appendix G**. These standards and procedures will be kept up to date with nationwide and local best management practices.

The City will consider and respond to all accessibility improvement requests. All accessibility improvements that have been deemed reasonable will be scheduled consistent with transportation priorities. The City will coordinate with external agencies to ensure that all new or altered pedestrian facilities within the City's jurisdiction are ADA compliant to the maximum extent feasible.

Requests for accessibility improvements can be submitted to the City of Marshalltown's ADA Coordinator. Contact information for ADA Coordinator is located in **Appendix F**.

Maintenance of pedestrian facilities within the public rights-of-way will continue to follow the policies set forth by the city. A breakdown of relevant policies can be seen in **Appendix B** which includes the following:

- City of Marshalltown Comprehensive Plan (2012)
- IA Highway 14 Corridor Study (2018)

- Standard Specifications for Portland Cement Concrete Sidewalks and Driveways (2005)
- City of Marshalltown City Code

New Construction

All new street construction projects with pedestrian accommodations will be designed and constructed to conform with the most current ADA guidance and design practices to the maximum extent feasible.

Reconstruction Projects

All city street reconstruction projects with pedestrian accommodations will be designed and constructed in accordance with the most current ADA guidance and design practices to the maximum extent feasible.

Rehabilitation/Resurfacing projects

All city rehabilitation and resurfacing projects will include accessible pedestrian curb ramps as needed to provide access to existing pedestrian facilities (i.e. walks/trails) at locations where they do not currently exist. Improvements to existing pedestrian ramps will be addressed on a case by case basis. High priority areas such as those in close proximity to specific land uses (i.e. schools, government offices, and medical facilities) will be given additional consideration. Improvements will be undertaken at the discretion of the City Engineer.

Stand Alone Projects

As grant funding opportunities are available, independent ADA projects may be undertaken by the City. A brief engineering study will be performed where candidate sites will be evaluated on facility condition, pedestrian volumes, public safety, public benefit and improvement costs as well as the ability to provide alternative barrier removal options.

Development Projects

As private development continues to grow, both new and reconstruction, the City of Marshalltown will require new and adjacent infrastructure to comply with ADA standards.

III. IMPLEMENTATION PLAN

A. Priority Areas

All intersections and roadway segments in the City of Marshalltown were classified based on the following criteria:

Priority Level 1 *– High Priority*

- Locations exhibiting accessibility barriers identified through the public process by stakeholders and the general public.
- Locations and roadway segments serving Level 1 facilities including:

- Government facilities (city, city, state);
- Public libraries;
- Public and private primary and secondary schools (within a one-quarter mile radius from the school property);
- Hospitals, health clinics and health centers (public and private);
- Public housing and homeless shelters, including senior facilities and rehabilitation facilities;
- Colleges, universities, and technical schools;
- Transportation hubs (includes bus lines and transit stations);
- Parks

For these high priority locations and roadway segments, field collection staff measured a variety of detailed accessibility and pedestrian data, as described in **Section III.**

Priority Level 2 *– Medium Priority*

- Locations and roadway segments serving Level 2 facilities including:
  - Central business districts, shopping malls, supermarkets and strip retail centers;
  - Churches and Places of Worship
  - Major employment sites;
  - Housing complexes, including apartments

For these medium priority locations and roadway segments, field collection staff measured a detailed variety of accessibility and pedestrian data.

Priority Level 3 *– Lower Priority*

- Single-family residential areas;
- Industrial areas;
- Other areas not classified as Priority Level 1 and 2

The City of Marshalltown used the priority ranking outlined above to create the plan and schedule for integrating ADA compliance projects in future street projects. Reporting on the results of the Self-Evaluation is included in **Appendix B.** The City will work with each community in its jurisdiction to implement improvements identified in this ADA Transition Plan.

B. External Agency Coordination

Many other agencies are responsible for pedestrian facilities within the jurisdiction of the City of Marshalltown. The City will coordinate with those agencies to track and assist in the facilitation of the elimination of accessibility barriers along their routes.

C. Schedule

Overall, this Plan estimates $11.1 M in ADA improvements are necessary for pedestrian facilities throughout the City. The City aims to achieve ADA compliance among these

facilities responsibly, and as expeditiously as possible, recognizing that $11.1 M is a significant cost.

The City will utilize three methods for upgrading pedestrian facilities to the current ADA standards. The first and most comprehensive of the three methods are scheduled street and utility improvement projects. All pedestrian facilities impacted by these projects will be upgraded to current ADA accessibility standards. The second method is the stand alone sidewalk and ADA accessibility improvement project. These projects will be incorporated into the Capital Improvement Program (CIP) on a case by case basis as determined by City staff. Lastly, the City will use site redevelopment, new development, and cooperative agreement projects to bring all adjacent pedestrian facilities into compliance.

New instances of non-compliance will surface each year as normal wear-and-tear and extreme weather take their toll on pedestrian facilities. These conditions will likely prevent any Iowa City from achieving 100% ADA compliance among facilities. However, deficiencies have been carefully prioritized in this plan to ensure steps are taken where they matter most, and in the shortest timeframe possible. With this in mind, the City aims to improve deficiencies identified in this plan over a 40-year period, allocating on average $280,000 annually through the project types identified above.

The City has set the following implementation goals for improving the accessibility of its pedestrian facilities within its jurisdiction:

- After 10 years, 25% of accessibility features identified in this Plan would be improved.
- After 20 years, 50% of accessibility features identified in this Plan would be improved.
- After 30 years, 75% of accessibility features identified in this Plan would be improved.
- After 40 years, 100% of accessibility features identified in this Plan would be improved.

The City anticipates updating this plan every five years to capture new instances of non-compliance found and to document progress achieved since the previous plan was adopted. This plan serves as a framework for the City to follow and implementation goals will likely change as the City pursues ADA compliance.

D. Budget Information – Planning Level Costs

Construction costs for upgrading facilities can vary depending on each individual improvement and conditions of each site. Costs can also vary on the type and size of project the improvements are associated with. Listed below are representative 2018 costs for some typical accessibility improvements. These costs were used to generate planning level cost estimates for ADA improvement projects.

Unit Prices		
Description	**Unit**	**Per Unit Cost**
Pedestrian Ramp Construction	Ramp	$4,000
Traffic Control Signal APS Upgrade Retrofit	APS Equipment	$15,000
Sidewalk/Trail ADA Improvement Retrofit	Sq. Ft.	$5.00
Bus Stop/Shelter ADA Improvement Retrofit	Bus Stop	$4,000

E. Undue Financial Burden

Some ADA improvement projects can pose financial burdens on communities that are not justified. Consider the following example:

> *A portion of a sidewalk includes a driveway apron with a running slope exceeding 2% grade. The driveway apron running slope serves as the cross slope of the intersecting sidewalk which has a cross slope tolerance of <2% grade to maintain ADA compliance. The only option for achieving compliance is to purchase right-of-way from the adjacent property owner to remedy the issue.*

Obtaining right-of-way is often controversial among property owners and can be cost prohibitive. While one or two instances of this may not pose a considerable financial burden, the burden is compounded when multiple instances occur and the costs add up. The City of Marshalltown plans to meet this challenge by ensuring future pedestrian infrastructure is constructed according to ADA standards from the start, ensuring the safety and accessibility of pedestrian infrastructure and avoiding future potential for undue financial burden.

Given the magnitude of non-compliance in the community, the City of Marshalltown feels the scheduling and prioritization set forth in this plan provides the most equitable, effective use of the agency's already constrained financial resources for bringing infrastructure into compliance. This includes performing what would be stand-alone ADA improvement projects in larger, programmed projects in the City's CIP or STIP projects beginning with areas of high priority. Infrastructure deficiencies have been carefully prioritized in this process based on areas of high pedestrian traffic, input from the public, and condition of facilities. If instances of non-compliance pose a major threat to those using pedestrian facilities, the City of Marshalltown will remedy deficiencies immediately upon becoming aware of the issue. All decisions surrounding priority will be data-driven, defensible, and will ensure an objective process that is documented in writing has been performed as the basis for those decisions.

Under the 23 CFR 35.150(a)(3), if a public agency believes and can demonstrate that a requested action to make a facility accessible would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial burden, *"…a public agency has the burden of proving that compliance with §35.150(a) would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion…"* (www.ecfr.gov).

IV. ADA COORDINATOR

In accordance with 28 CFR 35.107(a), the City of Marshalltown has identified an ADA Title II Coordinator to oversee the City's policies and procedures. Contact information for this individual is in **Appendix F.**

V. PUBLIC OUTREACH

The City of Marshalltown recognizes that public participation is an important component in the development of this document. Input from the community has been gathered and used to help define priority areas for improvements within the public rights-of-way of the City of Marshalltown.

Public outreach for the creation of this document consisted of the following activities:

- Grievance Procedure:

  In compliance with 28 CFR 35.107, the City has established the grievance procedure to take future comments and concerns for the City. This can be seen in **Appendix E** and is further detailed in Section VIII below.

- City Website:

  A City website was established early in the process that provided the public an opportunity to submit comments on areas in the community they find problematic.

  This document was available for public comment online between the dates of January 20, 2020 and February 17, 2020. Information regarding the public outreach activities is in **Appendix D**.

- Public Open House:

  A public open house event was held August 22, 2019 at the City of Marshalltown Public Library to solicit feedback from the public on the draft ADA Transition Plan and projects in the City that pose barriers to accessibility that weren't identified in the plan. Feedback from this meeting informed the prioritization of projects in the implementation plan. A meeting summary can be seen in **Appendix D.**

VI. GRIEVANCE PROCEDURE

Under the Americans with Disabilities Act, each agency is required to publish its responsibilities in regard to the ADA. A draft of this public notice is provided in **Appendix E**. If users of the City of Marshalltown facilities and services believe the City has not provided reasonable accommodation, they have the right to file a grievance.

In accordance with 28 CFR 35.107(b), the City has developed a grievance procedure for the prompt and equitable resolution of citizens' complaints, concerns, comments, and other grievances. This grievance procedure is outlined in **Appendix E**.

VII. MONITOR THE PROGRESS

This document will be updated as needed to reflect the City of Marshalltown's approach to complying with ADA and providing accessible pedestrian infrastructure. The appendices in this document will be updated periodically to account for improvements, while the main body of the document will be updated within five to ten years with a future update schedule to be developed at that time. With each main body update, a public comment period will be established to continue the public outreach.

Appendix A: Deficiencies

I. Appendix A: Self-Evaluation – Examples of Commonly Identified Deficiencies and Obstructions

Figure A.1 – Commonly Identified Deficiencies

Vertical Discontinuity

Horizontal Discontinuity

Cross Slope

Cracking

Ponding

Vegetation

Spalling

Vertical Slope

Figure A.2 – Sidewalk Obstruction Examples

Fire Hydrant

Lighting Pole

Traffic Signal Handhole

Traffic Signal Pole

Utility Pole

Water Gate Valve

Appendix B: Self Evaluation

I. Appendix B: City of Marshalltown, IA Self-Evaluation

A. Review of Policies and Practices

Policy Recommendations

The City's policies and practices include any City, department, or division policies and practices that direct staff in its daily work activities. Policies and practices that relate to accessibility and ADA conformance include:

1. *Marshalltown Comprehensive Plan (2012)*

   a) Chapter 4 – Transportation

   This chapter provides immediate goals and policies for promoting and expanding opportunities for safe pedestrian and bicycle traffic. It also calls for the integration of pedestrian facilities into the design of roadway facilities throughout the community.

   Chapter 5 - Parks, Trails & Open Space

   This chapter summarizes the importance of the health and well-being of the community through active transportation and activities in the city parks and trails. It calls for integration of pedestrian facilities in all land use areas of the city and to replace and maintain pedestrian facilities regularly.

   Policy Understanding and Recommended Revision:

   The following revision to this policy is recommended as part of this review:

   1. Amend the Plan to include policies for the compliant design of pedestrian facilities based on best practices outlined in the Public Rights-of Way Accessibility Guidelines (PROWAG) as adopted by IDOT.

2. *IA Highway 14 Corridor Study (2018)*

   This plan addresses pedestrian issues along Highway 14 including constrained ROW that create narrow sidewalks and limited pedestrian facilities. It also summarizes concerns from the public on constrained pedestrian facilities and non-compliant facilities.

   Study Understanding and Recommended Action:

   The following is recommended when implementing study recommendations along the Highway 14 Corridor:

   1. Ensure the compliant design of pedestrian facilities based on best practices outlined in the Public Rights-of Way Accessibility Guidelines (PROWAG) as adopted by IDOT.

3. *Standard Specifications for Portland Cement Concrete Sidewalks and Driveways (2005)*

   This plan addresses construction guidelines and design requirements for sidewalks in the city. It acknowledges that detectable warning surfaces are an ADA requirement and required when constructing or rehabbing curb ramps and street surfaces.

   Policy Understanding and Recommended Revision:

   The following revision to this policy is recommended as part of this review:

2. Amend the Standard Specifications to include policies for the compliant design of pedestrian facilities based on best practices outlined in the Public Rights-of Way Accessibility Guidelines (PROWAG) as adopted by IDOT.

4. The City of Marshalltown City Code

The City of Marshalltown City Code provides several provisions regarding sidewalk infrastructure including maintenance, responsibilities of property owners and tenants, nuisances to sidewalks, and design specifications for the construction and placement of sidewalks.

Policy Understanding and Recommended Revision:

While the City Code provides actions for sidewalk installation and maintenance, it does not address adherence to ADA compliance or reference to federal/state ADA design standards or guidelines.

The following revision to this policy is recommended as part of this review:

3. Amend City Code Article III to include adherence to ADA standards and guidance as outlined in the Public Rights-of Way Accessibility Guidelines (PROWAG) and IDOT for reconstruction.

B. Review of Programs

The City of Marshalltown inventoried pedestrian ramps and sidewalks within the public rights-of-way and public parking lots beginning in November of 2017 and ending in September 2018. The following provides the results of that inventory:

1. Pedestrian Ramps

The City of Marshalltown has 2663 locations where pedestrian ramps exist or should exist within its public rights-of-way and public parking lots combined. These locations were inventoried for ADA accessibility based on (1) whether a pedestrian ramp was present and (2) if accessibility criteria outlined in **Part 1 Sec. II** were met. 1644 (62%) of the locations were reported to be generally accessible or mostly accessible. 1019 (38%) were reported to be non-compliant.

2. Sidewalks/Trails

The sidewalks and trails within the City of Marshalltown public rights-of-way and public parking lots were inventoried and evaluated to determine existing accessibility and to identify existing obstructions based on accessibility criteria outlined in **Part 1**. Of the 137 miles of sidewalk/trail evaluated, 56.7 miles (41%) had a condition rating of three or four meaning they were mostly inaccessible and require further evaluation and remedial action.

Crosswalks

Crosswalks were inventoried and evaluated for the quality of markings and pavement condition. Of 1038 crosswalks evaluated, 226 were identified as inaccessible.

3. Traffic Signals

53 traffic signals were evaluated for the presence of Accessible Pedestrian Signal (APS) technology. Each pedestrian crossing push button location was inventoried as a separate location and identified as non-compliant if APS technology was not present. Seven locations were without APS technology.

4. Bus Stops

   There are 52 total bus stops in the City of Marshalltown. 17 (33%) of the stops were identified as inaccessible

5. Railroad Crossings

   There are 13 locations where pedestrian facilities cross railroad tracks. 5 (39%) were identified as inaccessible.

The following figures and tables report the status of accessible and inaccessible pedestrian infrastructure in the public right-of-way as well as public parking lots:

- **Figures B-1** through **B-22** illustrate all infrastructure inventoried
- **Table B-1** provides an implementation plan for priority ranked improvements**.** The timeline for replacement of these sidewalks is dependent on priority ranking, correlation to planned projects, reasonable accommodation requests, and available funding.
- **Figure B-23** illustrates parking lot locations
- **Table B-2** provides a breakdown of the public parking lot evaluation.

Legend

Pedestrian Ramp

- 1.Generally Accessible (1,441 - 54%)
- 2.Mostly accessible with some missing elements or maintenance issues (203 - 8%)
- 3.Most inaccessible with most elements missing and/or maintenance issues present (777 - 29%)
- 4. Not accessible (242 - 9%)

Sidewalk

- 1.Generally Accessible (27.3 mi - 20%)
- 2.Mostly accessible with some missing elements or maintenance issues (53 mi - 39%)
- 3.Most inaccessible with most elements missing and/or maintenance issues present (49.4 mi - 36%)
- 4. Not accessible (7.2 mi - 5%)

Bus Stop

- 1.Generally Accessible (3 - 6%)
- 2.Mostly accessible with some missing elements or maintenance issues (32 - 61%)
- 3.Most inaccessible with most elements missing and/or maintenance issues present (0 - 0%)
- 4. Not accessible (17 - 33%)
- Stakeholder Comments
- City Limits

0 1 Miles

Source:IaDOT, City of Marshalltown, Marshall County

Signal

- Accessible Pedestrian Signal Present (46 - 88%)
- Accessible Pedestrian Signal Not Present (6 - 12%)

Crosswalk

- 1.Generally Accessible (362 - 35%)
- 2.Mostly accessible with some missing elements or maintenance issues (450 - 43%)
- 3.Most inaccessible with most elements missing and/or maintenance issues present (201 - 19%)
- 4. Not accessible (25 - 2%)

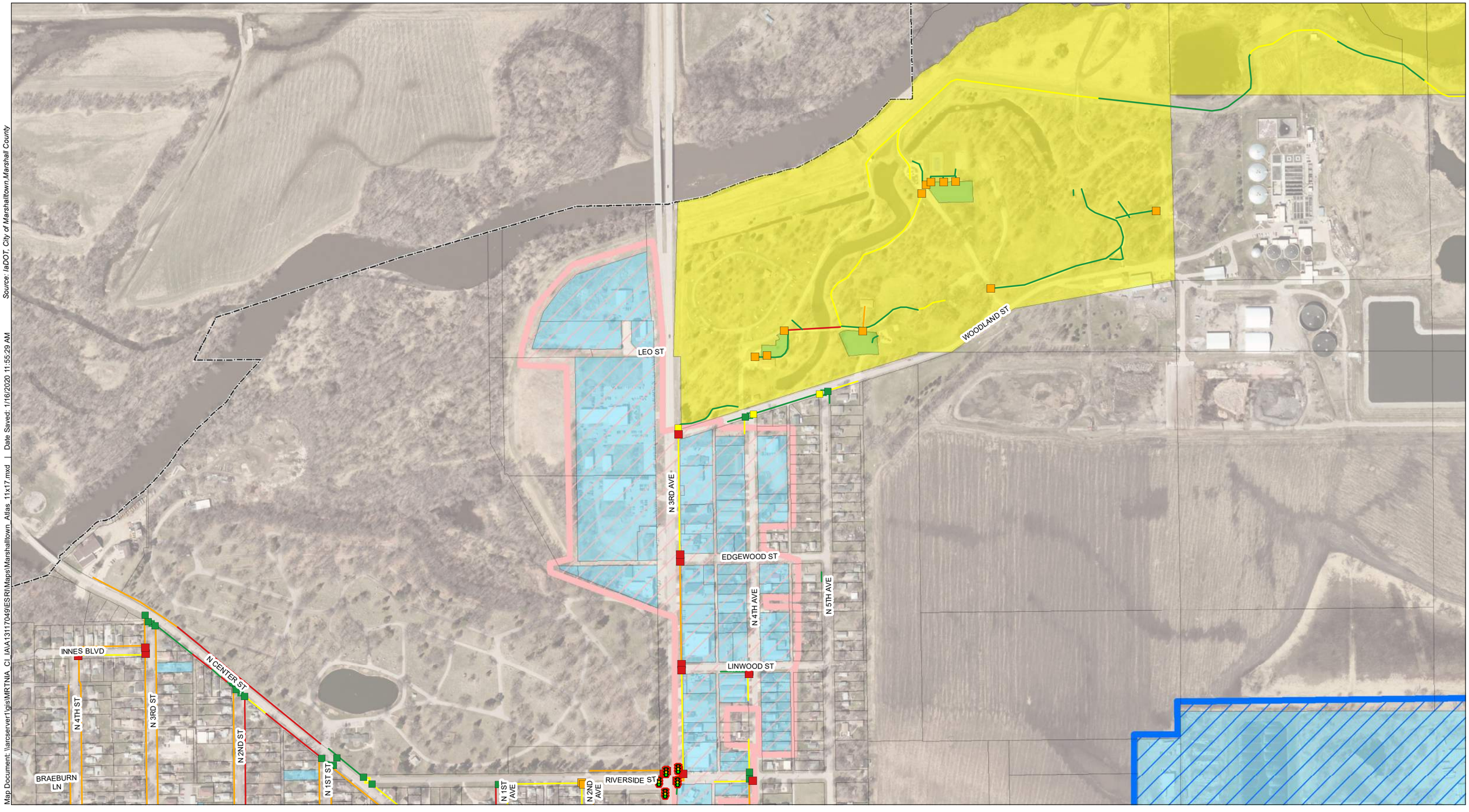
Railroad Crossing

- 1.Generally Accessible (2 - 15%)
- 2.Mostly accessible with some missing elements or maintenance issues (6 - 46%)
- 3.Most inaccessible with most elements missing and/or maintenance issues present (4 - 31%)
- 4. Not accessible (1 - 8%)
- City Parking Lot
- Priority 1 Area
- Priority 2 Area
- Central Business District
- Commercial District
- Major Employment District

Figure B-1

B-2 B-3
B-4 B-5 B-6 B-7
B-8 B-9 B-10 B-11
B-12 B-13 B-14 B-15
B-16 B-17 B-18 B-19
B-20 B-21
B-22

Map Document: \\arcserver1\gis\MRTNIA_CI_IAA13117049\ESRI\Maps\Marshalltown_Atlas_Cover_11x17.mxd | Date Saved: 11/18/2019 8:32:47 AM

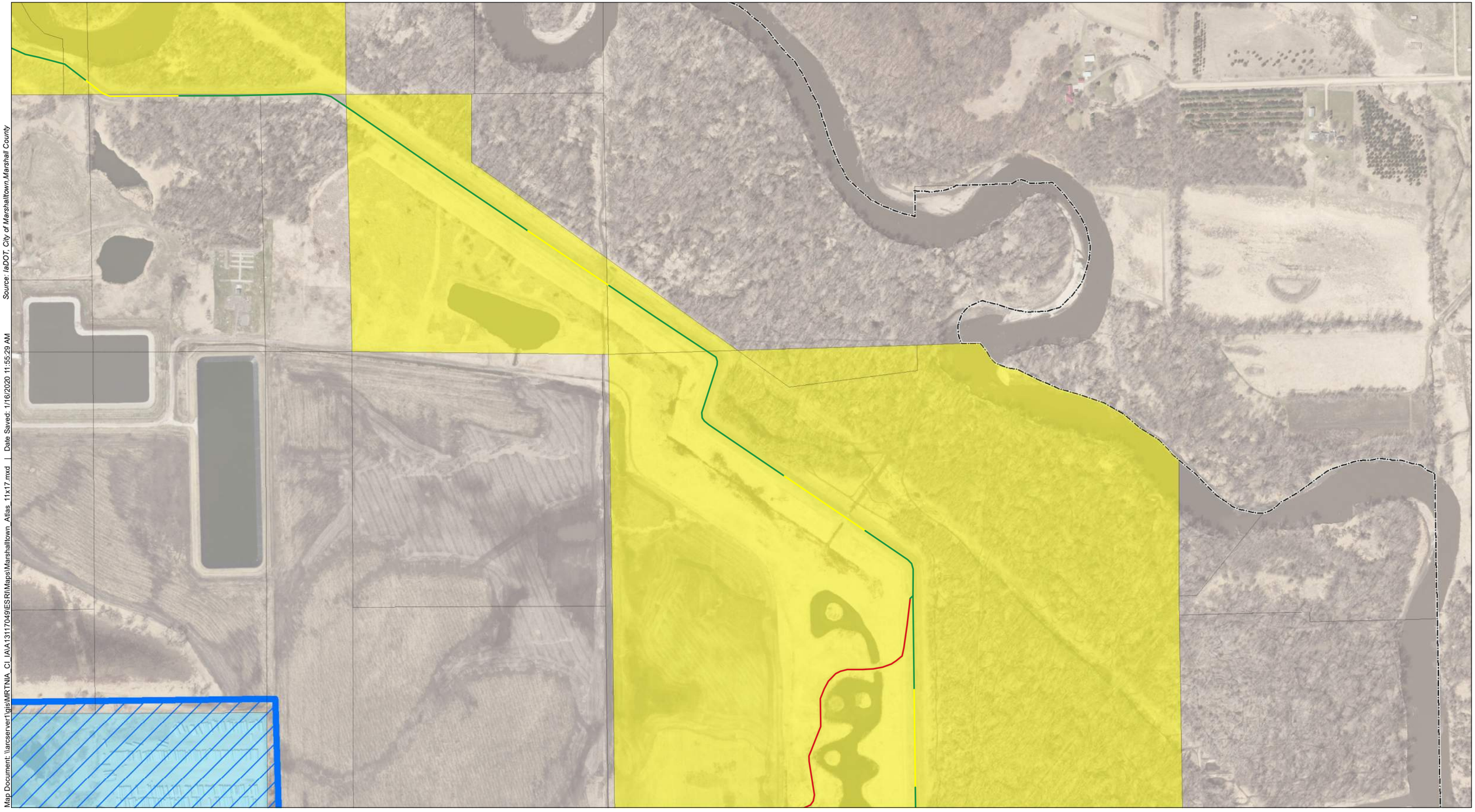


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI IAIA13117049\ESRI\Maps\Marshalltown_Atlas 11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-2 -

0 500 Feet

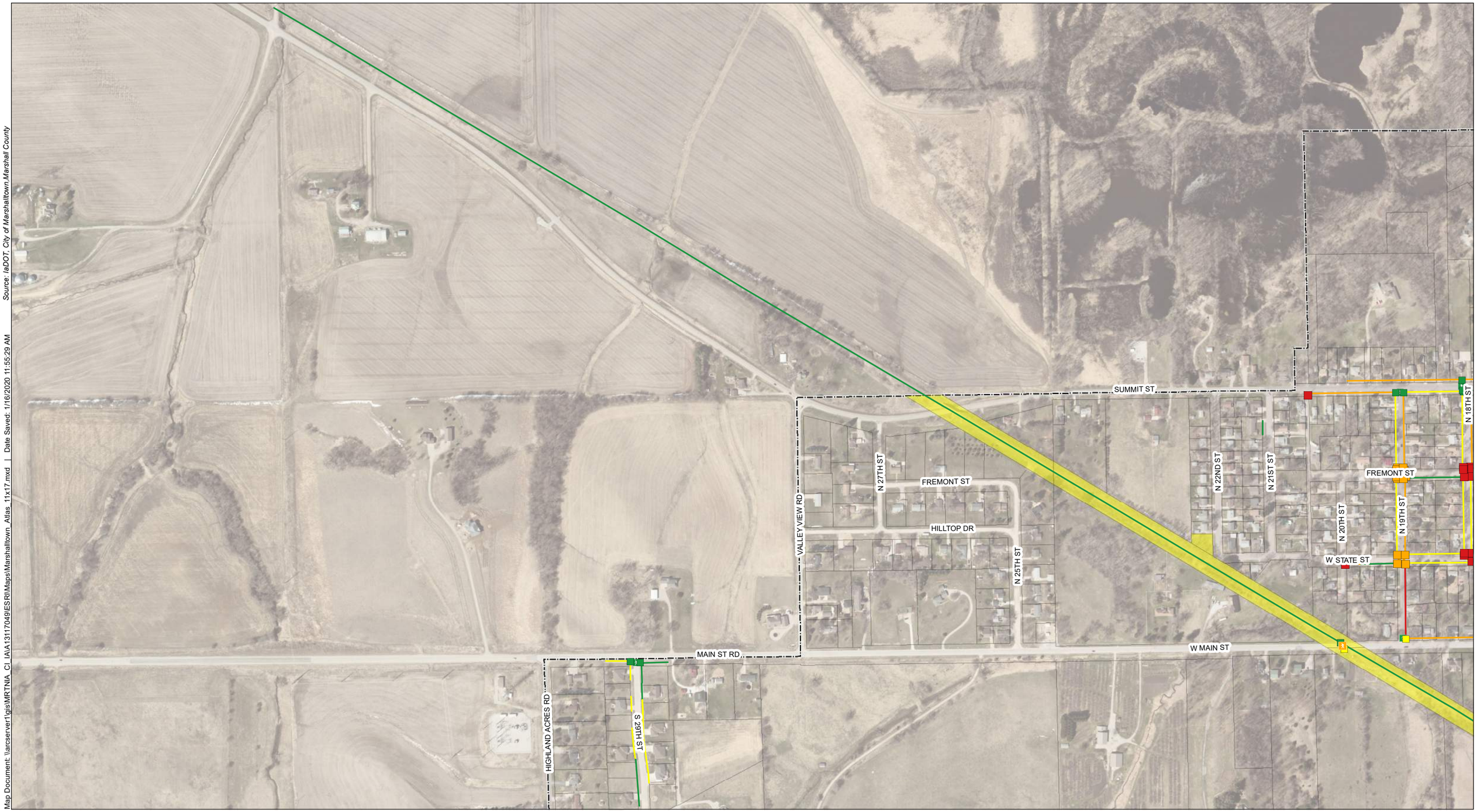


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IAA13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-3 -

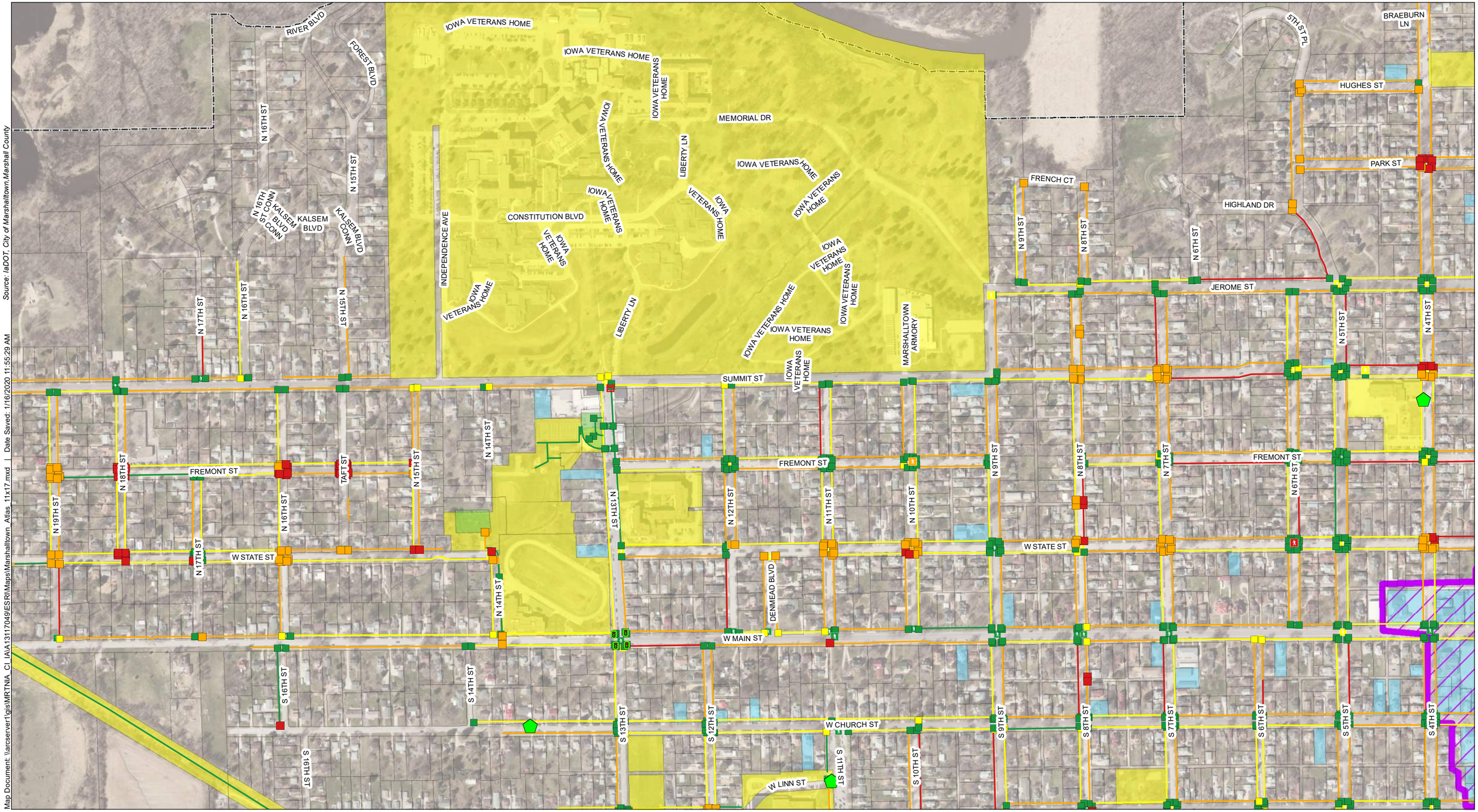
0 500 Feet



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-4 -

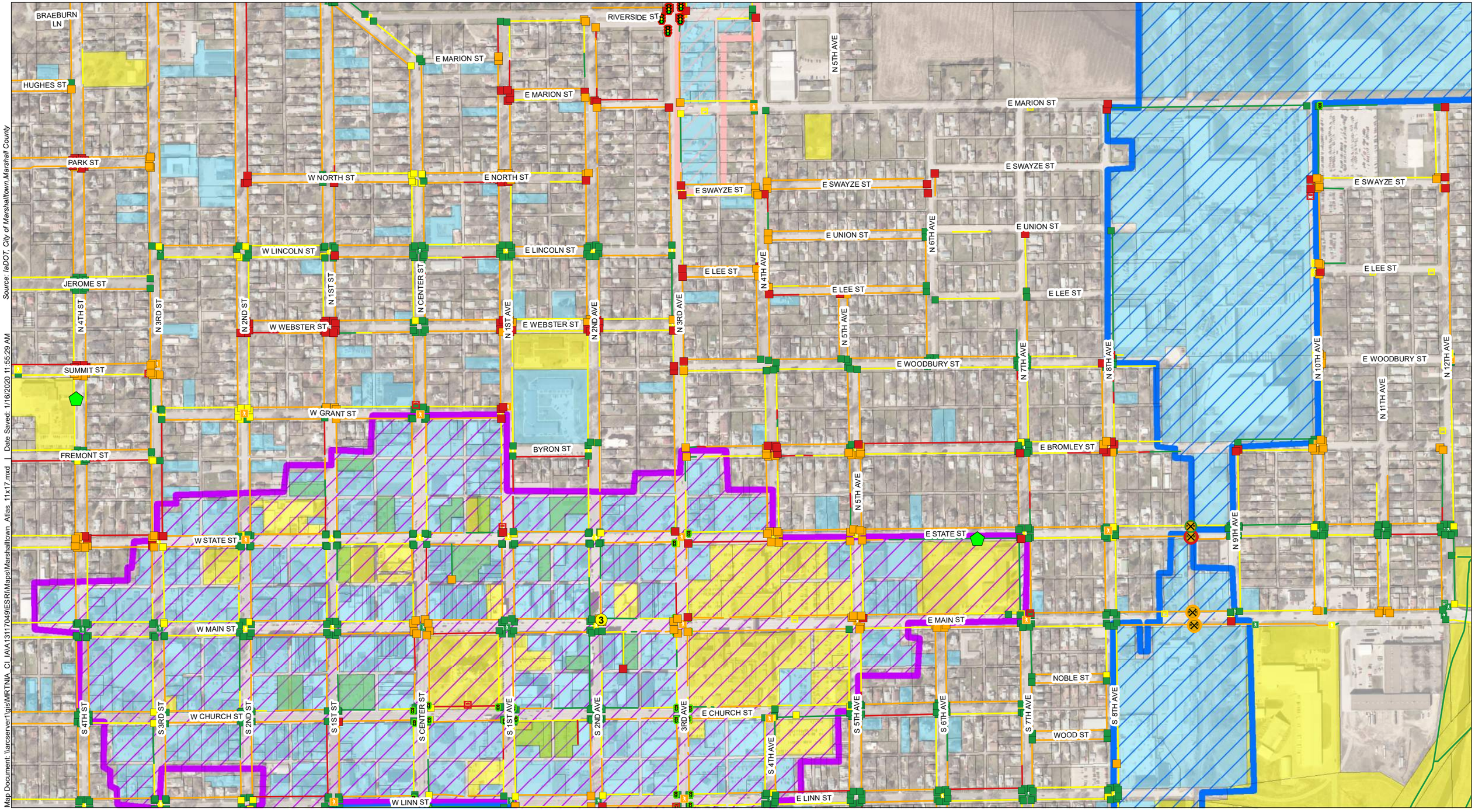


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI IAIA13117049\ESRIMaps\Marshalltown Atlas 11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

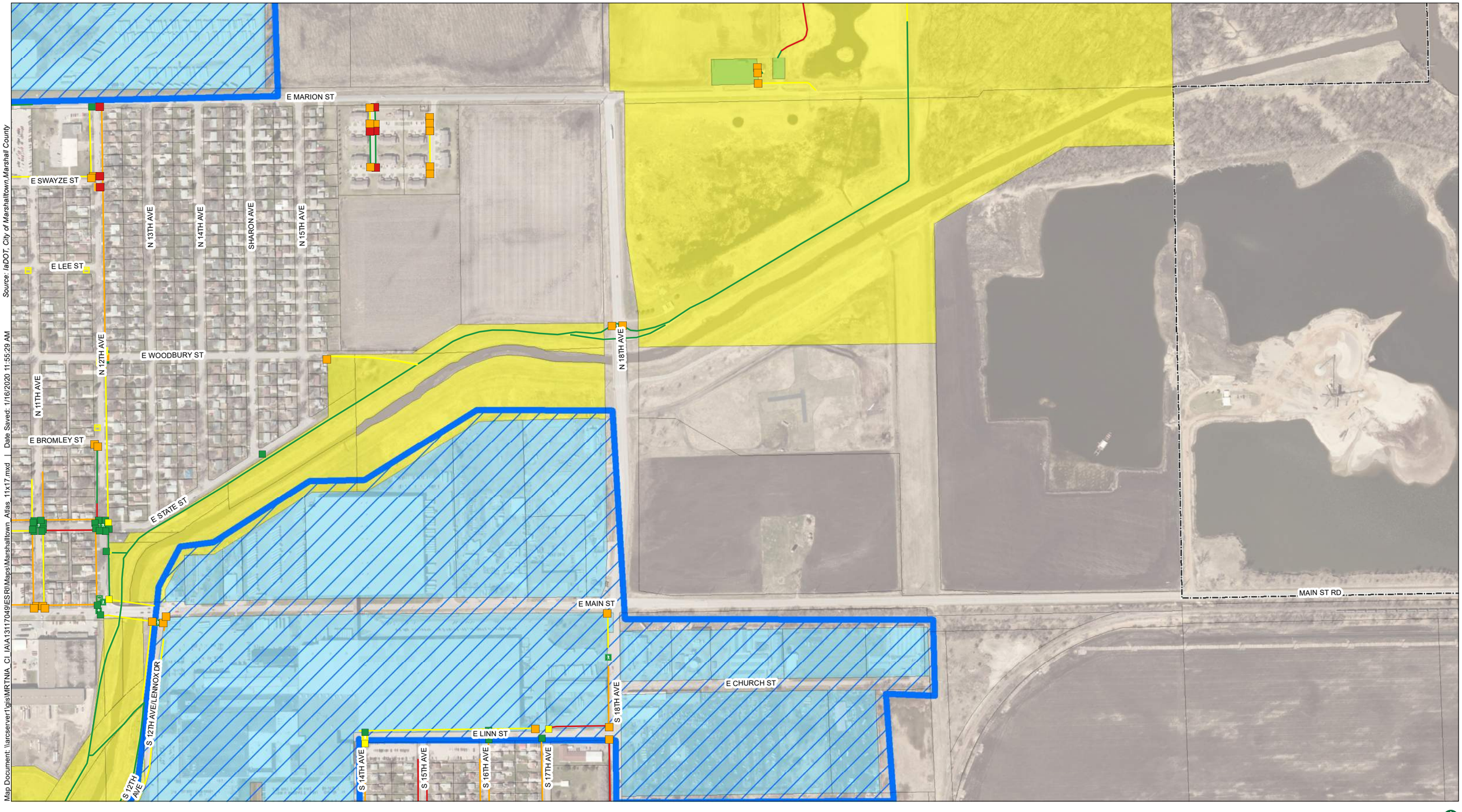
- Figure B-5 -

0 500 Feet



Source: IaDOT, City of Marshalltown,Marshall County | Date Saved: 1/16/2020 11:55:29 AM | Map Document: \\arcserver1\gis\MRTNIA_CI_IAVA13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd

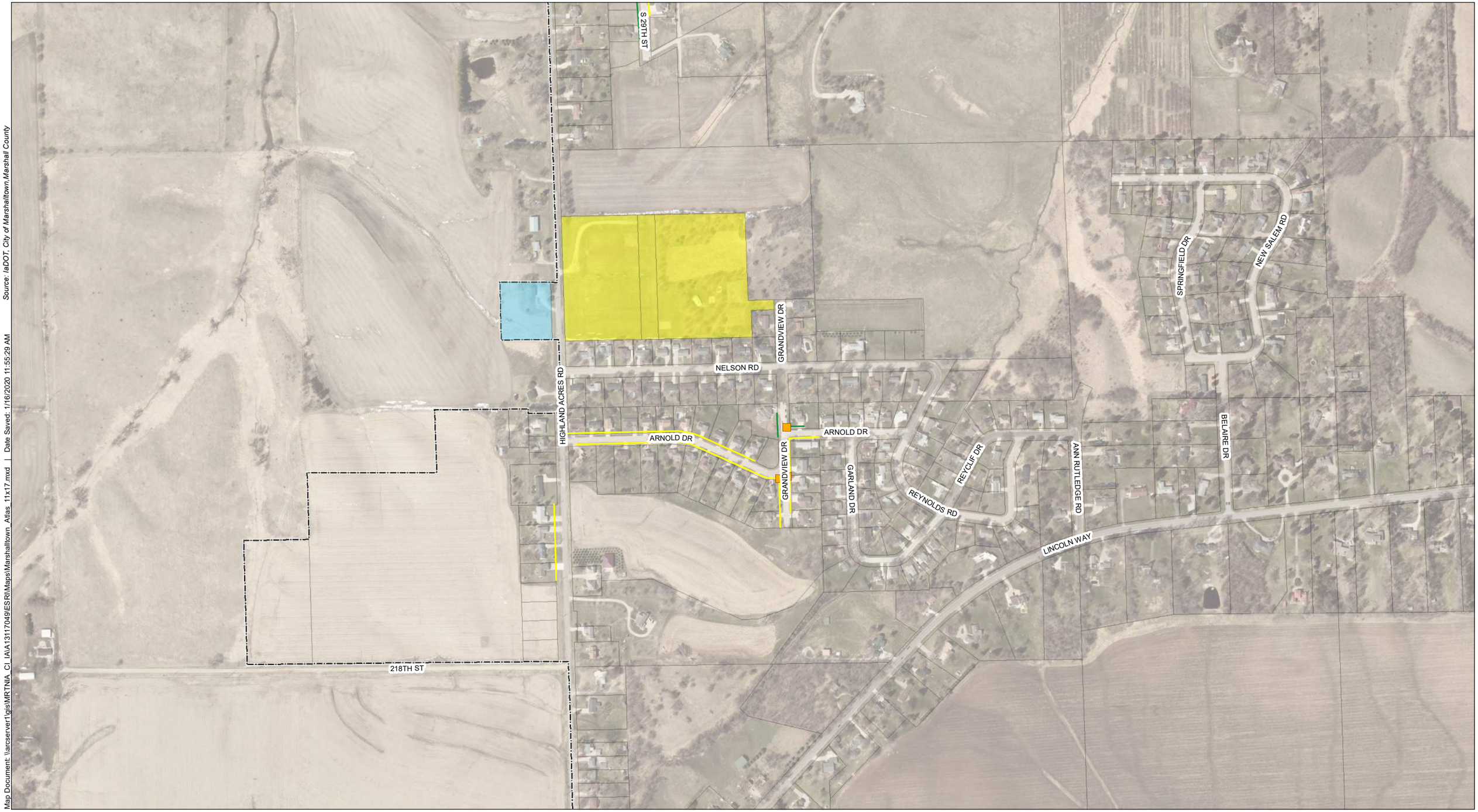
- Figure B-6 -



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRIMaps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-7 -

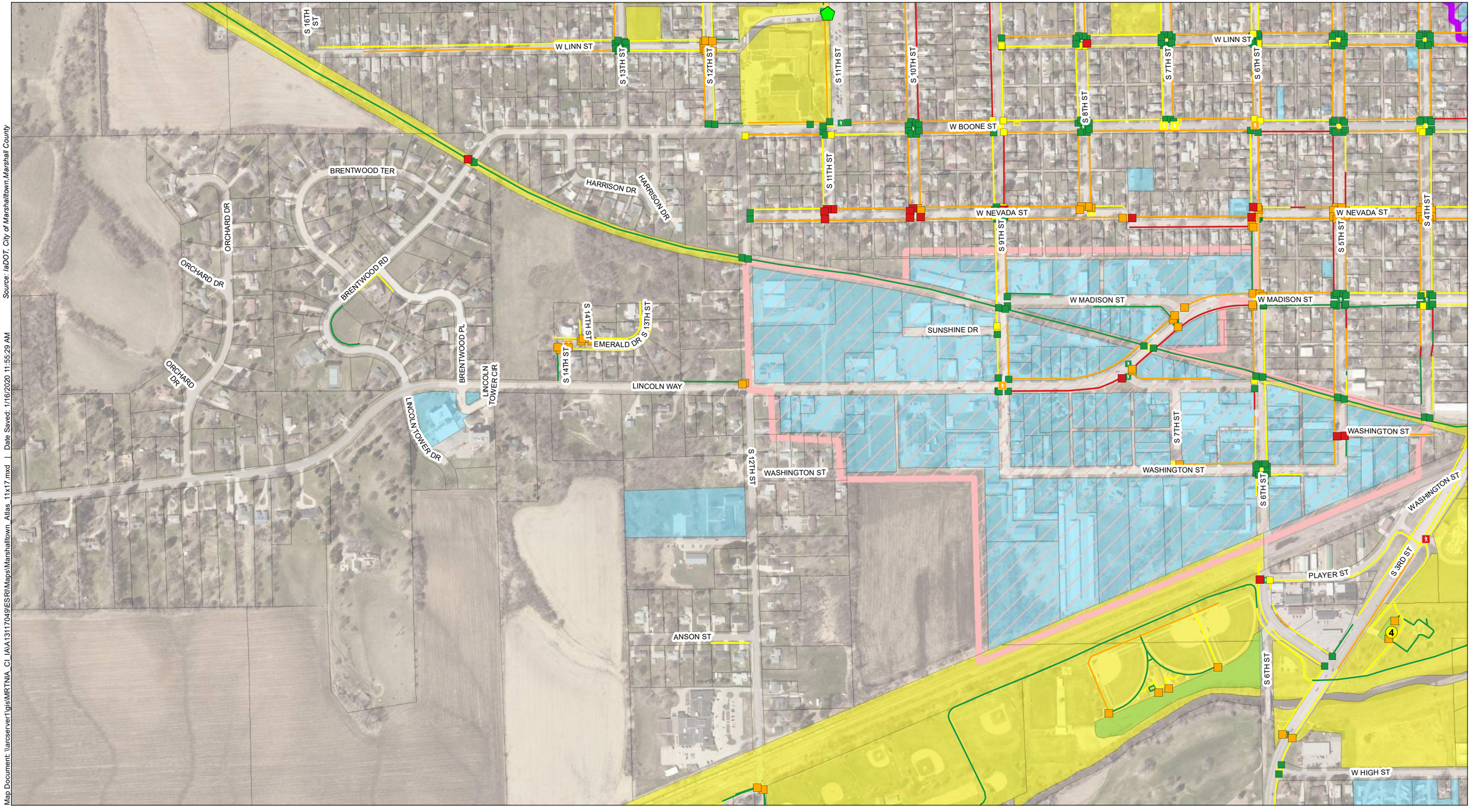


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-8 -

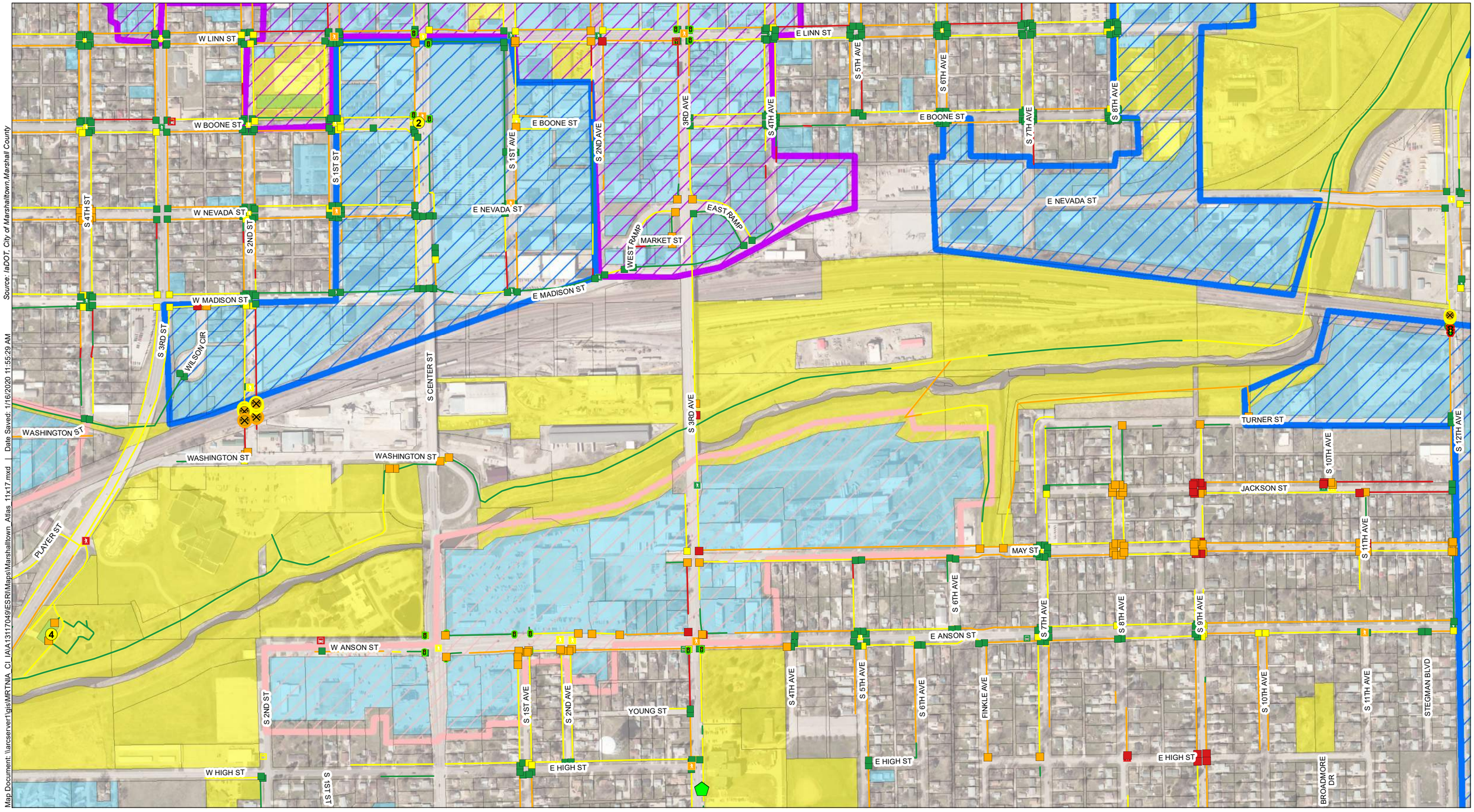
0 500 Feet



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

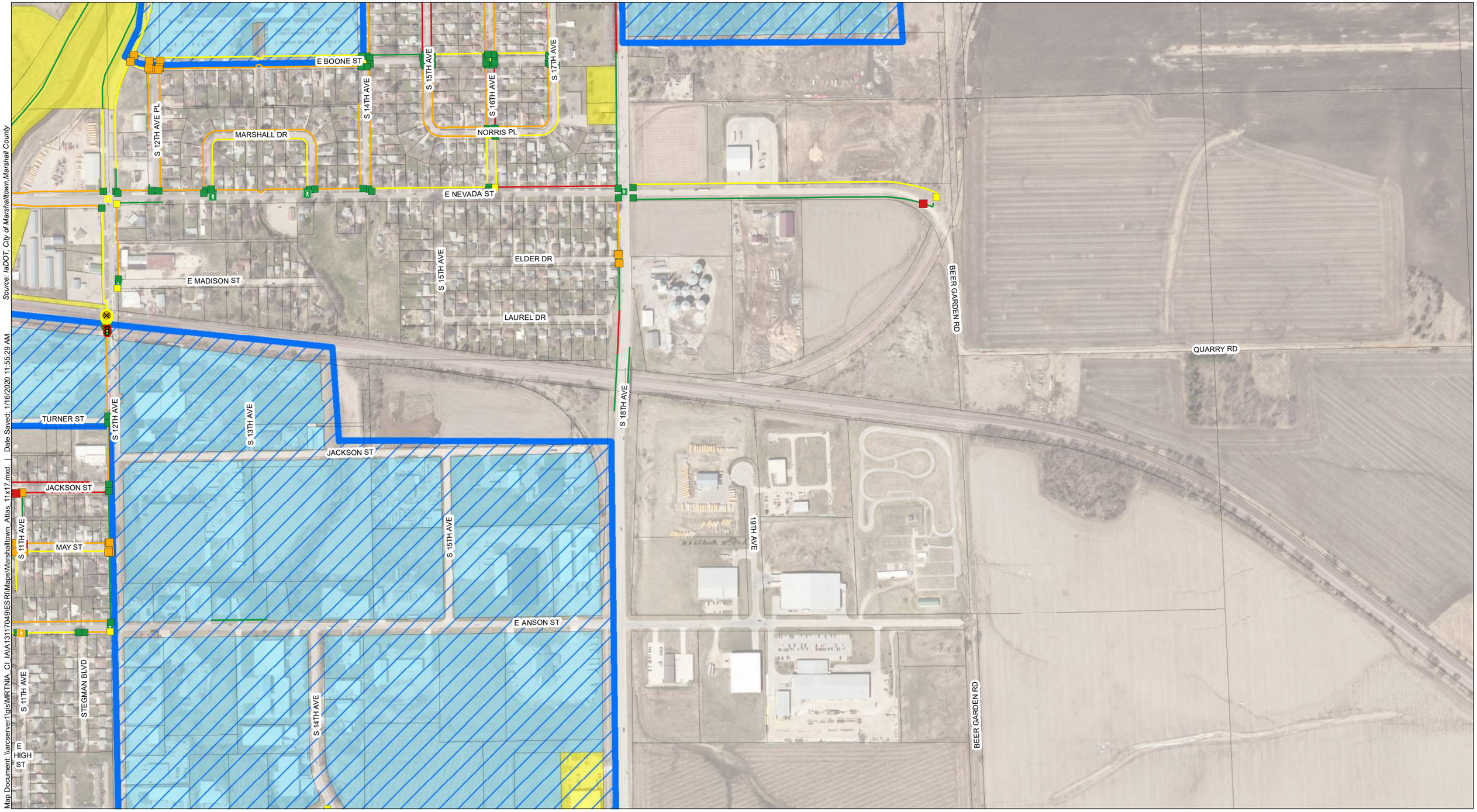
- Figure B-9 -



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IAA13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-10 -



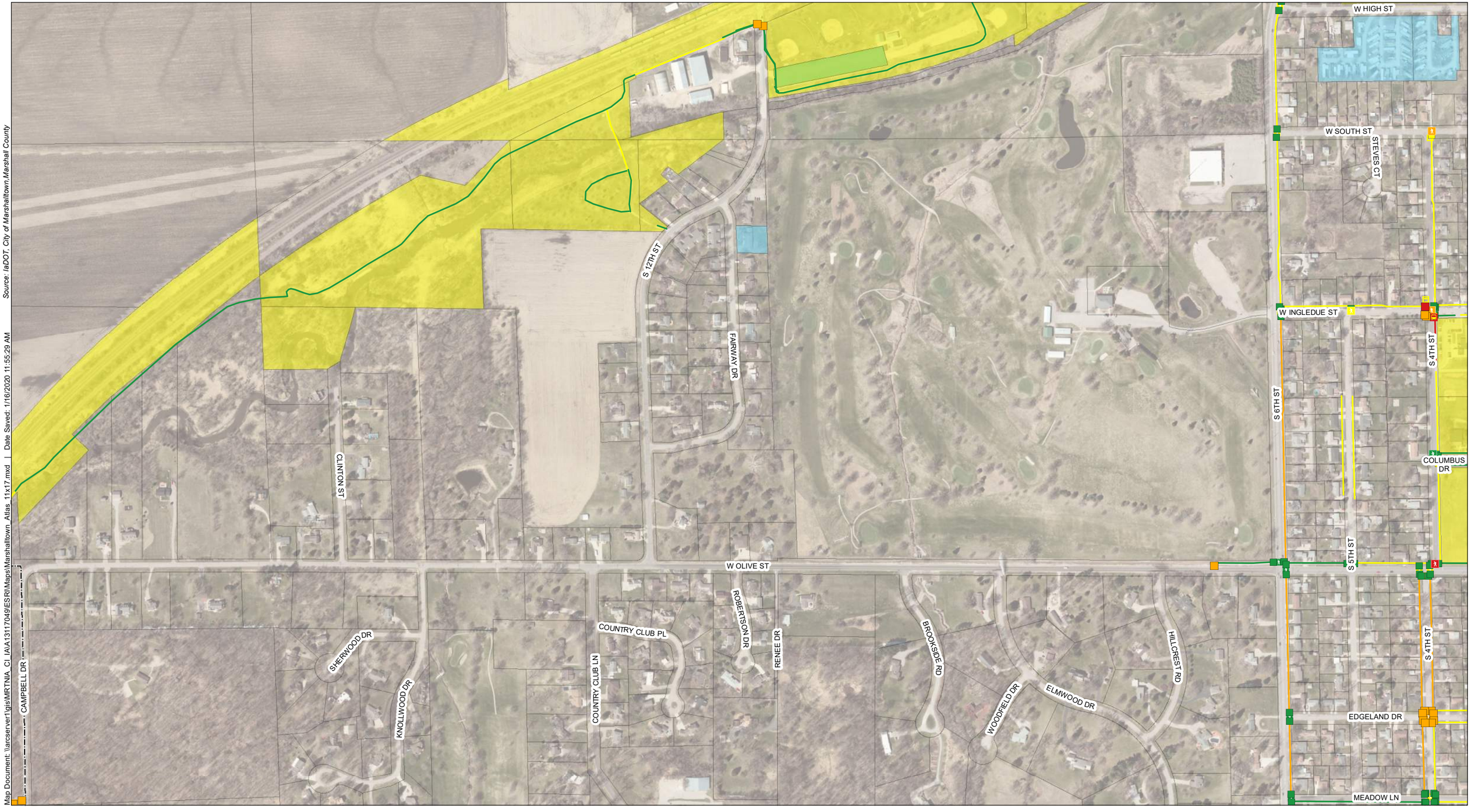
- Figure B-11 -

0 500 Feet

Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IAA13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

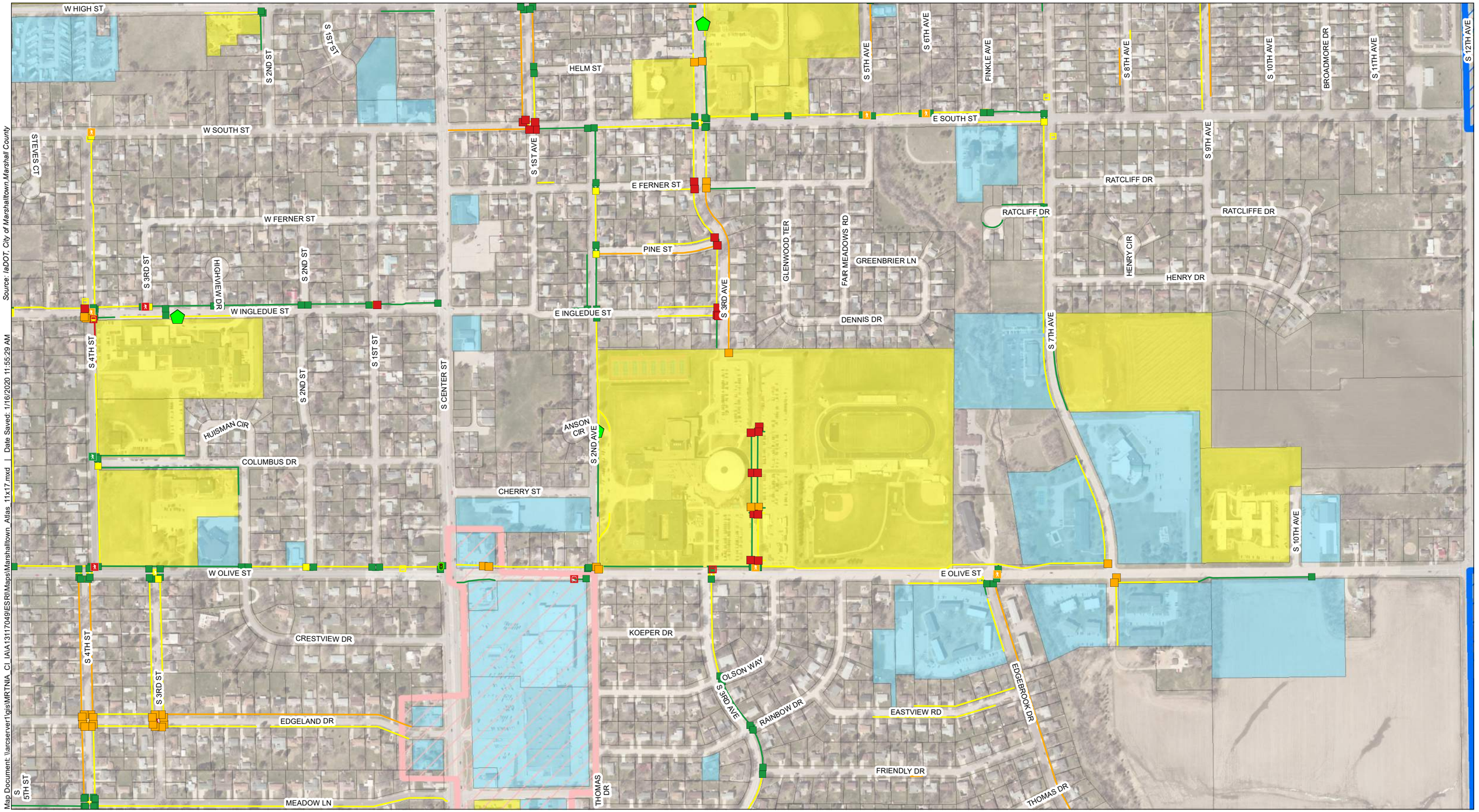
- Figure B-12 -



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

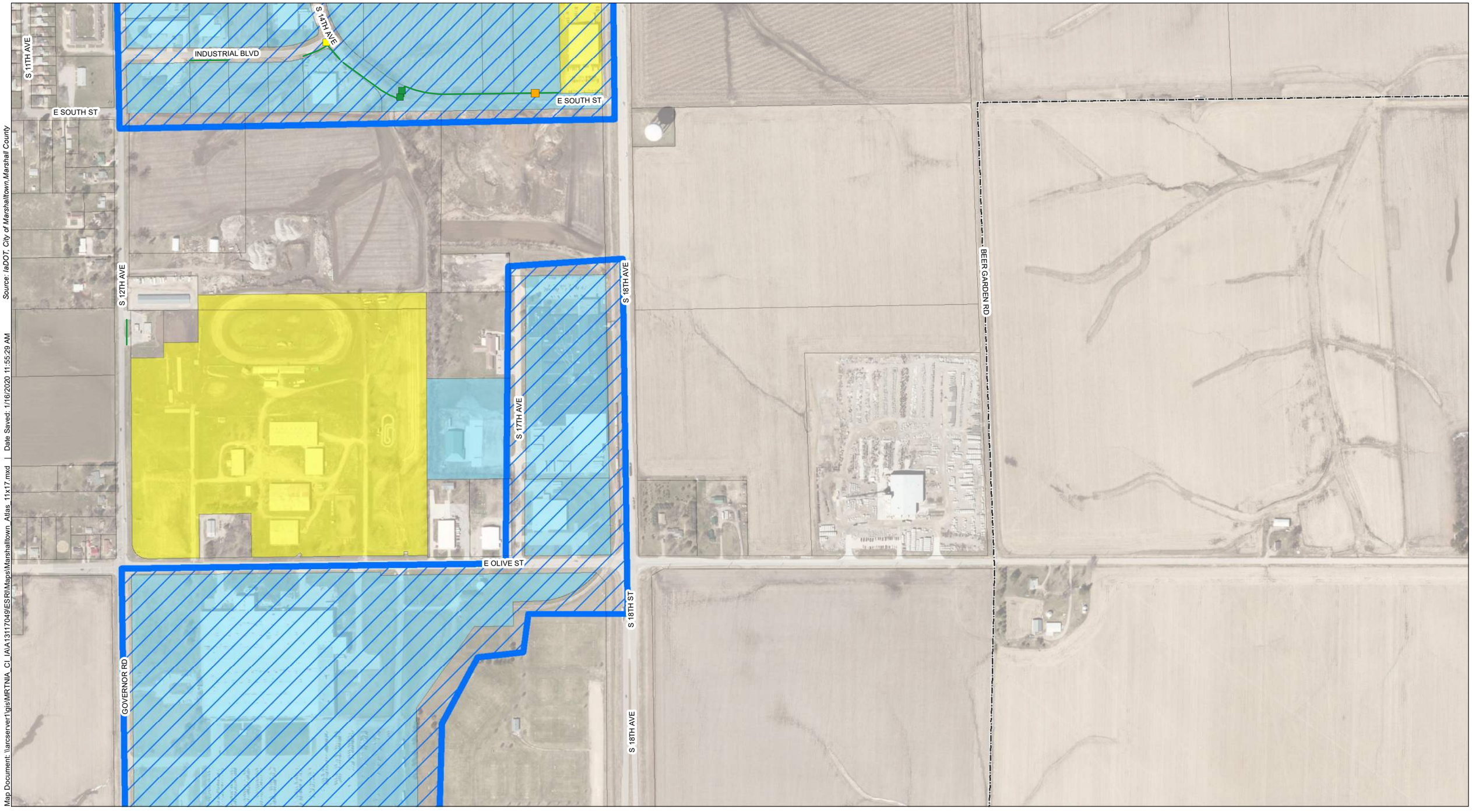
- Figure B-13 -



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-14 -

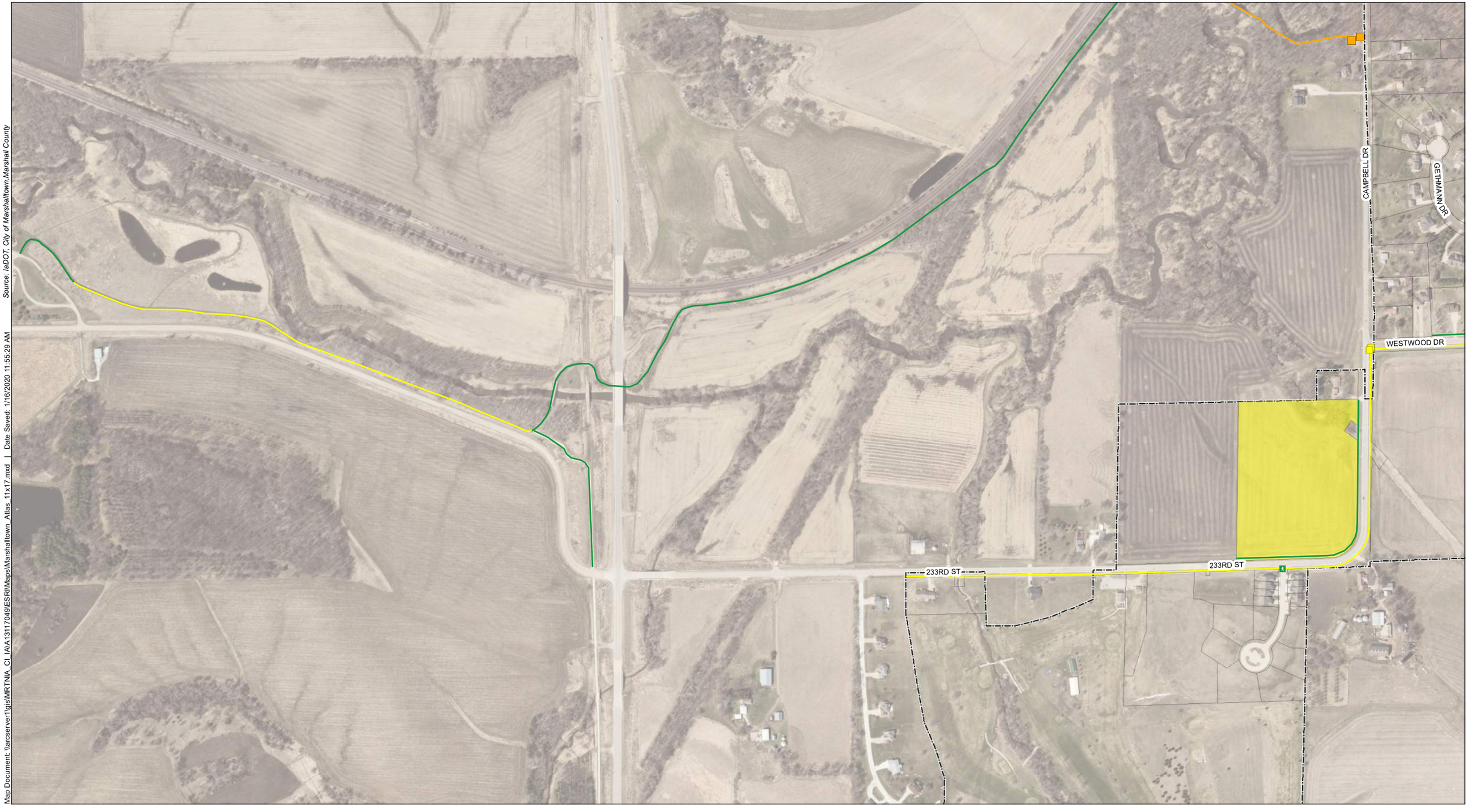


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-15 -

0 500 Feet



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTN\A_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

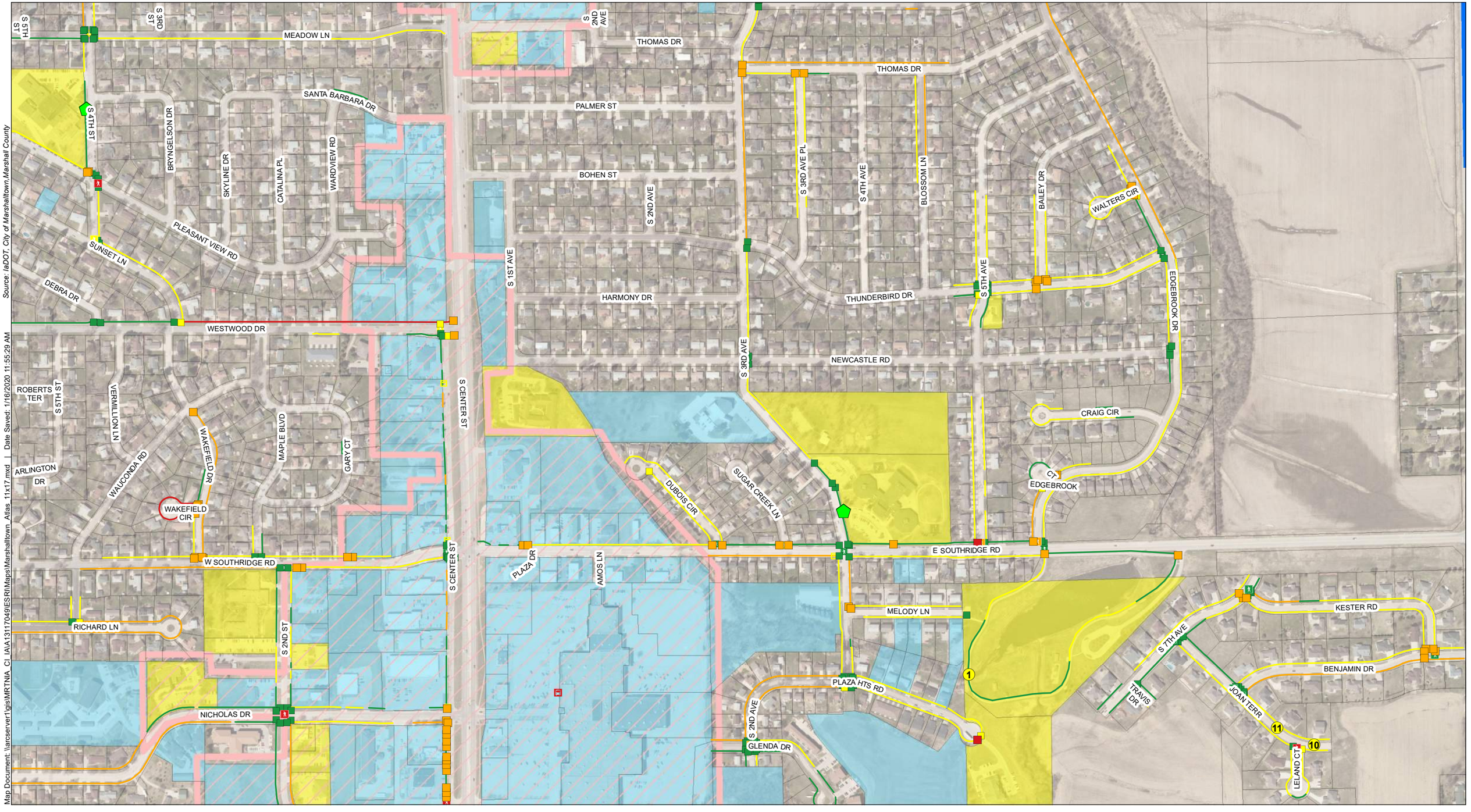
- Figure B-16 -

0 500 Feet

Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTN\A_CI_IA\A13117049\ESRIMaps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

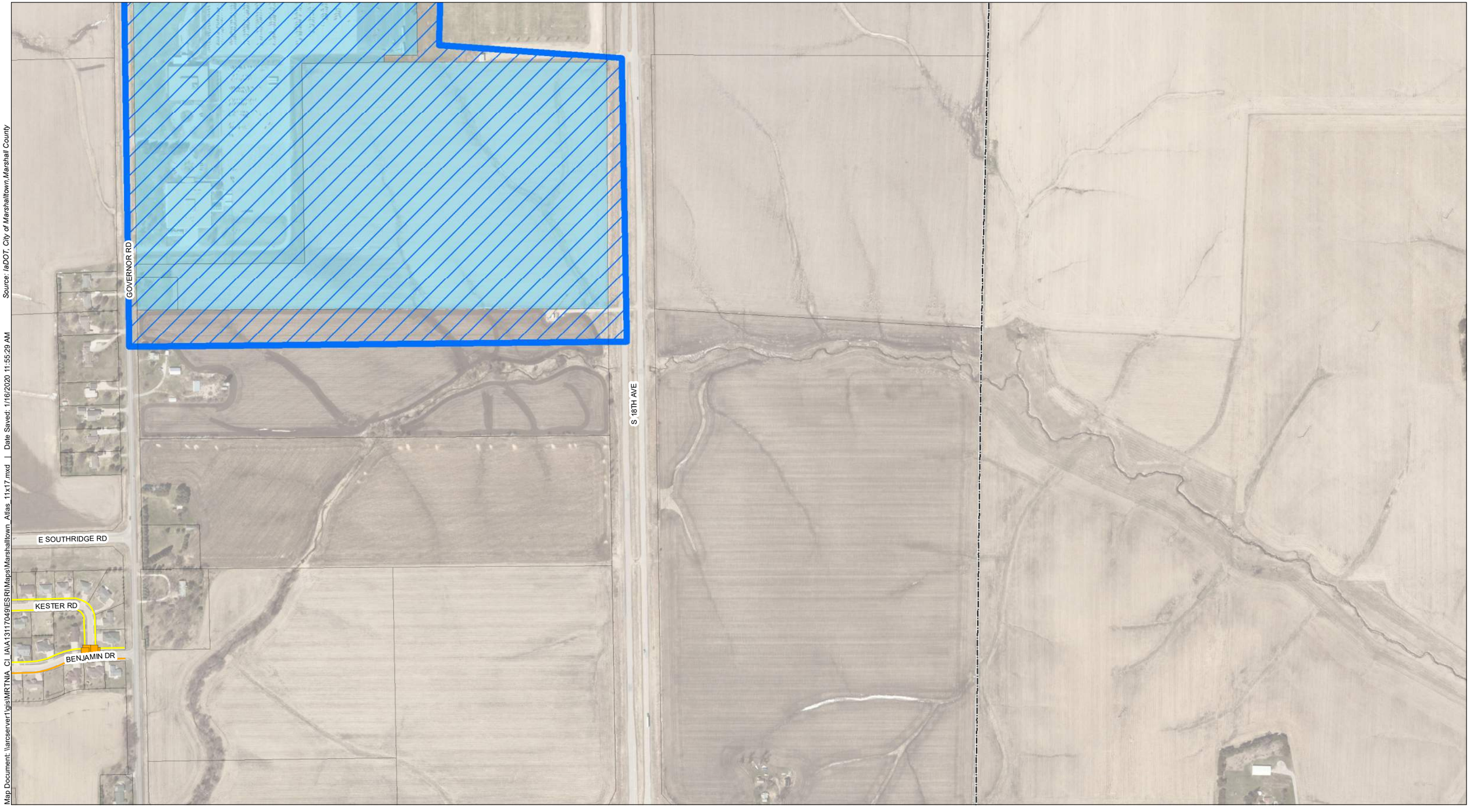
- Figure B-17 -



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNA_CI_IAA1311704\9\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-18 -

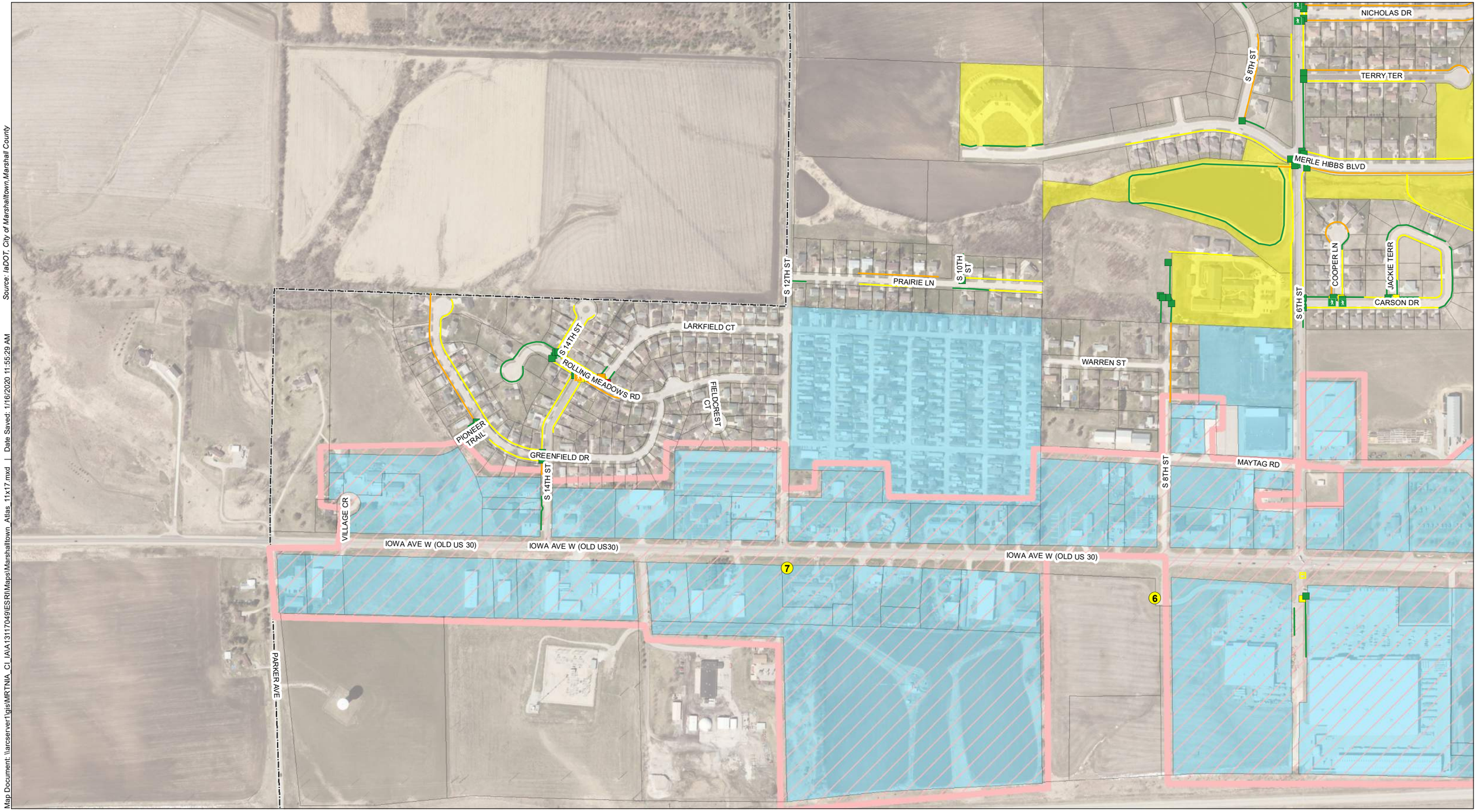


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-19 -

0 500 Feet

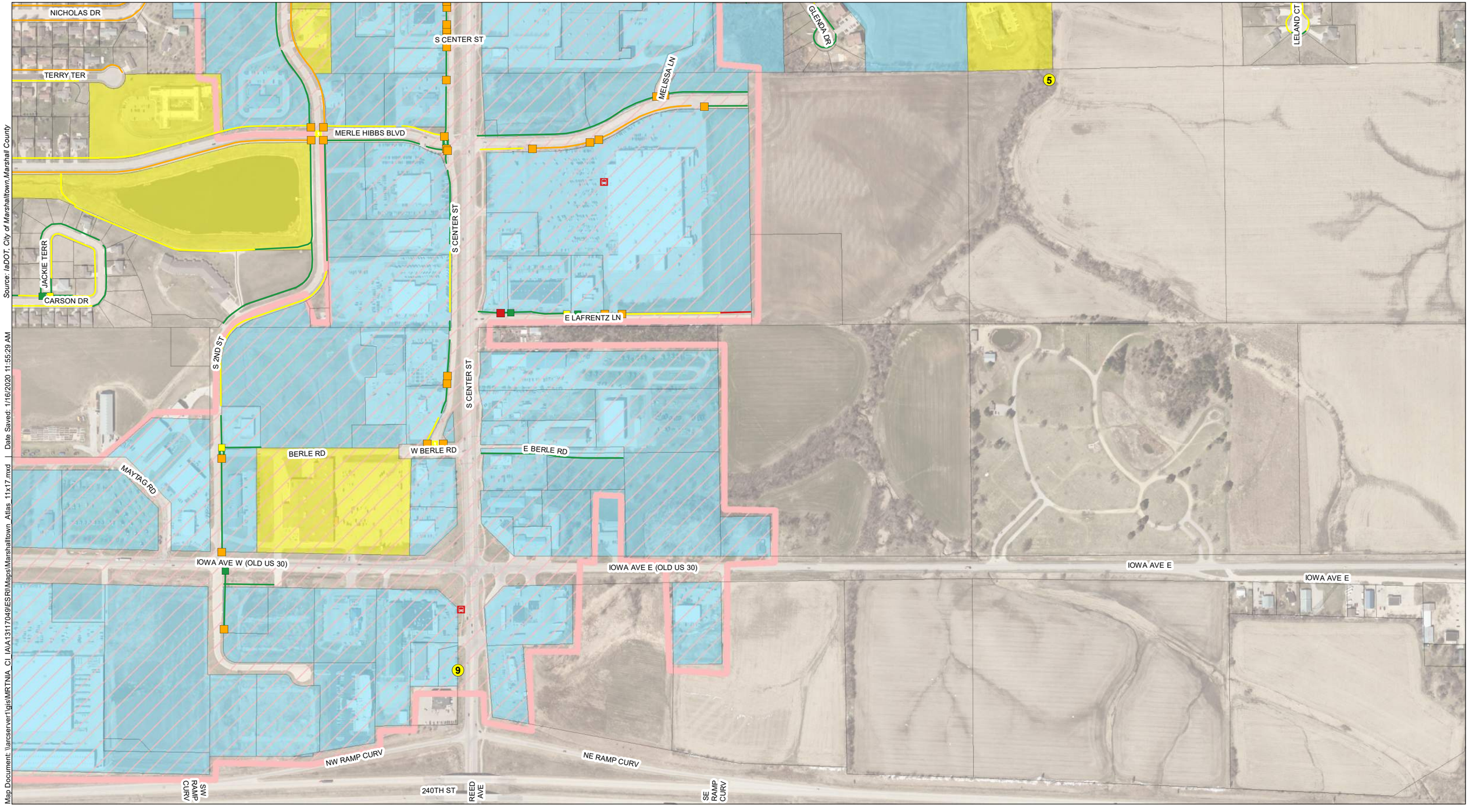


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-20 -

0 500 Feet

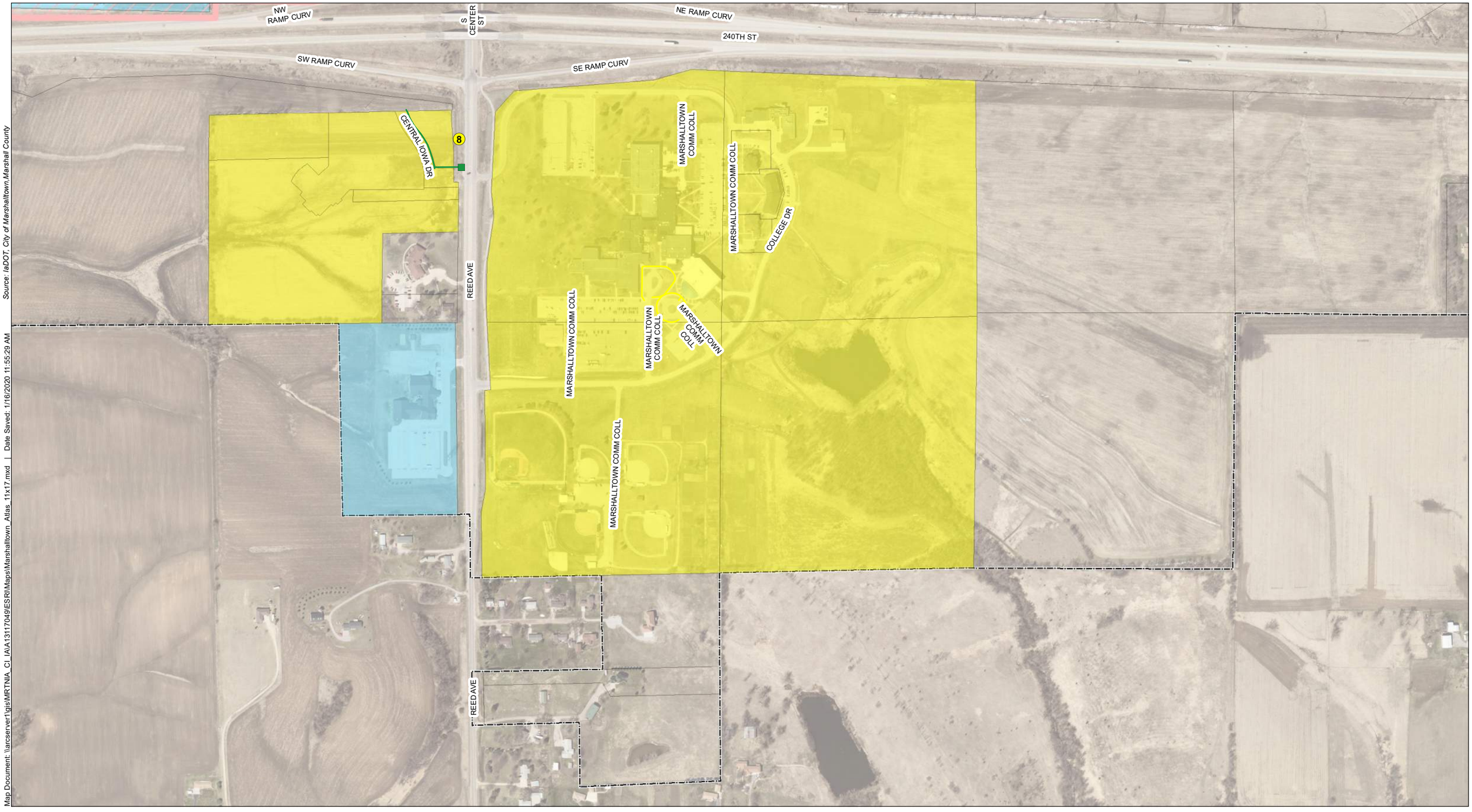


Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTN\A_CI_IA\A13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-21 -

0 500 Feet



Source: IaDOT, City of Marshalltown,Marshall County

Map Document: \\arcserver1\gis\MRTNIA_CI_IAVA13117049\ESRI\Maps\Marshalltown_Atlas_11x17.mxd | Date Saved: 1/16/2020 11:55:29 AM

- Figure B-22 -

Table 3-A.2. City of Marshalltown Program Review - Implementation Plan

Location	Land Use	Sidewalk Remediation Cost	Pedestrian Ramp Remediation Cost	Bus Stops Remediation Cost	Traffic Signal Remediation Cost*	Crosswalk Remediation Cost	Railroad Crossing Remediation Cost	Sidewalk/Trail Barriers Remediation Cost	Total Cost	Priority Level	Term
S 8TH AVE	Schools; Government Facilities; Housing complexes, including apartments	18338	36000	0	0	2000	0	3625	59963	1	Short-Term
W STATE ST	Schools; Government Facilities; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Public Housing and Homeless Shelters	138747	156000	0	0	2500	0	14750	311997	1	Short-Term
E LINN ST	Schools; Churches and Places of Worship; Government Facilities; Housing complexes, including apartments	80737	20000	4000	0	2000	0	5250	111987	1	Short-Term
SUMMIT ST	Schools; Churches and Places of Worship; Government Facilities; Housing complexes, including apartments	177745	92000	0	0	500	0	6500	276745	1	Short-Term
E CHURCH ST	Schools; Churches and Places of Worship; Government Facilities; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments	71506	0	4000	0	0	0	2500	78006	1	Short-Term
E MAIN ST	Schools; Bus Stop; Government Facilities; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Parks	171891	36000	0	0	500	1000	3875	213266	1	Short-Term
S 5TH AVE	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Public Housing and Homeless Shelters	75519	0	0	0	0	0	4125	79644	1	Short-Term
N 3RD AVE	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Parks	77971	120000	0	37500	2500	0	2625	240596	1	Short-Term
TIMBER CREEK RECREATION AREA	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Parks	0	0	0	0	0	0	250	250	1	Short-Term
E SOUTH ST	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments	10229	4000	0	0	1000	0	1500	16729	1	Short-Term
PLAZA HTS RD	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments	0	4000	0	0	0	0	1750	5750	1	Short-Term
3RD AVE	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments	46742	8000	0	0	0	0	1625	56367	1	Short-Term
3RD AVE & E CHURCH ST	Schools; Hospitals, Health Clinics, and Medical Facilities (Public and Private)	0	0	0	0	0	0	125	125	1	Short-Term
S 4TH AVE	Schools; Churches and Places of Worship; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments	8892	4000	0	0	500	0	2000	15392	1	Short-Term
N 5TH AVE	Schools; Churches and Places of Worship; Hospitals, Health Clinics, and Medical Facilities (Public and Private)	53446	56000	0	0	2500	0	1500	113446	1	Short-Term
THUNDERBIRD DR	Schools; Public Housing and Homeless Shelters	0	20000	0	0	0	0	750	20750	1	Short-Term
FREMONT ST	Schools; Housing complexes, including apartments; Public Housing and Homeless Shelters	153093	56000	0	0	1500	0	4500	215093	1	Short-Term
W CHURCH ST	Schools; Churches and Places of Worship; Housing complexes, including apartments; Parks; Public Housing and Homeless Shelters	119234	8000	0	0	0	0	10875	138109	1	Short-Term
S 6TH ST	Schools; Churches and Places of Worship; Housing complexes, including apartments; Parks; Public Housing and Homeless Shelters	133313	56000	0	0	4500	0	12500	206313	1	Short-Term
S 3RD ST	Schools; Churches and Places of Worship; Housing complexes, including apartments; Parks; Public Housing and Homeless Shelters	77609	32000	4000	0	2500	0	5625	121734	1	Short-Term
S 1ST AVE	Schools; Churches and Places of Worship; Government Facilities; Public Housing and Homeless Shelters	59983	56000	0	0	3000	0	6000	124983	1	Short-Term
S CENTER ST	Schools; Churches and Places of Worship; Government Facilities; Parks; Public Housing and Homeless Shelters	48675	96000	12000	0	1000	0	2750	160425	1	Short-Term
N 2ND ST	Schools; Churches and Places of Worship; Government Facilities; Housing complexes, including apartments; Public Housing and Homeless Shelters	140652	32000	0	0	4000	0	1375	178027	1	Short-Term
Short-Term Projects (2020-2029) Totals		**$1,664,322**	**$892,000**	**$24,000**	**$37,500**	**$30,500**	**$1,000**	**$96,375**	**$2,745,697**	**-**	**Short-Term**
S 8TH ST	Schools; Housing complexes, including apartments; Public Housing and Homeless Shelters	70220	32000	0	0	1000	0	1375	104595	1	Mid-Term
N 13TH ST	Schools; Housing complexes, including apartments; Parks; Public Housing and Homeless Shelters	9595	0	4000	0	0	0	1750	15345	1	Mid-Term
N 1ST ST	Schools; Churches and Places of Worship; Government Facilities; Housing complexes, including apartments; Public Housing and Homeless Shelters	114695	36000	0	0	0	0	1375	152070	1	Mid-Term
S 2ND ST	Schools; Churches and Places of Worship; Government Facilities; Housing complexes, including apartments; Libraries; Parks; Public Housing and Homeless Shelters	111217	40000	0	0	2500	3000	3250	159967	1	Mid-Term
E STATE ST	Schools; Churches and Places of Worship; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Public Housing and Homeless Shelters	144062	64000	4000	0	4000	1000	3750	220812	1	Mid-Term
W BOONE ST	Schools; Housing complexes, including apartments; Libraries	148313	0	0	0	1000	0	6000	155313	1	Mid-Term
W LINN ST	Schools; Churches and Places of Worship; Housing complexes, including apartments; Libraries; Parks	150277	4000	0	0	2000	0	10000	166277	1	Mid-Term
N 14TH ST	Schools; Parks	0	16000	0	0	1000	0	500	17500	1	Mid-Term
MAY ST	Schools; Parks	125123	116000	0	0	4500	0	4375	249998	1	Mid-Term
LINN CREEK GREENBELT PARKWAY	Schools; Parks	124044	0	0	0	0	0	6375	130419	1	Mid-Term
N 4TH ST	Schools; Parks	133504	40000	0	0	2000	0	1875	177379	1	Mid-Term
S 12TH ST	Schools; Housing complexes, including apartments; Parks	29003	40000	0	0	2000	0	2125	73128	1	Mid-Term
S 3RD AVE	Schools; Housing complexes, including apartments; Parks	70342	132000	8000	0	3000	0	6875	220217	1	Mid-Term
N 3RD ST	Schools; Housing complexes, including apartments; Parks	164561	68000	4000	0	1500	0	375	238436	1	Mid-Term
MELODY LN	Schools; Housing complexes, including apartments; Parks	0	0	0	0	0	0	1250	1250	1	Mid-Term
S 5TH ST	Schools; Housing complexes, including apartments; Parks	113957	8000	0	0	0	0	3375	125332	1	Mid-Term
N 9TH AVE	Schools; Housing complexes, including apartments	0	12000	0	0	500	0	1625	14125	1	Mid-Term

Table 3-A.2. City of Marshalltown Program Review - Implementation Plan

Location	Land Use	Sidewalk Remediation Cost	Pedestrian Ramp Remediation Cost	Bus Stops Remediation Cost	Traffic Signal Remediation Cost*	Crosswalk Remediation Cost	Railroad Crossing Remediation Cost	Sidewalk/Trail Barriers Remediation Cost	Total Cost	Priority Level	Term
W LINCOLN ST	Schools; Housing complexes, including apartments	31021	4000	0	0	0	0	1875	36896	1	Mid-Term
LINCOLN WAY	Schools; Housing complexes, including apartments	.	12000	0	0	2000	0	0	63571	1	Mid-Term
W GRANT ST	Schools; Housing complexes, including apartments	49088	28000	4000	0	2500	0	2250	85838	1	Mid-Term
N 9TH ST	Schools; Housing complexes, including apartments	62825	4000	0	0	500	0	2625	69950	1	Mid-Term
E SOUTHRIDGE RD	Schools; Housing complexes, including apartments	16655	36000	0	0	500	0	1375	54530	1	Mid-Term
N 7TH AVE	Schools; Housing complexes, including apartments	44997	8000	4000	0	2000	0	1000	59997	1	Mid-Term
S 6TH AVE	Schools; Housing complexes, including apartments	57494	16000	0	0	1000	0	875	75369	1	Mid-Term
EDGEBROOK DR	Schools; Housing complexes, including apartments	69417	28000	0	0	1500	0	1875	100792	1	Mid-Term
W MADISON ST	Schools; Housing complexes, including apartments	37208	24000	0	0	500	0	2250	63958	1	Mid-Term
Mid-Term Projects (2030-2039) Totals		**$1,877,618**	**$768,000**	**$28,000**	**$0**	**$35,500**	**$4,000**	**$70,375**	**$2,833,064**	**-**	**Mid-Term**
E LEE ST	Schools; Housing complexes, including apartments	54630	40000	0	0	2500	0	1625	98755	1	Long-Term
W WEBSTER ST	Schools; Housing complexes, including apartments	36133	0	0	0	0	0	375	36508	1	Long-Term
N 4TH AVE	Schools; Housing complexes, including apartments	62539	44000	0	0	1500	0	4500	112539	1	Long-Term
N 7TH ST	Schools; Housing complexes, including apartments	56663	0	0	0	0	0	1375	58038	1	Long-Term
N 8TH AVE	Schools; Housing complexes, including apartments	33136	8000	0	0	0	0	1375	42511	1	Long-Term
S 4TH ST	Schools; Churches and Places of Worship; Housing complexes, including apartments	142953	84000	4000	0	9000	0	3750	243703	1	Long-Term
S 2ND AVE	Schools; Churches and Places of Worship; Housing complexes, including apartments	76594	48000	0	0	3000	0	2875	130469	1	Long-Term
W MAIN ST	Schools; Churches and Places of Worship; Housing complexes, including apartments	203219	40000	0	0	1000	0	8375	252594	1	Long-Term
E OLIVE ST	Schools; Churches and Places of Worship; Housing complexes, including apartments	0	20000	4000	0	0	0	2250	26250	1	Long-Term
E BROMLEY ST	Schools; Churches and Places of Worship; Housing complexes, including apartments	52597	92000	0	0	6000	0	3125	153722	1	Long-Term
S 7TH AVE	Schools; Churches and Places of Worship; Housing complexes, including apartments	50088	12000	0	0	1000	0	5875	68963	1	Long-Term
W NEVADA ST	Schools; Churches and Places of Worship; Housing complexes, including apartments	182793	84000	0	0	5000	0	3500	275293	1	Long-Term
W OLIVE ST	Schools; Churches and Places of Worship	0	4000	0	0	0	0	1500	5500	1	Long-Term
E ANSON ST	Schools; Churches and Places of Worship	124693	16000	0	0	500	0	6375	147568	1	Long-Term
N 5TH ST	Schools; Churches and Places of Worship	71638	28000	0	0	0	0	2500	102138	1	Long-Term
WESTWOOD DR	Schools	75411	16000	0	0	1000	0	875	93286	1	Long-Term
S 13TH ST	Schools	10289	0	0	0	0	0	1000	11289	1	Long-Term
WOOD ST	Schools	19328	0	0	0	0	0	0	19328	1	Long-Term
PINE ST	Schools	15460	8000	0	0	0	0	250	23710	1	Long-Term
YOUNG ST	Schools	0	0	0	0	0	0	250	250	1	Long-Term
W INGLEDUE ST	Schools	0	4000	0	0	1000	0	1250	6250	1	Long-Term
S 9TH AVE	Schools	37289	52000	0	0	2000	0	1875	93164	1	Long-Term
FRIENDLY DR	Schools	1470	0	0	0	0	0	0	1470	1	Long-Term
PLEASANT VIEW RD	Schools	0	0	0	0	0	0	375	375	1	Long-Term
N 10TH ST	Schools	19145	32000	0	0	4000	0	3750	58895	1	Long-Term
E WOODBURY ST & N 8TH AVE	Schools	0	0	0	0	0	0	250	250	1	Long-Term
N 6TH AVE	Schools	17714	12000	0	0	0	0	0	29714	1	Long-Term
S 3RD AVE PL	Schools	0	8000	0	0	0	0	875	8875	1	Long-Term
CRAIG CIR	Schools	0	0	0	0	0	0	125	125	1	Long-Term
NOBLE ST	Schools	19213	0	0	0	0	0	0	19213	1	Long-Term
TRAVIS DR	Schools	0	0	0	0	500	0	125	625	1	Long-Term
EASTVIEW RD	Schools	0	0	0	0	0	0	1000	1000	1	Long-Term
W HIGH ST	Schools	0	0	0	0	0	0	375	375	1	Long-Term
MEADOW LN	Schools	0	0	0	0	0	0	375	375	1	Long-Term
COLUMBUS DR	Schools	0	0	0	0	0	0	125	125	1	Long-Term
E FERNER ST	Schools	0	0	0	0	0	0	250	250	1	Long-Term
SUNSET LN	Schools	0	0	0	0	0	0	375	375	1	Long-Term
N 12TH ST	Schools	38571	4000	0	0	500	0	1125	44196	1	Long-Term
FINKLE AVE	Schools	14488	4000	0	0	0	0	0	18488	1	Long-Term
E HIGH ST	Schools	0	8000	0	0	500	0	1125	9625	1	Long-Term
N 16TH ST	Schools	9702	60000	0	0	2500	0	1875	74077	1	Long-Term
E WOODBURY ST	Schools	40422	28000	0	0	4500	0	4125	77047	1	Long-Term
TAFT ST	Schools	2780	40000	0	0	2000	0	0	44780	1	Long-Term
N 15TH ST	Schools	45221	16000	0	0	500	0	875	62596	1	Long-Term
S 14TH ST	Schools	1954	32000	0	0	1500	0	1875	37329	1	Long-Term
EMERALD DR	Schools	0	0	0	0	0	0	1625	1625	1	Long-Term
GLENDA DR	Schools	4415	0	0	0	0	0	125	4540	1	Long-Term
N 6TH ST	Schools	59332	0	0	0	2000	0	1500	62832	1	Long-Term
JEROME ST	Schools	56249	0	0	0	0	0	3125	59374	1	Long-Term
DENMEAD BLVD	Schools	19429	0	0	0	0	0	0	19429	1	Long-Term
BAILEY DR	Schools	0	0	0	0	0	0	750	750	1	Long-Term
N 11TH ST	Schools	29326	0	0	0	0	0	2625	31951	1	Long-Term
S 11TH ST	Schools	13091	0	0	0	0	0	375	13466	1	Long-Term
S 10TH ST	Schools	61868	0	0	0	0	0	0	61868	1	Long-Term

Table 3-A.2. City of Marshalltown Program Review - Implementation Plan

Location	Land Use	Sidewalk Remediation Cost	Pedestrian Ramp Remediation Cost	Bus Stops Remediation Cost	Traffic Signal Remediation Cost*	Crosswalk Remediation Cost	Railroad Crossing Remediation Cost	Sidewalk/Trail Barriers Remediation Cost	Total Cost	Priority Level	Term
PARK ST	Schools	47482	0	0	0	0	0	0	47482	1	Long-Term
JOAN TERR	Schools	0	0	0	0	1500	0	1250	2750	1	Long-Term
EDGELAND DR	Schools	32146	0	0	0	0	0	1750	33896	1	Long-Term
DUBOIS CIR	Schools	0	0	0	0	0	0	750	750	1	Long-Term
E INGLEDUE ST	Schools	0	0	0	0	0	0	750	750	1	Long-Term
S 9TH ST	Schools	57427	0	0	0	0	0	4375	61802	1	Long-Term
NICHOLAS DR	Government Facilities; Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments	69193	0	0	0	0	0	1000	70193	1	Long-Term
E BOONE ST	Churches and Places of Worship; Government Facilities; Housing complexes, including apartments; Parks	73597	32000	0	0	0	0	5750	111347	1	Long-Term
N CENTER ST	Churches and Places of Worship; Government Facilities; Housing complexes, including apartments	154481	0	0	0	0	0	4125	158606	1	Long-Term
MERLE HIBBS BLVD	Hospitals, Health Clinics, and Medical Facilities (Public and Private); Parks; Public Housing and Homeless Shelters	67656	24000	0	0	0	0	2875	94531	1	Long-Term
N 1ST AVE	Hospitals, Health Clinics, and Medical Facilities (Public and Private); Housing complexes, including apartments; Public Housing and Homeless Shelters	97314	92000	0	0	2000	0	3000	194314	1	Long-Term
BERLE RD	Hospitals, Health Clinics, and Medical Facilities (Public and Private)	0	0	0	0	0	0	125	125	1	Long-Term
TERRY TER	Hospitals, Health Clinics, and Medical Facilities (Public and Private)	21713	0	0	0	0	0	1000	22713	1	Long-Term
W SOUTHRIDGE RD	Public Housing and Homeless Shelters	25631	44000	0	0	0	0	1875	71506	1	Long-Term
CAMPBELL DR / 233RD ST	Public Housing and Homeless Shelters	0	0	0	0	0	0	500	500	1	Long-Term
GLENWOOD PLACE	Public Housing and Homeless Shelters	0	0	0	0	0	0	2000	2000	1	Long-Term
N 2ND AVE	Housing complexes, including apartments; Public Housing and Homeless Shelters	87318	76000	0	0	2500	0	3250	169068	1	Long-Term
E WEBSTER ST	Housing complexes, including apartments; Public Housing and Homeless Shelters	20248	0	0	0	0	0	2250	22498	1	Long-Term
S 1ST ST	Churches and Places of Worship; Housing complexes, including apartments; Libraries	65580	0	0	0	0	0	625	66205	1	Long-Term
S 7TH ST	Housing complexes, including apartments; Parks	29923	0	0	0	0	0	3125	33048	1	Long-Term
E MARION ST	Housing complexes, including apartments; Parks	26826	8000	0	0	0	0	1125	35951	1	Long-Term
Mega-10 Park	Parks	0	0	0	0	0	0	3500	3500	1	Long-Term
GOLDFINCH RECREATION AREA	Parks	0	0	0	0	0	0	1375	1375	1	Long-Term
GOVERNOR RD	Parks	29090	0	0	7500	0	0	875	37465	1	Long-Term
WASHINGTON ST	Parks	21226	16000	0	0	500	0	375	38101	1	Long-Term
SOFTBALL COMPLEX	Parks	25563	0	0	0	0	0	875	26438	1	Long-Term
E NEVADA ST	Parks	78673	4000	0	0	1000	0	1125	84798	1	Long-Term
RIVERVIEW PARK	Parks	10337	8000	0	0	0	0	625	18962	1	Long-Term
S 12TH AVE	Parks	0	0	0	0	0	0	375	375	1	Long-Term
S 12TH AVE/LENNOX DR	Parks	1865	0	0	0	0	0	875	2740	1	Long-Term
N 12TH AVE	Parks	44099	20000	0	0	1000	0	1625	66724	1	Long-Term
S 18TH AVE	Parks	29957	8000	0	0	0	0	2875	40832	1	Long-Term
WOODLAND ST	Parks	0	0	0	0	0	0	125	125	1	Long-Term
W ANSON ST		8768	0	4000	0	0	0	125	12893	1	Long-Term
CAMPBELL DR		0	8000	0	0	0	0	0	8000	1	Long-Term
TURNER ST		0	4000	0	0	0	0	125	4125	1	Long-Term
BRENTWOOD RD		0	4000	0	0	0	0	500	4500	1	Long-Term
HUGHES ST	Housing complexes, including apartments	29916	0	0	0	0	0	0	29916	2	Long-Term
E NORTH ST	Housing complexes, including apartments	22229	0	0	0	0	0	375	22604	2	Long-Term
E SWAYZE ST	Housing complexes, including apartments	49533	24000	4000	0	2000	0	750	80283	2	Long-Term
E LINCOLN ST	Housing complexes, including apartments	35481	0	0	0	0	0	1000	36481	2	Long-Term
E LAFRENTZ LN		3876	12000	0	0	0	0	250	16126	2	Long-Term
MARKET ST & WEST RAMP		1695	0	0	0	0	0	0	1695	2	Long-Term
E STATE ST & N 1ST AVE		0	0	0	0	0	0	125	125	2	Long-Term
MARKET ST		0	0	0	0	0	0	125	125	2	Long-Term
EAST RAMP		0	0	0	0	0	0	375	375	2	Long-Term
3RD AVE & E LINN ST		0	0	0	0	0	0	125	125	2	Long-Term
WEST RAMP		0	0	0	0	0	0	125	125	2	Long-Term
RIVERSIDE ST		9857	0	0	0	0	0	3125	12982	2	Long-Term
E MADISON ST		0	0	0	0	0	0	375	375	2	Long-Term
S 14TH AVE		35019	0	0	0	0	0	0	35019	2	Long-Term
STRATFORD LN		0	0	0	0	0	0	375	375	3	Long-Term
W NORTH ST		29731	0	0	0	0	0	875	30606	3	Long-Term
E ANSON ST & S 7TH AVE		299	0	0	0	0	0	0	299	3	Long-Term
N 8TH ST		79513	28000	0	0	0	0	2125	109638	3	Long-Term
N 19TH ST		29314	0	0	0	0	0	1250	30564	3	Long-Term
JACKSON ST & S 9TH AVE		471	0	0	0	0	0	0	471	3	Long-Term
JACKIE TERR		0	0	0	0	0	0	250	250	3	Long-Term
CARSON DR		0	0	0	0	1000	0	875	1875	3	Long-Term

Table 3-A.2. City of Marshalltown Program Review - Implementation Plan

Location	Land Use	Sidewalk Remediation Cost	Pedestrian Ramp Remediation Cost	Bus Stops Remediation Cost	Traffic Signal Remediation Cost*	Crosswalk Remediation Cost	Railroad Crossing Remediation Cost	Sidewalk/Trail Barriers Remediation Cost	Total Cost	Priority Level	Term
WAKEFIELD DR		20149	16000	0	0	0	0	500	36649	3	Long-Term
N 10TH AVE		50590	0	0	0	0	0	1625	52215	3	Long-Term
RICHARD LN		43976	0	0	0	0	0	625	44601	3	Long-Term
MAPLE BLVD		0	0	0	0	0	0	125	125	3	Long-Term
MARSHALL DR		28070	0	0	0	0	0	1500	29570	3	Long-Term
KNOLLWAY DR		36025	0	0	0	0	0	1125	37150	3	Long-Term
E UNION ST		40418	0	0	0	0	0	375	40793	3	Long-Term
GRANDVIEW DR		0	12000	0	0	0	0	375	12375	3	Long-Term
FREIBERG CT & WESTWOOD DR		278	0	0	0	0	0	0	278	3	Long-Term
S 29TH ST		0	0	0	0	0	0	1125	1125	3	Long-Term
N 18TH ST		9631	0	0	0	0	0	1875	11506	3	Long-Term
ROLLING MEADOWS RD		5535	8000	0	0	0	0	625	14160	3	Long-Term
N 11TH AVE		16517	0	0	0	0	0	1875	18392	3	Long-Term
S 17TH AVE		9768	0	0	0	0	0	0	9768	3	Long-Term
S 11TH AVE		0	8000	0	0	500	0	625	9125	3	Long-Term
PLAYER ST & S 6TH ST		0	0	0	0	0	0	250	250	3	Long-Term
THOMAS DR		26553	0	0	0	0	0	250	26803	3	Long-Term
BENJAMIN DR		29218	20000	0	0	500	0	625	50343	3	Long-Term
N 17TH ST		17750	0	0	0	0	0	375	18125	3	Long-Term
EMERALD DR & S 14TH ST		407	0	0	0	0	0	0	407	3	Long-Term
E LINCOLN ST & N 2ND AVE		378	0	0	0	0	0	0	378	3	Long-Term
BLOSSOM LN		14021	0	0	0	0	0	375	14396	3	Long-Term
HIGHLAND ACRES RD		0	0	0	0	0	0	750	750	3	Long-Term
N 1ST ST & W NORTH ST		969	0	0	0	0	0	0	969	3	Long-Term
S 10TH AVE		29873	16000	0	0	1000	0	0	46873	3	Long-Term
WAKEFIELD CIR		11778	0	0	0	0	0	0	11778	3	Long-Term
S 16TH AVE		33707	0	0	0	0	0	375	34082	3	Long-Term
NORRIS PL		45630	0	0	0	0	0	1500	47130	3	Long-Term
WALTERS CIR		0	0	0	0	0	0	625	625	3	Long-Term
S 12TH AVE PL		23418	0	0	0	0	0	0	23418	3	Long-Term
S 15TH AVE		14428	0	0	0	0	0	0	14428	3	Long-Term
INNES BLVD		8660	0	0	0	0	0	375	9035	3	Long-Term
E ANSON ST & S 9TH AVE		431	0	0	0	0	0	0	431	3	Long-Term
GREENFIELD DR		17876	0	0	0	500	0	1375	19751	3	Long-Term
MAY ST & S 9TH AVE		1103	0	0	0	0	0	0	1103	3	Long-Term
RIVER OAKS APARTMENTS		0	48000	0	0	500	0	375	48875	3	Long-Term
WAUCONDA RD		0	0	0	0	0	0	375	375	3	Long-Term
COOPER LN		13010	0	0	0	0	0	375	13385	3	Long-Term
E MADISON ST & S 2ND AVE		1150	0	0	0	0	0	0	1150	3	Long-Term
PRAIRIE LN		10183	0	0	0	0	0	875	11058	3	Long-Term
ANSON ST		0	0	0	0	0	0	125	125	3	Long-Term
LILY LN		48747	8000	0	0	500	0	1250	58497	3	Long-Term
KESTER RD		6724	0	0	0	0	0	1625	8349	3	Long-Term
ARNOLD DR		0	0	0	0	0	0	2875	2875	3	Long-Term
BYRON ST		9587	0	0	0	0	0	0	9587	3	Long-Term
LELAND CT		0	0	0	0	0	0	500	500	3	Long-Term
JACKSON ST		39414	0	0	0	0	0	2625	42039	3	Long-Term
N 18TH AVE		0	8000	0	0	0	0	0	8000	3	Long-Term
Long-Term (2040 and Later) Totals		**$3,878,862**	**$1,400,000**	**$16,000**	**$7,500**	**$67,000**	**$0**	**$183,625**	**$5,552,987**	**-**	**Long -Term**
Marshalltown ADA Facilities Totals		**$7,420,802**	**$3,060,000**	**$68,000**	**$45,000**	**$133,000**	**$5,000**	**$350,375**	**$11,131,748**	**-**	**-**

* Each pedestrian crossing signal push button was inventoried as an individual location to be evaluated for APS technology.

Parking Lot	Address
Parking Lot 1	E. State Street, between 107 and 119
Parking Lot 2	26 E. State Street
Parking Lot 3	25-23 N. 1st Street
Parking Lot 4	105 W. Boone Street
Parking Lot 5	402 W. Woodland Street
Parking Lot 6	402 W. Woodland Street
Parking Lot 7	402 W. Woodland Street
Parking Lot 8	802 S. 3rd Street
Parking Lot 9	901 S. 6th Street
Parking Lot 10	1000 S. 12th Street
Parking Lot 11	2002 Marion Street
Parking Lot 12	W. State Street, East of 1407
Parking Lot 13	222 N. 13th Street
Parking Lot 14	2002 Marion Street
Parking Lot A	12 E. State Street
Parking Lot D	108 N. 1st Steeet
Parking Lot F	111 N. 1st Street
Parking Lot H	7-9 W. Church Street
Parking Lot J	17 E. State Street
Parking Lot K	111 W. Church Street
Parking Lot N	213 E. Main Street
Parking Lot O	S. 2nd Avenue, south of Main Street
Parking Lot P	E. Church Street, between 103 and 111
Parking Lot T	13-15 E. Church Street
Parking Lot W	103 E. Church Street
Parking Lot Z	106 N. 2nd Avenue

Legend

- Municipal Parking Lot
- Priority 1 Area
- Priority 2 Area
- Central Business District
- Commercial District
- Major Employment District

0 0.5 Miles

Source:IaDOT, City of Marshalltown, Marshall County

Figure B-23

Table B-2. City of Marshalltown ADA Transition Plan and Inventory - City Parking Lot Review Matrix

	Lot Access	Number of Spaces and Dimensions						Access Aisle				Signage			Pavement Condition***	Sidewalk		Pedestrian Ramp		Priority
Parking Lot ID*	Access to PAR	Total Number of Spaces**	Total Number of Accessible Spaces	Meets Minimum Required # of Accessible Spaces per total spaces	Accessible Car Spaces are 8 Feet Wide or Greater	Van Accessible Spaces are 11 Feet or Greater (or 8 Feet or Greater if Access Aisle is 8 Feet or Greater)	1 or More Van Accessible Space per 6 Accessible Spaces	Access Aisle (Loading Area) Present for Each Space	Access Aisle Marked	Access Aisle Extends Full Length of Space Served	Access Aisle 5 Feet Wide or Greater	Accessible Parking Signs with International Accessibility Symbol Present	Van Accessible Sign Present	Bottom of Sign 5 Feet or Greater from Ground	Condition Rating of 1-4	Length Non-Compliant Sidewalk (Not associated with Street ROW)	Cost for Remediation	Number of Non-Compliant Ramps	Cost for Remediation	Priority Ranking
12	Yes	18	0	No	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A	2	155	$ 3,879.00	1	$ 4,000.00	1
13	Yes	32	1	No	Yes	Yes	Yes	Yes	No	N/A	No	No	No	N/A	1					1
D	Yes	38	1	No	Yes	Yes	No	Yes	N/A	Yes	No	No	No	N/A	3					1
3	Yes	19	2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	N/A	Yes	Yes	Yes	1					1
P	Yes	58	1	No	Yes	Yes	No	No	Yes	Yes	No	Yes	No	Yes	2	120	$ 3,012.00			1
W	Yes	59	1	No	N/A	Yes	No	N/A	Yes	Yes	No	Yes	No	Yes	3					1
2	Yes	31	6	Yes	Yes	Yes	No	N/A	N/A	N/A	No	No	No	N/A	3					1
A	Yes	38	2	Yes	Yes	No	Yes	N/A	Yes	Yes	Yes	Yes	Yes	Yes	3					1
4	Yes	62	4	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	1					1
5	Yes	46	2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	2			1	$ 4,000.00	1
6	Yes	38	2	Yes	Yes	No	Yes	No	Yes	Yes	Yes	Yes	Yes	No	1			3	$ 12,000.00	1
7	Yes	71	3	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	N/A	2			5	$ 20,000.00	1
8	Yes	19	1	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	1			3	$ 12,000.00	1
9	Yes	288	2	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	No	4	20	$ 489.00	4	$ 16,000.00	1
10	No	209	3	No	Yes	No	No	Yes	N/A	N/A	No	No	No	N/A	2					1
11	Yes	N/A	0	No	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A	1			3	$ 12,000.00	1
14	Yes	N/A	N/A	Yes	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A	1					1
1	Yes	18	2	Yes	Yes	Yes	No	Yes	Yes	Yes	No	No	No	No	2					2
F	Yes	35	1	No	N/A	Yes	No	Yes	Yes	Yes	No	Yes	No	Yes	2					2
H	Yes	102	2	No	Yes	No	No	Yes	Yes	Yes	No	Yes	No	Yes	2					2
J	Yes	63	3	Yes	Yes	No	No	Yes	Yes	Yes	Yes	No	No	N/A	1			1	$ 4,000.00	2
K	Yes	56	0	No	N/A	N/A	N/A	Yes	N/A	N/A	N/A	N/A	N/A	N/A	1					2
N	Yes	43	1	No	Yes	Yes	No	Yes	N/A	Yes	No	Yes	No	Yes	3	5	$ 125.00	1	$ 4,000.00	2
O	Yes	28	2	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes	1					2
T	Yes	77	1	No	Yes	Yes	No	Yes	Yes	Yes	No	No	No	N/A	2					2
Z	Yes	49	1	No	N/A	Yes	Yes	N/A	Yes	Yes	Yes	Yes	No	Yes	2					2

*Parking Lot ID's correspond with Figure 23

**A value of "N/A" in this column indicates a parking lot has no parking stall striping. These lots were considered as not having the appropriate number of accessible spaces

*** Condition Ratings are defined as follows:

Level of Accessibility	Condition Rating	Recommended Action
Generally Accessible	1: Sidewalk is smooth with no vertical discontinuities	Maintain
	2: Sidewalk has vertical discontinuities less than a 1/2 inch, and the surface is still passable	Monitor
Generally Not Accessible	3: Sidewalk has vertical discontinuities more than 1/2 inch	Reconstruct or Perform Spot Improvements to Remove Barriers
	4: Sidewalk is crumbling, has many cracks, and is unpassable for wheelchairs in many spots	Reconstruct or Perform Spot Improvements to Remove Barriers

Appendix C: ADA Transition Plan Projects referenced from the City of Marshalltown Capital Improvements Plan

I. Appendix C: City of Marshalltown Capital Improvements Plan (CIP) Projects that Include (Consider) Accessible Pedestrian Infrastructure

1. Capital Improvements Plan

   The City of Marshalltown's Capital Improvements Plan (CIP) ensures repairs, replacement, or expansion of public facilities, streets, parks, etc. are effectively planned and budgeted for by the City.

2. State Transportation Improvement Program

   There is one project for the City of Marshalltown scheduled in the State Transportation Improvement Program (STIP) which is listed below.

CIP Area	**Proposed Improvements**	**Year**
Engineering	Parking Lot Renovation – 1st/Church Street: $865,000	2019-2020
Engineering	Railroad Crossing Safety Improvements	2020
Public Works	State Street Culvert Overlay	2022
Public Works	Annual Street Resurfacing: $100,000 (2019); $350,000 (2020-2023)	2019-2023
Public Works	Concrete Repairs: $100,000 (2019); $200,000 (2020-2023)	2019-2023
Public Works	Annual ADA Sidewalk Construction: $50,000 Annually	2019-2023
Public Works	12th Avenue Sidewalk Installation	2019-2020
Street	Mill and Overlay of Streets with Tornado Impact	2021

The City will continue to implement infrastructure and maintenance improvements as part of its long-range community investment planning and pavement management plan. With these efforts, the City will incorporate ADA-compliant pedestrian facilities and complete accessible infrastructure improvements as needed to ensure access for all users.

Appendix D: Public Outreach Results

I. Appendix D: Public Outreach Results

Input from the community has been gathered and used to help define priority areas for improvements within the City of Marshalltown public rights-of-way.

Public outreach for the creation of this document consisted of the following activities:

- **Public Open Houses**:

  The City of Marshalltown held a public open house on August 22, 2019 at the Marshalltown Public Library to gather input on the state of pedestrian infrastructure in the City and priority preferences for projects moving forward. Comments received during the open house are documented in **Figure D-1** below.

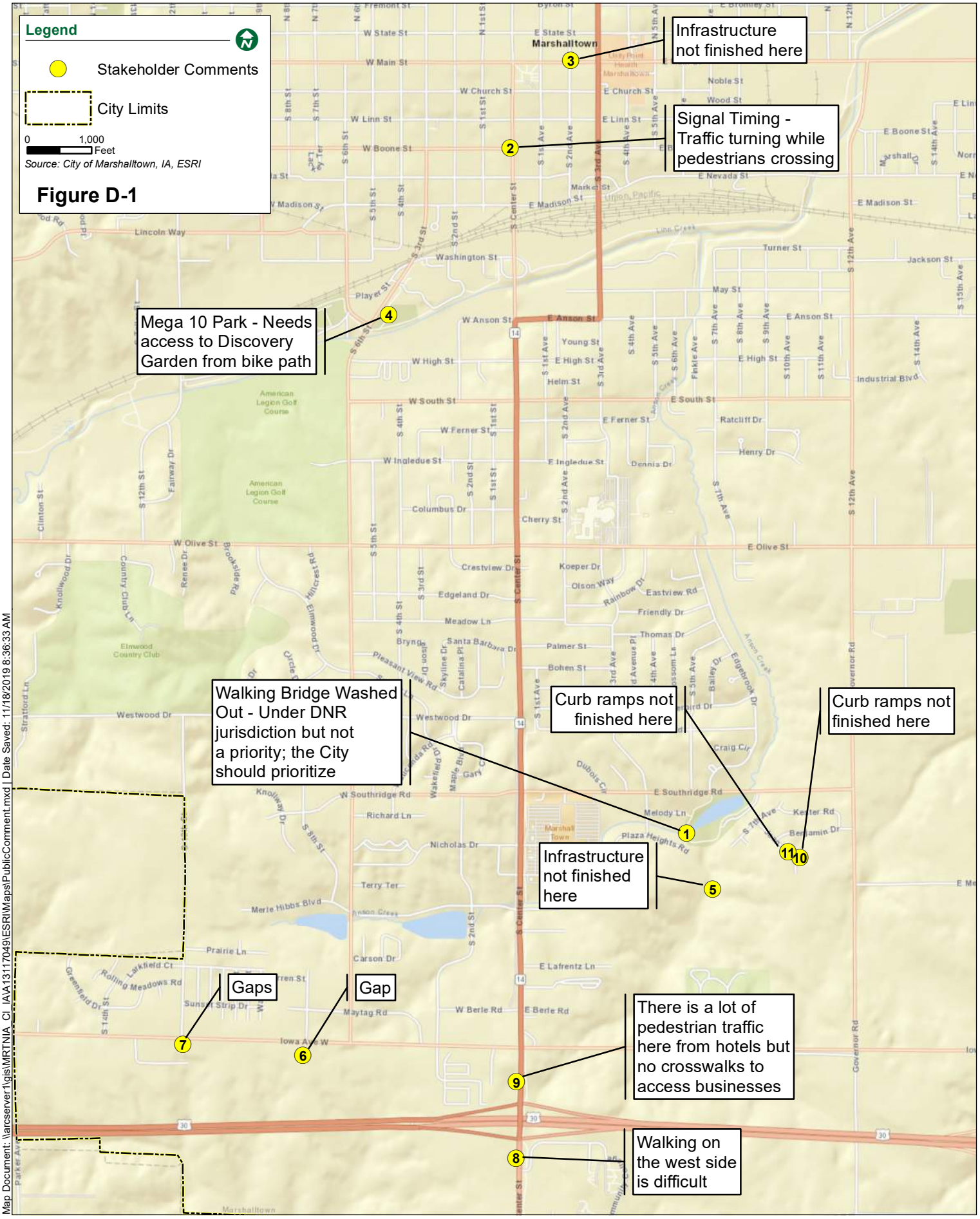
- **Project Website**:

  The project website was live for the duration of the project and provided notifications, contact information, project updates and information, and an interactive grievance procedure in which participants can report on areas in the community that are not accessible. This document was also available for public comment on the website between the dates of January 20, 2020 and February 17, 2020.

- **Outreach to Local Stakeholder Groups:**

  Various community groups were contacted early in the process that include or represent those with disabilities in the Marshalltown community. Project staff reached out to the following groups during this process:

  - Ames Rentals
  - Associates Supported Housing
  - Compassionate Properties
  - Grant Park LLC
  - Historic Tallcorn Towers
  - ILQ, Inc.
  - Iowa Odd Fellow Housing Corp
  - K & K Preferred Properties
  - Kading Properties LLC
  - The Willows of Marshalltown
  - VFW Post 839
  - L & K Rentals
  - Mtown/Westown Apts
  - Oetker, Deb
  - River Birch
  - River Oaks
  - Sundance Apts
  - Superior Rentals
  - Trilogy/Embers of Marshalltown
  - Boulder Properties
  - Southern Hills Cooperative
  - Mid Iowa Workshop
  - CIRSI (Central Iowa Residential Services)
  - Senior Citizens Center
  - Northeast Iowa Area Agency on Aging
  - Region 6/PeopleRides
  - Accura Healthcare of Marshalltown (fka Hawkeye Care Center)
  - Bickford of Marshalltown
  - Embers of Marshalltown
  - Glenwood Place Retirement Community
  - Grandview Heights
  - Iowa Veterans Home
  - Southridge Specialty Care
  - Sundance Apts


Legend
Stakeholder Comments
City Limits
0 1,000
Feet
Source: City of Marshalltown, IA, ESRI
Figure D-1
Infrastructure not finished here
3
Signal Timing - Traffic turning while pedestrians crossing
2
Mega 10 Park - Needs access to Discovery Garden from bike path
4
Walking Bridge Washed Out - Under DNR jurisdiction but not a priority; the City should prioritize
1
Curb ramps not finished here
11
Curb ramps not finished here
10
Infrastructure not finished here
5
Gaps
7
Gap
6
There is a lot of pedestrian traffic here from hotels but no crosswalks to access businesses
9
Walking on the west side is difficult
8
Marshalltown
Lincoln Way
Washington St
W Main St
E Main St
W Church St
E Church St
W Linn St
E Linn St
W Boone St
E Boone St
W Madison St
E Madison St
W Anson St
E Anson St
W High St
E High St
W South St
E South St
W Ferner St
E Ferner St
W Ingledue St
E Ingledue St
W Olive St
E Olive St
Westwood Dr
W Southridge Rd
E Southridge Rd
Merle Hibbs Blvd
W Berle Rd
E Berle Rd
E Lafrentz Ln
Maytag Rd
Iowa Ave W
Nicholas Dr
Richard Ln
Melody Ln
Plaza Heights Rd
Terry Ter
Prairie Ln
Carson Dr
Columbus Dr
Cherry St
Meadow Ln
Edgeland Dr
Crestview Dr
Koeper Dr
Olson Way
Eastview Rd
Friendly Dr
Thomas Dr
Palmer St
Bohen St
Santa Barbara Dr
Pleasant View Rd
Skyline Dr
Catalina Pl
Bryngelson Dr
Craig Cir
Dubois Cir
Melody Ln
Keister Rd
Benjamin Dr
Ratcliff Dr
Henry Dr
Dennis Dr
Industrial Blvd
Turner St
Jackson St
May St
Noble St
Wood St
Nevada St
Union Pacific
Linn Creek
Anson Creek
American Legion Golf Course
Elmwood Country Club
Lakefield Ct
Rolling Meadows Rd
Greenfield Dr
Sunset Strip Dr
Larren St
Knollwood Dr
Stratford Ln
Renee Dr
Brookside Rd
Hillcrest Rd
Elmwood Dr
Century Club Ln
Clinton St
Fairway Dr
Player St
Helm St
Young St
Finkle Ave
Bailey Dr
Edgebrook Dr
Governor Rd
Parker Ave
Map Document: \\arcserver1\gis\MRTNIA_CI_IA\A13117049\ESRI\Maps\PublicComment.mxd | Date Saved: 11/18/2019 8:36:33 AM

Appendix E: Grievance Procedure

I. Appendix E: City of Marshalltown ADA Grievance Procedure

In accordance with 28 CFR 35.107(b), the City has developed the following ADA grievance procedure for the purpose of the prompt and equitable resolution of citizens' complaints, concerns, comments, and other grievances.

The City understands that members of the public may desire to contact staff to discuss ADA issues without filing a formal grievance. Members of the public wishing to contact the ADA Coordinator should reference the contact information in **Appendix F**. Contacting staff to informally discuss ADA issues is welcome and does not limit a person's ability or right to file a formal grievance later.

Those wishing to file a formal written grievance with the City of Marshalltown may do so by one of the following methods:

A. Telephone

Contact the City of Marshalltown's ADA Coordinator listed in the **Contact Information** section of **Appendix F** to submit an oral grievance. The staff person will use the internet to electronically submit the grievance on behalf of the person filing it.

B. Paper Submission

A paper copy of the City's grievance form is available by request from the City of Marshalltown's ADA Coordinator (contact information in **Appendix F**). Complete the form and submit it to the City of Marshalltown ADA Coordinator at the address listed.

The City of will acknowledge receipt of the grievance to the citizen within 10 working days of the submission. City staff will then provide a response or resolution to the grievance or will provide information on when the citizen can expect a response. If the grievance filed does not fall within the City of Marshalltown's jurisdiction, staff will work with the citizen to contact the agency with jurisdiction.

When possible (typically within 60 calendar days or less of the grievance submission) City staff will conduct an investigation to determine the validity of the alleged violation. As a part of the investigation, internal staff will be consulted to fully understand the complaint and possible solutions. The City of Marshalltown staff will contact the citizen to discuss the investigation and proposed resolution.

The City of Marshalltown will consider all grievances within its particular context or setting. Furthermore, the department will consider many varying circumstances including: access to applicable services, programs, or facilities; the nature of the disability; essential eligibility requirements for participation; health and safety of others; and degree to which a potential solution would constitute a fundamental alteration to the program, service, or facility, or cause undue hardship to the City of Marshalltown.

Accordingly, the resolution by The City of Marshalltown of any one grievance does not constitute a precedent upon which the City is bound or upon which other complaining parties may rely.

Complaints of Title II violations may be filed with the Department of Justice (DOJ) within 180 days of the date of discrimination. In certain situations, cases may be referred to a mediation program sponsored by the DOJ. The DOJ may bring a lawsuit where it has investigated a matter and has been unable to resolve violations.

For more information, contact:

U.S. Department of Justice

Civil Rights Division

950 Pennsylvania Avenue, N.W.

Disability Rights Section – NYAV

Washington, D.C. 20530

www.ada.gov

(800) 514-0301 (voice)

(800) 514-0383 (TTY)

Title II may also be enforced through private lawsuits in Federal court. It is not necessary to file a complaint with the DOJ or any other Federal agency, or to receive a "right-to-sue" letter, before going to court.

File Retention

The City of Marshalltown shall maintain ADA grievance files on behalf of the City for a period of seven years.

City Marshalltown, IA ADA Grievance Form

Instructions: Please fill out this form completely and submit to:

City of Marshalltown ADA Coordinator
City of Marshalltown, IA
24 N Center Street,
Marshalltown, IA 50158

Or it can be e-mailed to: jnickel@marshalltown-ia.gov

Complainant – person filing grievance:

Name: _____ Date_____

Address: _____ City, State, Zip Code: _____

Home: _____ Cell: _____

Work: _____ Email: _____

Representing – person claiming an accessibility issue or alleging and ADA violation (if not the complainant):

Name: _____

Address: _____ City, State, Zip Code: _____

Home: _____ Cell: _____

Work: _____ Email: _____

Description and location of the alleged violation and the nature of a remedy sought.

_____

_____

_____

_____

_____

If the complainant has filed the same complaint or grievance with the United States Department of Justice (DOJ), another federal or state civil rights agency, a court, or others, the **name of the agency or court where the complainant filed it and the filing date**.

Agency or Court: _____ Contact Person: _____

Address: _____ City, State, Zip Code: _____

Phone Number: _____ Date Filed: _____

Appendix F: Contact Information

I. Appendix F: Responsible Officials and Key Staff

A. Responsible Officials Contact Information

1. City of Marshalltown ADA Coordinator:

Jessica Kinser
City of Marshalltown, City Administrator
24 N Center Street
City of Marshalltown, IA 50158
641-754-5799
jkinser@marshalltown-ia.gov

Appendix G: ADA Design Standards and Procedures

I. Appendix G: ADA Design Standards and Procedures

A. Design Standards

1. Public Rights-of-Way Accessibility Guidelines

Public Rights-of-Way Accessibility Guidelines (PROWAG), developed by the Access Board, are draft guidelines that address accessibility in the public rights-of-way. Sidewalks, street crossings, and other elements of the public rights-of-way present unique challenges to accessibility for which specific guidance is considered essential. The Access Board is developing these guidelines that will address various issues, including access for visually impaired pedestrians at street crossings, wheelchair access to on-street parking, and various constraints posed by space limitations, roadway design practices, slope, and terrain. PROWAG can be found at http://www.access-board.gov/attachments/article/743/nprm.pdf.

2. Proposed Accessibility Guidelines for Pedestrian Facilities in the Public Right-of-Way

The Access Board is proposing these accessibility guidelines for the design, construction, and alteration of pedestrian facilities in the public right-of-way. The guidelines ensure that sidewalks, pedestrian street crossings, pedestrian signals, and other facilities for pedestrian circulation and use constructed or altered in the public right-of-way by state and local governments are readily accessible for pedestrians with disabilities. When the guidelines are adopted, with or without additions and modifications, as accessibility standards in regulations issued by other federal agencies implementing the ADA, Section 504 of the Rehabilitation Act, and the Architectural Barriers Act, compliance with these accessibility standards is mandatory. These proposed accessibility guidelines can be found on the Access Board website (http://www.access-board.gov) under Public Rights-of-Way or at http://www.access-board.gov/attachments/article/743/nprm.pdf.

3. Accessible Public Rights-of-Way Planning and Design for Alterations (August 2007)

This report and its recommendations are the work of the Public Rights-of-Way Access Advisory Committee (PROWAAC) – Subcommittee on Technical Assistance and are intended to provide technical assistance only. The report is not a rule and has no legal effect. It has not been endorsed by the U.S. Access Board, the Department of Justice, or the Federal Highway Administration of the Department of Transportation. Still it can be a technical advisory source for engineers and technicians who are planning and designing for alterations to pedestrian elements. This document is on the Access Board website (http://www.access-board.gov) or at http://www.access-board.gov/attachments/article/756/guide.pdf.

4. Iowa Department of Transportation

Title II of the ADA requires:

- New facilities be designed and constructed such that the facility is “readily accessible to and usable by individuals with disabilities.”
- Existing facilities be altered such that the altered portion of the facility “is readily accessible to and usable by individuals with disabilities.”

ADA accommodation is considered throughout the development process beginning with the project concept and continuing through final design. This includes working with local officials regarding design considerations and cost sharing when applicable.

In order to address ADA accommodation early in the process, the project concept memorandum includes a section/paragraph on ADA accommodation requirements for the project. The project concept memorandum develops alternatives and recommends a final alternative to carry forward into preliminary design. Project development begins with the completion of the project concept memorandum issued by the Office of Design, Office of Location and Environment, or one of the six district offices.

The following provides guidance to:

- Ensure new pedestrian facilities are designed and constructed to be ADA compliant,
- Bring existing pedestrian facilities into compliance with ADA, and
- Address ADA compliance for pedestrian facilities during construction.

<u>New Pedestrian Facilities</u>

To assist both designers and contractors, the Iowa DOT will provide guidance for designing and constructing ADA-compliant pedestrian facilities.

Guidance for Designers

The Iowa DOT has published specific instructions in Chapter 12 of the Design Manual, which is based on PROWAG – to assist designers with designing ADA-compliant facilities. The guidance is updated as new information from the U.S. Access Board, U.S. Department of Justice, and Federal Highway Administration (FHWA) is released.

Guidance for Contractors

The Iowa DOT will provide contractors with detailed plan sheets for laying out curb ramps and landings to assist contractors with building ADA-compliant facilities. In addition, the Iowa DOT will modify the Standard Specifications when necessary to comply with changes to design standards.

<u>Existing Pedestrian Facilities</u>

The guidance provided in Chapter 12 of the Design Manual also applies to the improvement of existing pedestrian facilities. Existing pedestrian facilities will be brought to ADA compliance by:

- Verifying that features such as sidewalk widths, slopes, surfaces, and changes in level do not violate guidelines,

- Installing or replacing out-of-compliance features such as curb ramps and landings, and
- Installing or replacing detectable warnings.

ADA Accommodation during Construction

When pedestrian facilities are disrupted during construction, detour routes and open walkways (or sidewalks) should provide accessibility in accordance with Design Manual Chapter 12-A4(e) Temporary Pedestrian Facilities.

Additional steps to consider include:

- Detour pedestrians to the next block to avoid the construction area. This could include a change order to use flaggers to keep pedestrians on the detour.
- Place closures at the sidewalks and notify advocacy agencies of the closures as required by Section 2528.01;A910) of the Standard Specifications.
- Install temporary sidewalk.
- Install traffic control devices to channel pedestrians through the construction zone when a detour is not needed.
- Stage the work to minimize the impact to pedestrians and accelerate sidewalk construction.

Chapter 12 of the Iowa DOT Design Manual can be found at https://iowadot.gov/design/design-manual.

5. The Institute for Transportation at Iowa State University - Iowa Statewide Urban Design and Specifications (SUDAS)

The Iowa SUDAS is made up of two parts, a design manual and a specifications manual. The Design Manual is a document written to the engineer developing a specific project. It provides design guidance through references to appropriate national standards and regulations in Iowa. The Design Manual is a direct complement to the SUDAS Standard Specifications. It has been developed and updated with the involvement of engineers from cities, counties, state agencies, and consultants from across the state.

The Specifications Manual is written to the contractor providing specific requirements through the specifications for the contractor to complete the project. These standard specifications were developed with the involvement of engineers and construction industry representatives from across the state. The initial division includes the specific bidding requirements, legal requirements related to public contracts in Iowa, and contractual requirements that must be met to successfully complete the project.

Standard specification details for pedestrian facilities are include in **Appendix G-1** below. The Iowa SUDAS can be found at: https://iowasudas.org/

B. Design Procedures

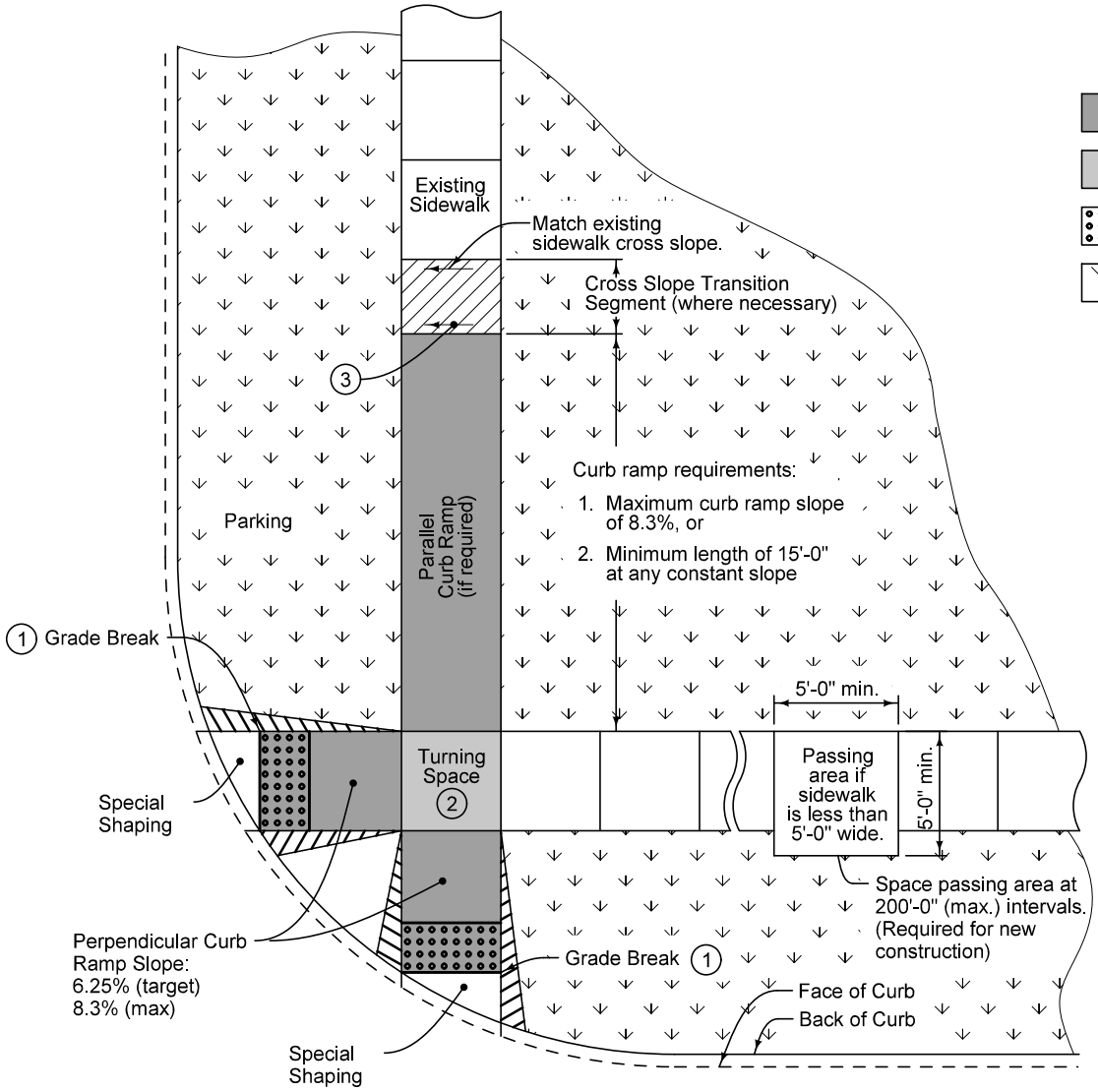
1. Intersection Corners

The City of Marshalltown will attempt to construct or upgrade pedestrian curb ramps to be consistent with Access Board recommended designs parameters and Iowa DOT ADA design guidance and procedures to the extent feasible within all capital reconstruction projects. There may be limitations which make it technically infeasible for the City to achieve these goals at an intersection corner within the scope of any project. Those limitations will be noted, and the intersection corners will be constructed to maximize accessibility to the extent feasible within the project scope. As future projects or opportunities arise, additional improvements at these locations may be incorporated into future projects. The City will strive to ensure that each intersection corner is constructed to be as accessible as possible.

2. Sidewalks / Trails

The City of Marshalltown will attempt to construct or upgrade sidewalks and trails to be consistent with Access Board recommended designs parameters, Iowa DOT ADA design guidance and procedures to the extent feasible within all capital improvement projects. There may be limitations which make it technically infeasible for the City to achieve these goals within all segments of sidewalks or trails within the scope of any project. Those limitations will be noted and those segments will be constructed to maximize accessibility to the extent feasible within the project scope. As future projects or opportunities arise, additional improvements at these locations may be incorporated into future projects. The City will strive to ensure that every sidewalk or trail is constructed to be as accessible as possible.

Appendix G-1. Iowa Statewide Urban Design and Specifications Pedestrian Facility Details



Key

- Curb Ramp
- Turning Space
- Detectable Warning
- Grass

1. Match pedestrian street crossing slope, or flatter.
2. Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
3. Target cross slope of 1.5% with a maximum cross slope of 2.0%.

FIGURE 7030.204 | SHEET 1 OF 1

SUDAS

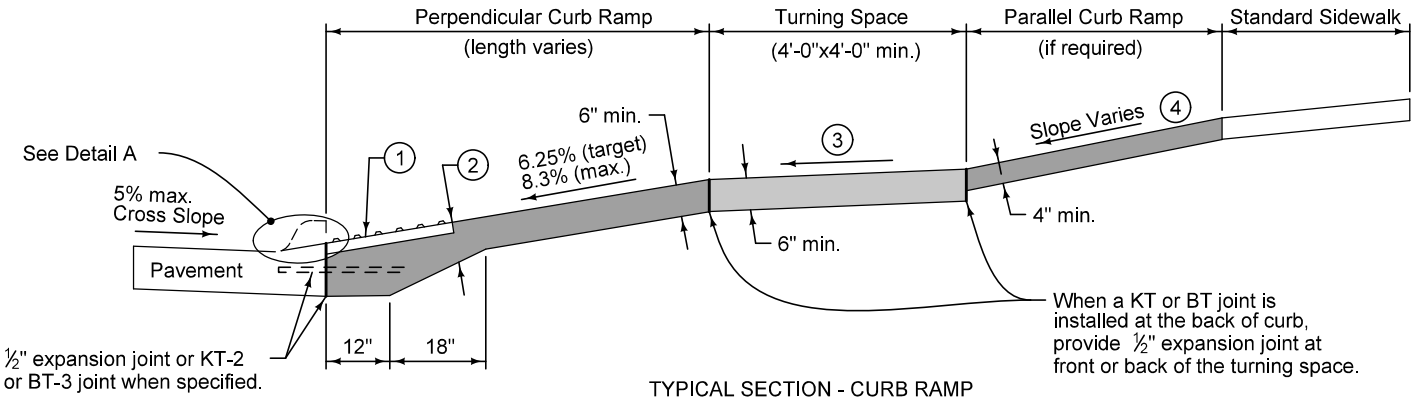
REVISION 3 10-20-15

7030.204

SHEET 1 of 1

SUDAS Standard Specifications

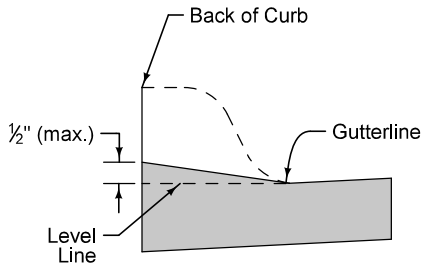
GENERAL FEATURES OF AN ACCESSIBLE SIDEWALK



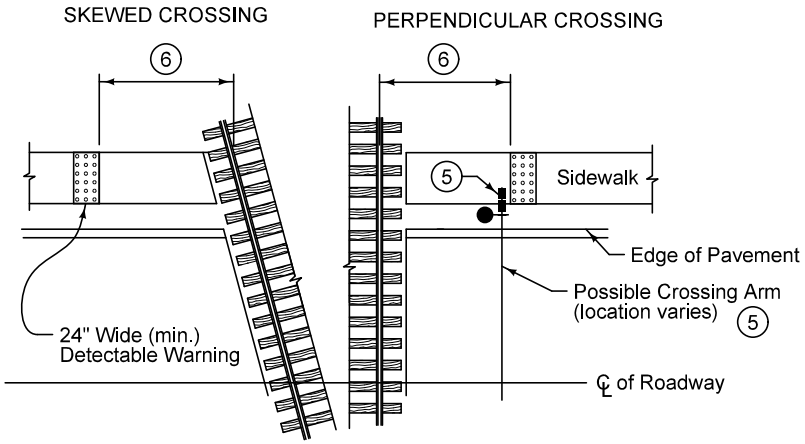
TYPICAL SECTION - CURB RAMP

Key

- Curb Ramp
- Turning Space
- Detectable warning



DETAIL A



DETECTABLE WARNING LOCATION AT RAILROAD CROSSING

1. Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.
2. Provide a minimum of 6 inches of concrete below the detectable warning panel.
3. Minimum 4 feet by 4 feet. Target cross slope of 1.5% with a maximum cross slope of 2.0%.
4. If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.
5. If crossing gate conflicts with location of detectable warning or if pedestrian crossing gate is provided, place detectable warning panel in advance of the crossing gate.
6. Locate front edge of detectable warning panel 12 to 15 feet from centerline of nearest rail. Orient truncated domes parallel to the direction of pedestrian travel.

SUDAS

REVISION	
1	10-20-15

7030.205

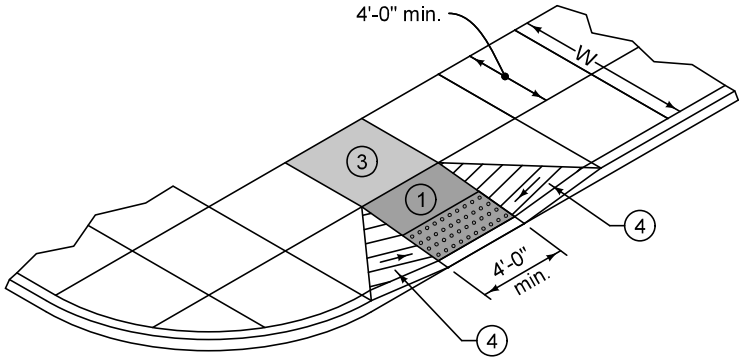
SHEET 1 of 1

SUDAS Standard Specifications

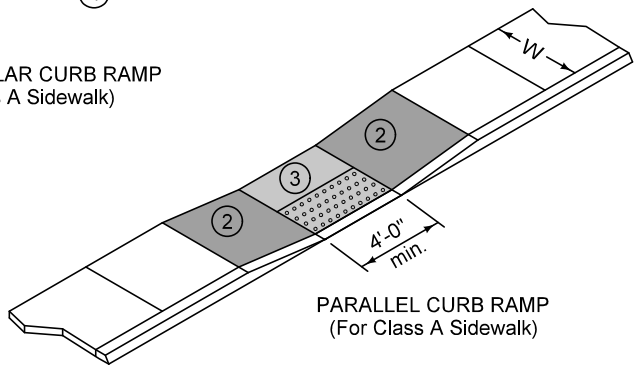
GENERAL SIDEWALK AND CURB RAMP DETAILS

FIGURE 7030.205

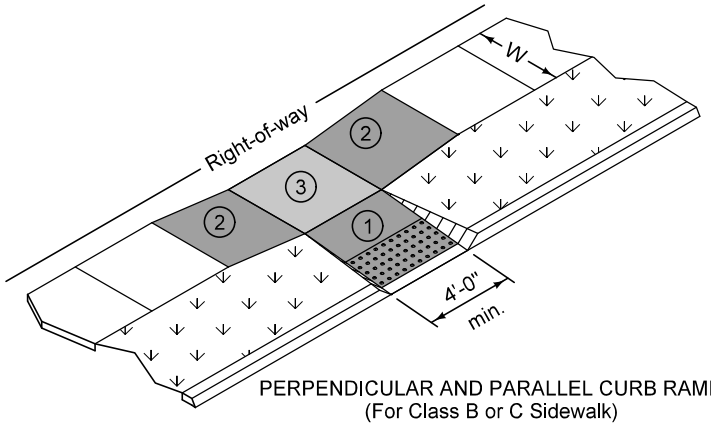
SHEET 1 OF 1



PERPENDICULAR CURB RAMP
(For Class A Sidewalk)



PARALLEL CURB RAMP
(For Class A Sidewalk)



PERPENDICULAR AND PARALLEL CURB RAMP
(For Class B or C Sidewalk)

Key

- Curb Ramp
- Turning Space
- Detectable Warning

(1) Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. Match pedestrian street crossing cross slope at back of curb. At mid-block crossings, cross slope may exceed 2.0% to match roadway grade.

(2) Parallel Curb Ramp: Target cross slope of 1.5% with a maximum cross slope of 2.0%. The length of the parallel ramp is not required to exceed 15 feet, regardless of resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

(3) Turning Space: Target slope of 1.5%, with a maximum slope perpendicular to the travel directions of 2.0%. At mid-block crossings, cross slope of landing may exceed 2.0% to match roadway grade. Minimum 4 feet by 4 feet.

(4) Flare (10:1 max.) required if ramp is contiguous with sidewalk.

FIGURE 7030.206 | SHEET 1 OF 1

SUDAS

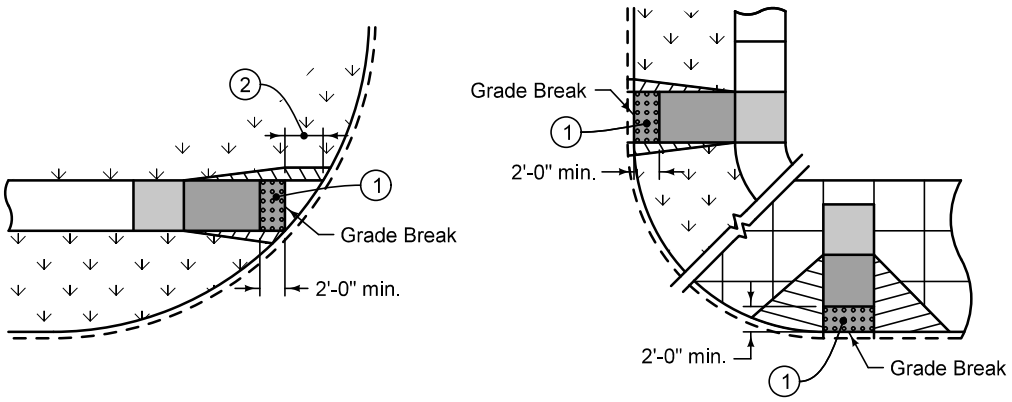
REVISION
New 10-16-12

7030.206

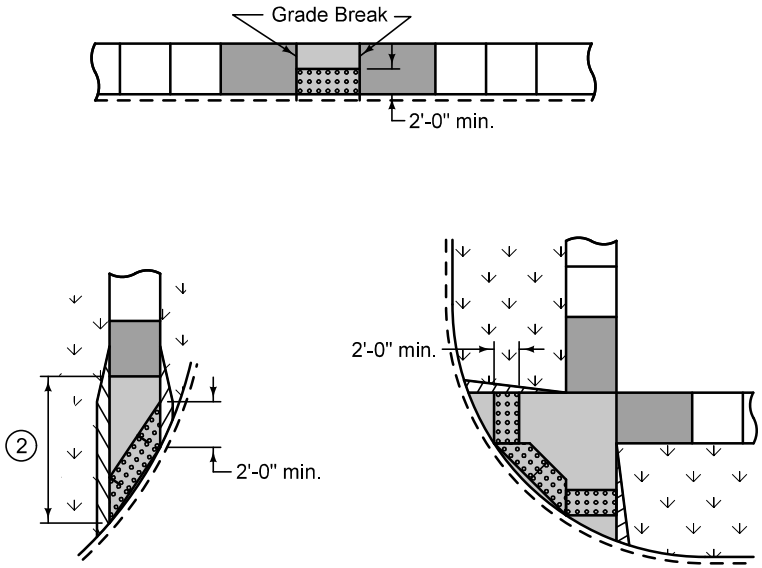
SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMPS OUTSIDE OF INTERSECTION RADIUS



PERPENDICULAR RAMPS



PARALLEL RAMPS

Provide a minimum 2 foot width of detectable warning surfaces in the direction of pedestrian travel across the full width of the curb ramp or turning space, exclusive of curbs or flares.

(1) When detectable warning is located on curb ramp surface, orient domes in the direction of pedestrian travel.

(2) When the distance between the grade break and the back of curb is less than 5 feet, place detectable warning surface at the bottom of the curb ramp.

Where one corner of the curb ramp is more than 5 feet from the back of curb, construct curb ramp as a parallel curb ramp. Move grade break back as required to place detectable warning on turning space at the back of curb.

Key

- Curb Ramp
- Turning Space
- Detectable Warning

SUDAS

REVISION	
New	10-16-12

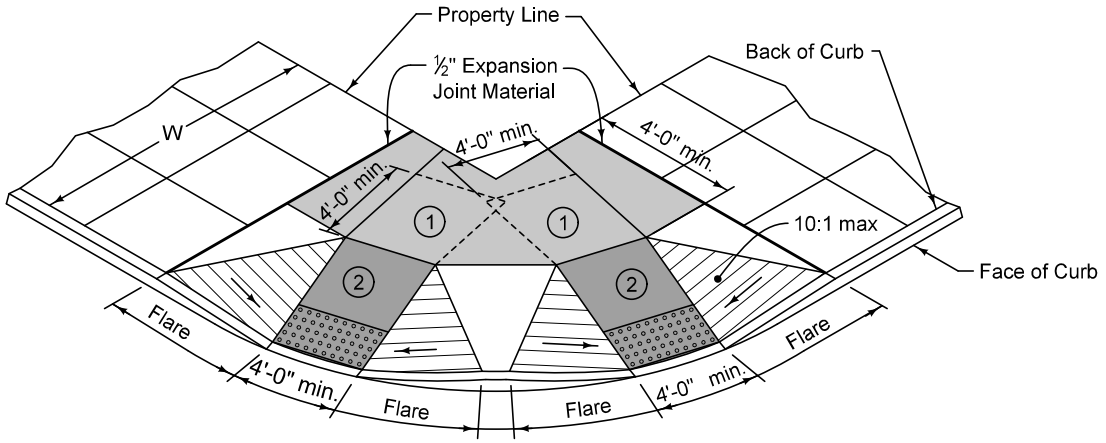
7030.210

SHEET 1 of 1

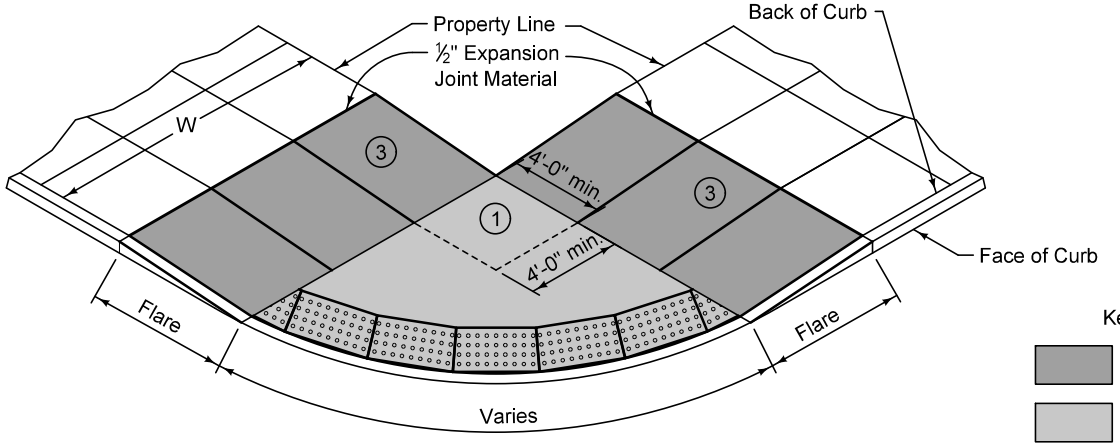
SUDAS Standard Specifications

DETECTABLE WARNING PLACEMENT

FIGURE 7030.210 | SHEET 1 OF 1



CLASS A SIDEWALK CURB RAMP



CLASS A SIDEWALK CURB RAMP ALTERNATIVE

Key

- Curb Ramp
- Turning Space
- Detectable Warning

1. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel direction of 2.0%. Minimum 4 feet by 4 feet (turning spaces may overlap).
2. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.
3. Parallel Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%. The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% for parallel ramps shorter than 15 feet.

FIGURE 7030.209 | SHEET 1 OF 1

SUDAS

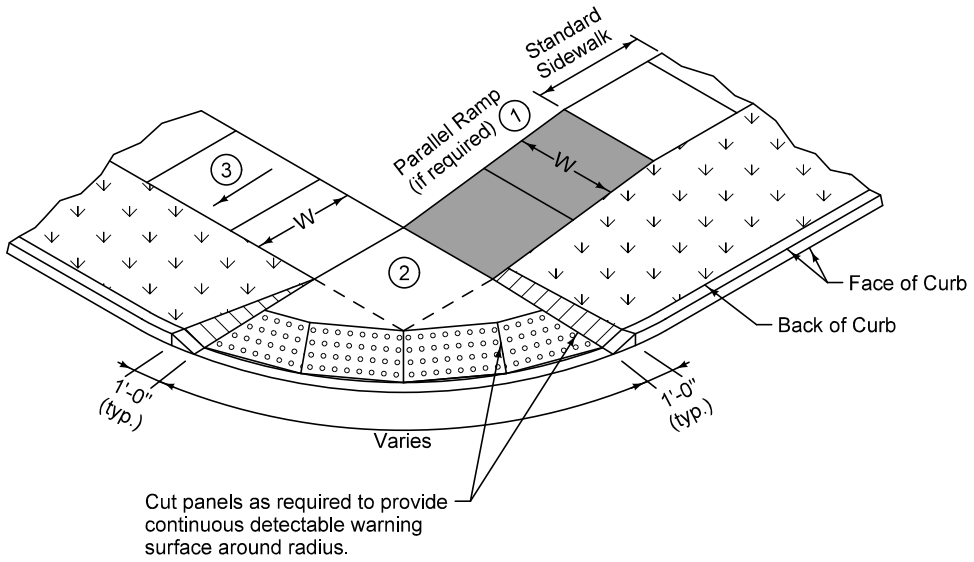
REVISION	
New	10-16-12

7030.209

SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMPS FOR CLASS A SIDEWALK



1. Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

2. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the direction of travel of 2.0%. Minimum 4 feet by 4 feet.

3. Target cross slope of 1.5% with a maximum cross slope of 2.0%.

Key

- Curb Ramp
- Turning Space
- Detectable warning
- Grass

SUDAS

REVISION
New 10-16-12

7030.208

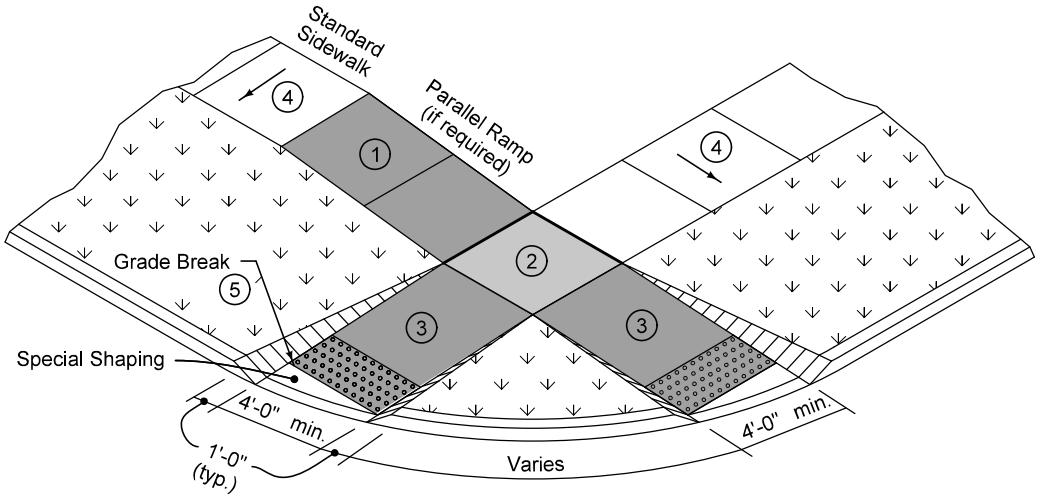
SHEET 1 of 1

SUDAS Standard Specifications

ALTERNATIVE CURB RAMP FOR CLASS B OR C SIDEWALK

FIGURE 7030.208

SHEET 1 OF 1



1. Parallel Curb Ramp: If normal sidewalk elevation cannot be achieved with the perpendicular ramp between the street and landing due to limited ramp length, provide a parallel ramp to make up the elevation difference between the landing and the standard sidewalk.

   The length of the parallel ramp is not required to exceed 15 feet, regardless of the resulting slope. Do not exceed 8.3% slope for parallel ramps shorter than 15 feet.

2. Turning Space: Target slope of 1.5% with maximum slope perpendicular to the travel directions of 2.0%. Minimum 4 feet by 4 feet.

3. Perpendicular Curb Ramp: Target running slope of 6.25% with maximum running slope of 8.3%.

4. Target cross slope of 1.5% with a maximum cross slope of 2.0%.

5. Match pedestrian street crossing cross slope or flatter.

Key

- Curb Ramp
- Turning Space
- Detectable warning
- Grass

SUDAS

REVISION	
New	10-16-12

7030.207

SHEET 1 of 1

SUDAS Standard Specifications

CURB RAMP FOR
CLASS B OR C SIDEWALK

FIGURE 7030.207

SHEET 1 OF 1

PART III – City of Marshalltown ADA Self-Evaluation & Transition Plan for Public Building Facilities

I. OVERVIEW

As part of the City of Marshalltown ADA Transition Plan, the City evaluated government buildings and other public buildings and facilities within City parks such as restroom facilities, park shelters, and community buildings. The following public facilities were inventoried:

A. City of Marshalltown Government Building Facilities

- City of Marshalltown Municipal Airport – 2651 170th Street
- City of Marshalltown City Hall and Carnegie Building – 24 N Center Street
- City of Marshalltown Public Works – 36 N Center Street
- City of Marshalltown Water Pollution Plant – 1001 Woodland Street

B. City of Marshalltown Public Park Building Facilities

- Anson Park – 301 E Anson Street
- Assistance League Park – 2013 Gethmann Drive
- Bicentennial Park – 507 Grandview Drive
- Kiwanis Park – 2206 S 3rd Avenue
- Marshalltown Softball Complex – 901 S 6th Street
- Mega 10 Park – 802 3rd Street
- Nicholson-Ford OVH Park – E Marion Street
- Riverview Park – 402 Woodland Street
- Timber Creek Park – 2223 Edgebrook Drive

The following pages include facility-specific ADA Self-Evaluation checklists for each facility.

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.

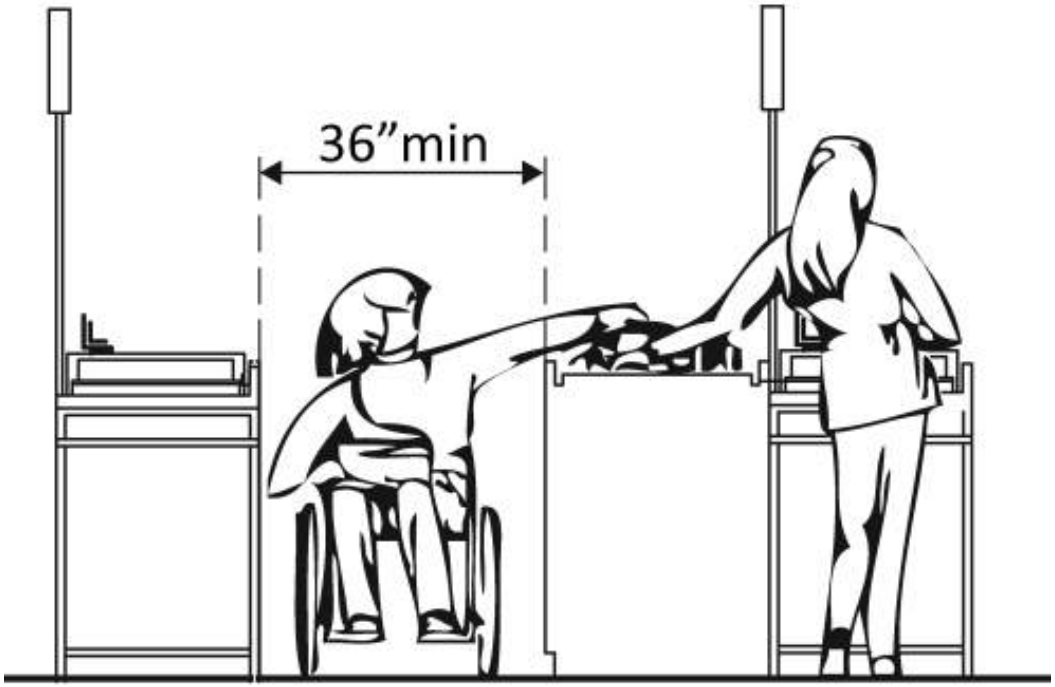
10.2. Restroom #1 is a single-occupant men's restroom located off the main corridor. This restroom appears to have been remodeled since the original building was constructed, but has several deficiencies that should be corrected if the building undergoes an alteration project.

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

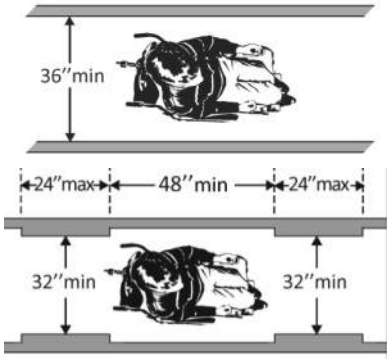
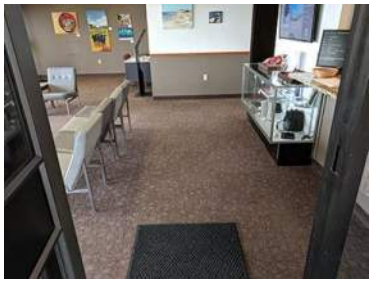
Location: 2651 170th Street, Marshalltown, IA 50158

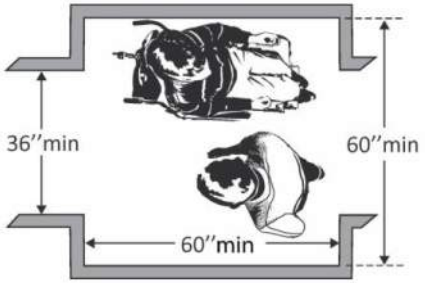
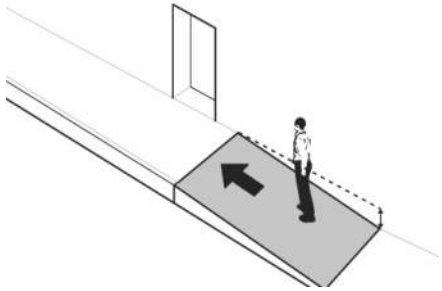
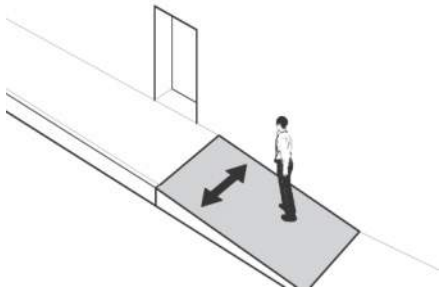
Date: 07/09/2019

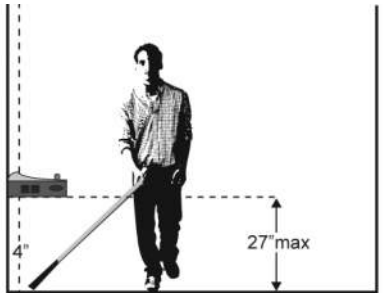
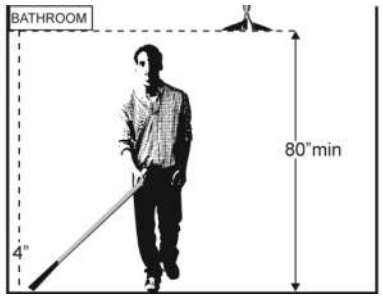
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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			
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]

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

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

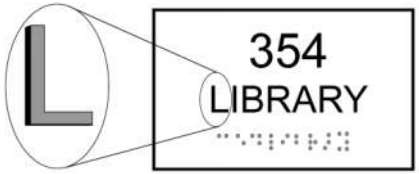
Is there Braille? [703.3]
☐Yes ☒No ☐N/A

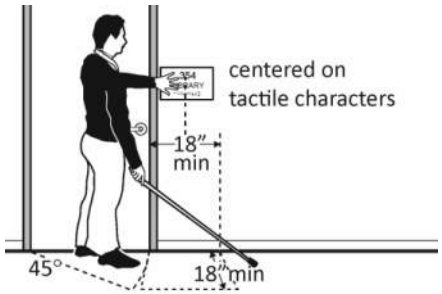
Is the sign mounted: On the wall on the latch side of the door? [703.4.2]
☐Yes ☒No ☐N/A

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

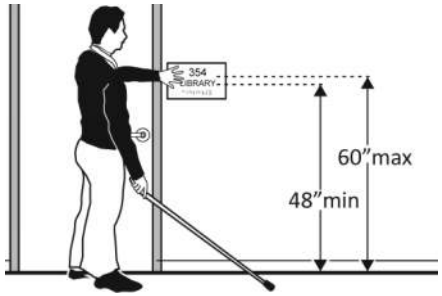
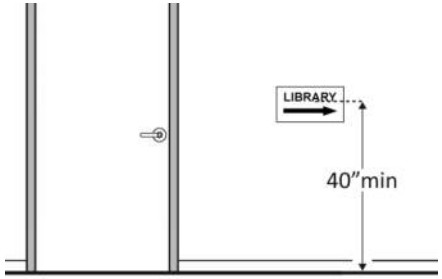


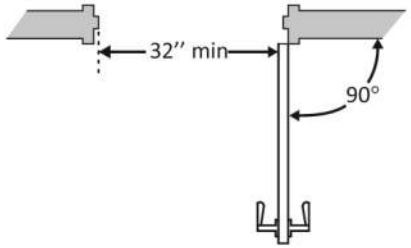
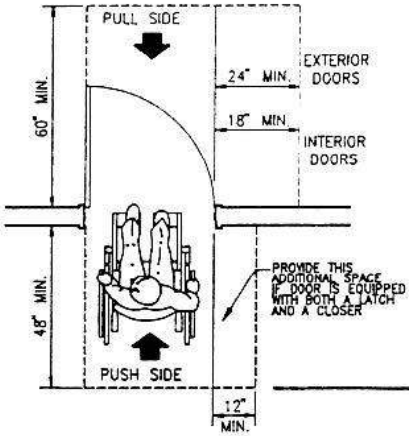


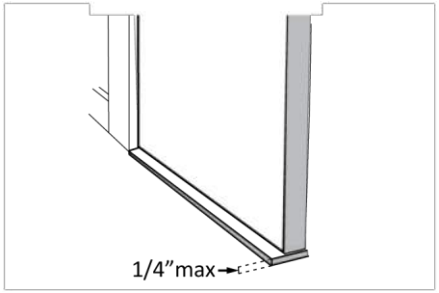
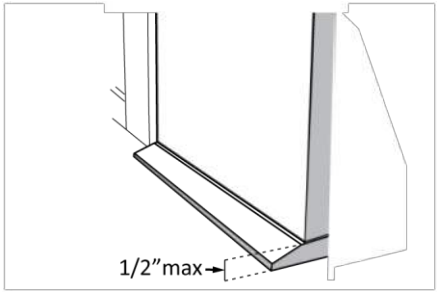
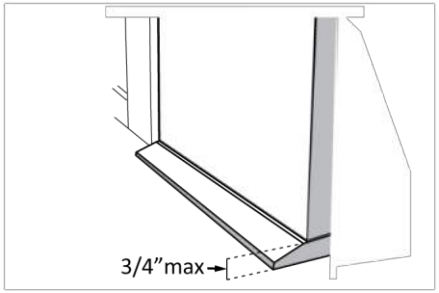
Signage height, typical

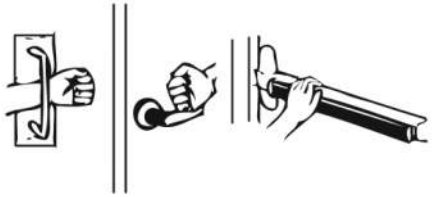
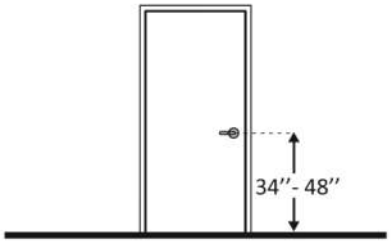
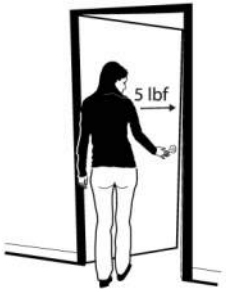
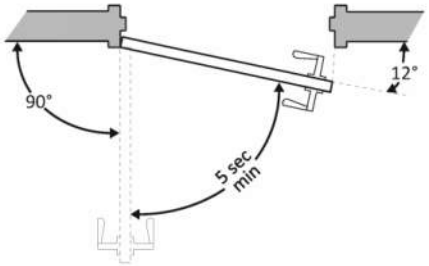
Signage, typical

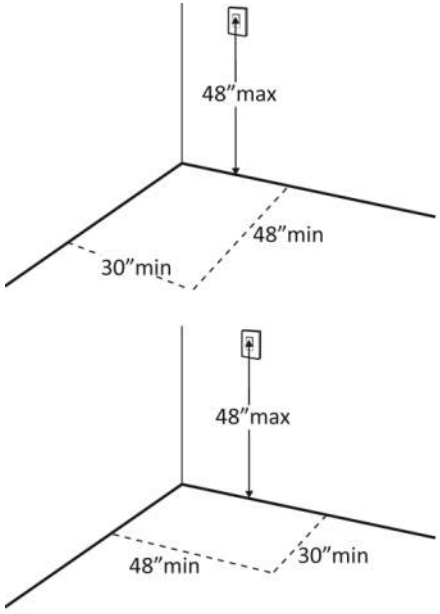
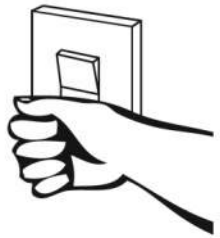
- Install ADA compliant signage at all permanent rooms, offices, and spaces.
- It is recommended to work directly with a signage installer to identify rooms and signage strategies to provide ADA compliant signage

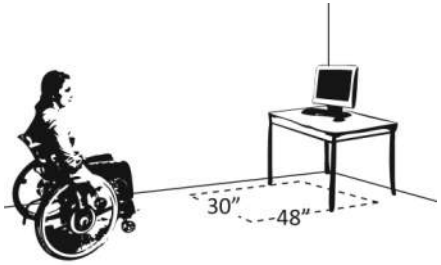
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline 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			

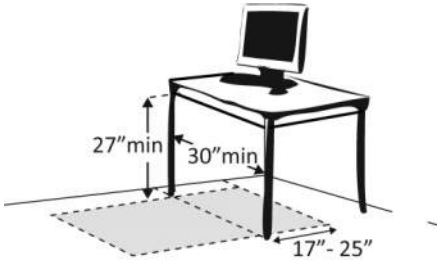
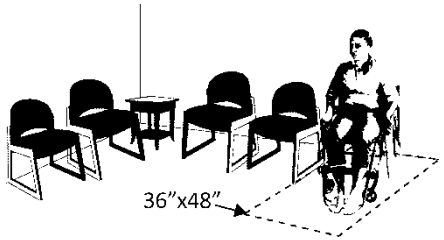
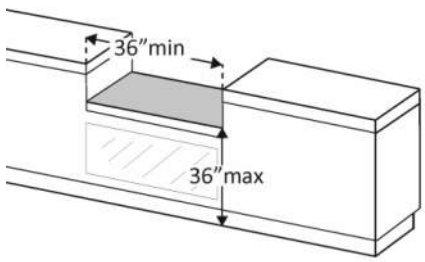
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33”**		*Door width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance 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*	

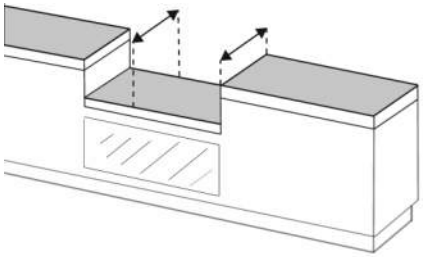
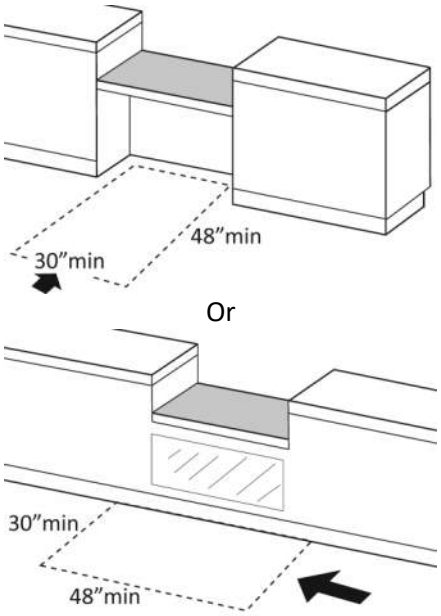
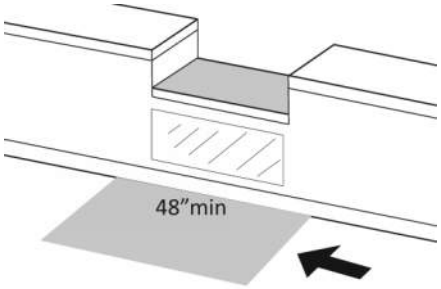
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

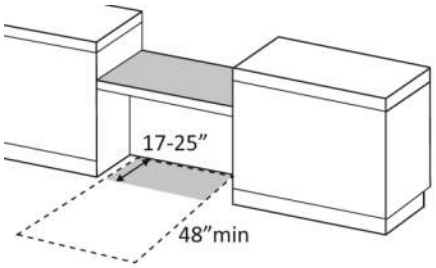
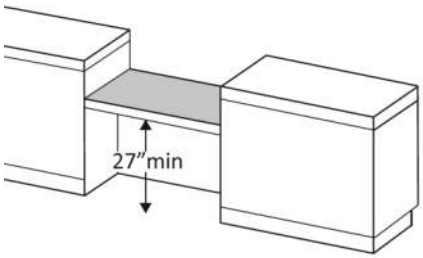
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Door handles*	• Replace inaccessible knob with lever, loop or push hardware • 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

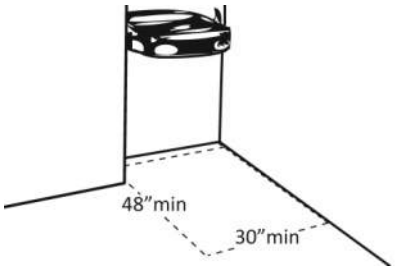
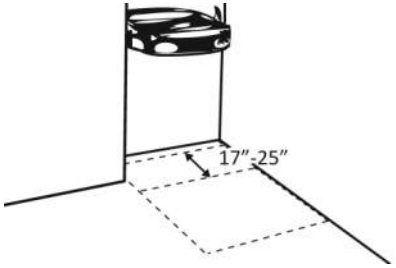
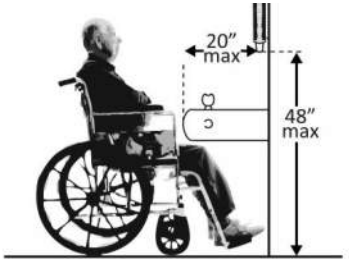
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If 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			

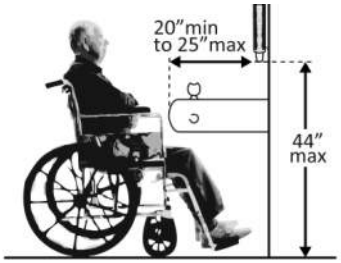
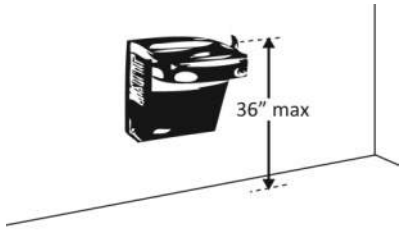
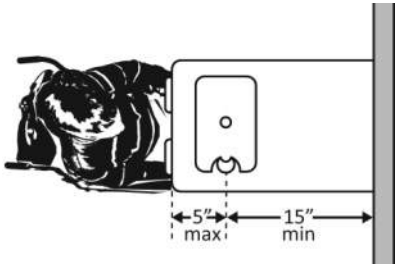
Seating: At dining surfaces (restaurants, cafeterias, bars, etc.) and non-employee work surfaces (libraries, conference rooms, etc.)					
2.64	Are at least 5%, but no fewer than one, of seating and standing spaces accessible for people who use wheelchairs? [226.1]	☒Yes ☐No ☐N/A			
2.65	Is there a route 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			

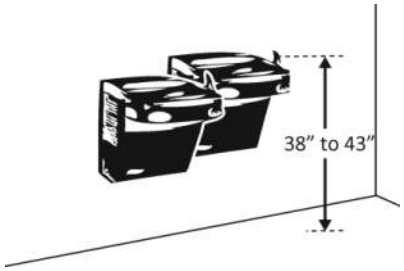
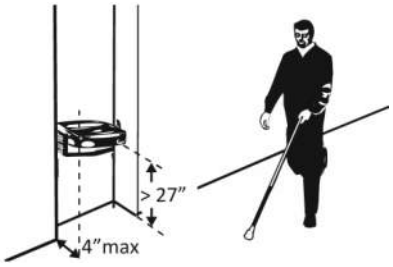
	Does it extend no less than 17 inches and no greater than 25 inches under the surface?	☒Yes ☐No ☐N/A			
	Is there knee space at least 27 inches high and at least 30 inches wide? [306.2, 306.3] Note: If for children, the knee space may be 24 inches high.	☒Yes ☐No ☐N/A **28 ½"**			
Seating: General – reception 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*	

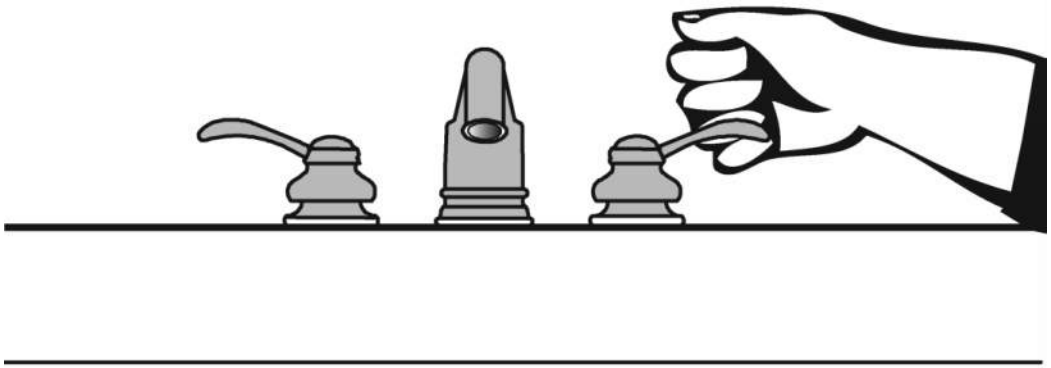
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

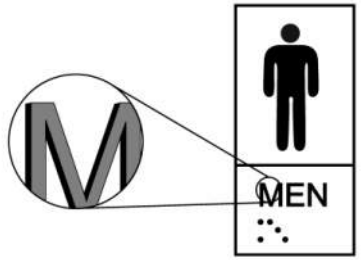
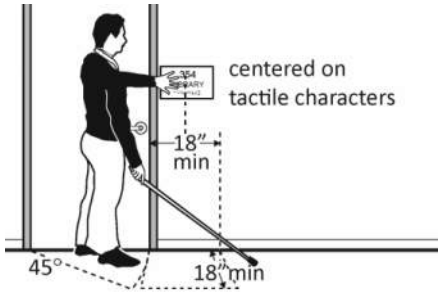
Date: 07/09/2019

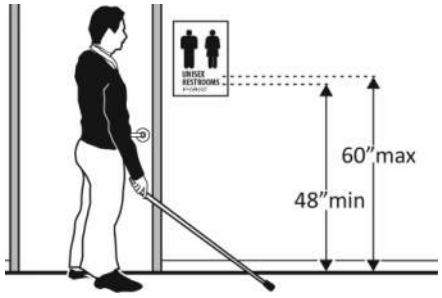
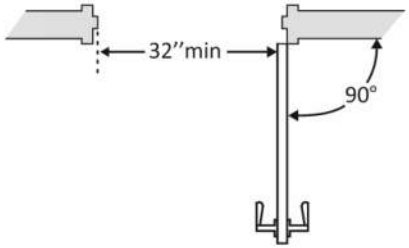
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

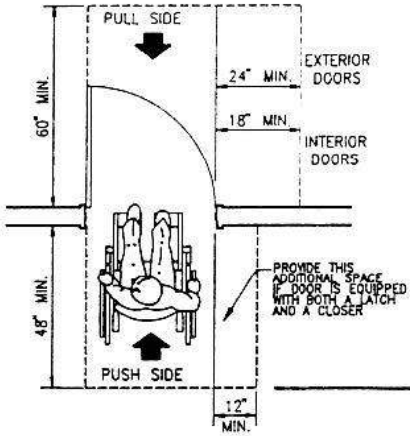
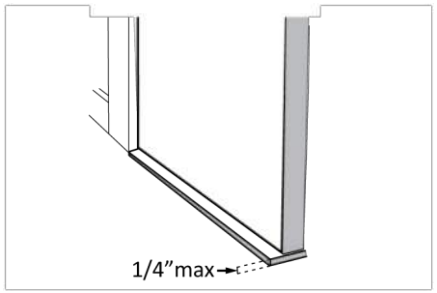
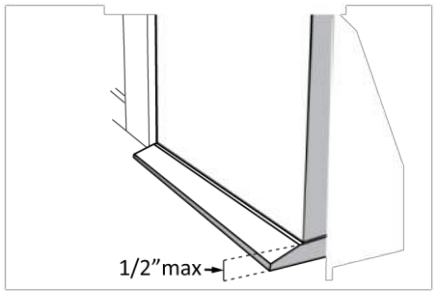
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

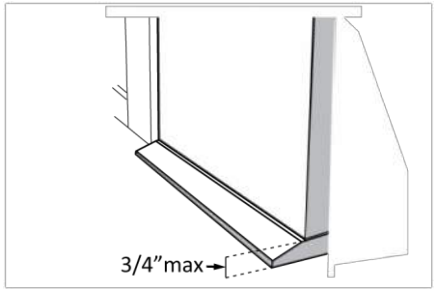
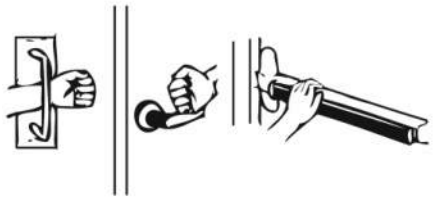
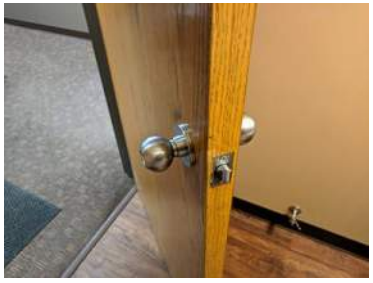
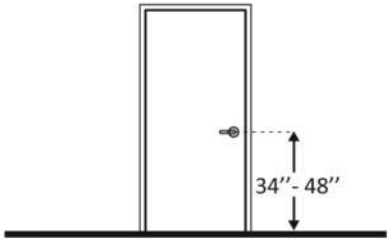
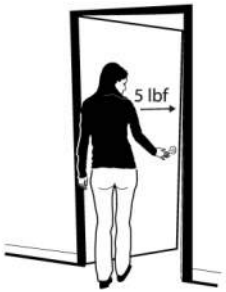
When toilet rooms are open to the public they should be accessible to people with disabilities.

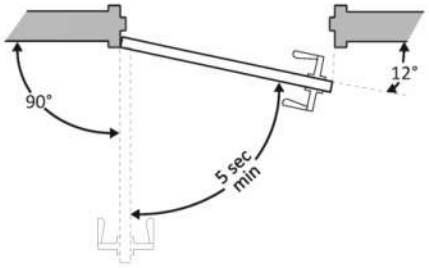
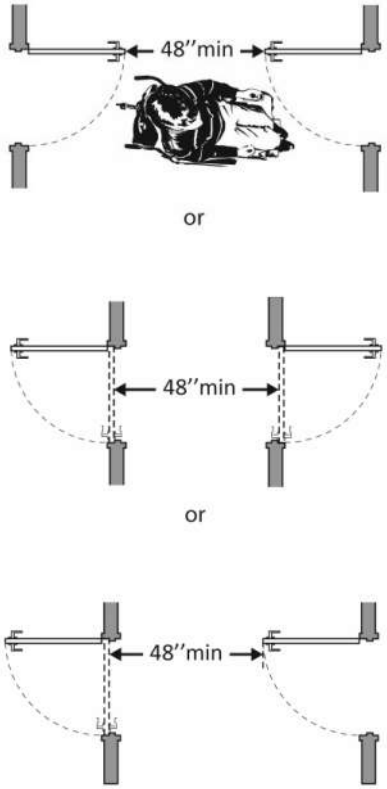
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			

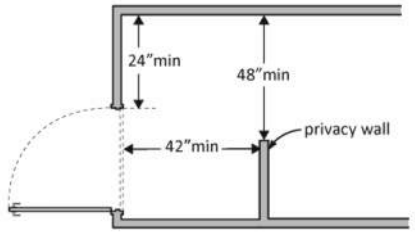
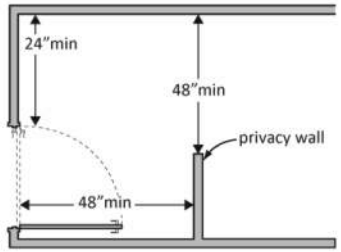
Toilet Room #1 Airport Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐N/A	☒No			
	Is there 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					

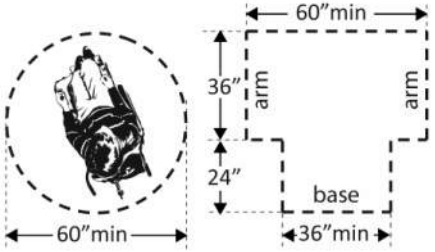
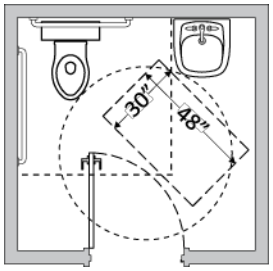
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

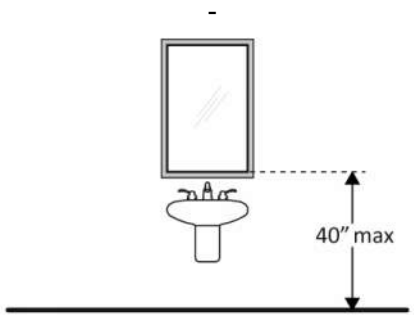
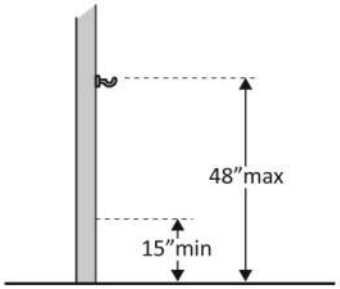
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

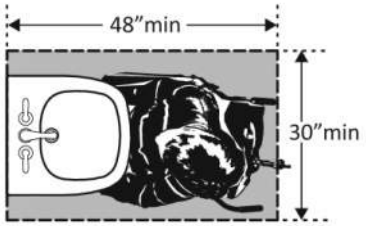
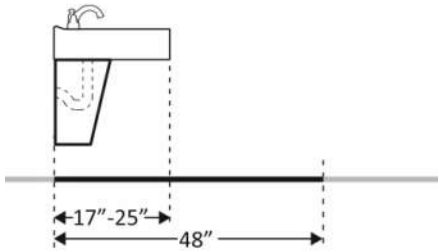
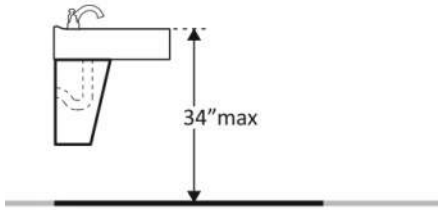
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒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

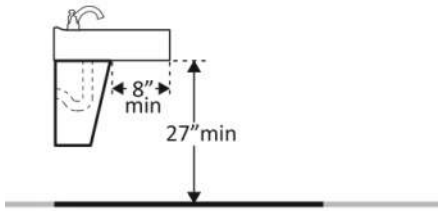
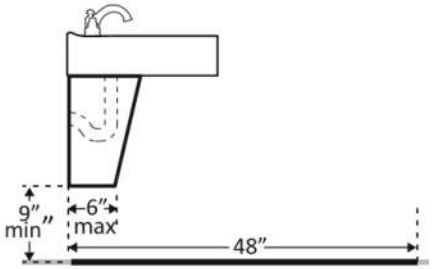
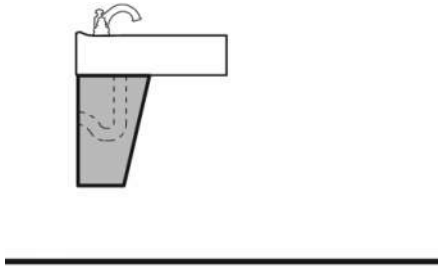
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between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

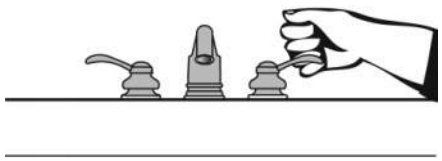
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

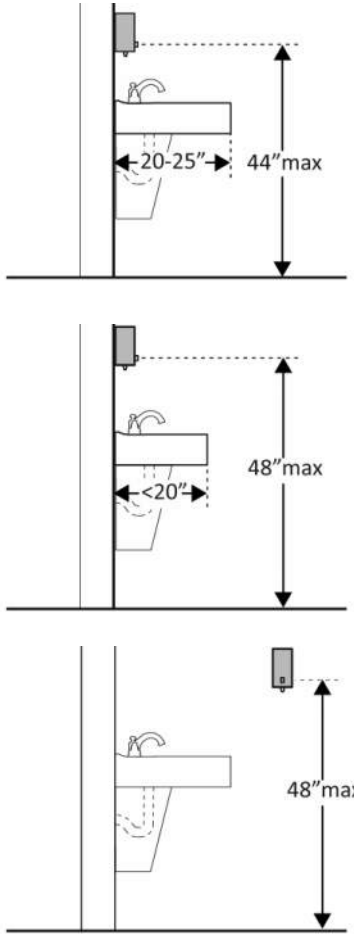
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

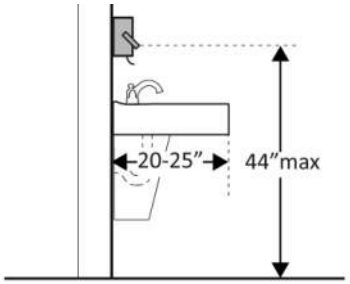
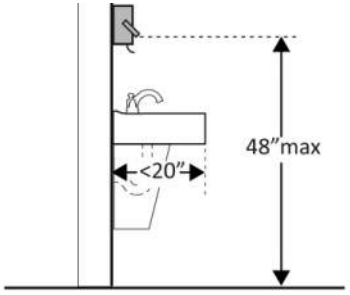
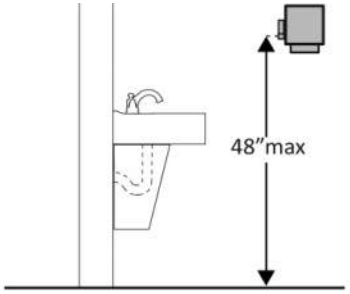
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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*	

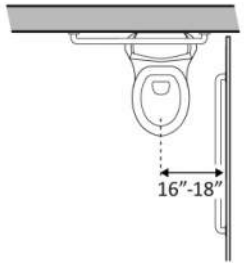
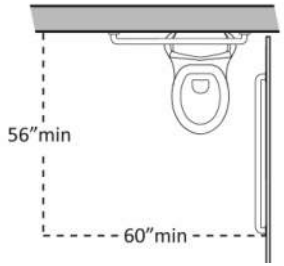
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **23 ½"**		*Under lavatory clearance & uninsulated pipes*	• Relocate lavatory to compliant height.
3.25	Is 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

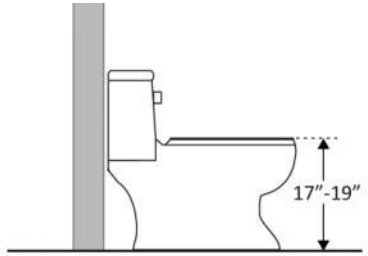
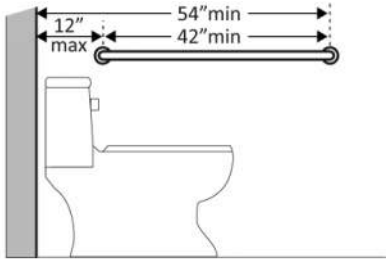
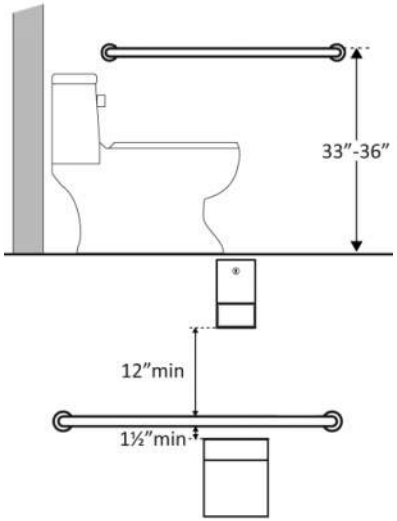
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Faucet handle*	• replace handle

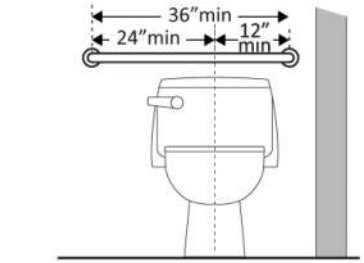
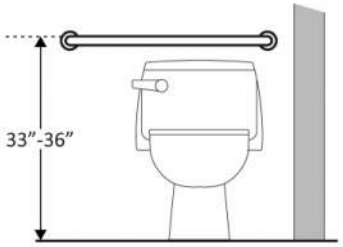
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

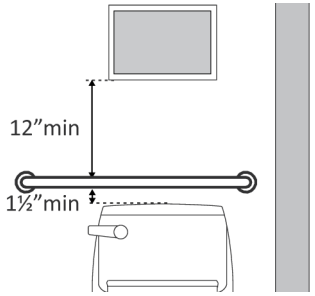
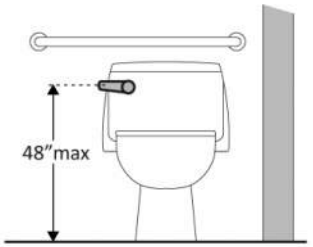
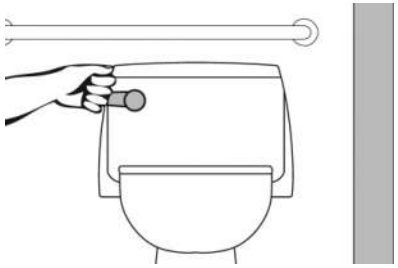
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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**			

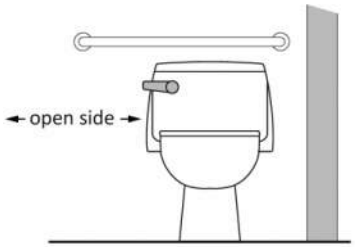
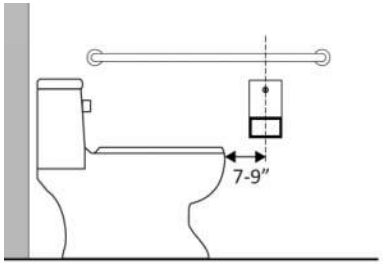
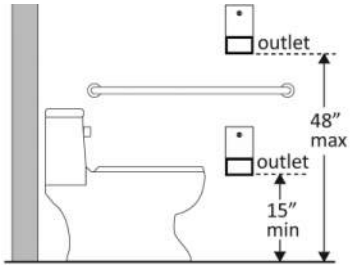
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				• Replace towel dispenser with compliant dispenser that doesn't require tight grasping, pinching, or twisting • Locate dispenser no higher than 48 inches above the floor
	Above lavatories or 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			

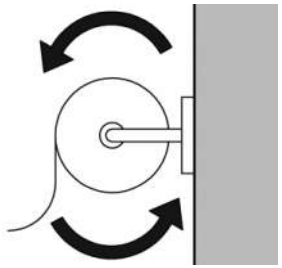
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*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.

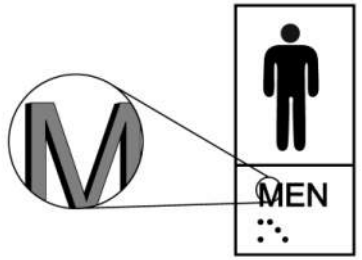
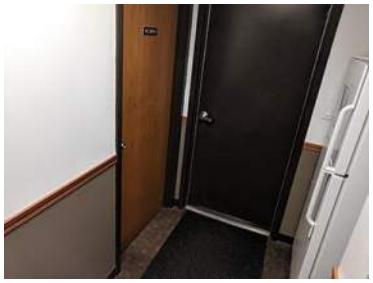
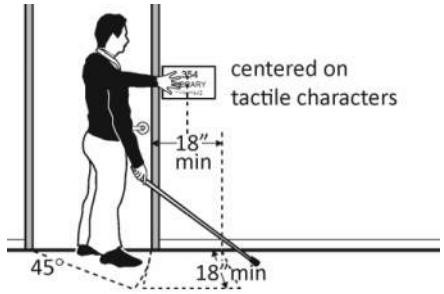
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19 ¼"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **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"**			

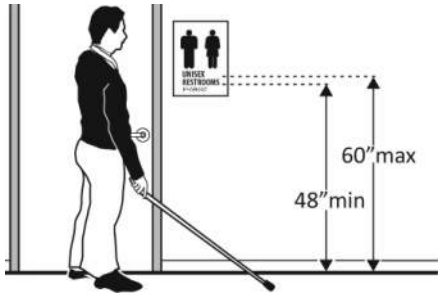
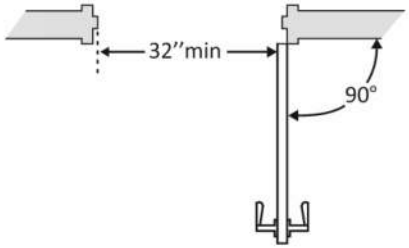
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **2 ¾"**		 *Grab bar to objects below clearance*	
3.34	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.

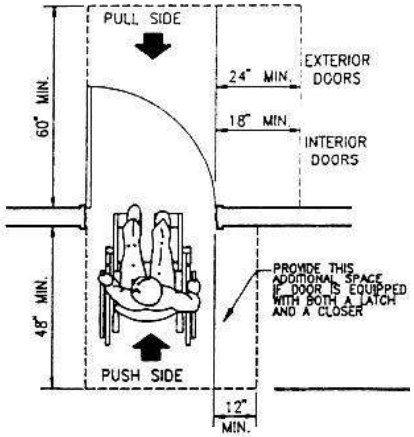
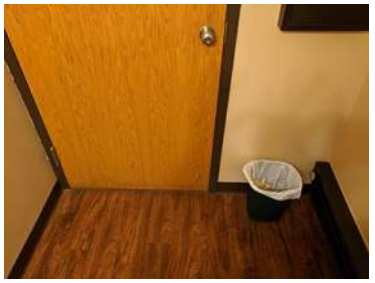
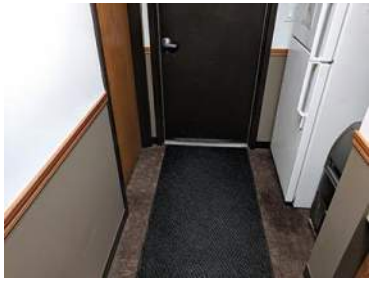
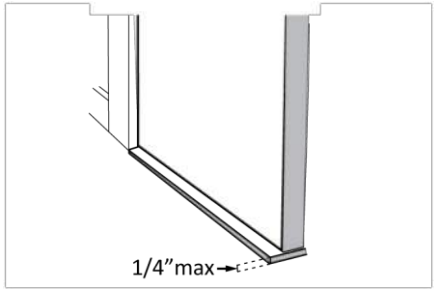
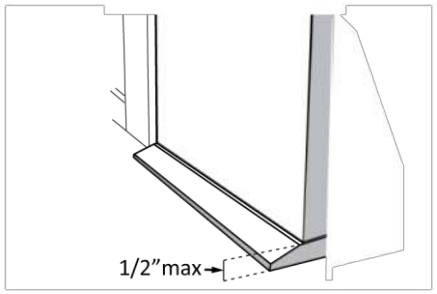
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **0"** ☒Yes ☐No ☐N/A Measurement: **2 ¾"**			
3.35	If the flush control 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**			

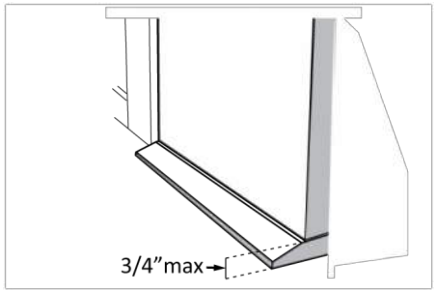
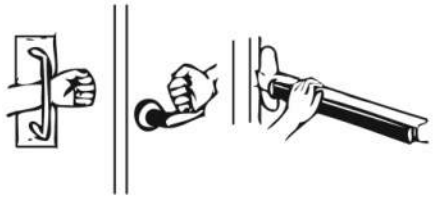
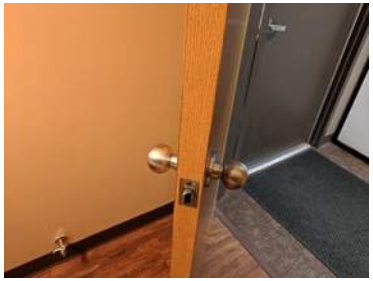
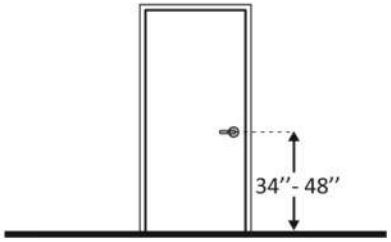
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser 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			

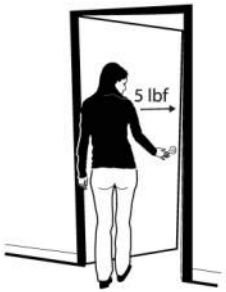
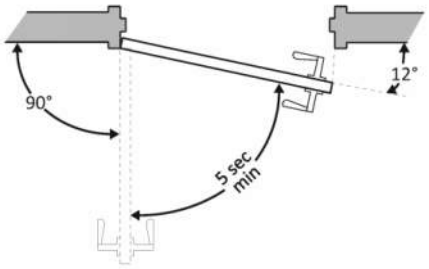
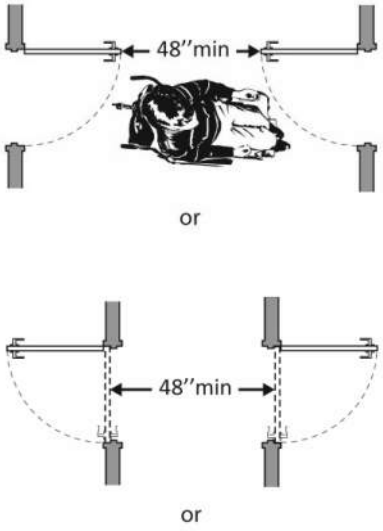
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

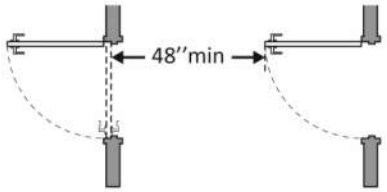
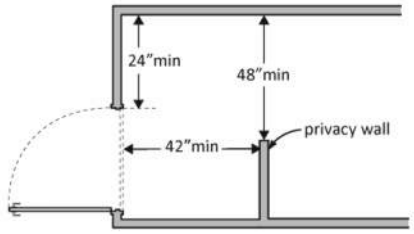
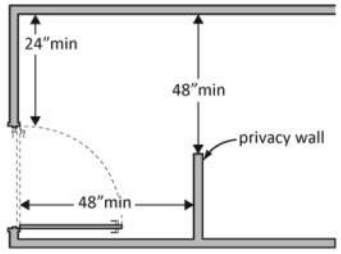
Toilet Room #2 Airport Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance* *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐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					

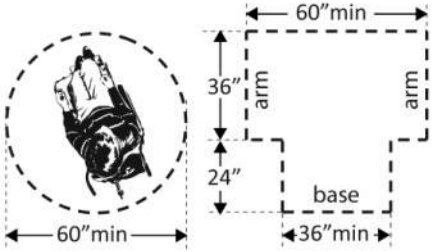
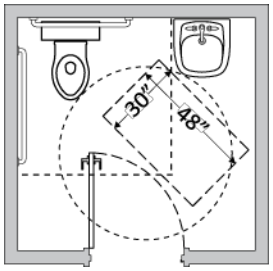
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

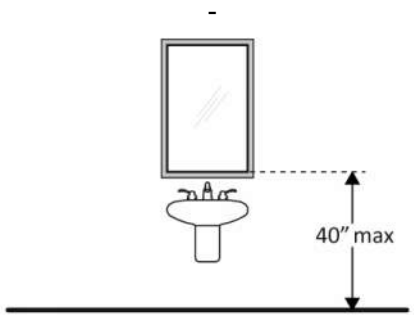
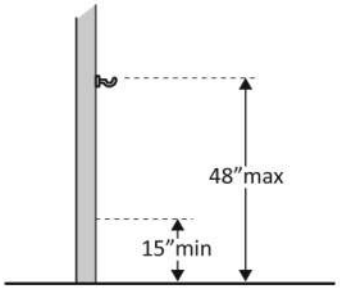
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

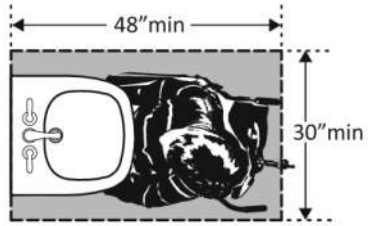
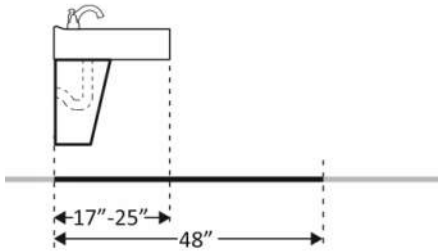
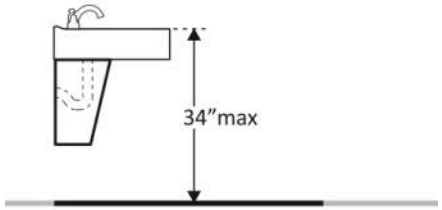
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes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

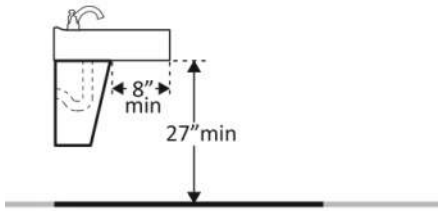
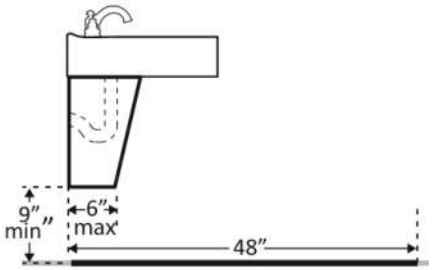
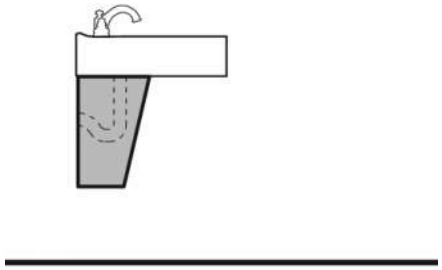
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **14 lbs**			• Adjust or replace closers • Install lighter doors • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 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			

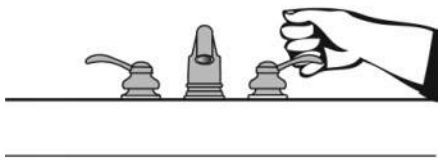
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

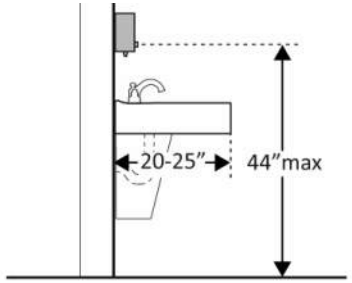
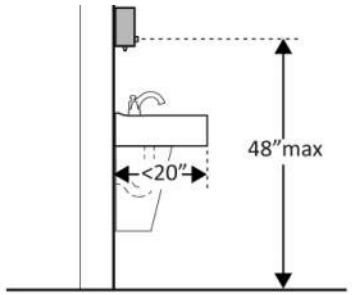
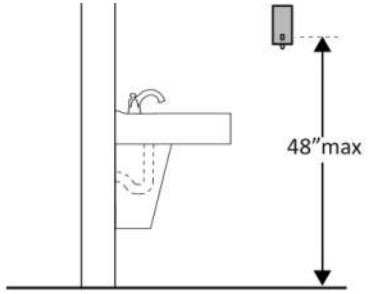
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

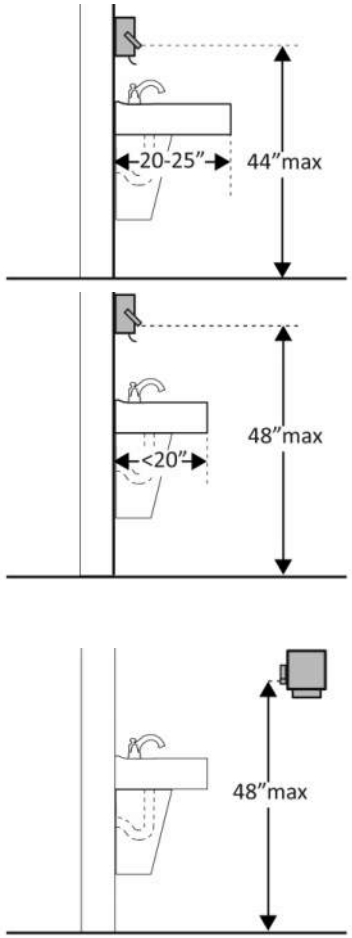
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

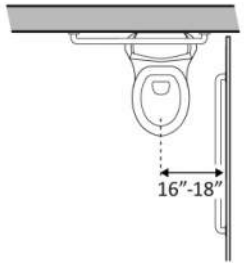
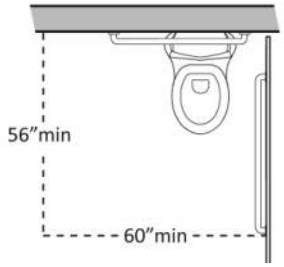
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **23"**		*Lavatory clearance*	• relocate lavatory to compliant height
3.25	Is there toe clearance at least 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

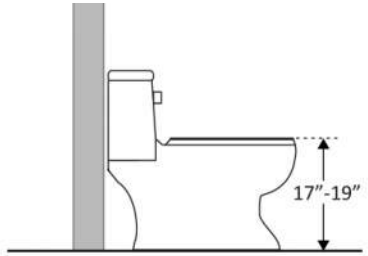
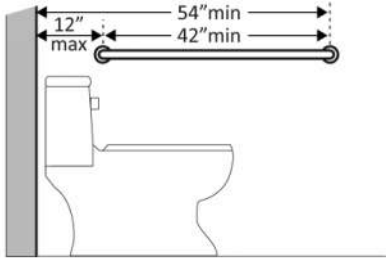
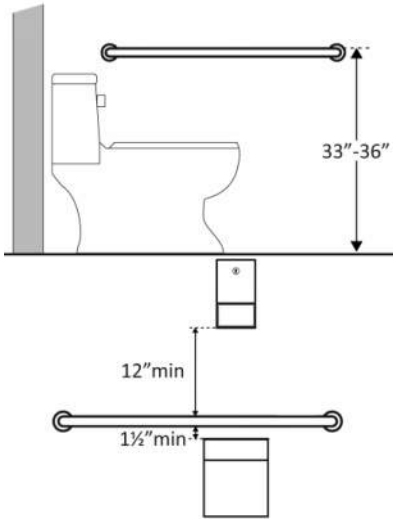
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

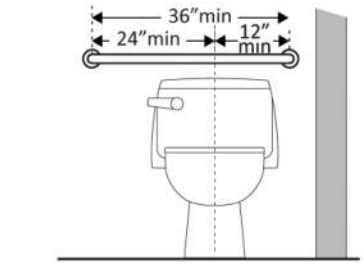
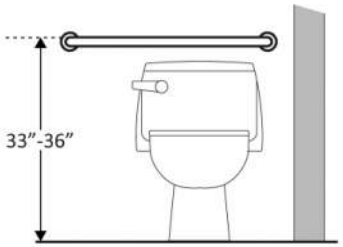
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

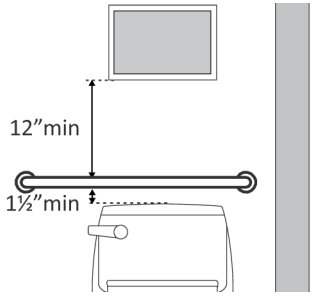
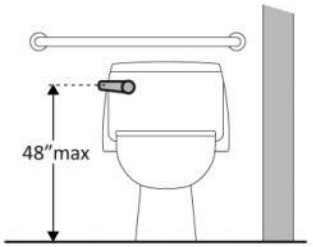
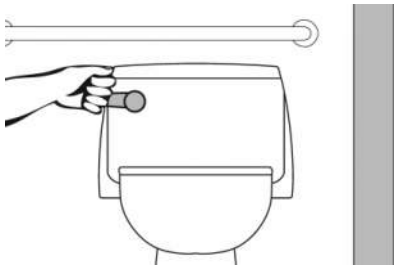
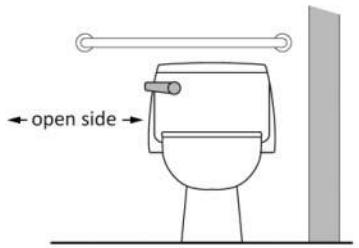
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 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**			

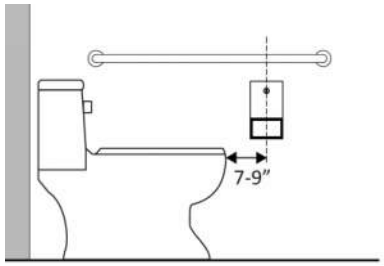
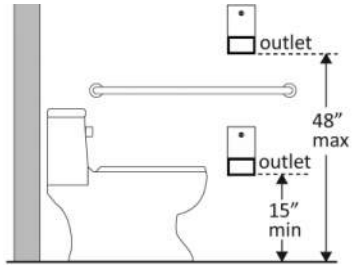
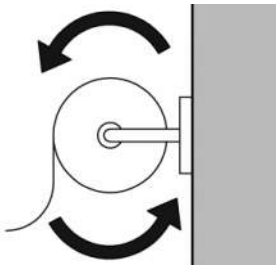
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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.

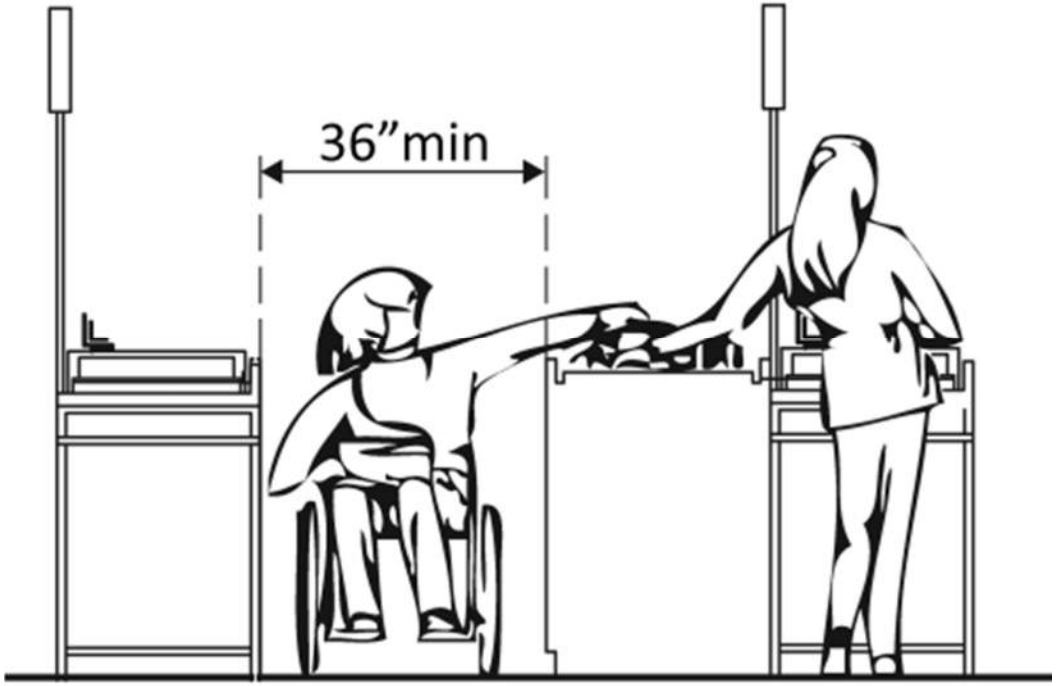
1. **Accessible routes**
   - 1.1. The majority of the facility, from exterior sidewalks to interior spaces, is able to be accessed along an accessible route. The doorway opening of the upper level engineering department appears to have a level change that exceeds the allowable floor slope.
   - 1.2. 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

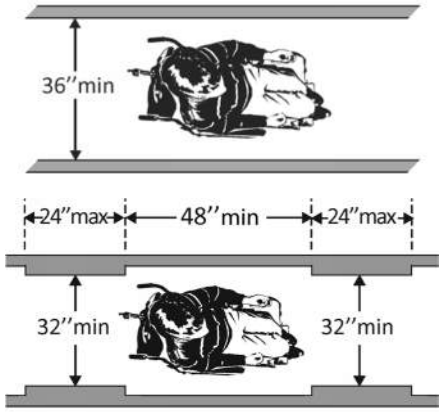
Date: TBD

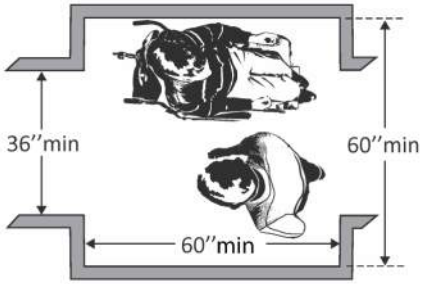
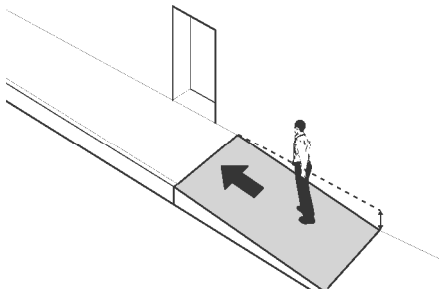
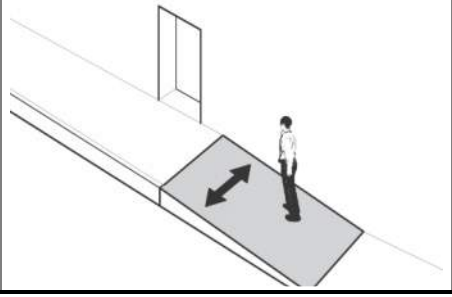
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

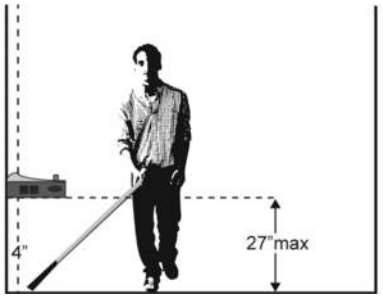
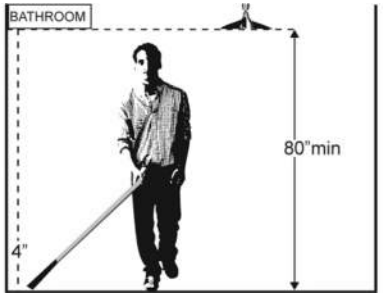
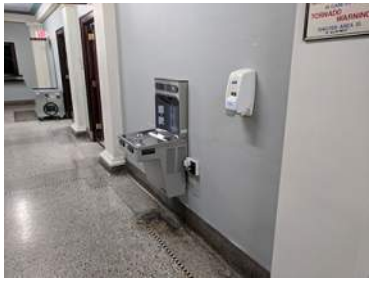
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

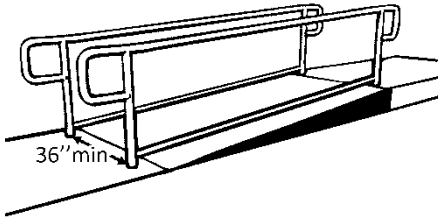
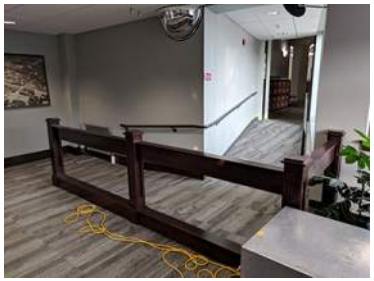
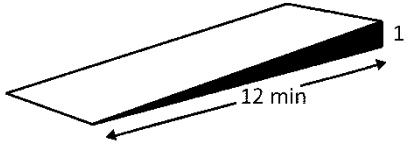
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

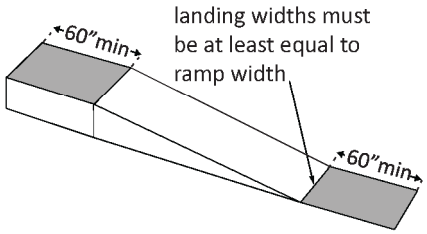
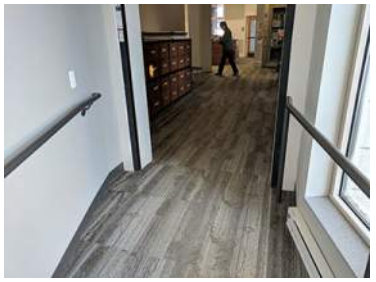
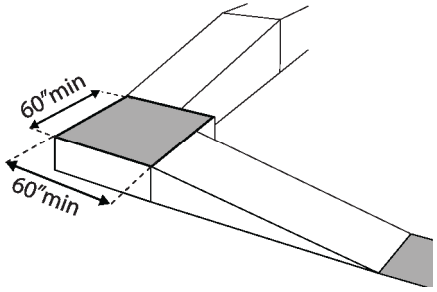
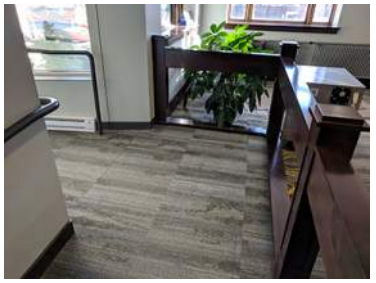
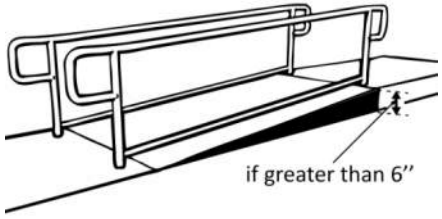
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		Main building entrance is not accessible, however, signage is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

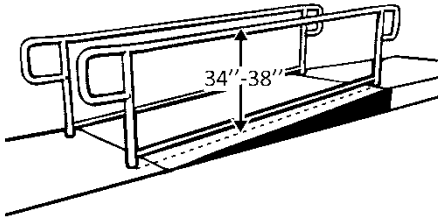
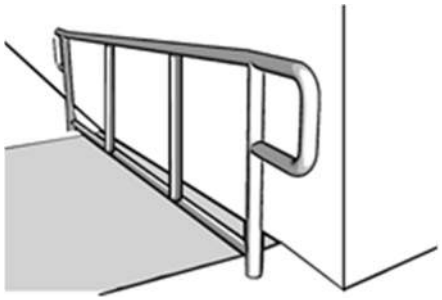
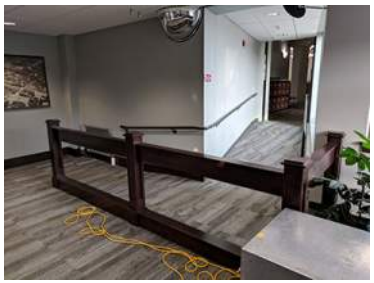
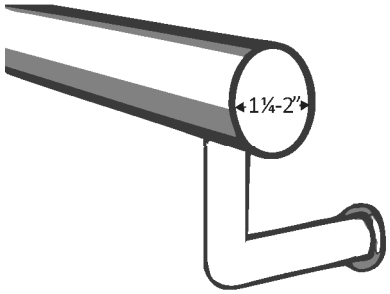
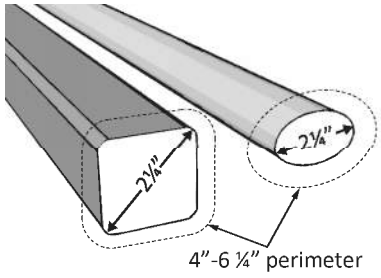
Interior Accessible Route					
2.2	Are all public spaces on at least one accessible route? [206.2.4]	☐Yes ☒No ☐N/A		Engineering Department entrance needs corrective work: 1. Door entrance is sloped at approx 12.5% incline. 2. Door push and pull side clearances are not ADA-compliant. *Doorway opening 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			

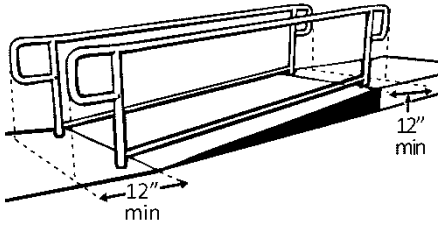
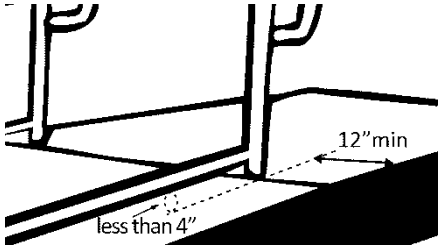
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☒Yes ☐No ☐N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: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

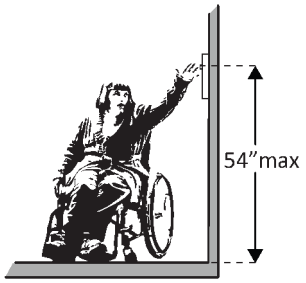
2.13	Is there a level landing that is at least 60 inches long and at least as wide as the ramp: At the top of the ramp? At the bottom of the ramp? [405.7.2, 405.7.3]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Bottom landing*  *Top landing*	
2.14	Is there a level landing where the ramp changes direction that is at 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			

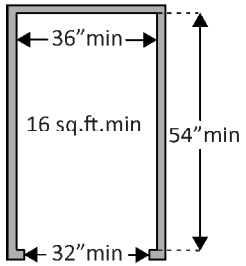
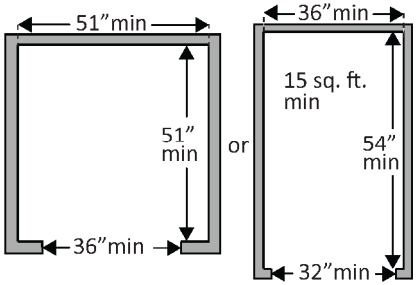
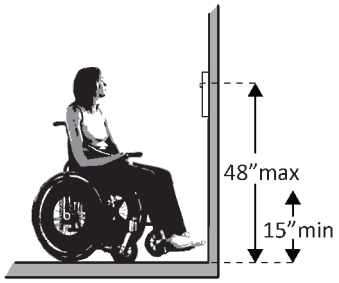
2.16	Is the top of the handrail gripping surface no less than 34 inches and no greater than 38 inches above the ramp surface? [505.4]	☒Yes ☐No ☐N/A Measurement: **35.75”**		 *Handrail height above ramp*	
2.17	Is the handrail gripping surface continuous and not obstructed along the top or sides? [505.3] 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			

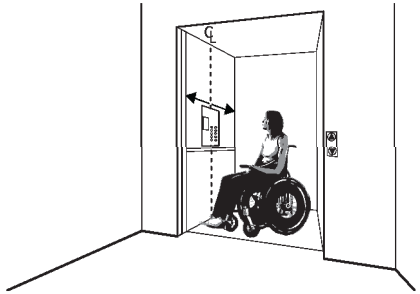
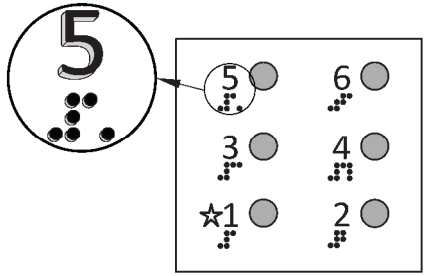
2.20	Does the handrail: Extend at least 12 inches horizontally beyond the top and bottom of the ramp? Return to a wall, guard, or landing surface? [505.10.1] Note: If a 12” extension would be hazardous (in circulation path), it is not required.	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Handrail extension at top 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*	

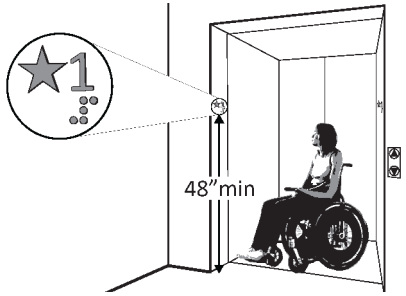
Elevators – Full Size & LULA (limited use, limited application) LULA elevators are often used in alterations.

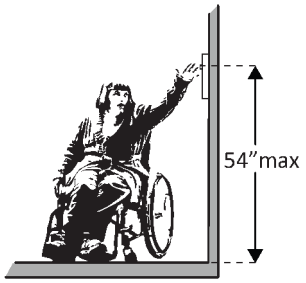
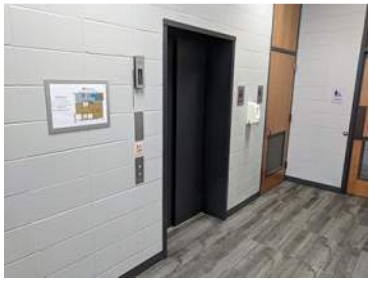
Elevator #1 – City Hall

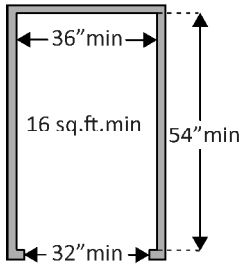
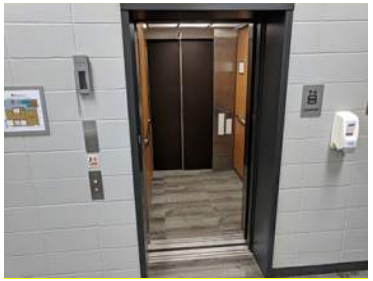
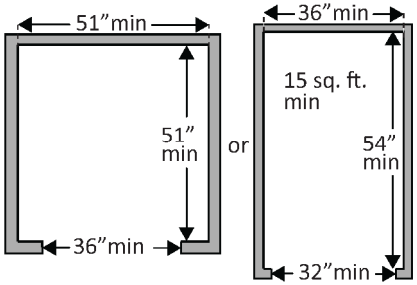
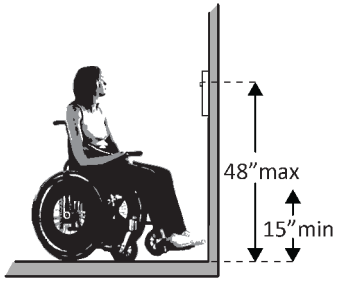
2.22	If there is a full size or LULA elevator, are the call buttons no higher than 54 inches above the floor? [407.2.1.1]	☒Yes ☐No ☐N/A Measurement: **43”**		 *Elevation #1 entrance*	
2.23	If there is a full size or LULA elevator, does the sliding door reopen automatically when obstructed by an object 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			

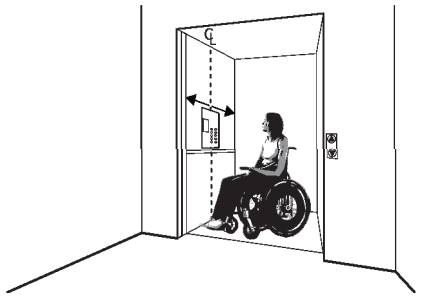
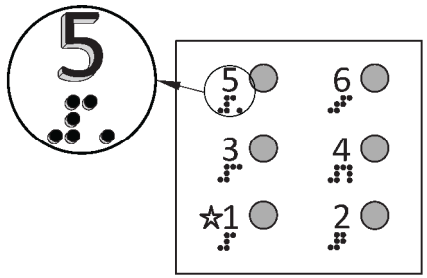
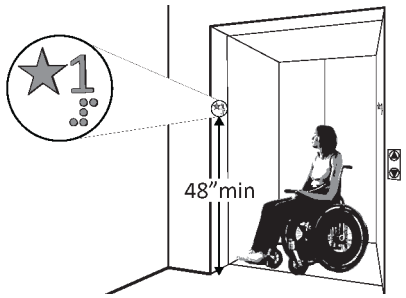
2.25	If there is a full-size elevator: Is the interior at least 54 inches deep by at least 36 inches wide with at least 16 sq. ft. of clear floor area? Is the door opening width at least 32 inches? [407.4.1 Exception]	☒Yes ☐No ☐N/A Measurement: **64" w x 85.5" d** ☒Yes ☐No ☐N/A Measurement: **43.25"**		 *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"*	

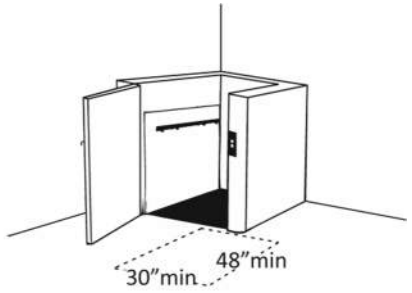
2.28	If there is a LULA elevator, are the in-car controls centered on a side wall? [408.4.6]	☐Yes ☐No ☒N/A			
2.29	If there is a full size or LULA elevator: Are the car control buttons designated with raised characters? Are the car control buttons designated with Braille? [407.4.7.1, 703.2]	☒Yes ☐No ☐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

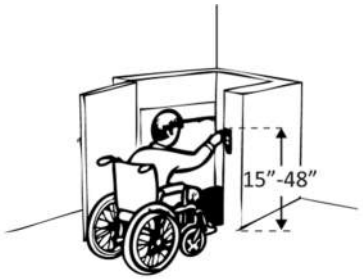
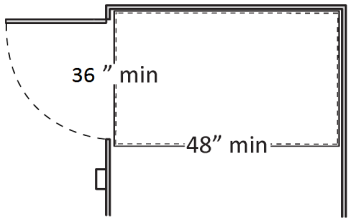
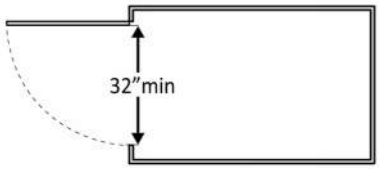
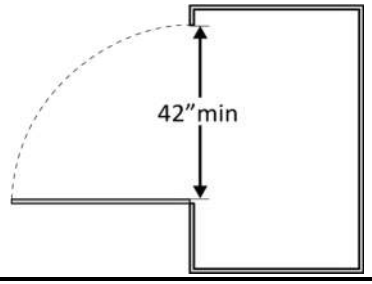
2.31	If there is a full size or LULA elevator: Is there a sign on both door jambs at every floor identifying the floor? Is there a tactile star on both jambs at the main entry level? Do text characters contrast with their backgrounds? Are text characters raised? Is there Braille? Is the sign mounted 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

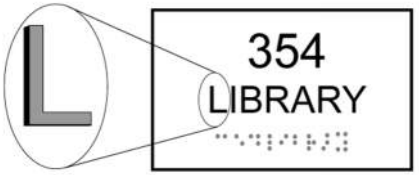
Elevators – Full Size & LULA (limited use, limited application) LULA elevators are often used in alterations. **Elevator #2 – Carnegie Building**					
2.22	If there is a full size or LULA elevator, are the call buttons no higher than 54 inches above the floor? [407.2.1.1]	☒Yes ☐No ☐N/A Measurement: **39”**		 *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

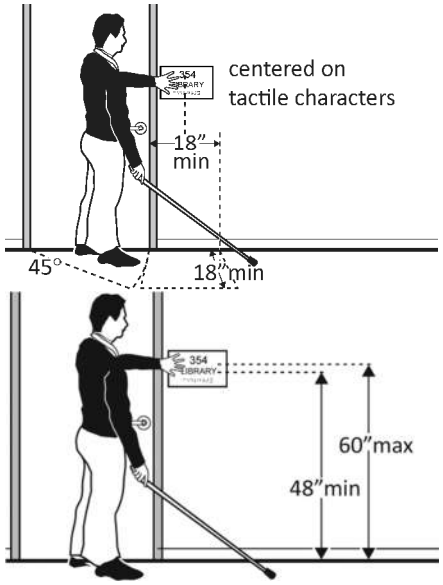
	Is the sign mounted between 48 inches to the baseline of the lowest character and 60 inches to the baseline of the highest character above the floor?* [407.2.3, 408.2.3] * If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required	☒Yes ☐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			

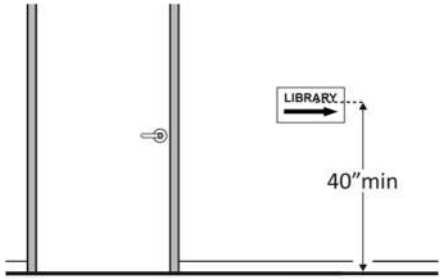
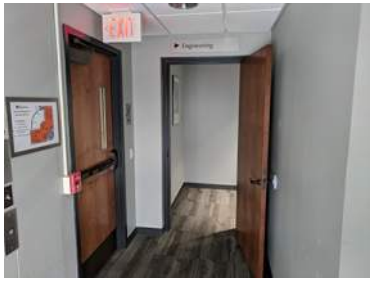
2.34	Are the lift controls no less than 15 inches and no greater than 48 inches above the floor? [410.5]	☐Yes ☐No ☒N/A			
2.35	Is there a clear floor space at least 36 inches wide by at least 48 inches long inside the lift? [410.3]	☐Yes ☐No ☒N/A			
2.36	If there is an end door, is the clear opening width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

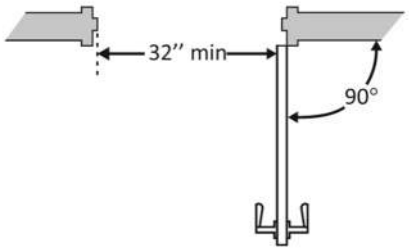
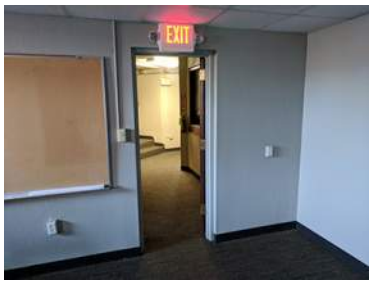
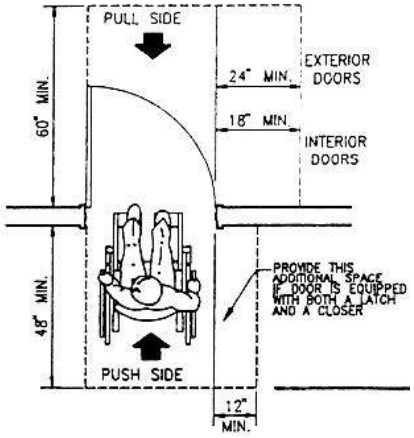
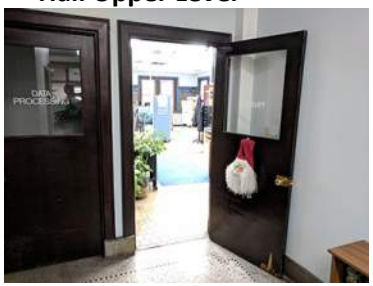
Typical interior sign type at Carnegie Building (ADA compliant where installed)

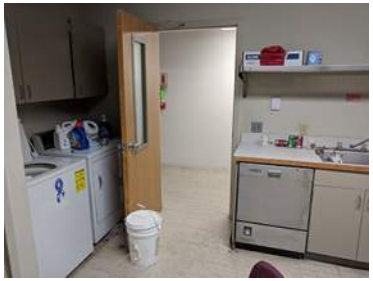
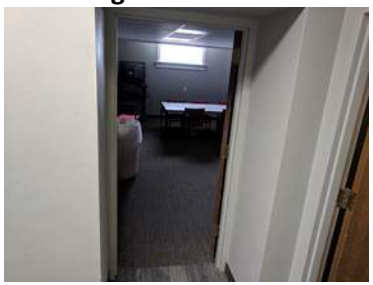
Typical mounting height of interior sign at Carnegie Building (ADA compliant)

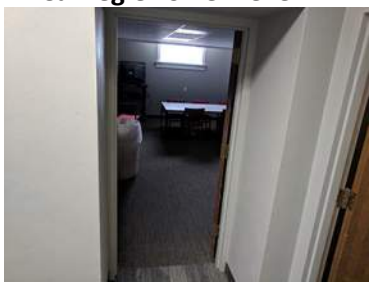
protruding objects or standing within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no 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)*	

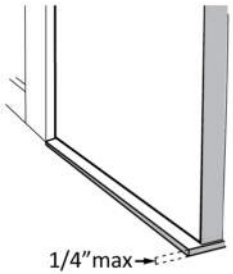
2.39	If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1] Is the sign mounted so that characters are at least 40 inches above the floor? [703.5.6] Note: Raised characters and Braille are not required.	☒Yes ☐No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

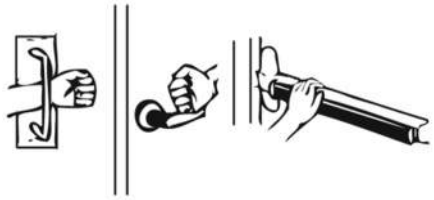
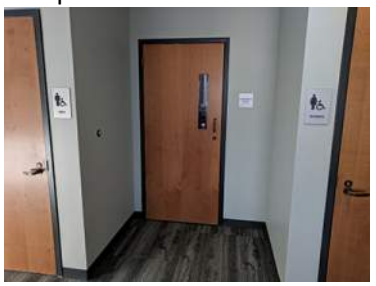
Interior Doors

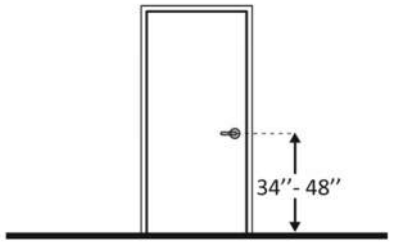
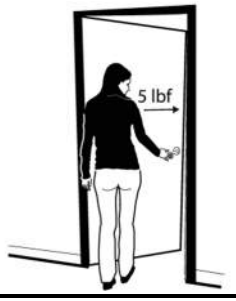
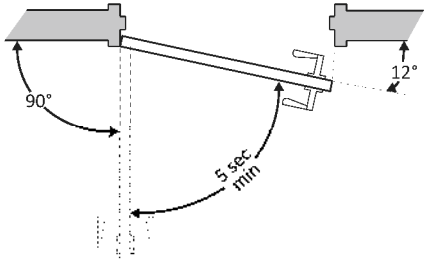
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☒No ☐N/A		Nearly all doors throughout the facility have a clear width of at least 32".  *Lower level conference room door leading to restroom and exit*	• Remove 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"	

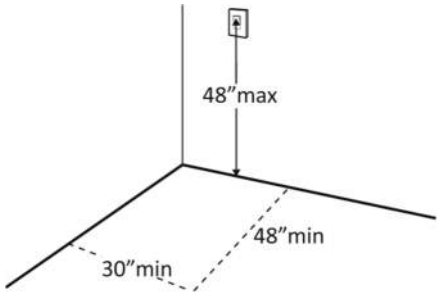
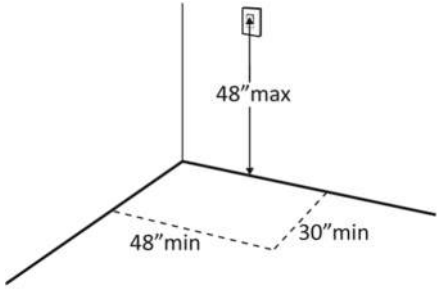
			2. Conference Room, City Hall Lower Level Pull side = 16” **3. Break/Serving, City Hall Lower Level**  Pull side = 3.5” **4. Conference Room, Carnegie Lower Level 1**  Pull side = 13.5” Push side = 2”	

			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]

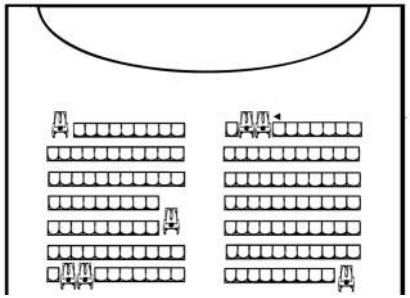
☒Yes ☐No ☐N/A

# 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

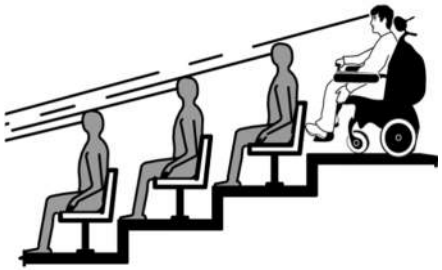


Council Chambers has non-fixed seating that allows for flexible placement of wheelchairs throughout the audience seating area.

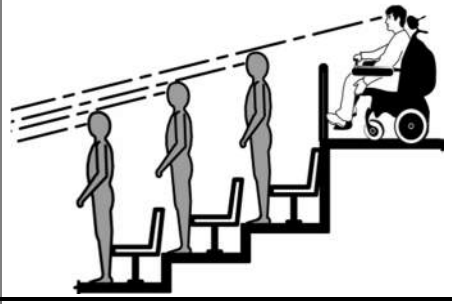
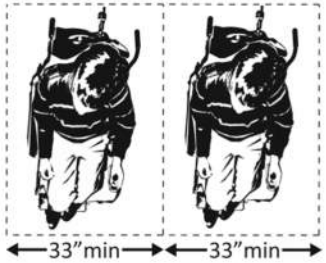
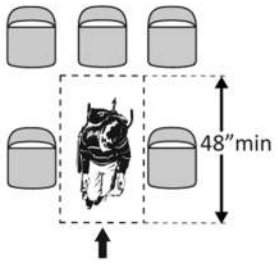
Council Chambers

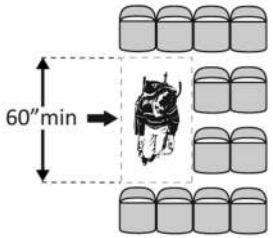
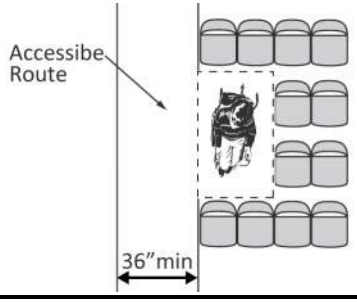
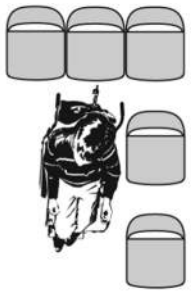
2.54 Where people are expected to remain seated, do people in wheelchair spaces have a clear line of sight over and between the heads of others in front of them? [802.2.1.1, 802.1.1.2]

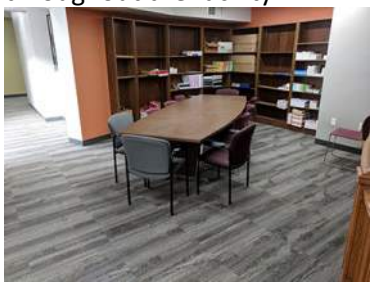
☒Yes ☐No ☐N/A

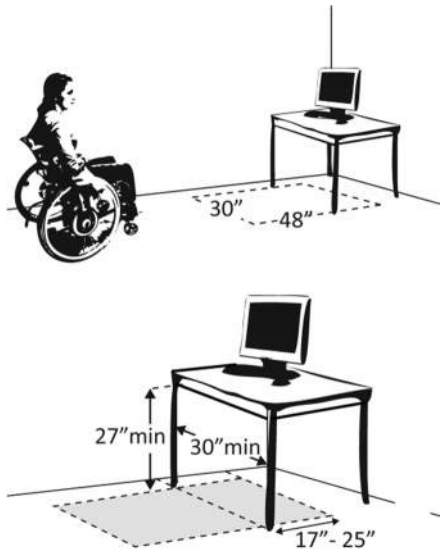
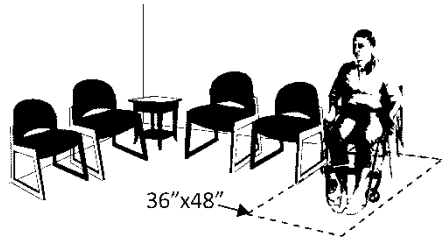


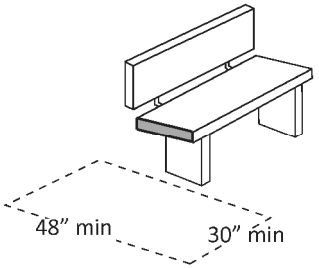
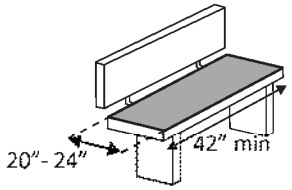
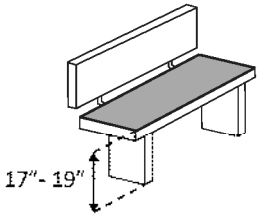
Council table is elevated and provides equal viewing angle for all audience members.

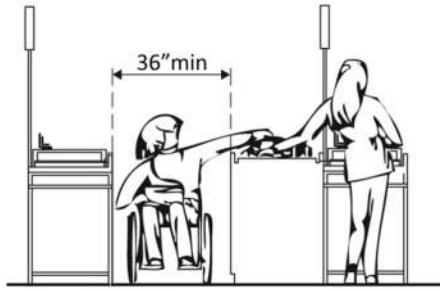
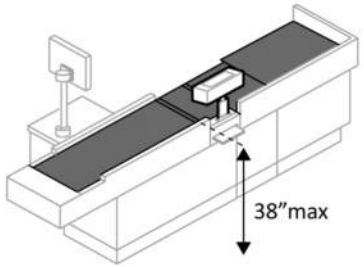
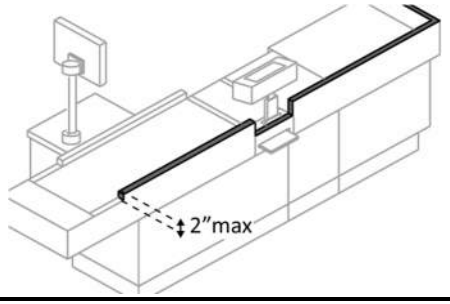
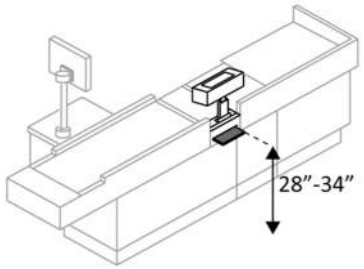
2.55	Where people are expected to stand, do people in wheelchair spaces have a clear line of sight over and between the heads of others in front of them? [802.2.2.1, 802.1.2.2]	☐Yes ☐No ☒N/A			
2.56	If there is a single wheelchair space, is it at least 36 inches wide? [802.1.2]	☐Yes ☐No ☒N/A Measurement: 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			

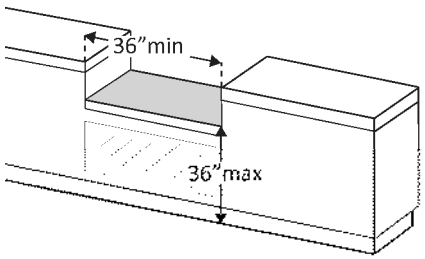
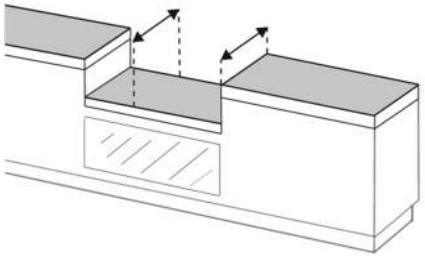
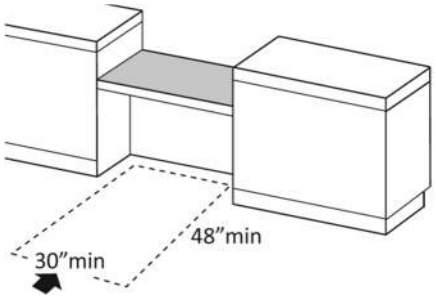
Seating: At dining surfaces (restaurants, cafeterias, bars, etc.) and non-employee work surfaces (libraries, conference rooms, etc.)					
2.64	Are at least 5%, but no fewer than one, of seating and standing spaces accessible for people who use wheelchairs? [226.1]	☒Yes ☐No ☐N/A		There are multiple non-fixed 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.	

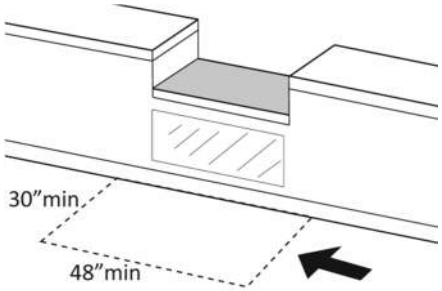
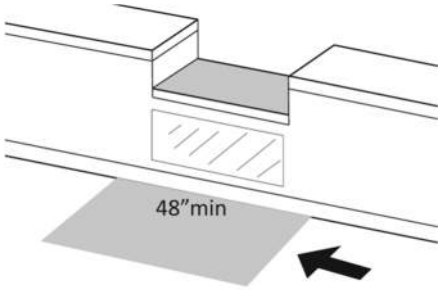
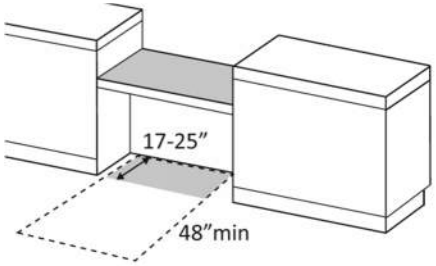
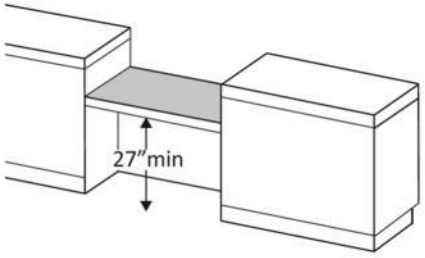
2.67	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward approach? [305.3] Does it extend no less than 17 inches and no greater than 25 inches under the surface? Is there knee space at least 27 inches high and at least 30 inches wide? [306.2, 306.3] Note: If 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.	

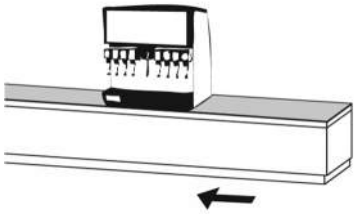
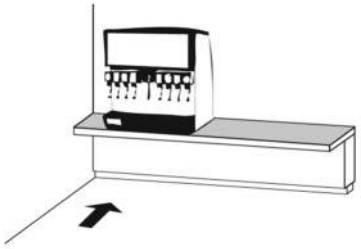
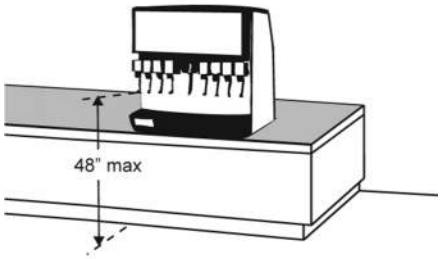
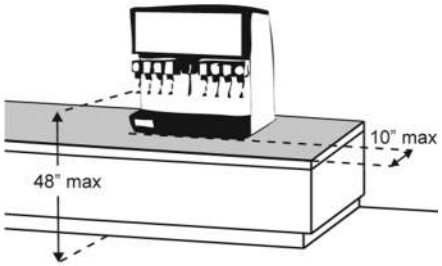
	[222.1, 803.4]				
2.70	Is there a clear floor space at least 30 inches wide by at least 48 inches long at the end of the bench and parallel to the short axis of the bench?	☐Yes ☐No ☒N/A			
	Is the bench seat at least 42 inches long and no less than 20 inches and no greater than 24 inches deep?	☐Yes ☐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			

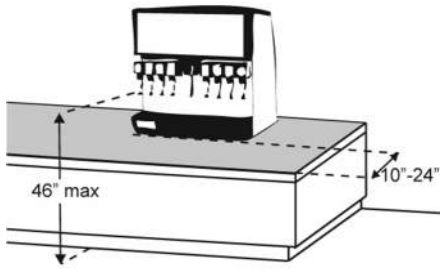
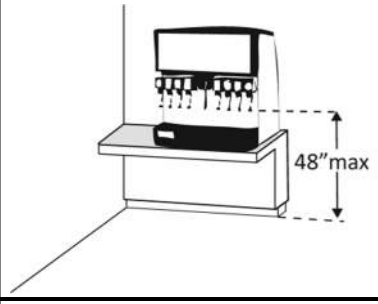
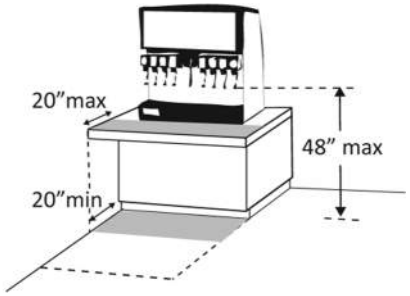
Check-Out Aisles – supermarkets, large retail stores, etc.					
2.71	Is the aisle at least 36 inches wide? [904.3.1]	☐Yes ☐No ☒N/A		No checkout aisle present in building.	
2.72	Is the counter surface of at least one aisle no higher than 38 inches above the floor? [904.3.2]	☐Yes ☐No ☒N/A			
2.73	Is the 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			

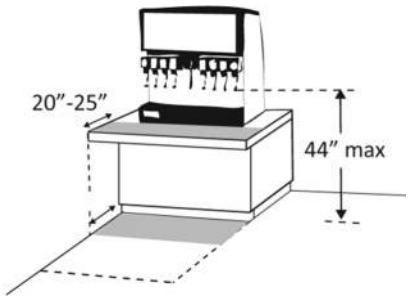
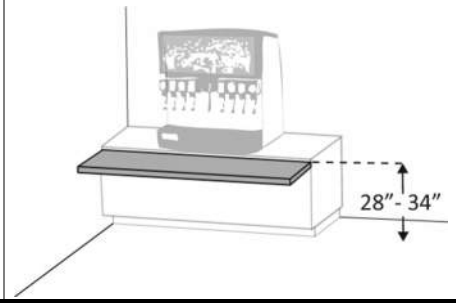
2.75	If there is more than one check-out aisle is there a sign with the International Symbol of Accessibility at the accessible aisle? [216.11]	☐Yes ☐No ☒N/A			

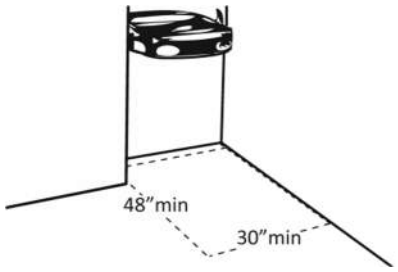
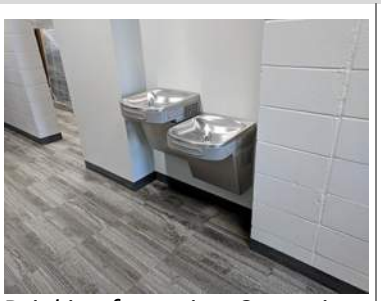
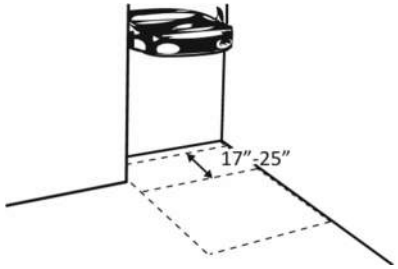
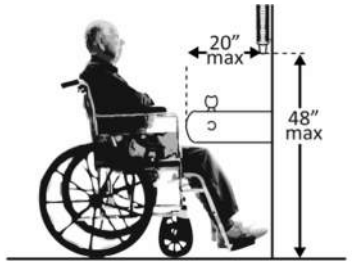
Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Transaction counter 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		

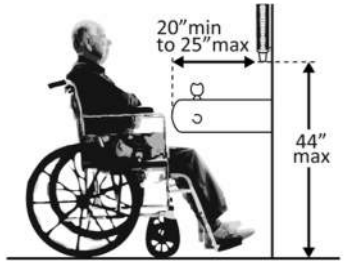
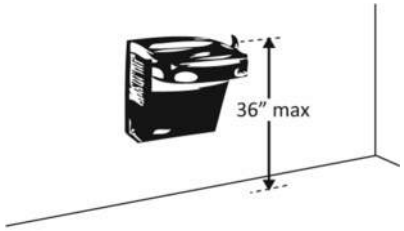
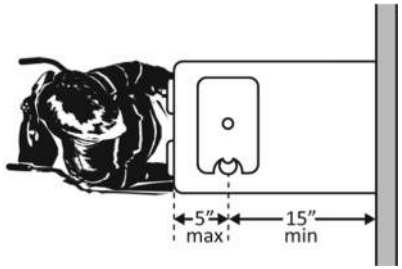
					
2.79	For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]	☒Yes ☐No ☐N/A			
2.80	For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the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

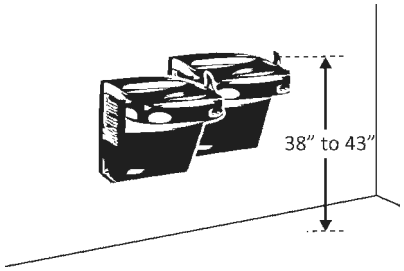
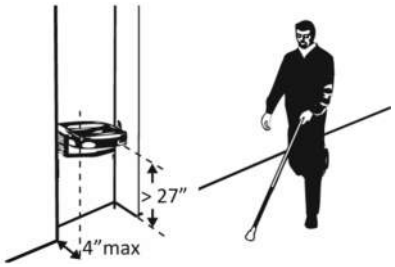
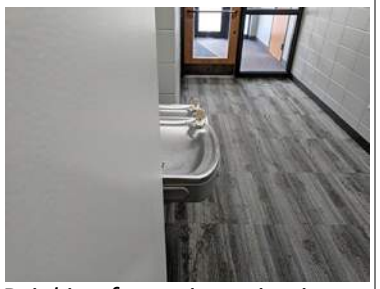
Food Service Lines – in cafeterias, salad bars, eat-in fast food establishments, etc.					
2.81	Does at least one of each type of self-service shelf or dispensing device for tableware, dishware, condiments, food and beverages have a forward or parallel approach? [904.5.1]	☐Yes ☐No ☒N/A ☐Parallel ☐Forward	 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			

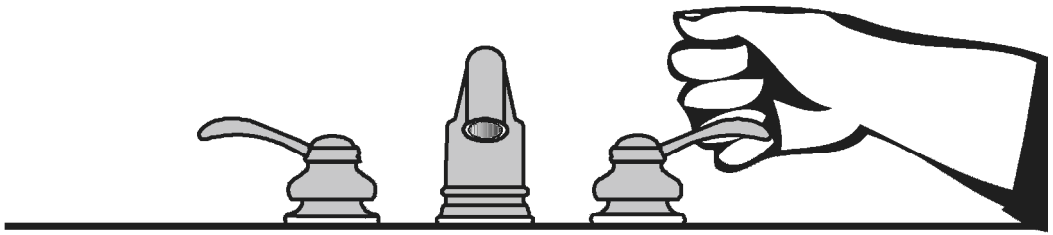
2.96	If there is more than one drinking fountain, is there at least one for standing persons? [211.2] Is the spout outlet no lower than 38 inches and no higher than 43 inches above the floor? [602.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
2.97	If the leading (bottom) edge of the fountain is higher than 27 inches 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

This page intentionally left blank

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

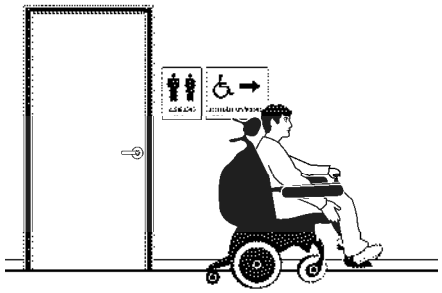
Location: 24 N Center Street, Marshalltown, IA 50158

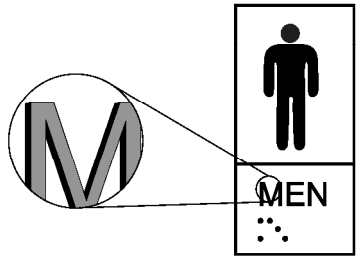
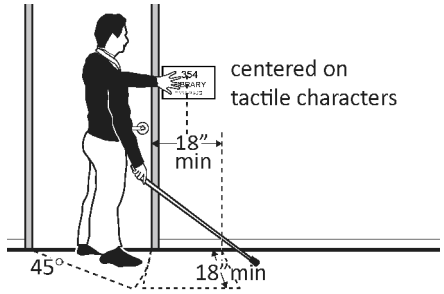
Date: TBD

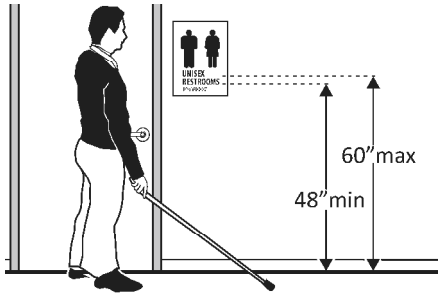
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

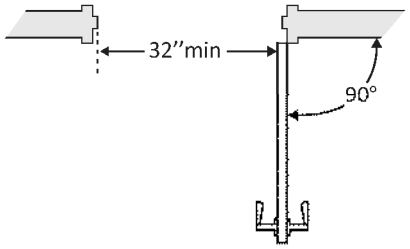
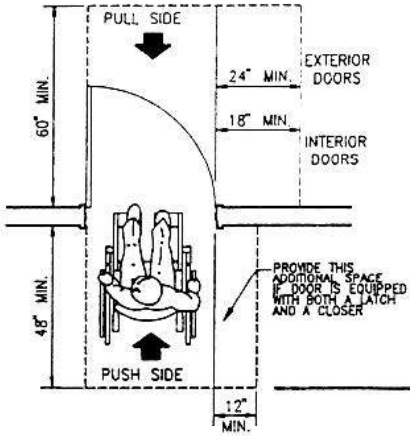
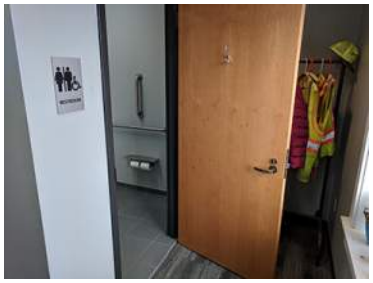
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

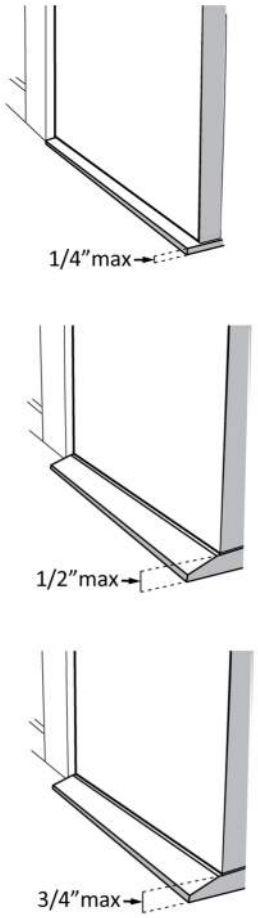
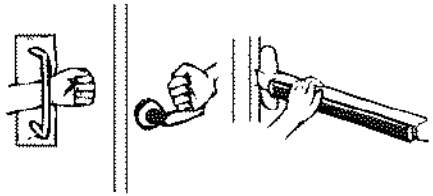
When toilet rooms are open to the public they should be accessible to people with disabilities.

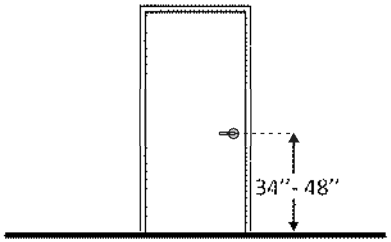
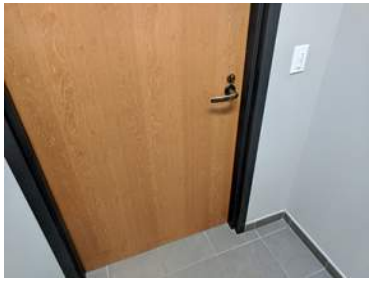
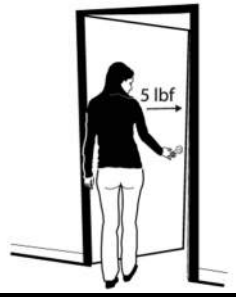
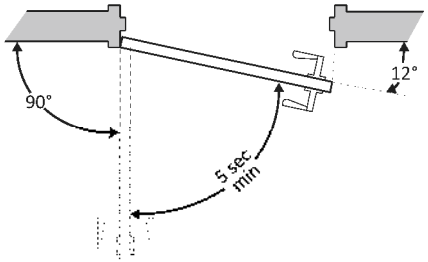
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			

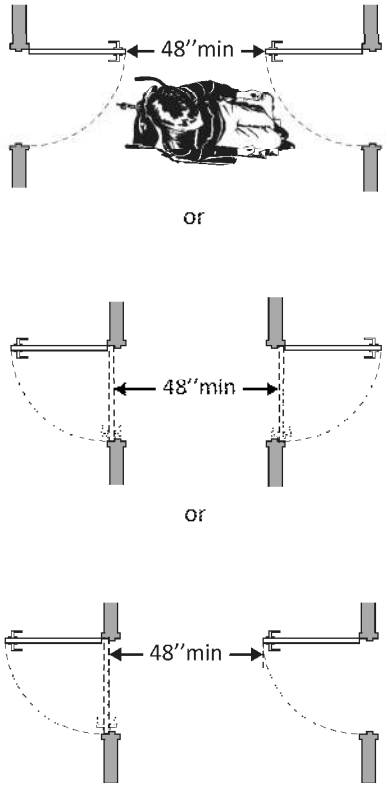
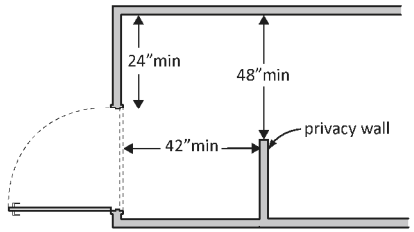
Toilet Room #1 Carnegie Building Engineering Dept Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Restroom entrance*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒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				

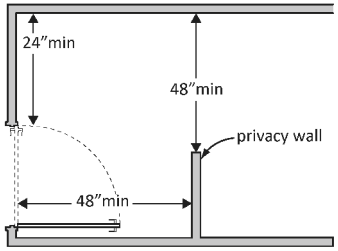
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

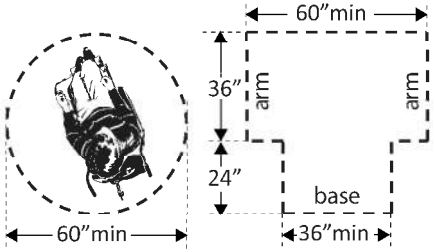
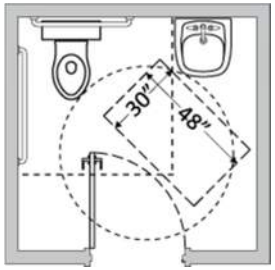
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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*	

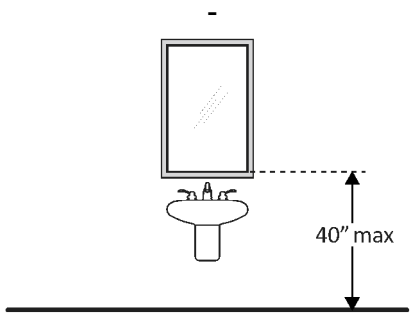
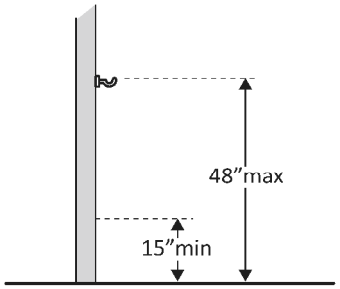
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

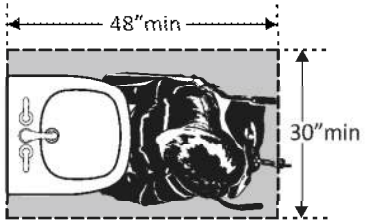
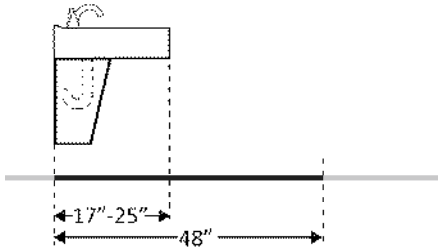
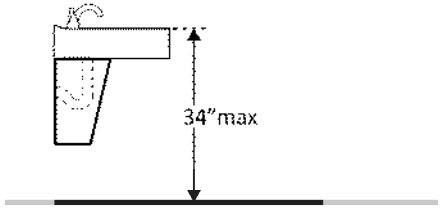
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐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**			

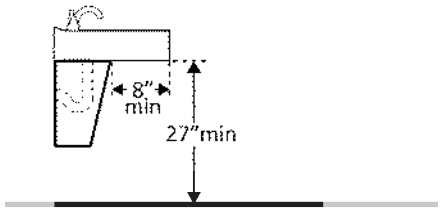
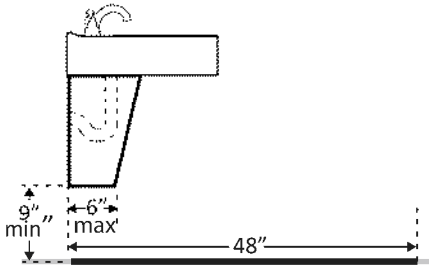
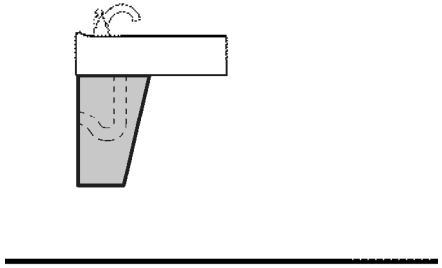
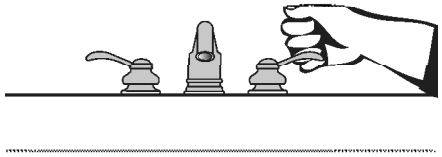
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance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

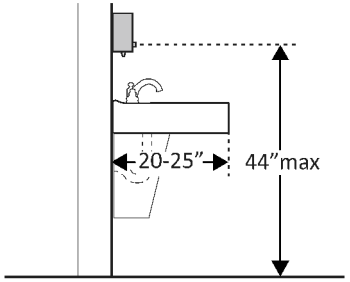
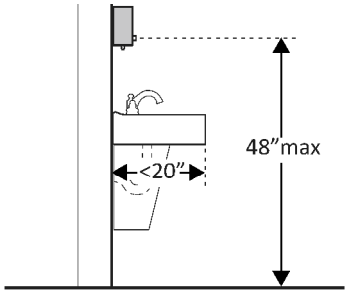
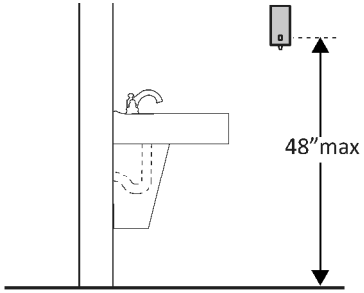
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

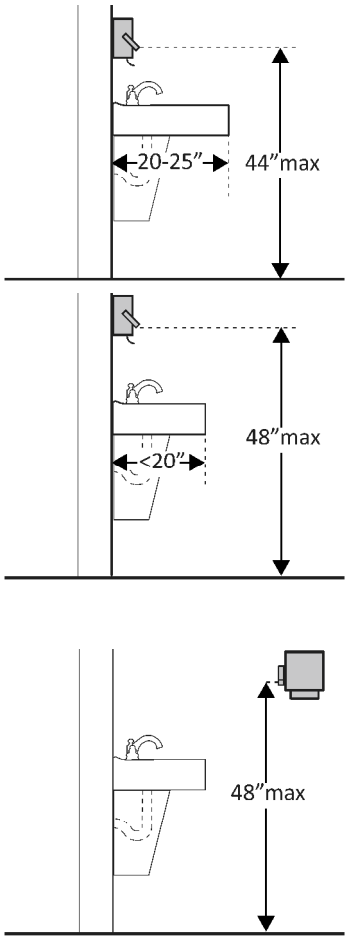
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

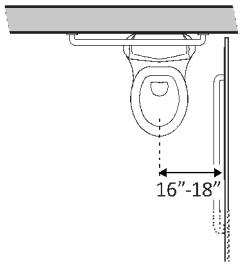
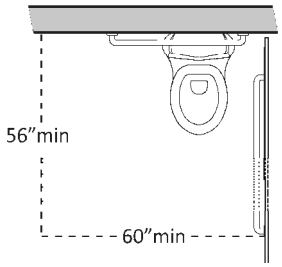
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

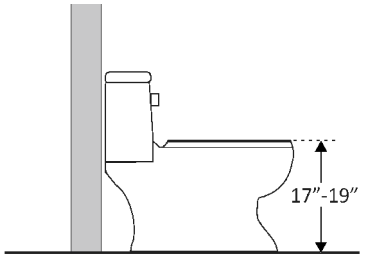
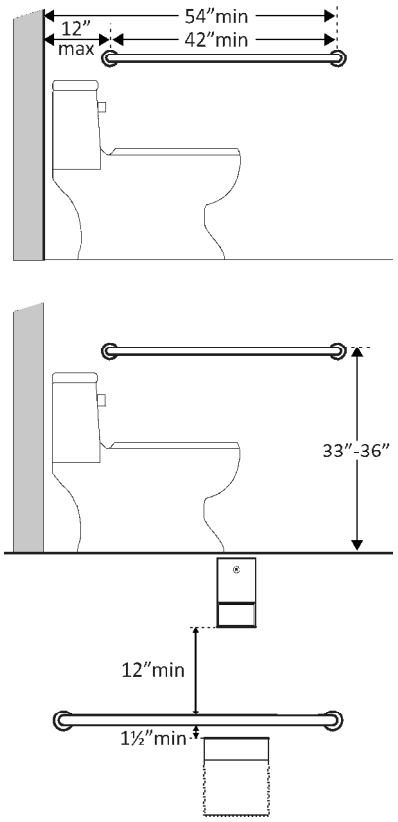
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

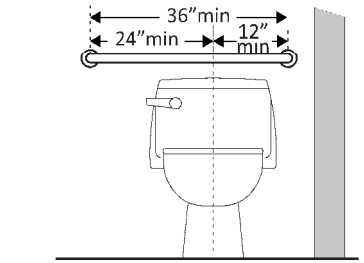
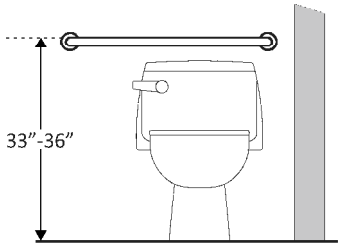
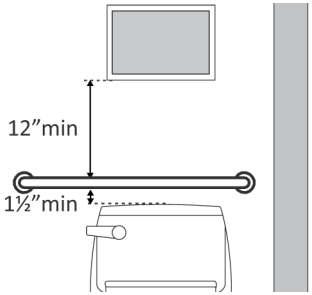
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

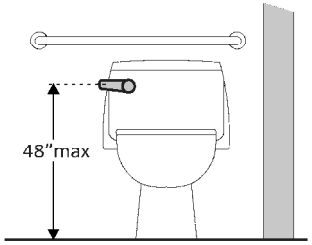
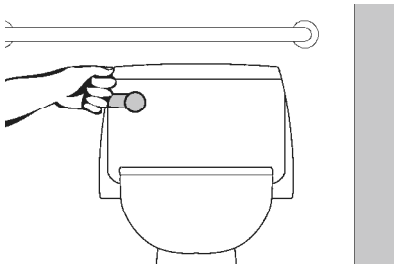
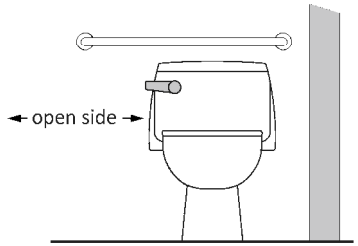
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: n/a			
	Above lavatories less than 20 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”**			

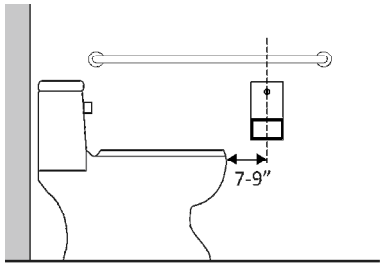
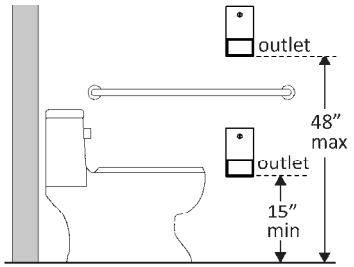
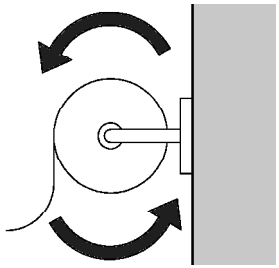
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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

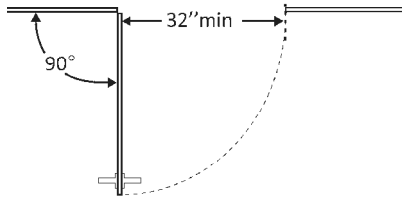
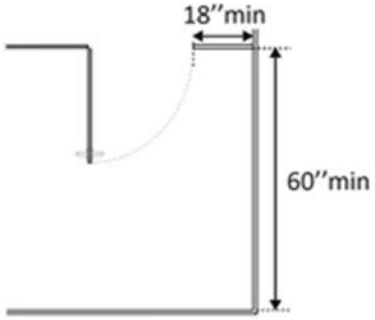
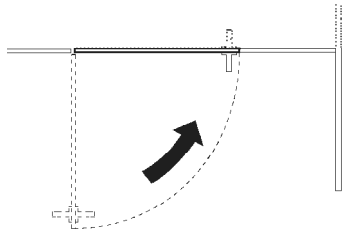
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18.5”**		 *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

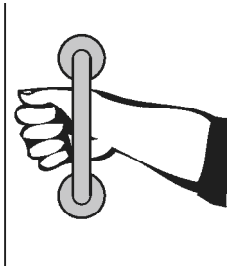
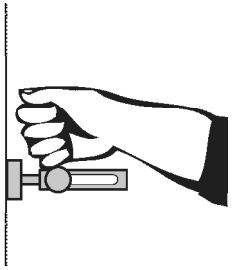
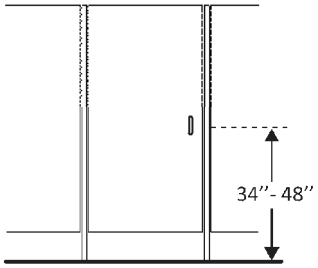
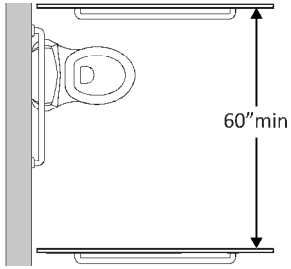
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**			
	Is it 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”**			

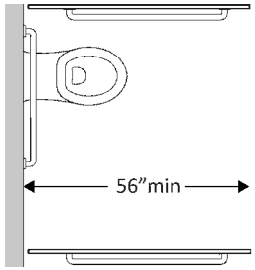
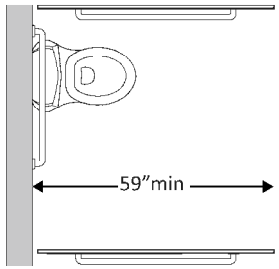
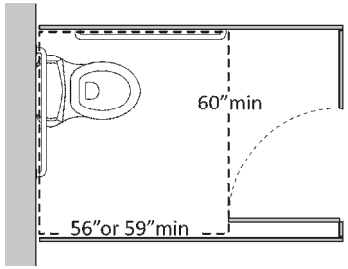
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches 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			

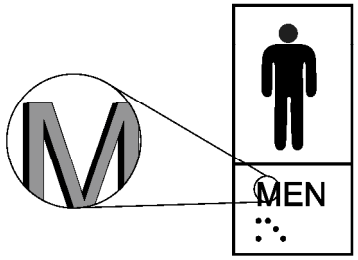
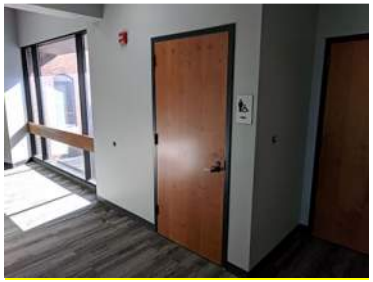
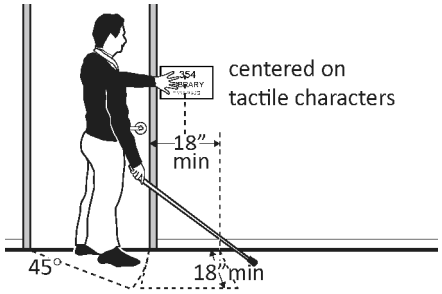
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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			

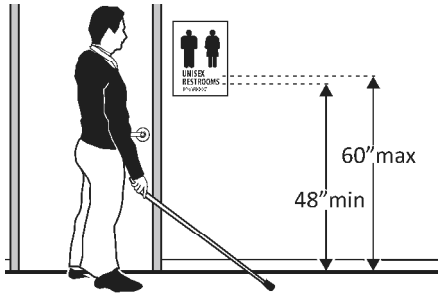
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

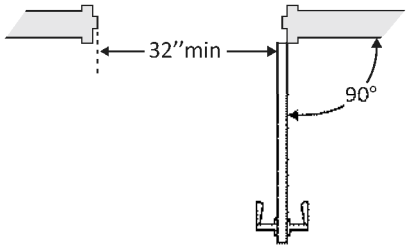
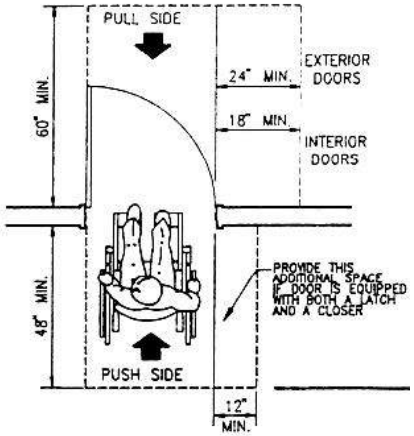
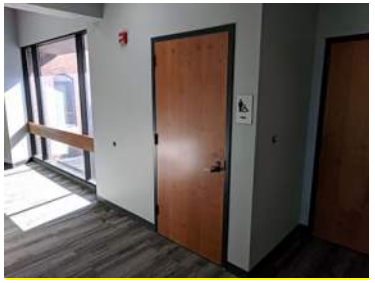
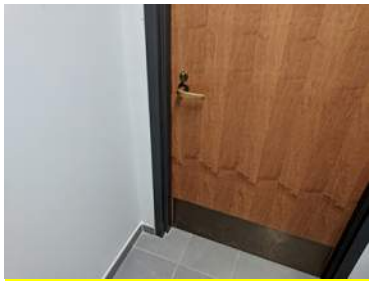
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
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**			

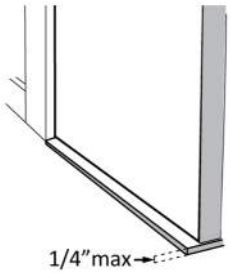
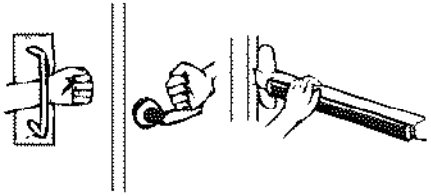
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is 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**			

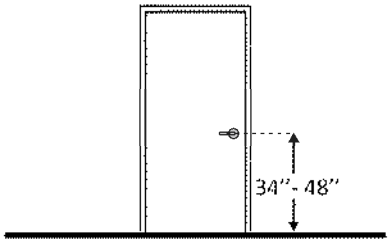
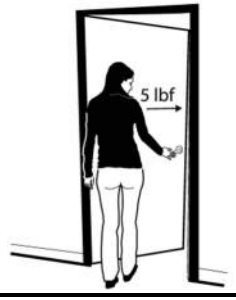
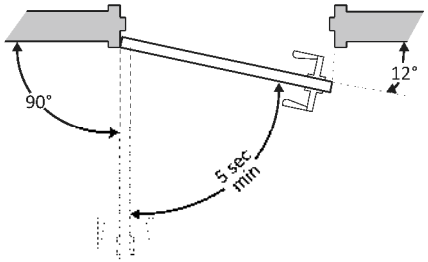
This page intentionally left blank

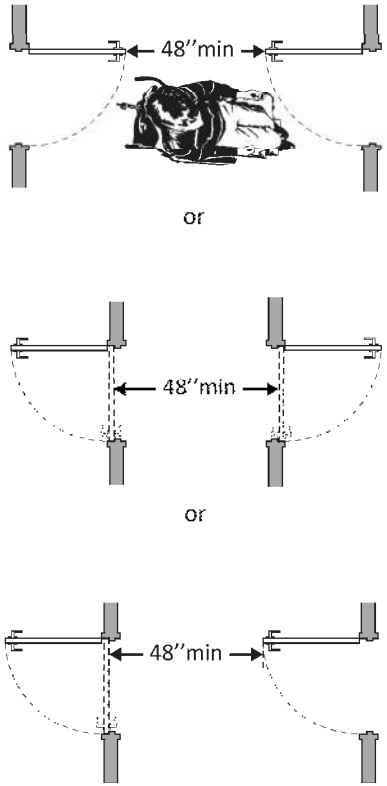
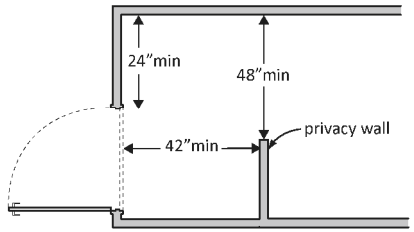
Toilet Room #2 Carnegie Building Second Floor Men's Restroom			Photos / Comments	Possible Solutions
Signs at Toilet Rooms				
3.5 Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A			
Are text characters raised? [703.2]	☒Yes ☐No ☐N/A		 *Restroom entrance*	
Is there Braille? [703.3]	☒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				

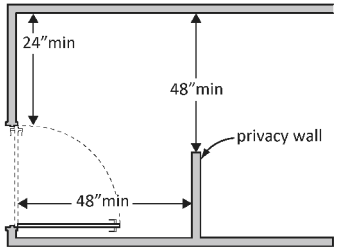
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

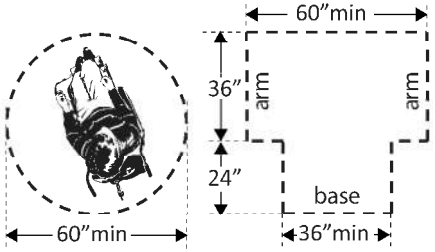
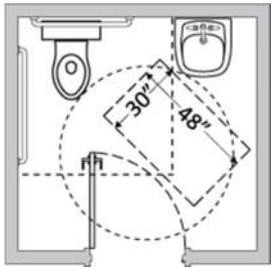
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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*	

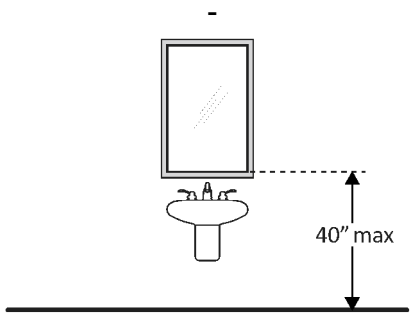
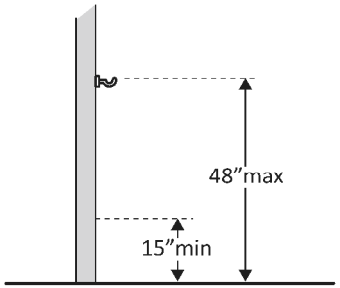
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

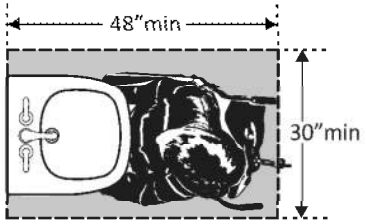
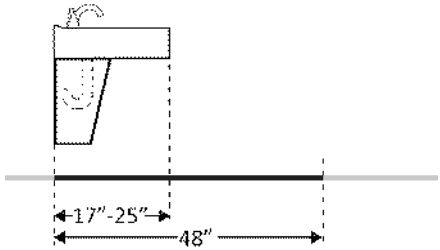
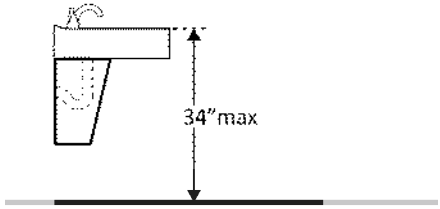
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐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**			

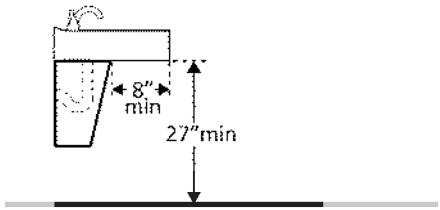
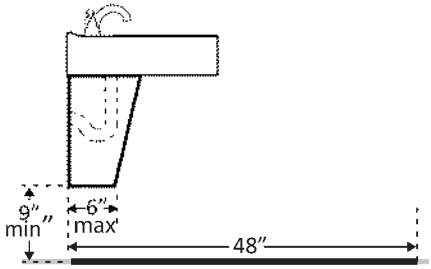
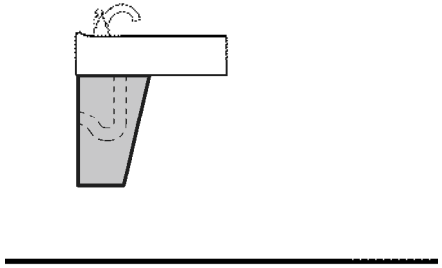
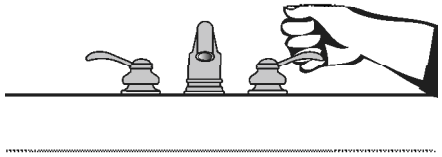
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance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

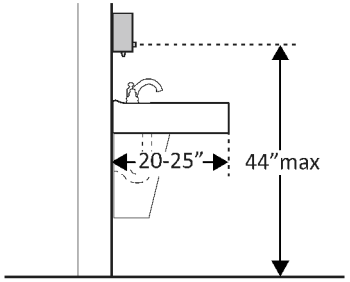
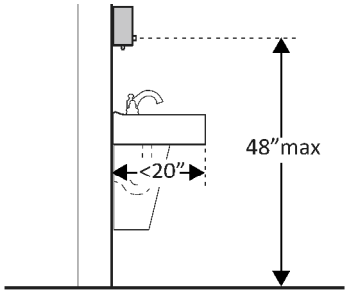
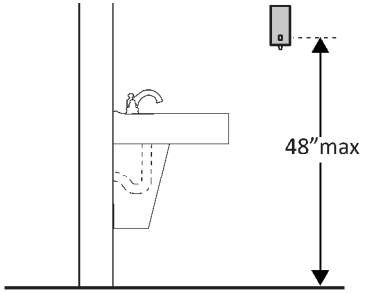
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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"**			

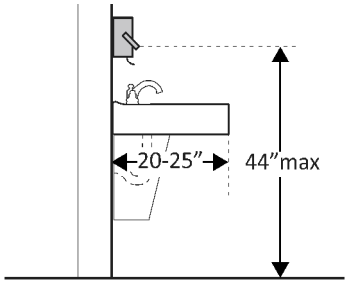
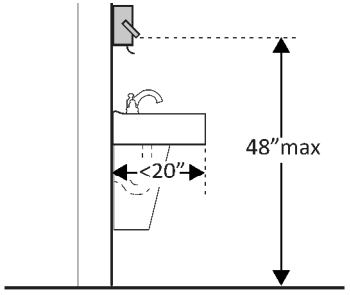
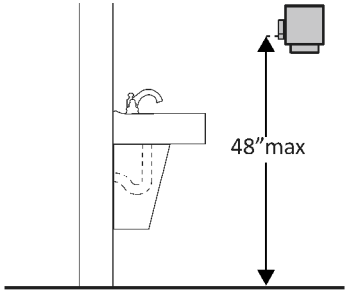
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

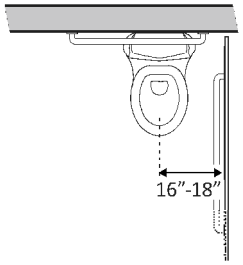
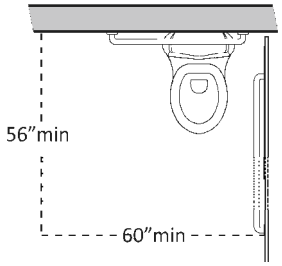
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

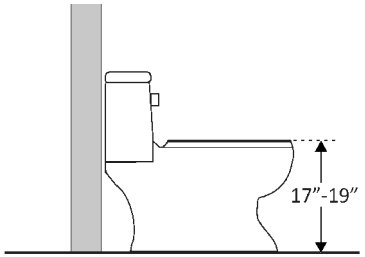
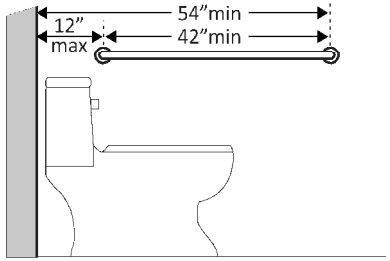
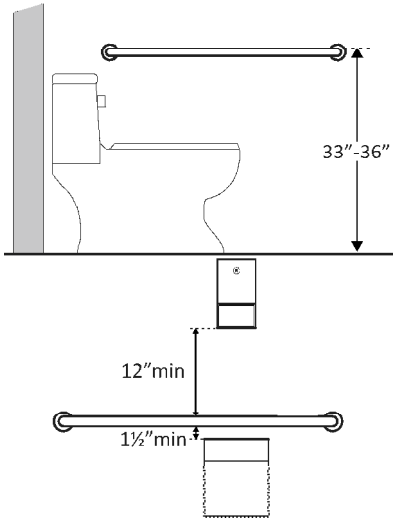
3.28 Are the operable parts of the soap dispenser within one of the following reach ranges?

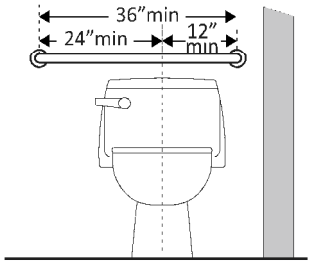
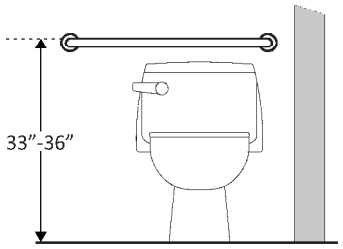
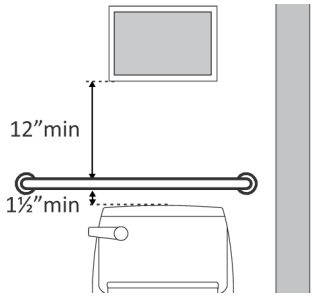
Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**	
Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**	
Not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

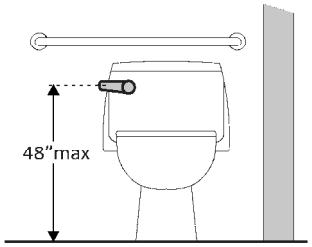
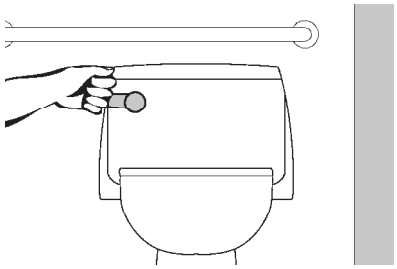
Soap dispensers

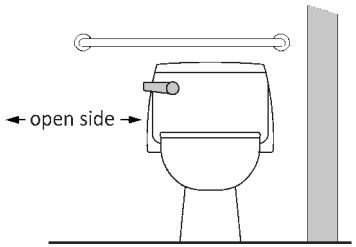
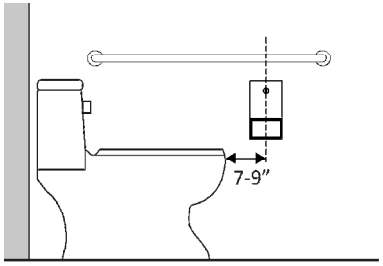
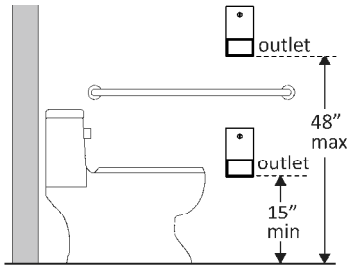
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			*Paper towel dispenser*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	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”**			
	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			

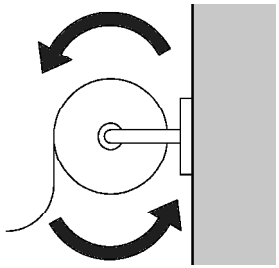
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18”**			
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 74.5”D**			

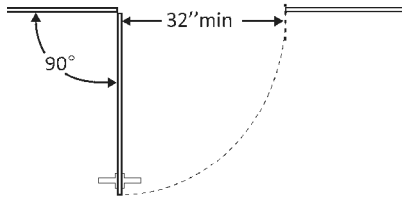
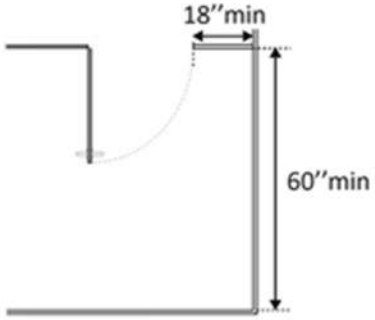
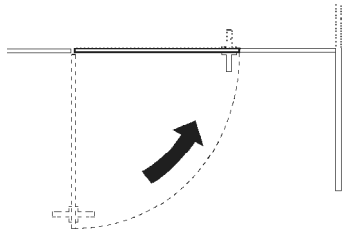
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	
	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”**			

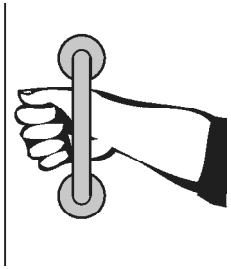
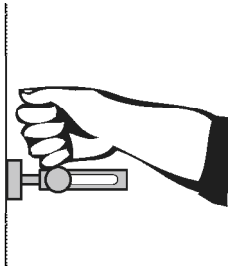
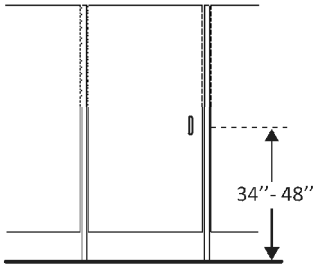
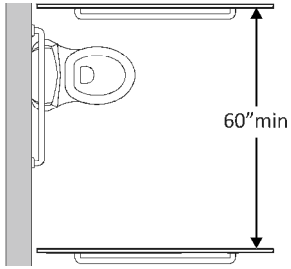
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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**			

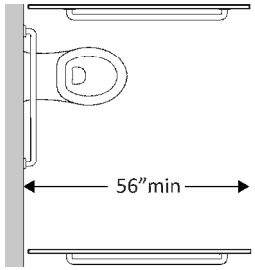
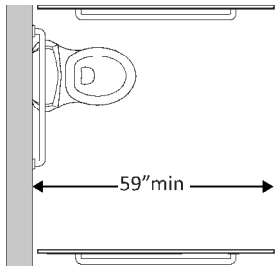
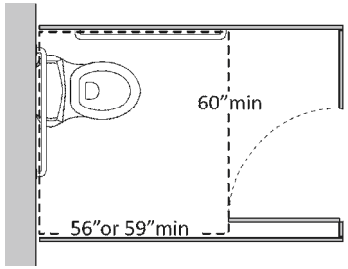
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush 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?	☒Yes ☐No ☐N/A			
	Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A			

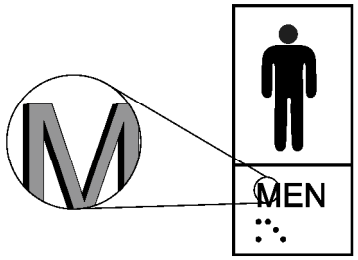
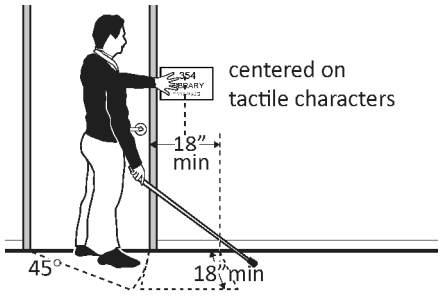
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser 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		 *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			

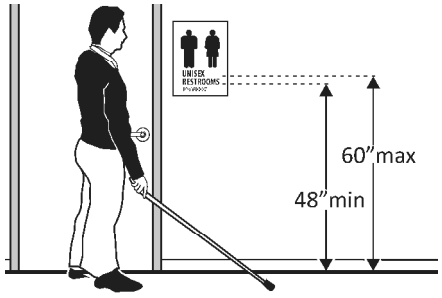
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

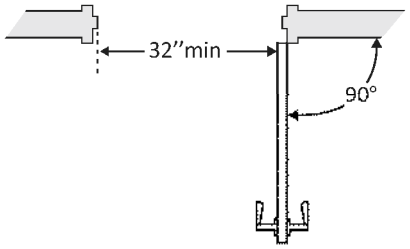
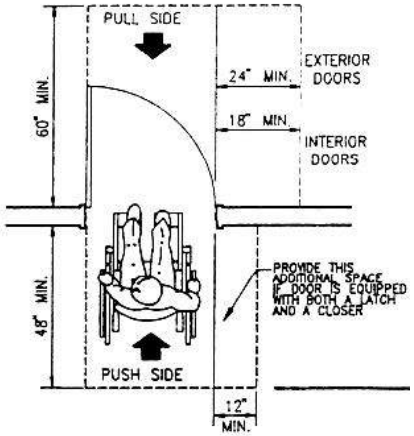
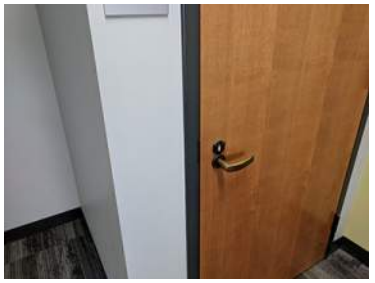
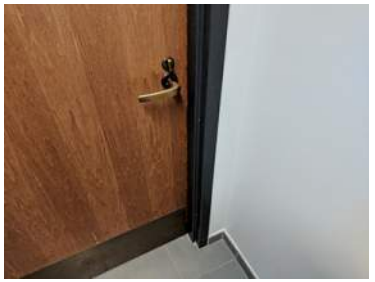
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

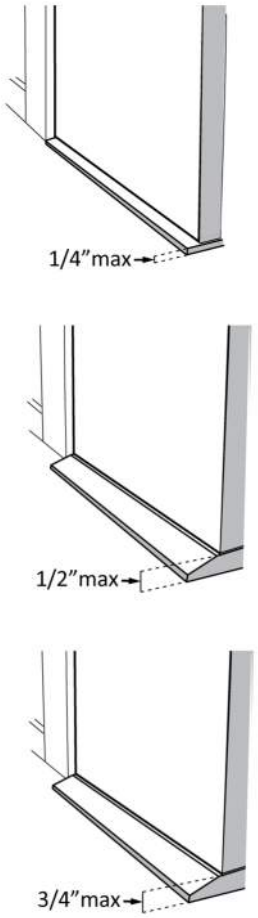
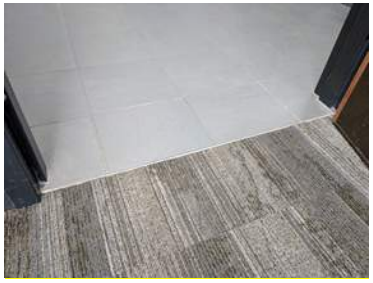
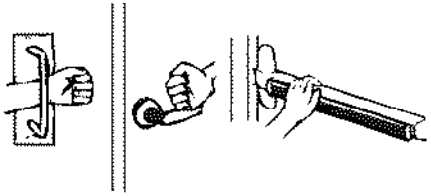
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
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**			

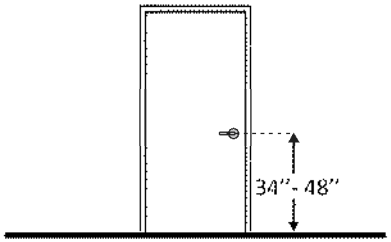
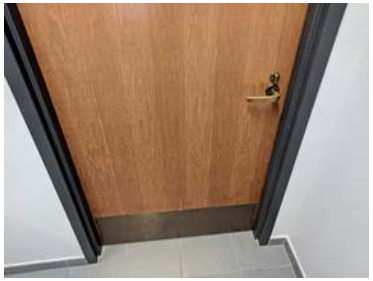
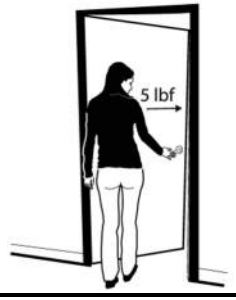
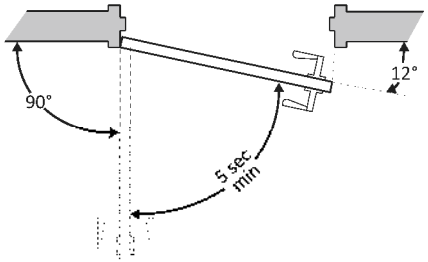
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is 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**			

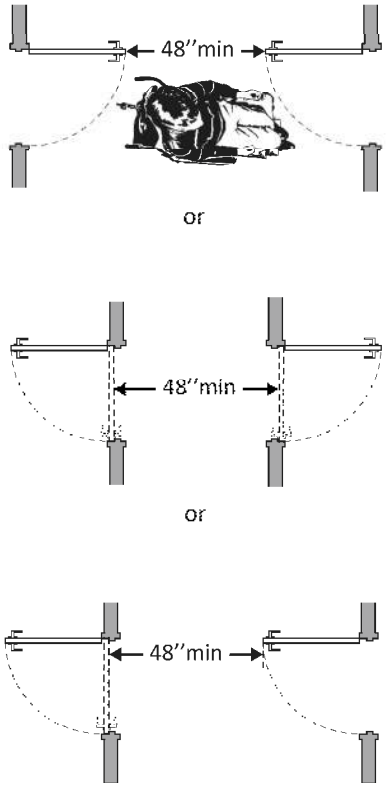
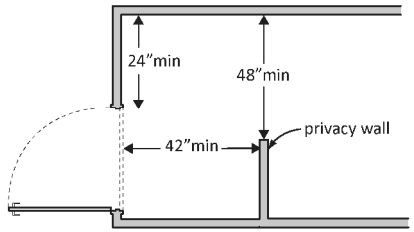
Toilet Room #3 Carnegie Building Second Floor Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒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		

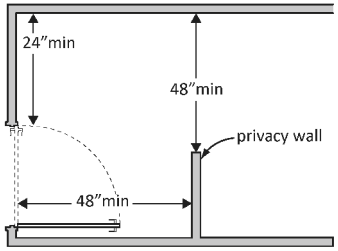
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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.				

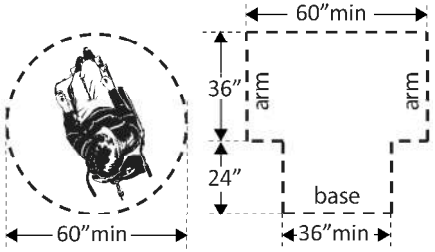
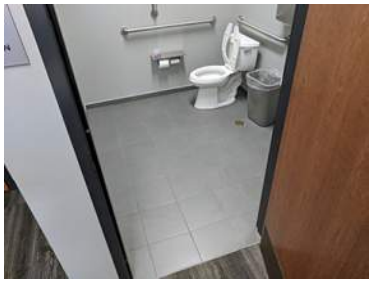
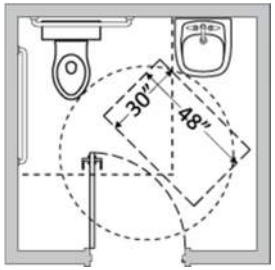
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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: **6"** ☒Yes ☐No ☐N/A		 *Door pull side*  *Door push side*	• Reconfigure door opening • Install push-button operator

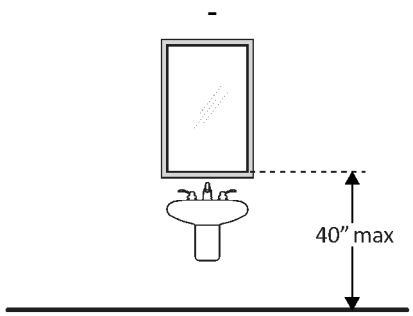
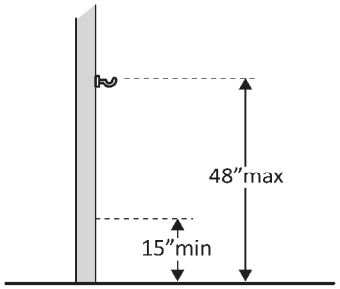
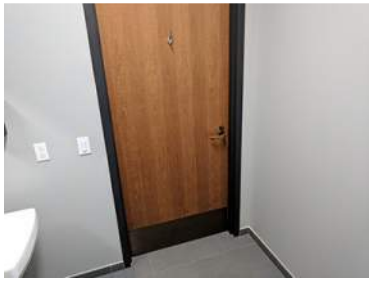
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

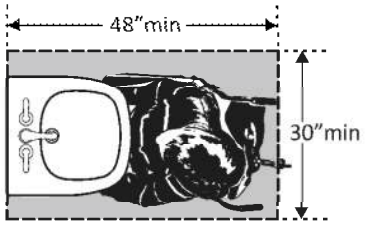
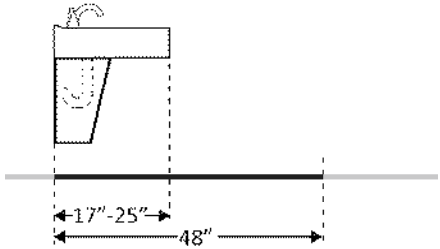
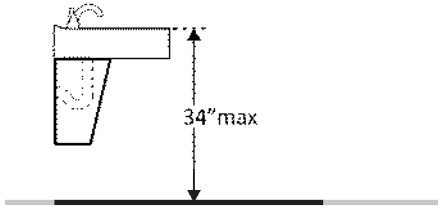
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒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

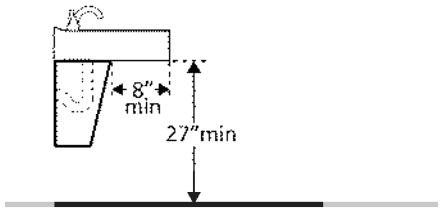
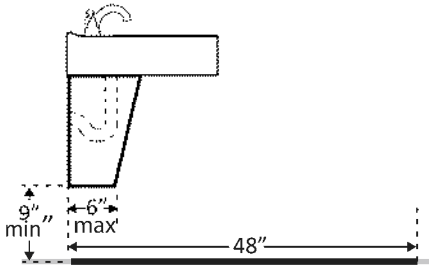
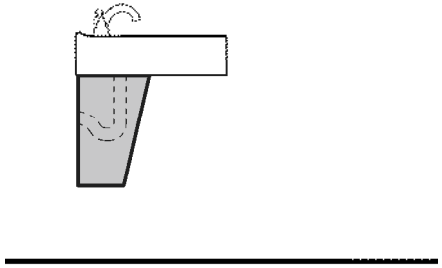
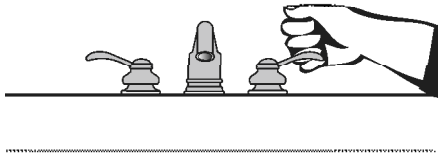
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance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

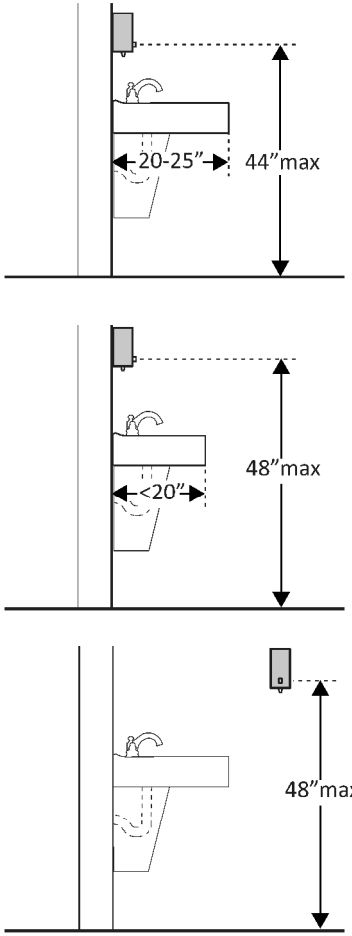
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

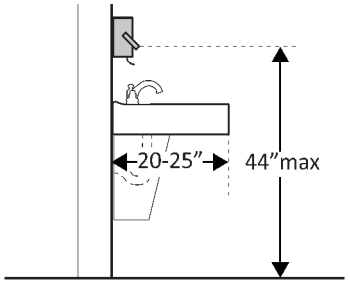
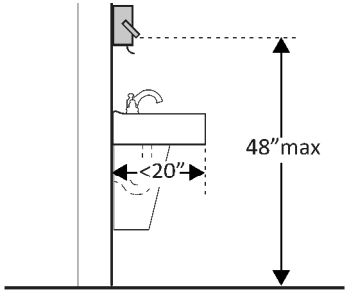
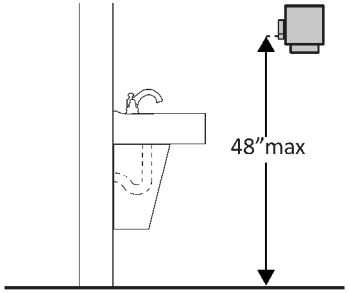
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

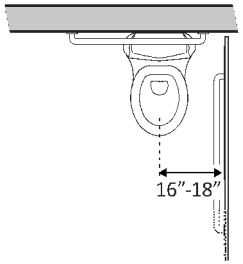
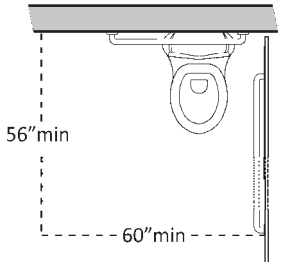
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear 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"**			

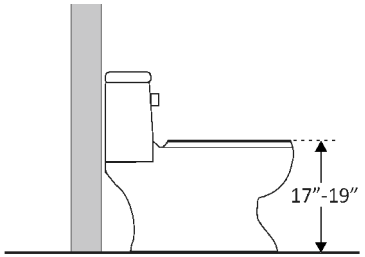
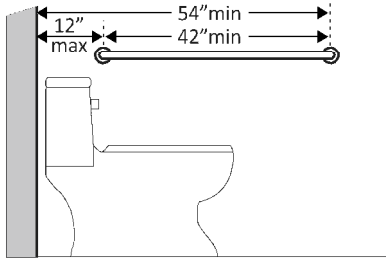
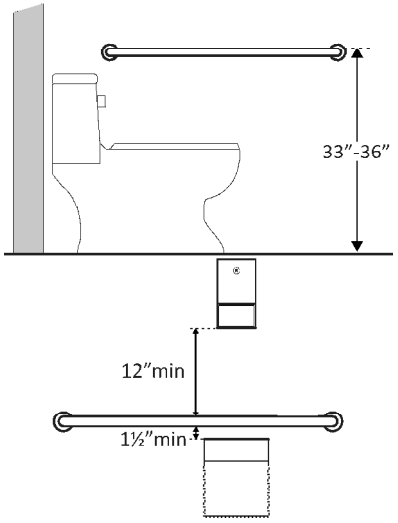
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

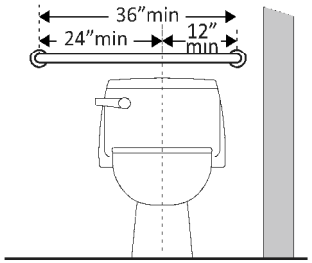
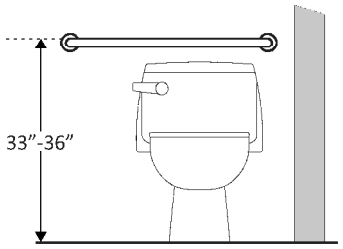
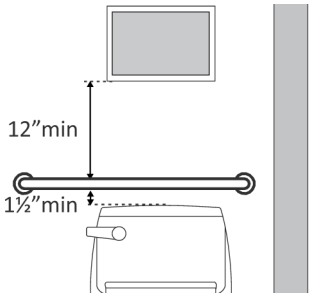
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

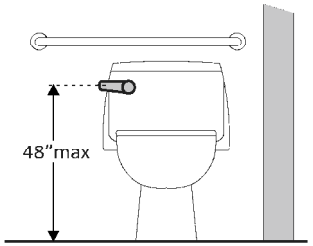
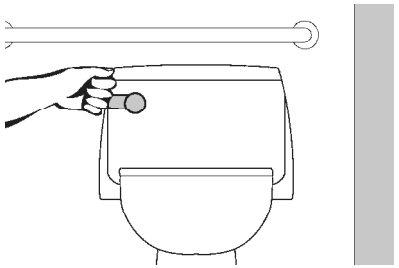
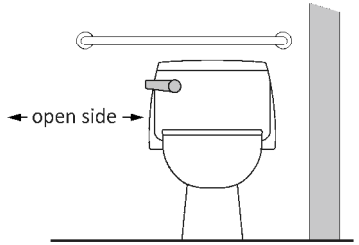
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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: **44.5”**		 *Soap dispenser*	

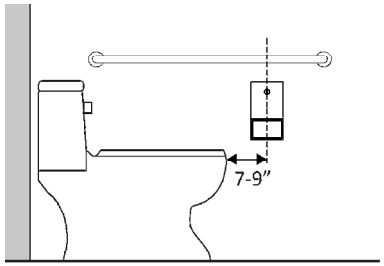
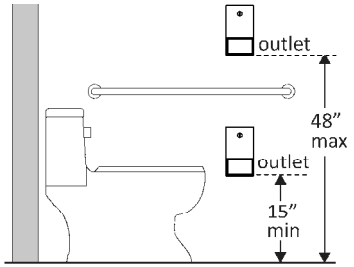
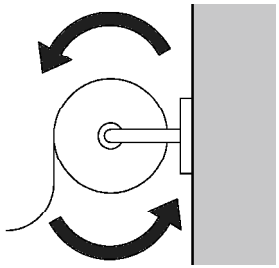
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Paper towel dispenser*	
	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			

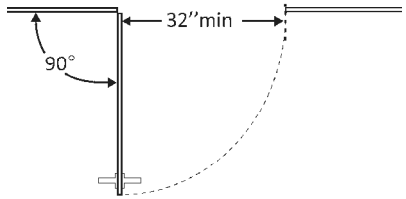
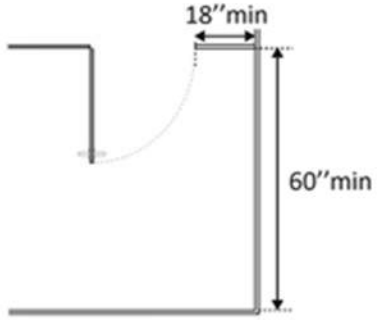
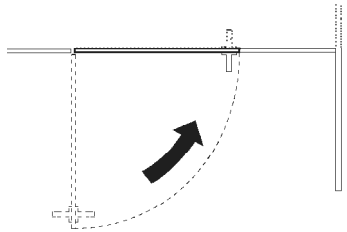
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18”**			
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**			

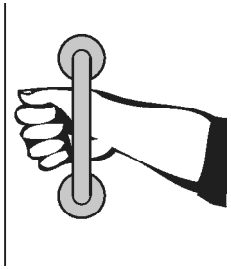
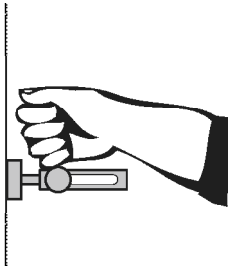
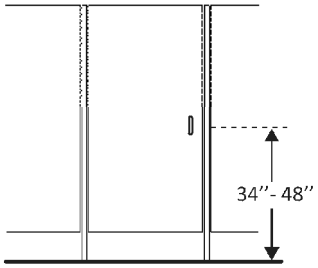
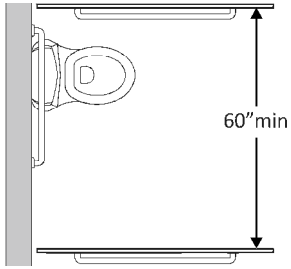
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	
	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”**			

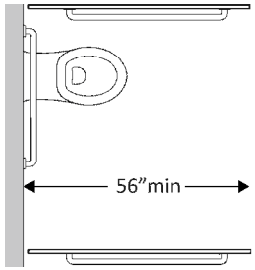
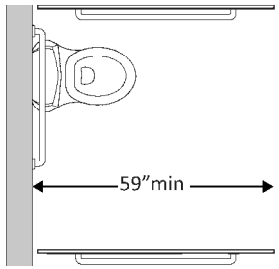
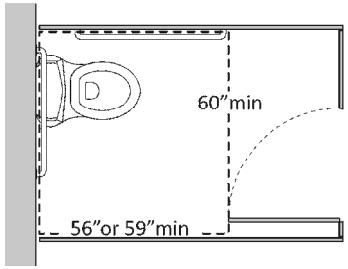
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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			

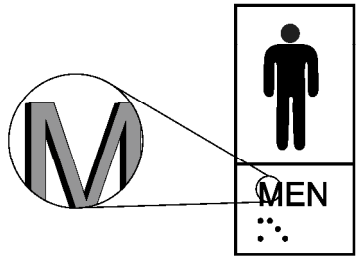
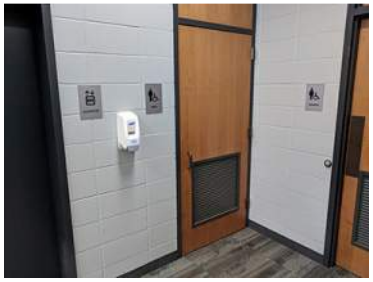
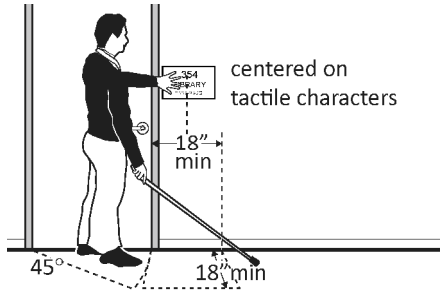
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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			

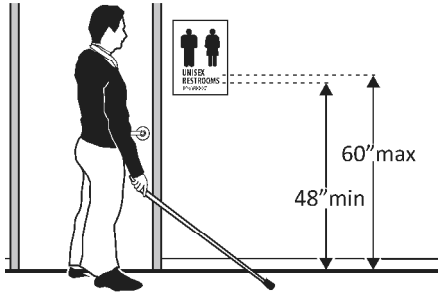
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

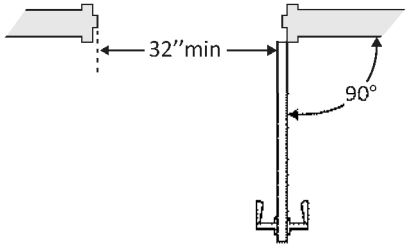
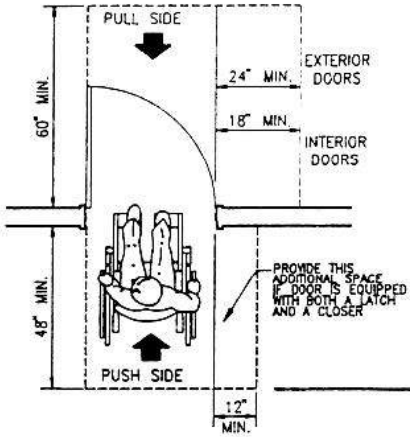
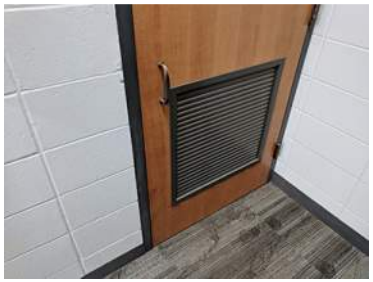
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
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**			

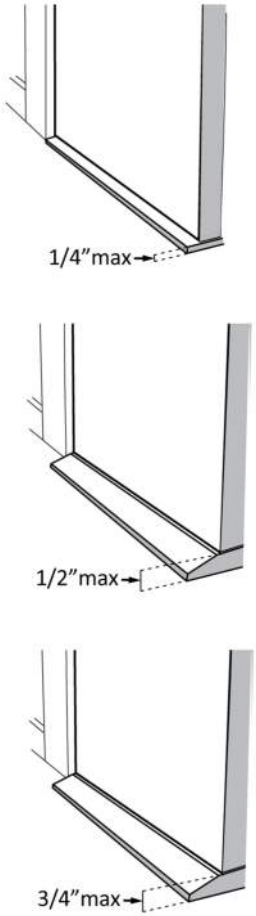
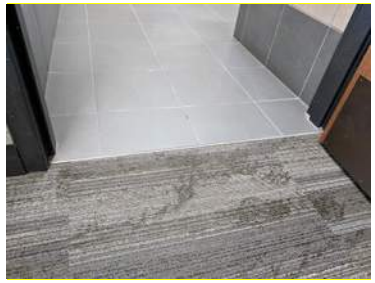
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is 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**			

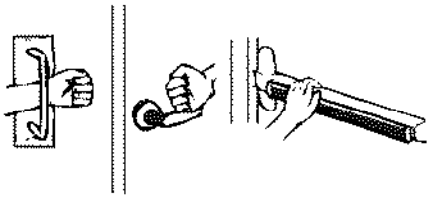
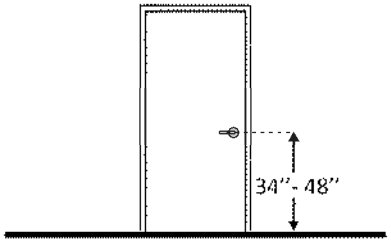
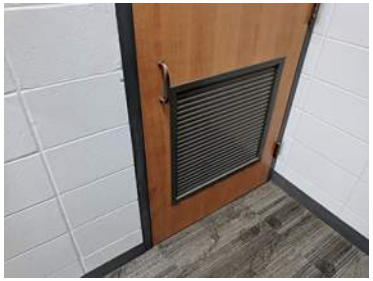
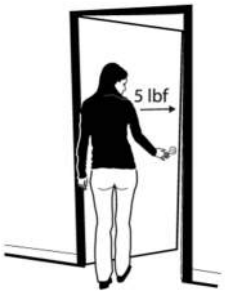
This page intentionally left blank

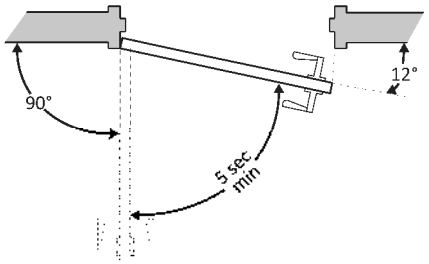
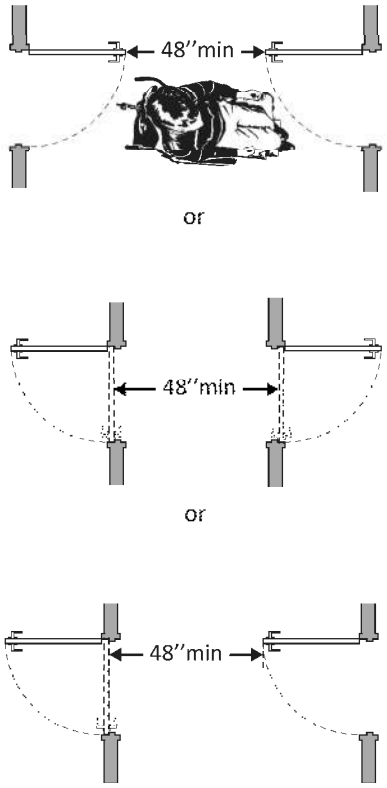
Toilet Room #4 Carnegie Building Main Floor Men's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒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				

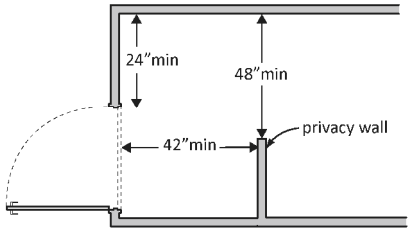
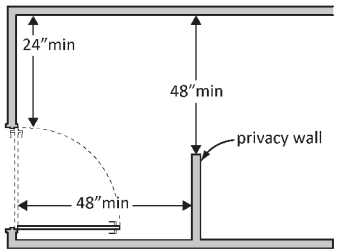
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

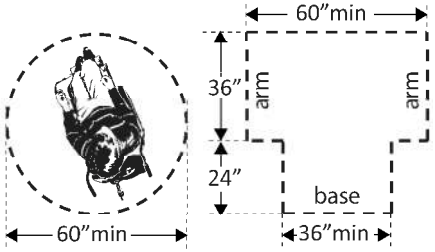
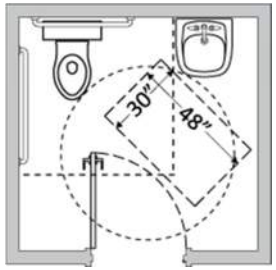
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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: **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.

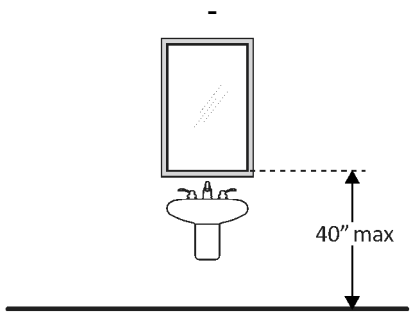
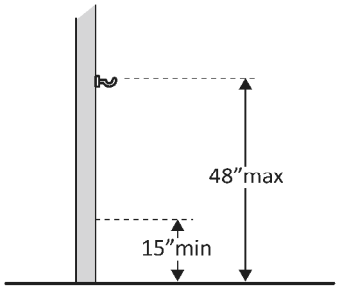
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

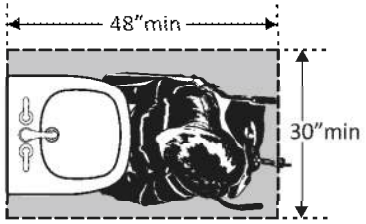
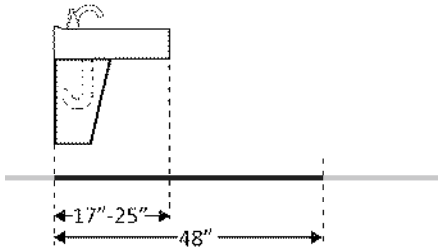
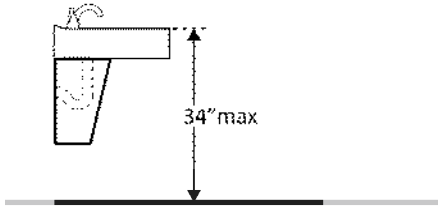
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door handle*	
3.10	Are the operable parts of the door hardware mounted 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

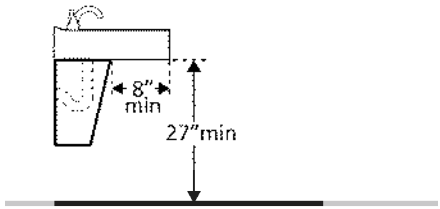
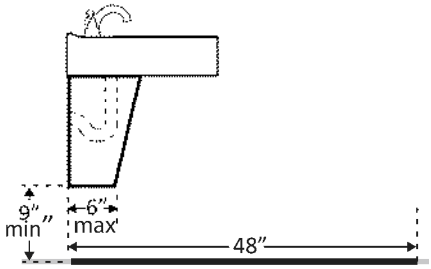
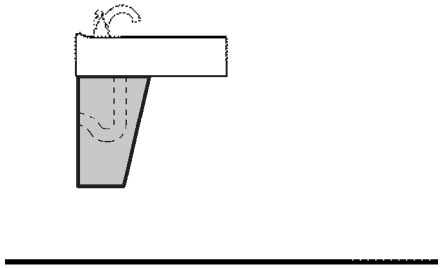
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☒Yes ☐No ☐N/A Measurement: **5 seconds**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at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

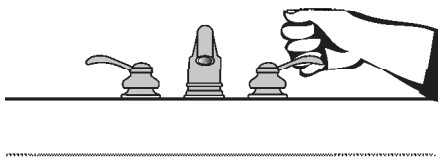
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

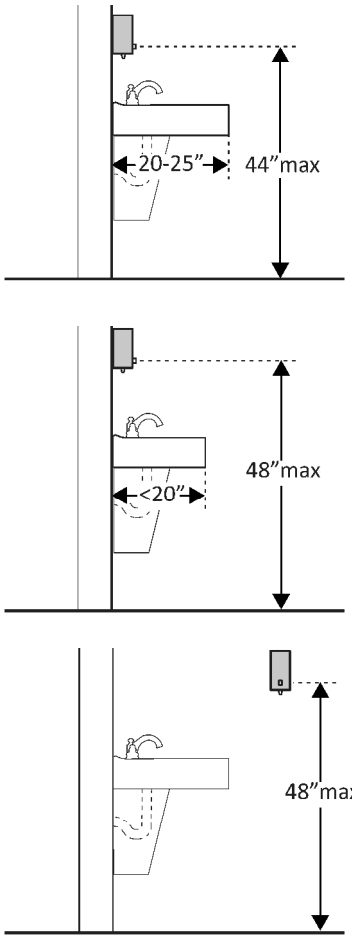
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

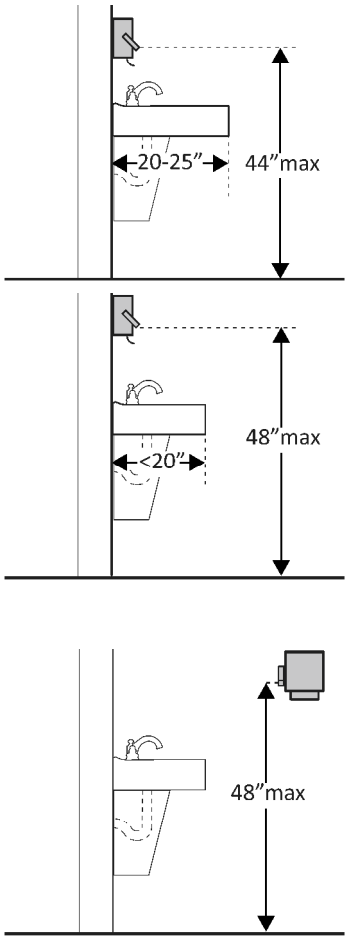
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Clear floor space at lavatory*	
3.22	Do no less than 17 inches and no greater 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"**			

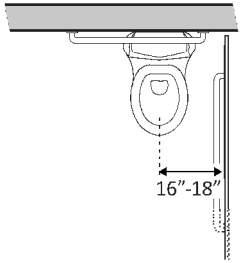
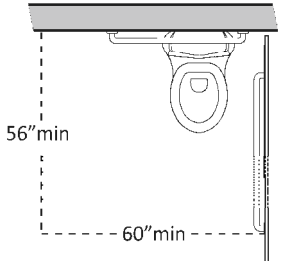
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☐No ☐N/A Measurement: **27”**		 *Lavatory overflow*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending 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)*	

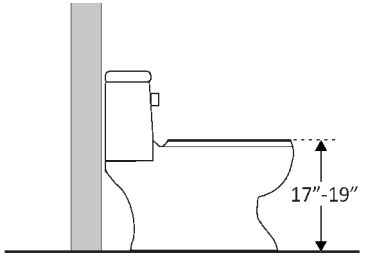
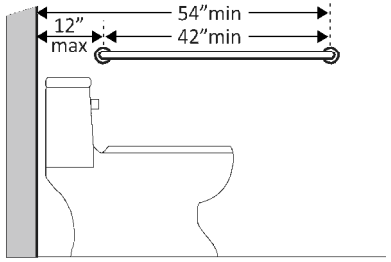
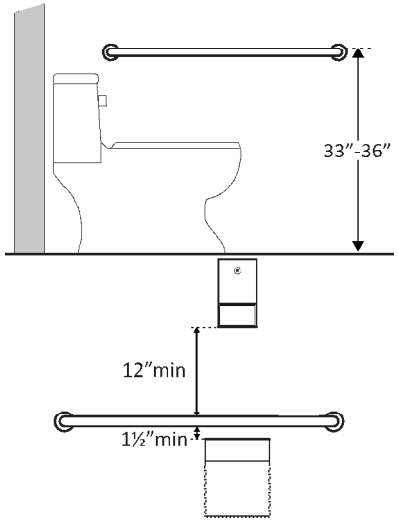
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Lavatory faucet*	

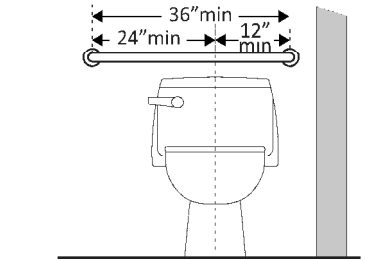
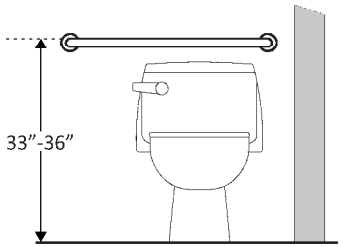
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

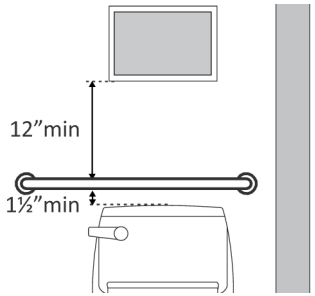
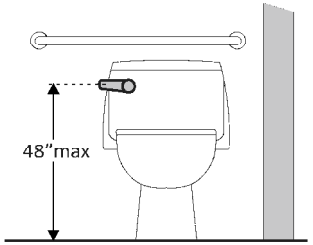
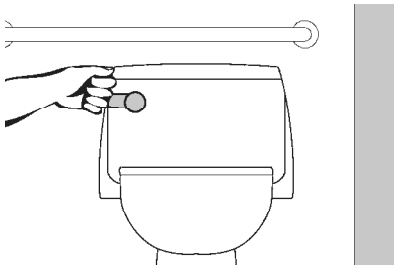
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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: **48.25”**		 *Soap dispenser*	• Lower soap dispenser so that dispenser control is no higher than 48” above the floor.

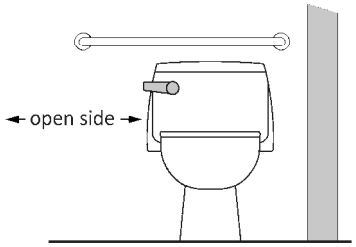
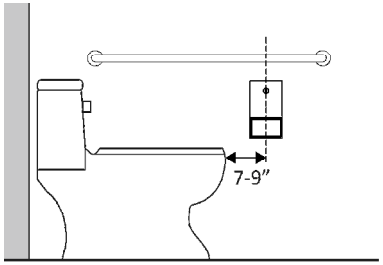
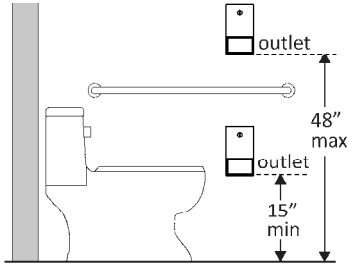
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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: **35” (hand dryer)** **44” (dispenser)** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer and paper towel dispenser*	

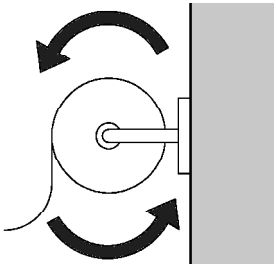
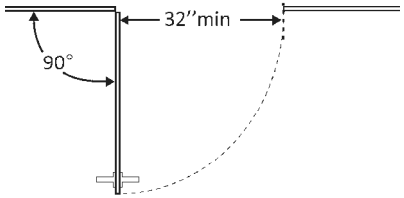
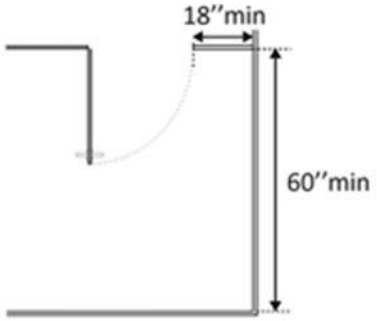
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **16.5”**			
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

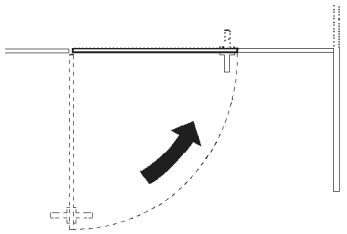
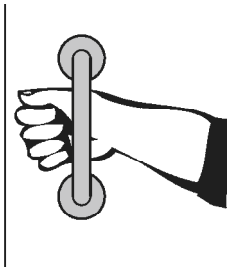
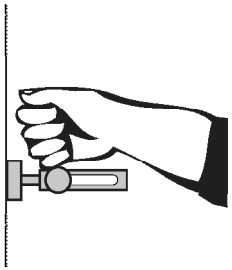
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **42”**		 *Grab bars*	• 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”**			

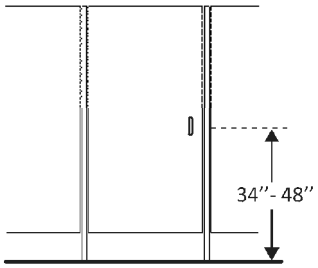
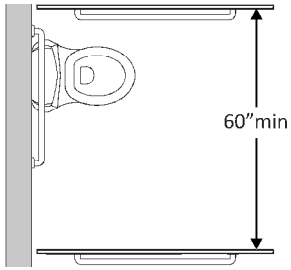
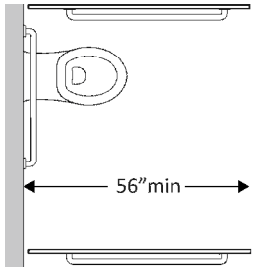
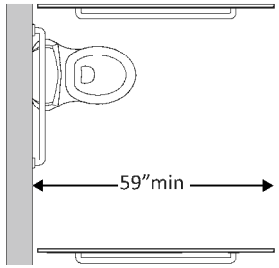
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches 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

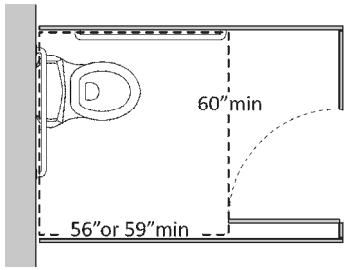
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [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			

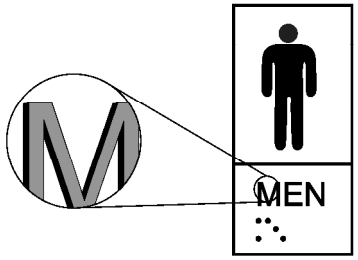
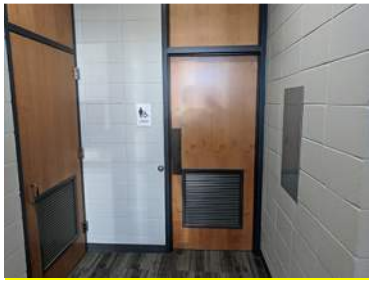
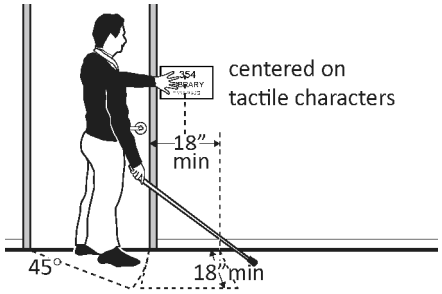
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	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

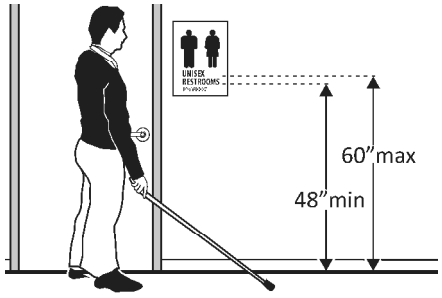
3.43	Is the door self-closing? [604.8.1.2]	☒Yes ☐No ☐N/A			
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door 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*	

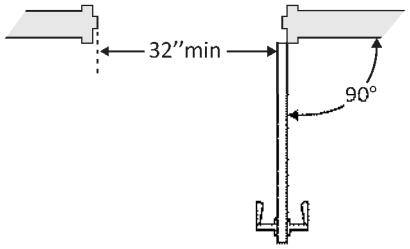
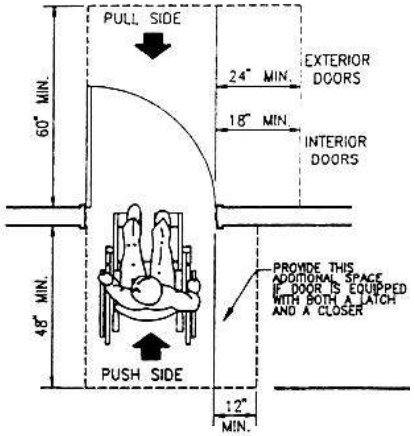
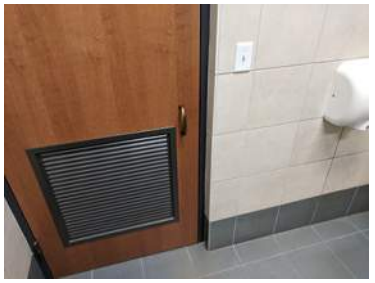
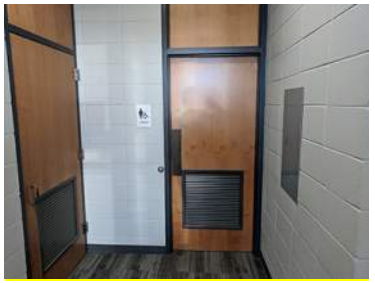
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Accessible stall door hardware distance to floor*	
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59.5”**			• 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”**			

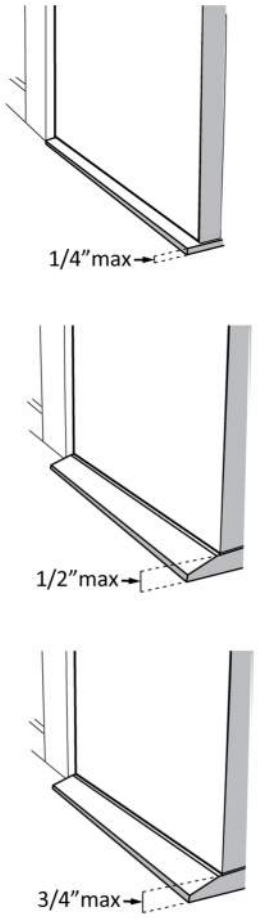
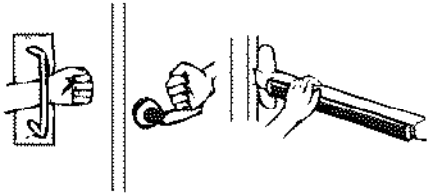
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

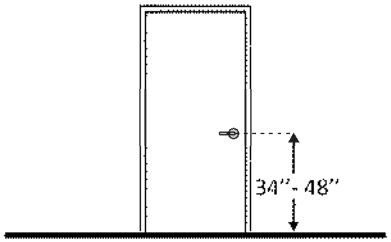
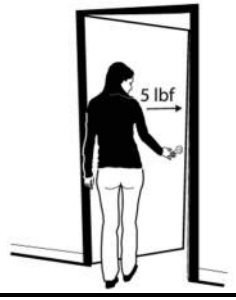
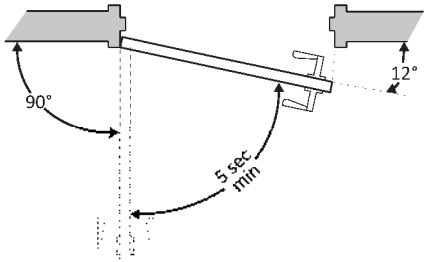
This page intentionally left blank

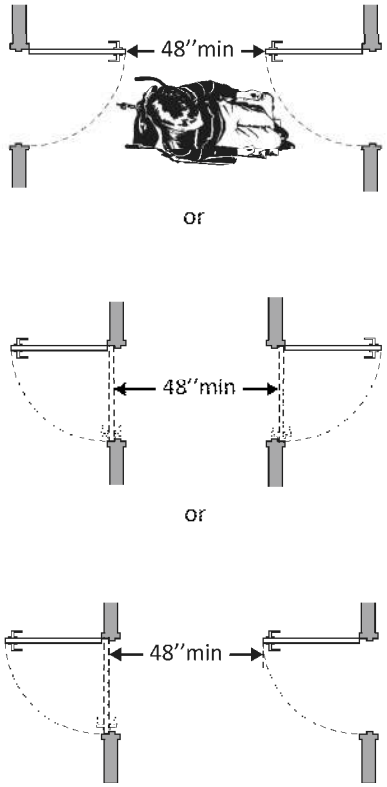
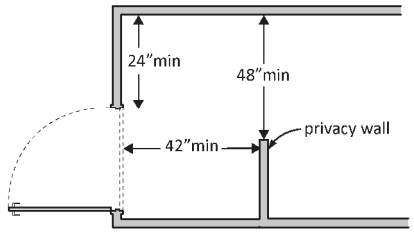
Toilet Room #5 Carnegie Building Main Floor Women's Restroom			Photos / Comments	Possible Solutions
Signs at Toilet Rooms				
3.5 Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		 *Restroom entrance*	
Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
Is there Braille? [703.3]	☒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				

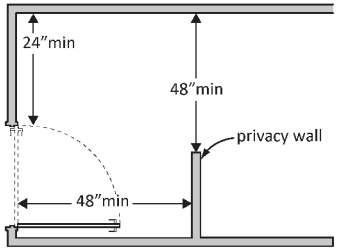
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

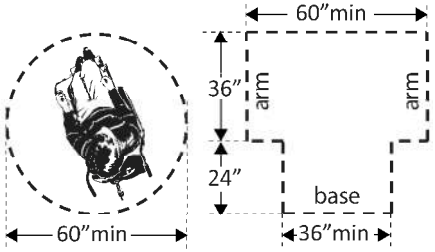
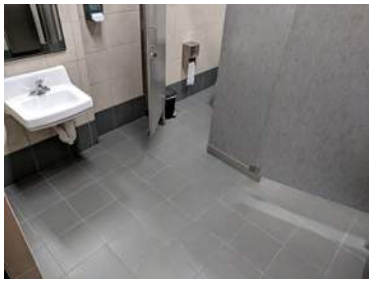
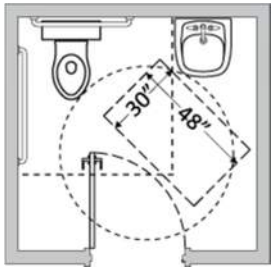
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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: **Open**			
	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*	

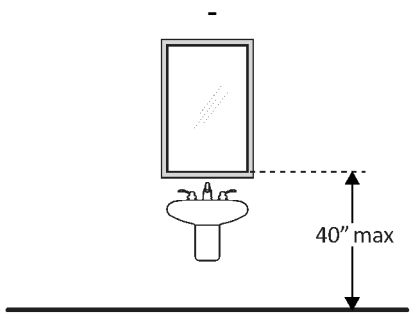
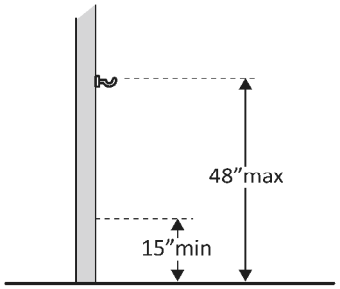
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

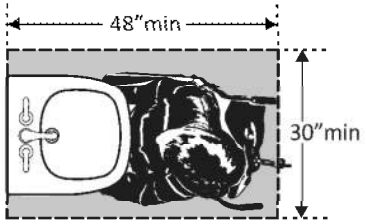
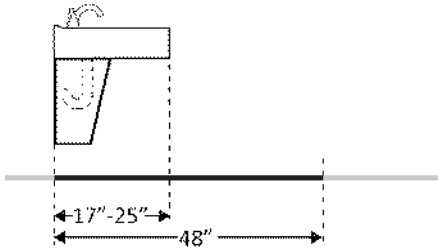
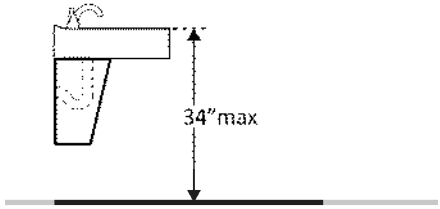
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐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

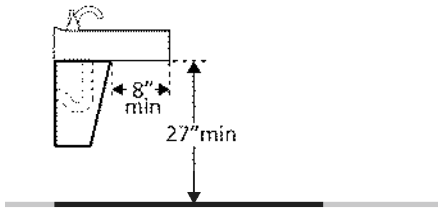
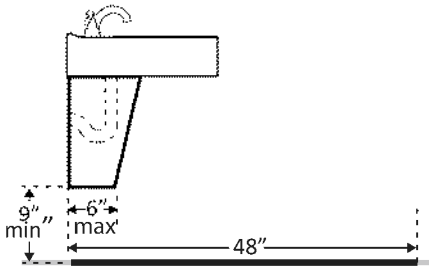
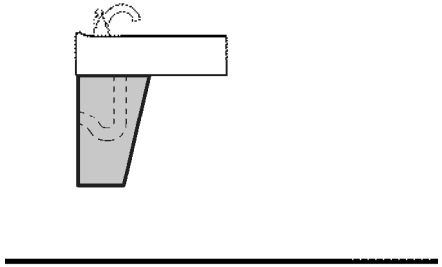
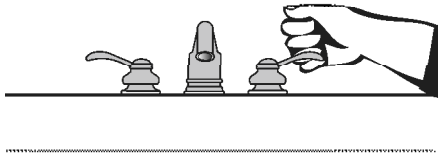
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance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

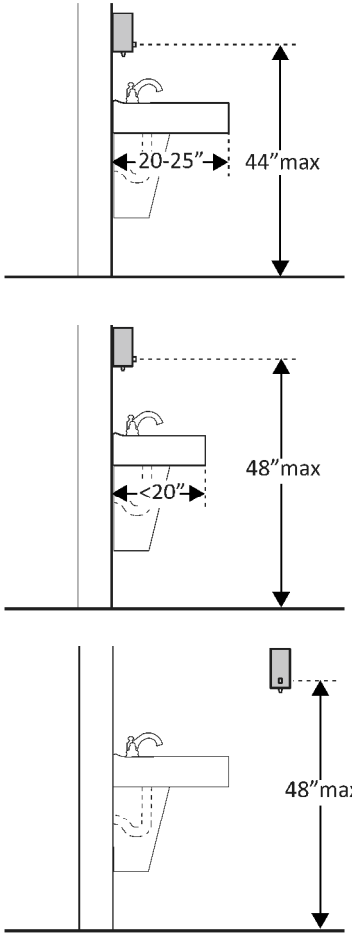
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

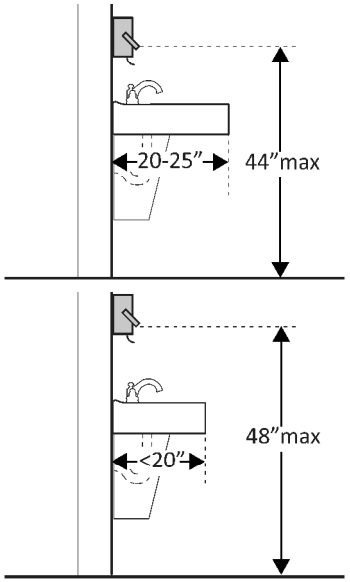
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

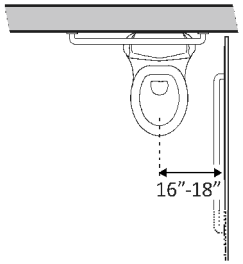
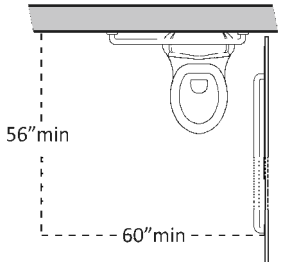
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Clear floor space at lavatory*	
3.22	Do no less than 17 inches and no greater 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"**			

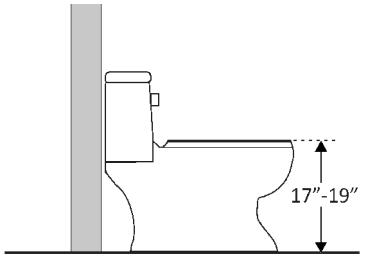
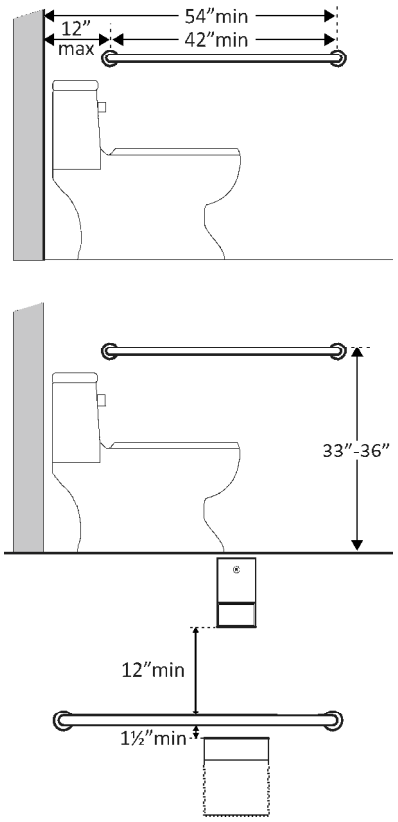
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Lavatory overflow*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending 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*	

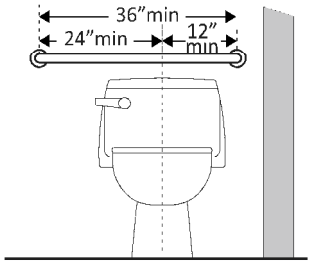
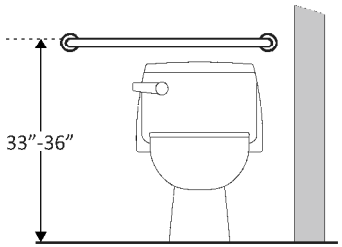
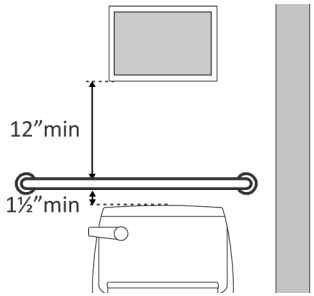
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

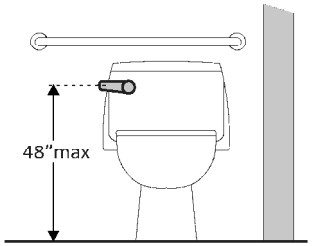
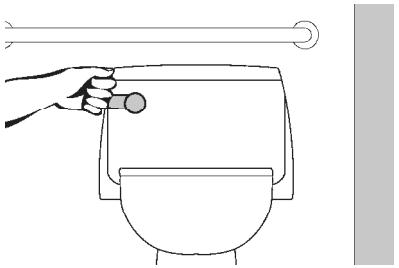
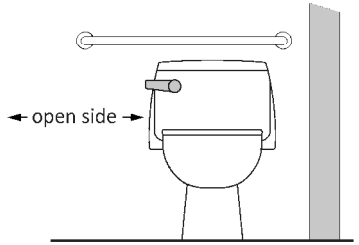
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

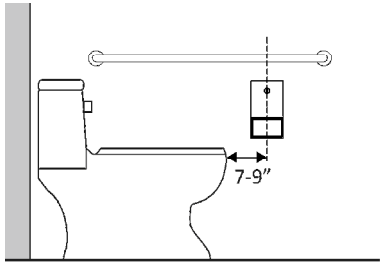
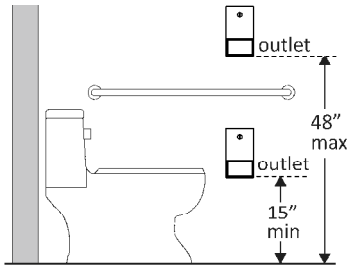
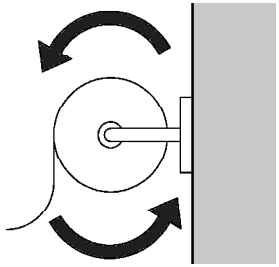
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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: **35”** ☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A		 *Hand dryer*	• Adjust dispensers • Replace with or provide additional accessible dispensers

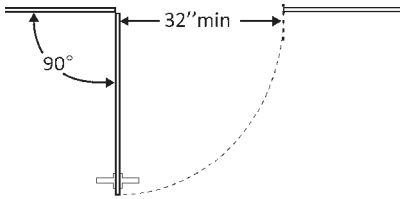
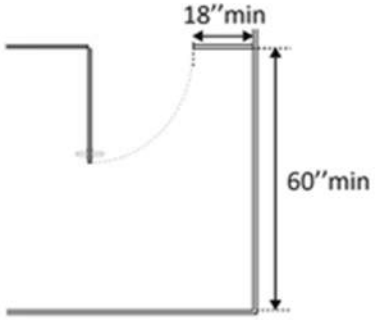
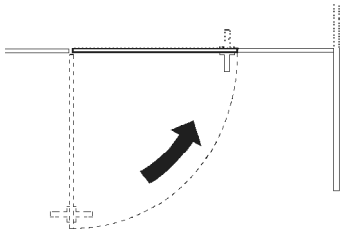
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **16.5”**			
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*	

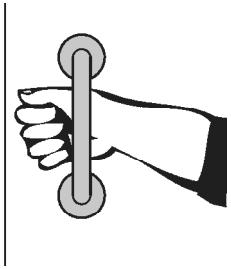
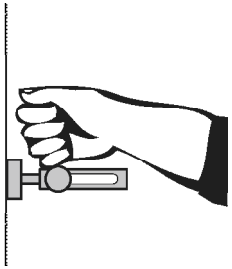
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the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

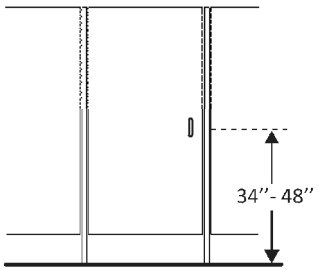
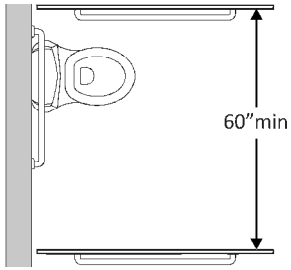
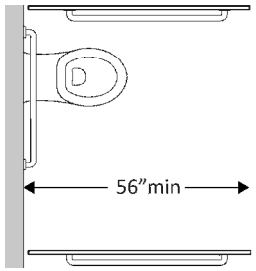
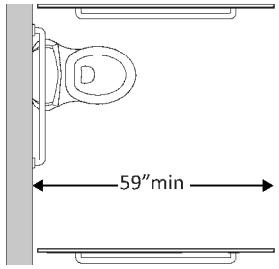
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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”**			
	Are there at least 12 inches clearance between the grab bar and protruding objects above?*	☒Yes ☐No ☐N/A Measurement: **Open**		*Grab bar height*	
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements				

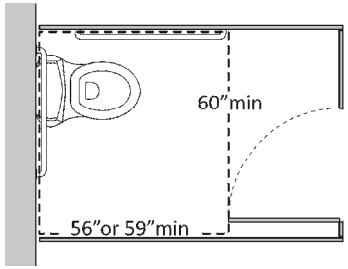
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush 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			

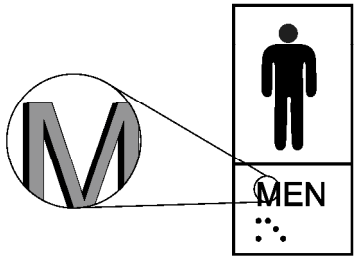
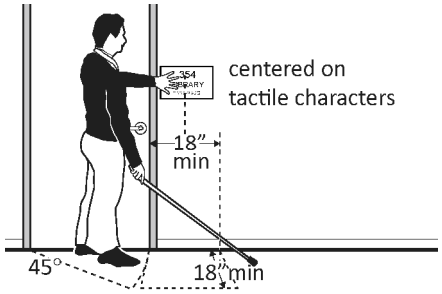
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7]	☒Yes ☐No ☐N/A			* If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water 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			

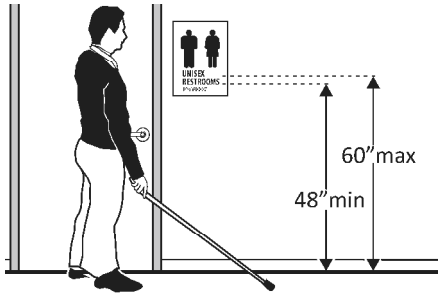
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34.5”**			
3.42	If there is a front approach to the pull side of the door, is there at least 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			

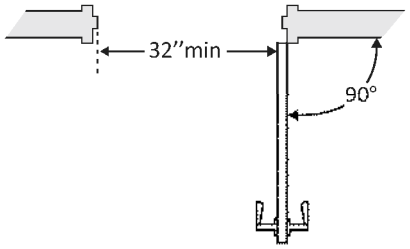
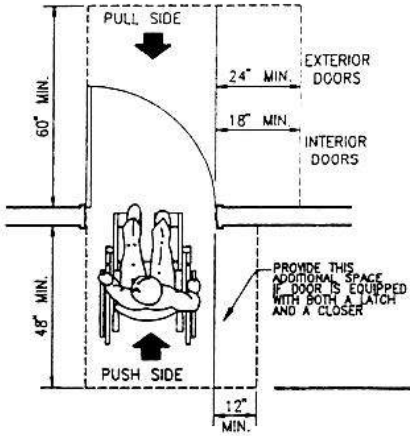
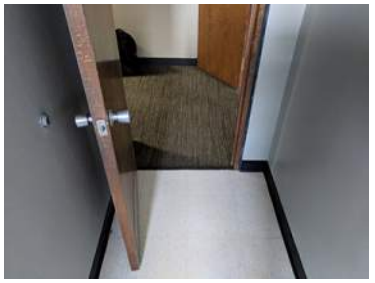
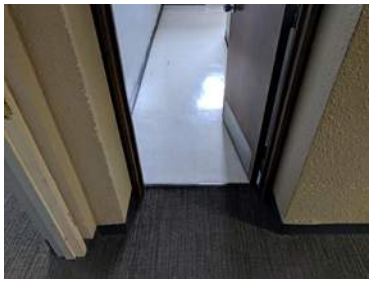
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		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*	

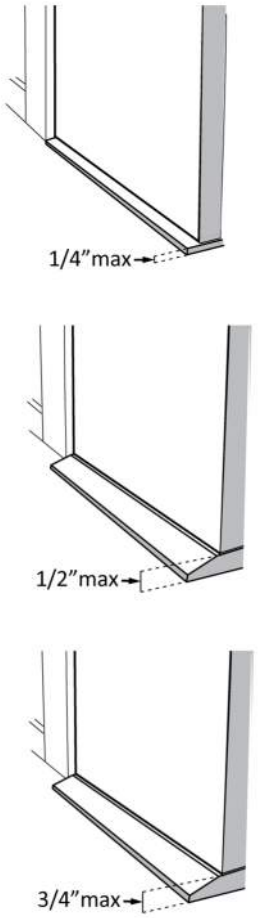
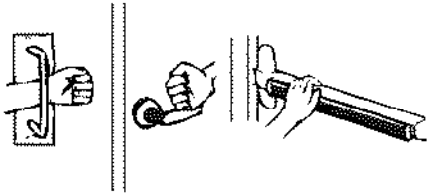
3.46	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Accessible stall door hardware distance to floor*	
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **61.5”**			
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”**			

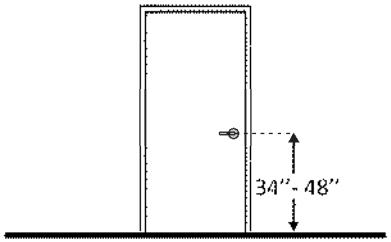
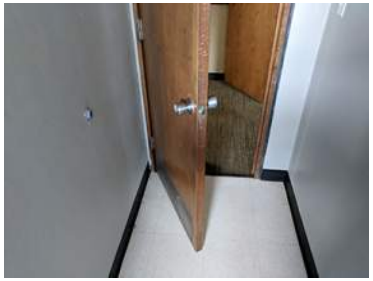
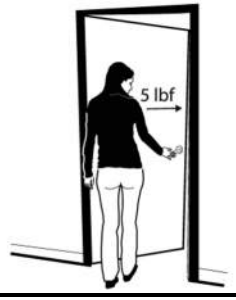
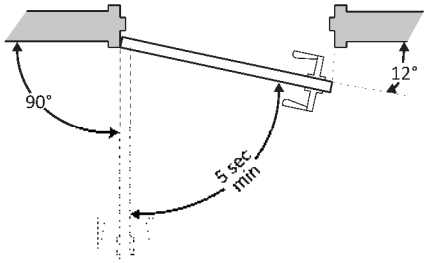
3.50	If the door swings in, is the minimum required compartment area provided beyond the swing of the door (60 inches x 56 inches if water closet is wall hung or 59 inches if water closet is floor mounted)? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			

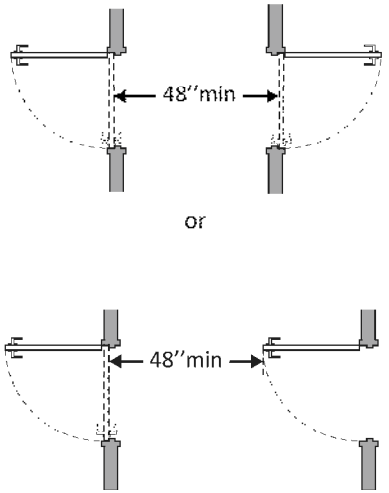
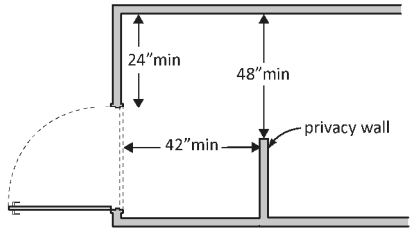
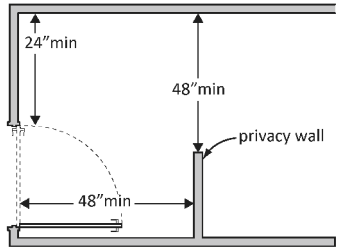
Toilet Room #6 Carnegie Building Lower Level Men's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance* *Restroom signage*	This restroom is generally non-compliant. It is suggested 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					

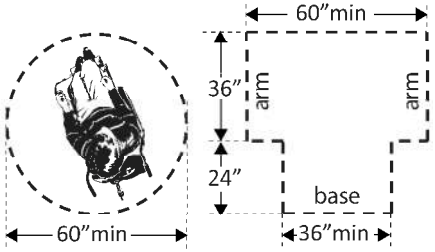
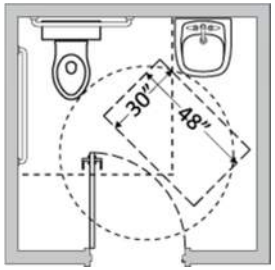
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

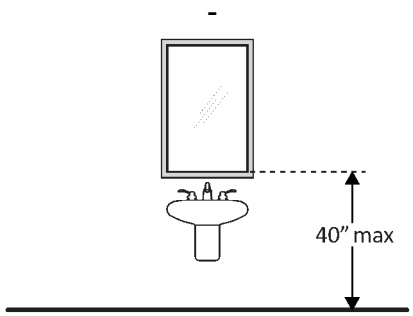
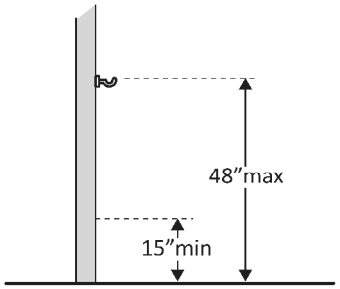
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☒No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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

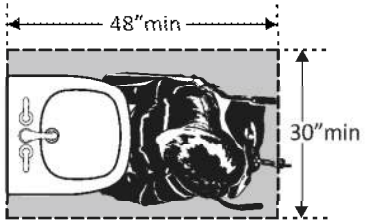
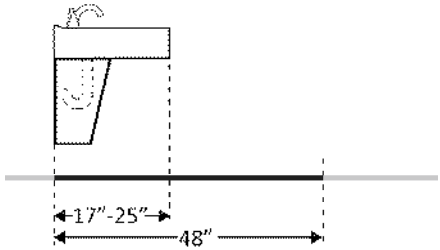
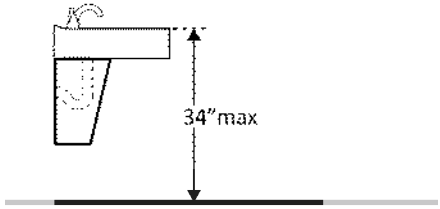
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

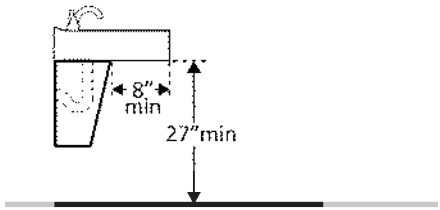
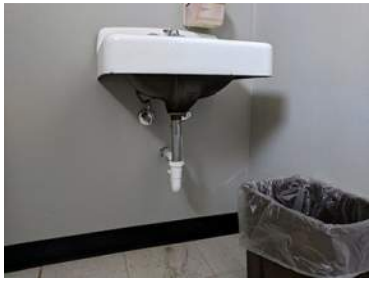
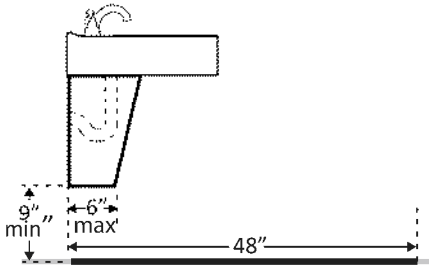
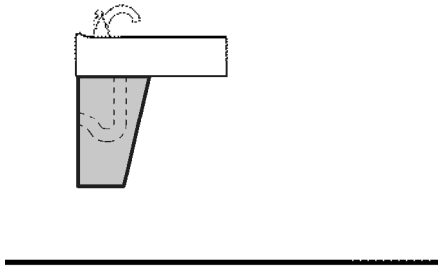
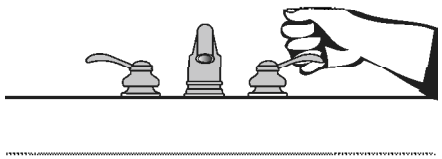
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐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	 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			

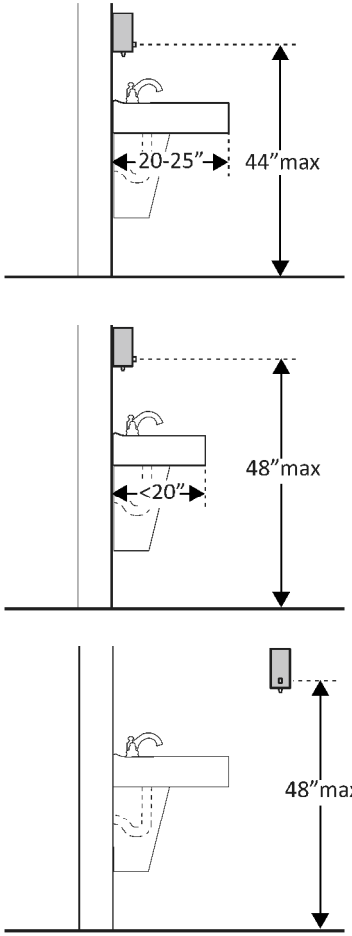
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

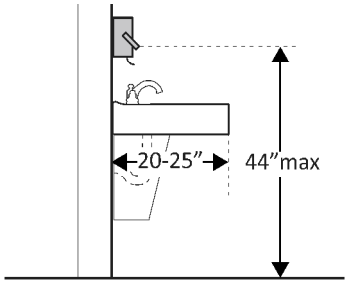
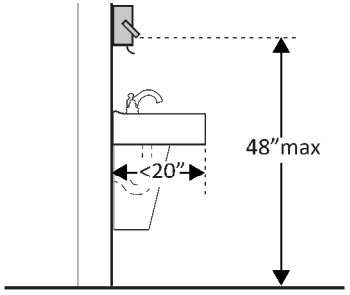
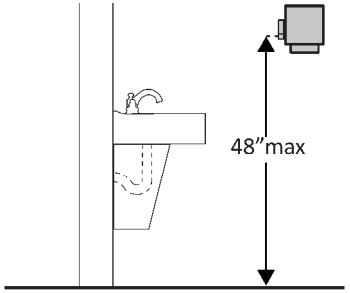
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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: **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**			

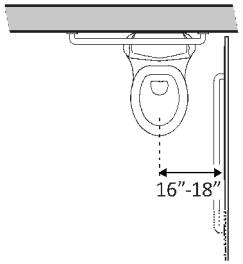
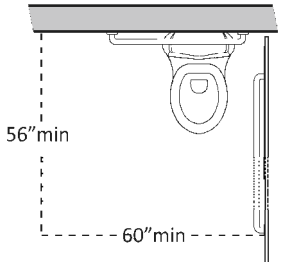
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

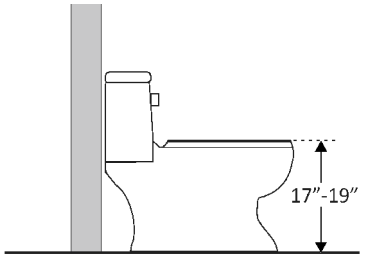
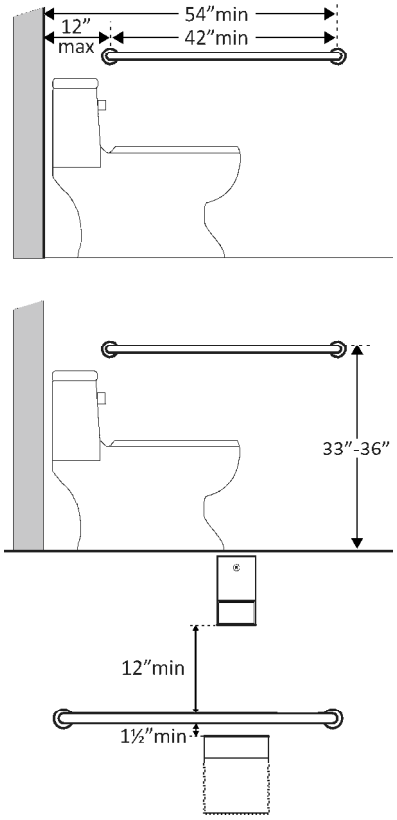
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

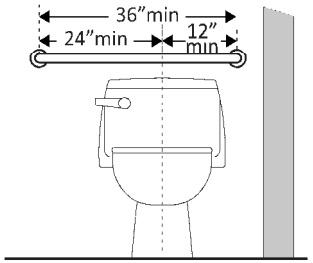
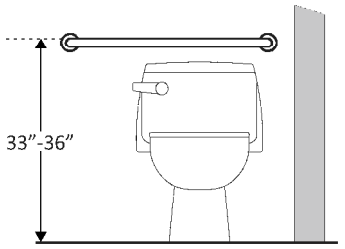
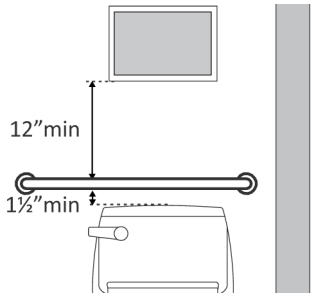
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

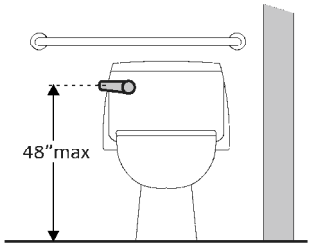
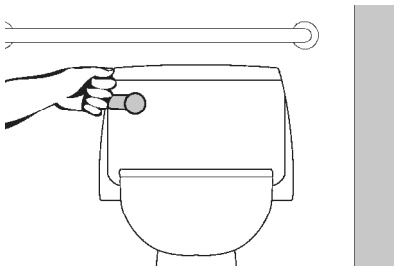
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

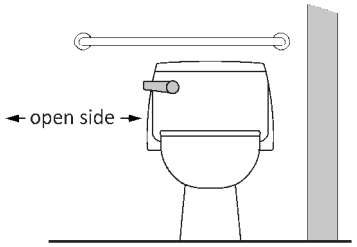
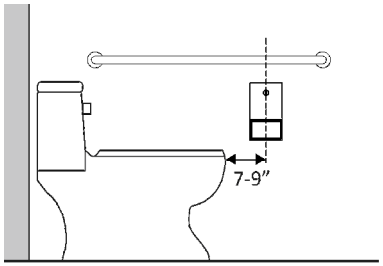
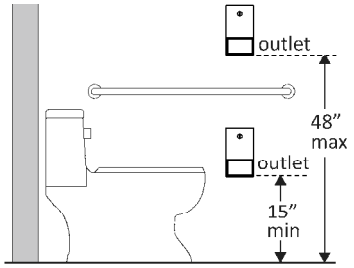
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*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			

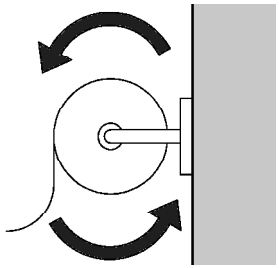
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **16.5”**			
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*	

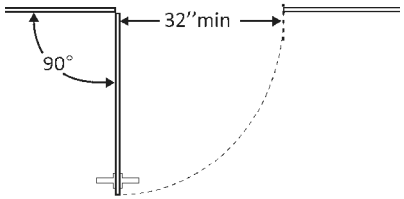
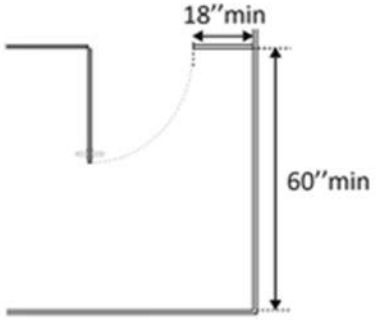
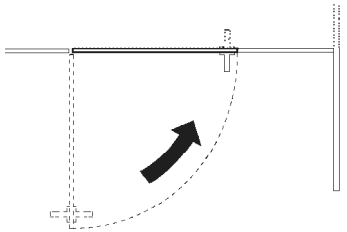
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **16.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it 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**			

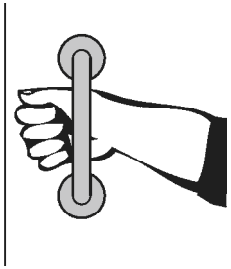
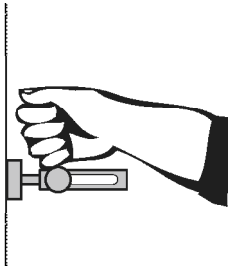
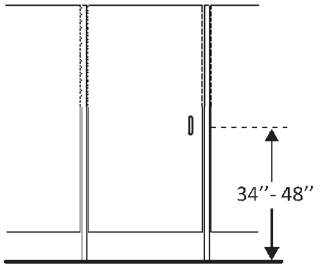
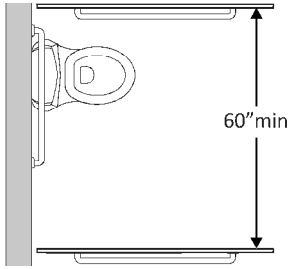
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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**			

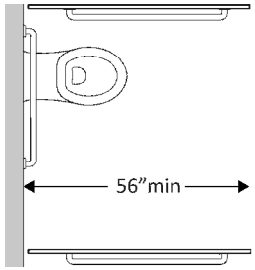
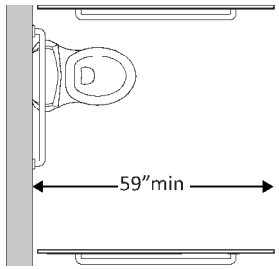
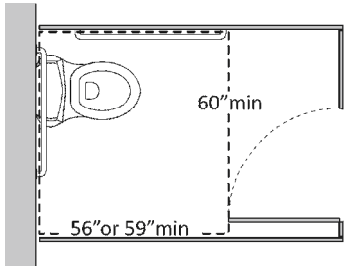
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush 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*	

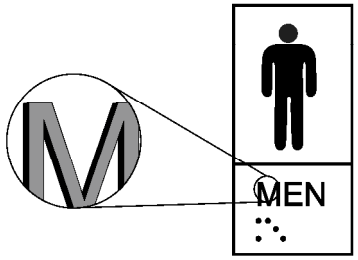
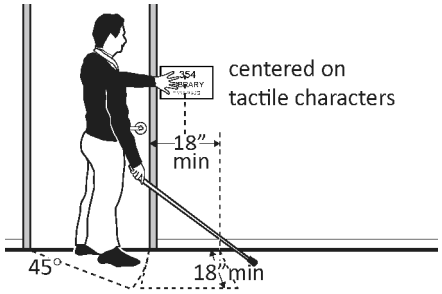
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

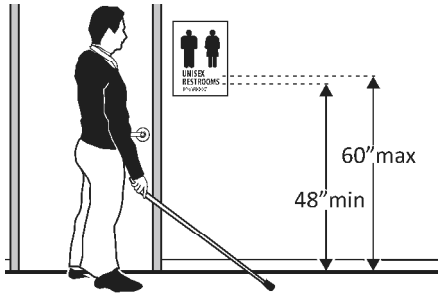
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

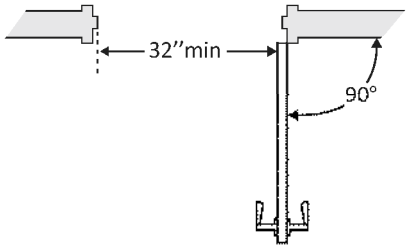
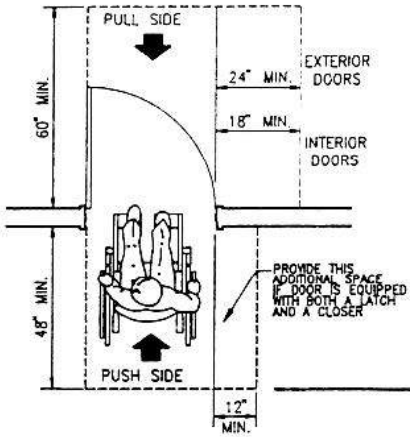
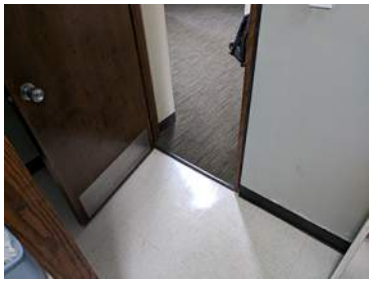
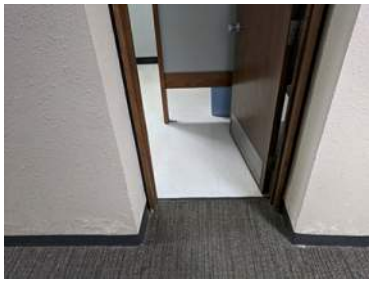
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
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**			

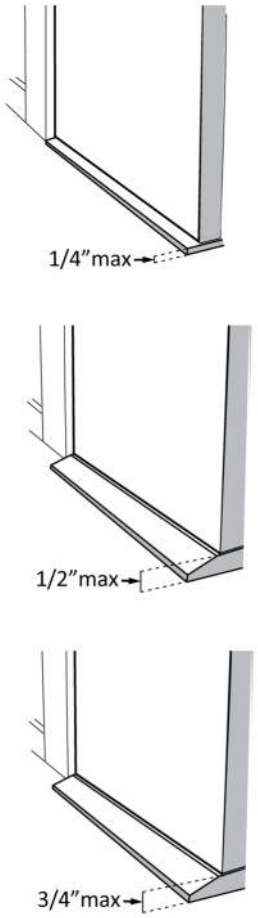
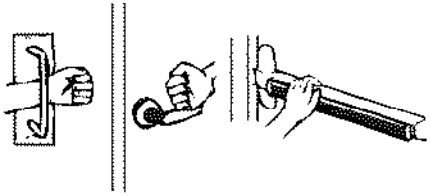
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is 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**			

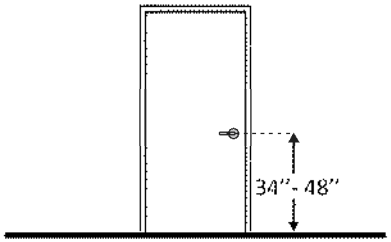
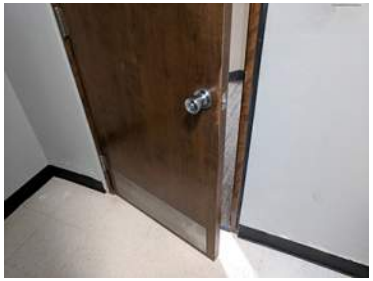
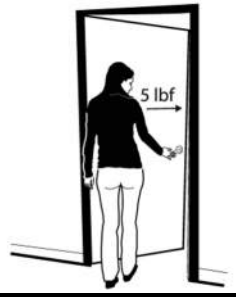
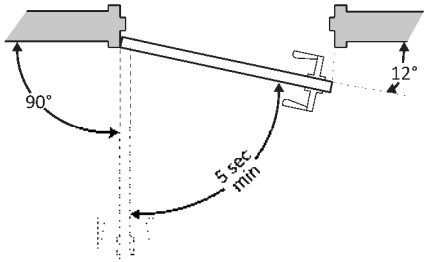
This page intentionally left blank

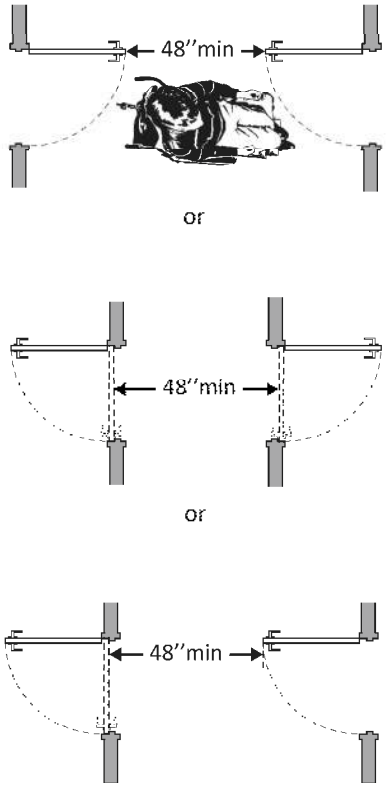
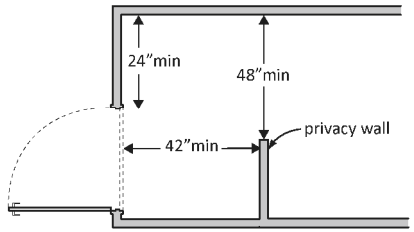
Toilet Room #7 Carnegie Building Lower Level Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance*	This restroom is generally non-compliant. It is suggested to add signage 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		

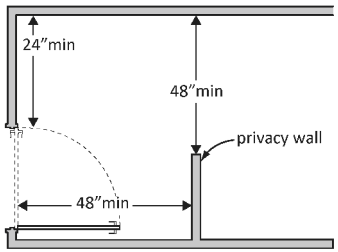
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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.				

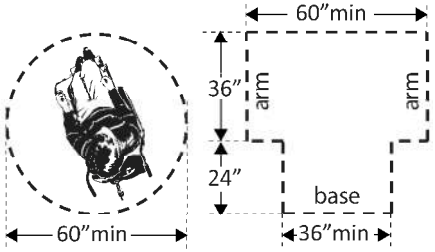
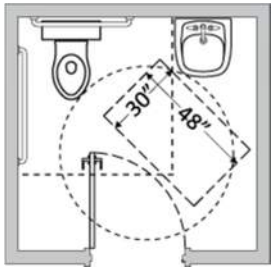
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☒No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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: **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. 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

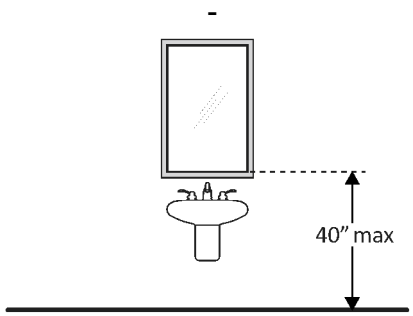
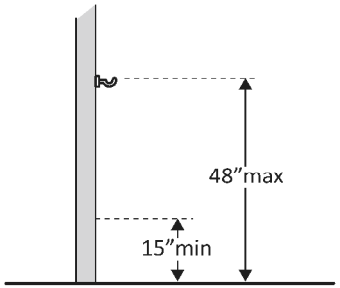
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

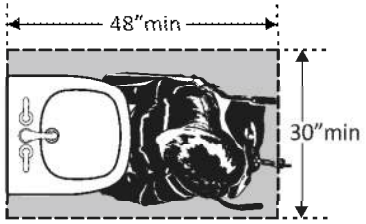
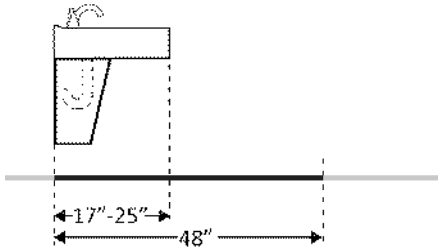
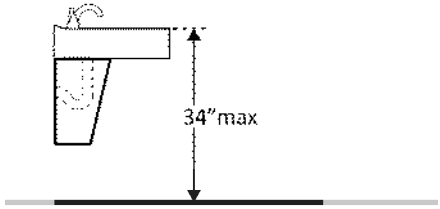
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		 *Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐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**			

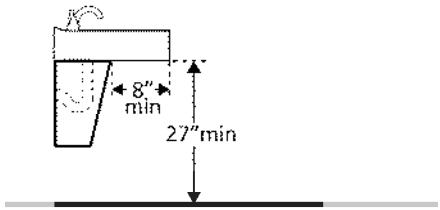
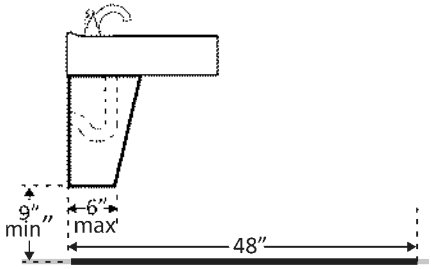
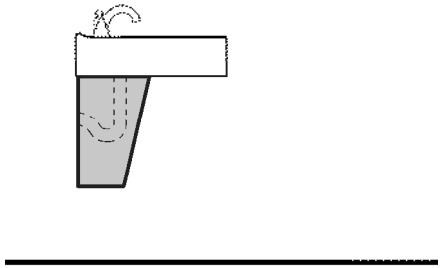
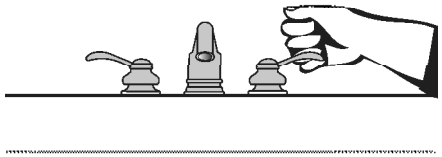
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance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

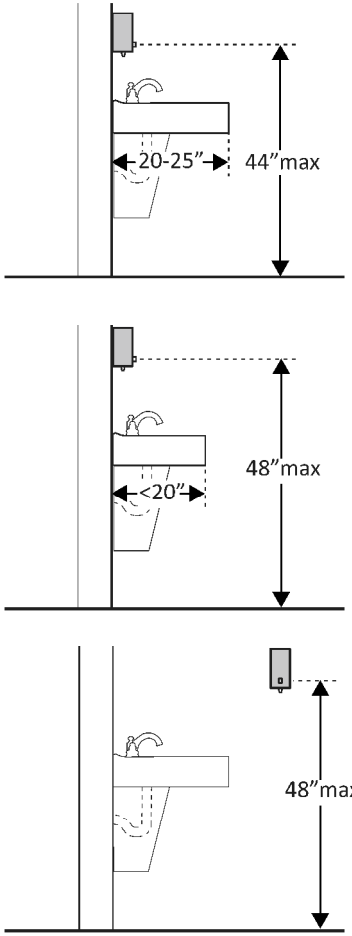
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

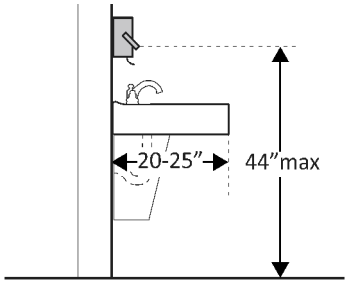
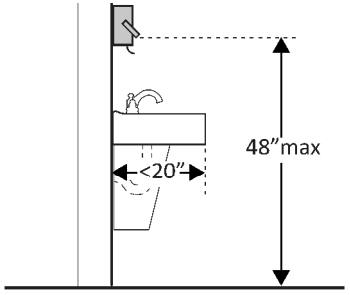
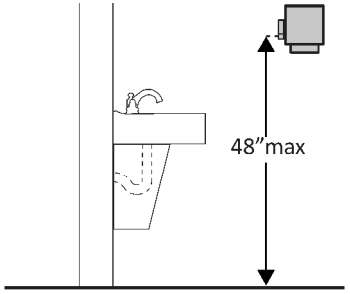
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**			

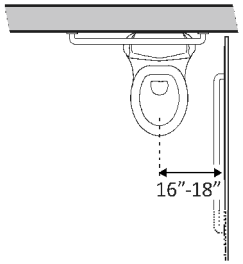
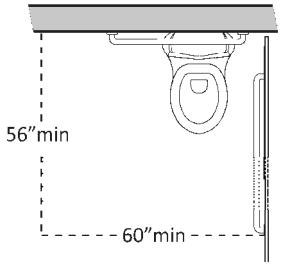
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

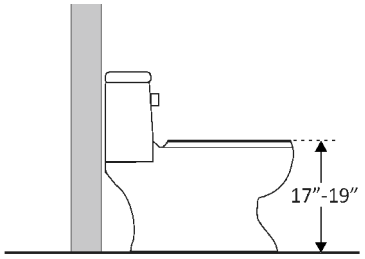
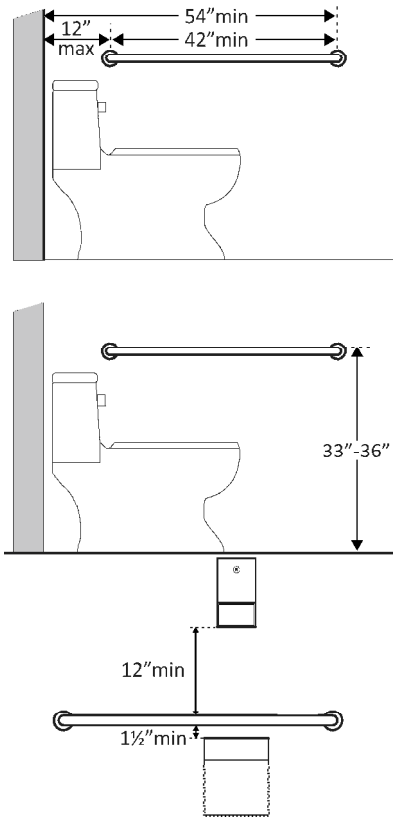
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☐No ☐N/A Measurement: **27”**		 *Lavatory overflow*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending 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*	

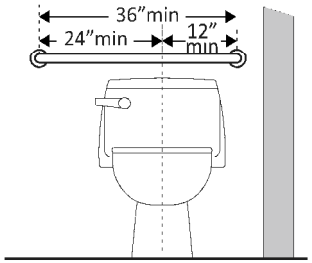
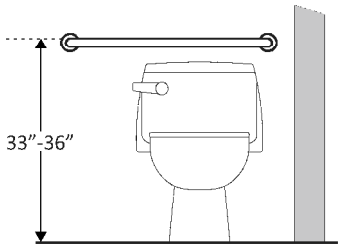
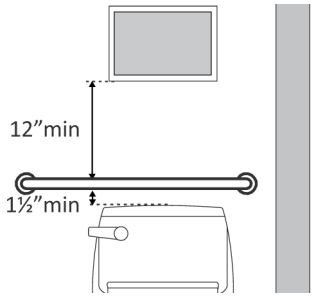
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

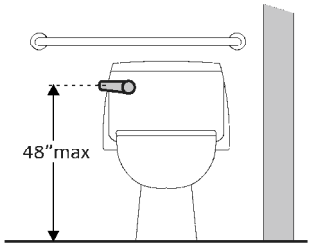
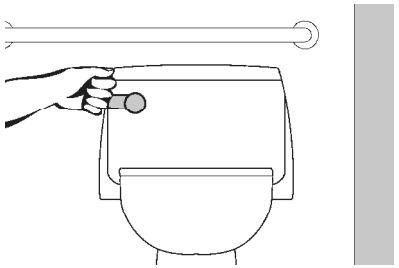
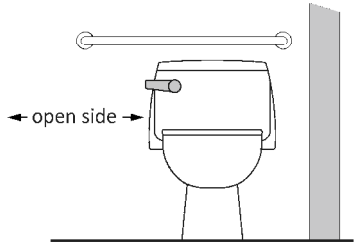
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

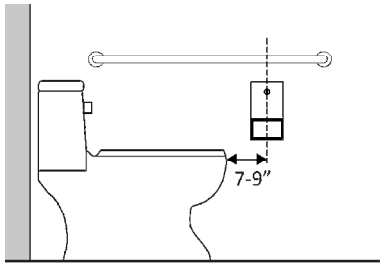
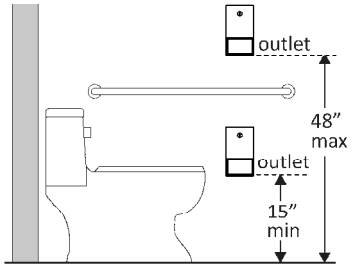
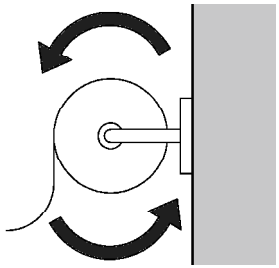
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			*Paper towel dispenser*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **44”**			
	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			

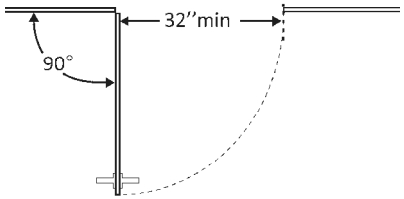
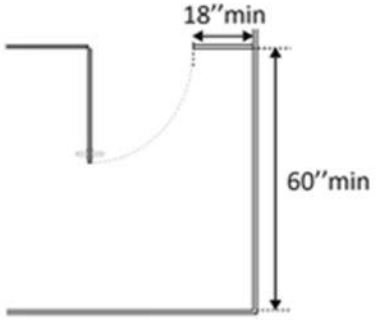
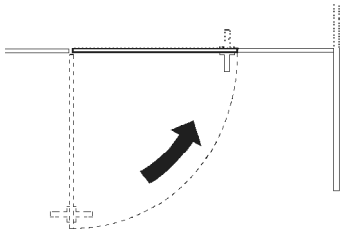
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☒No ☐N/A Measurement: **15”**			
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*	

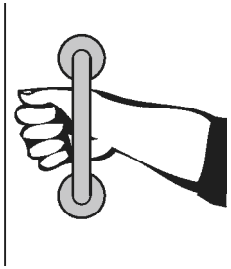
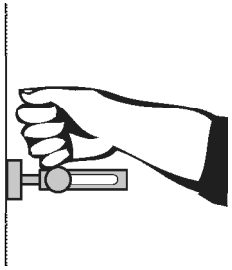
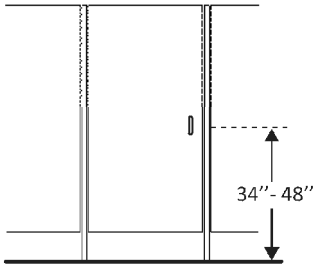
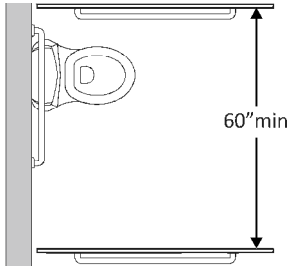
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **16.5”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **n/a**			
	Is it 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**			

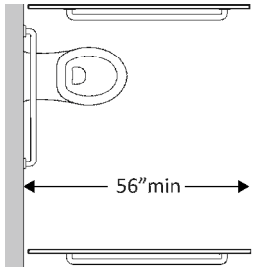
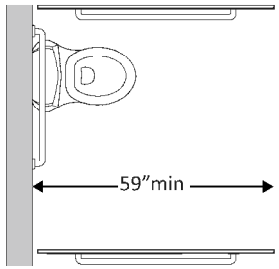
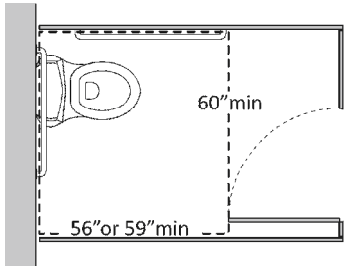
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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			

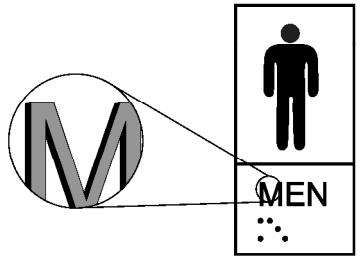
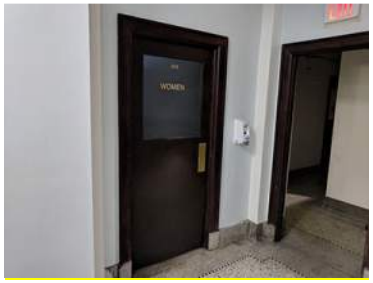
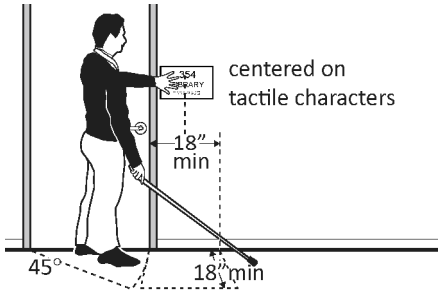
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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			

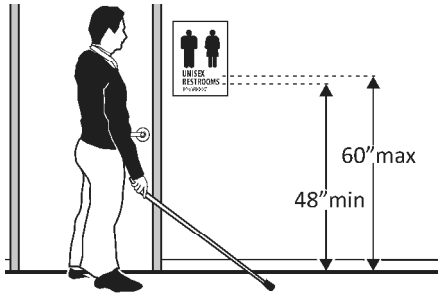
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

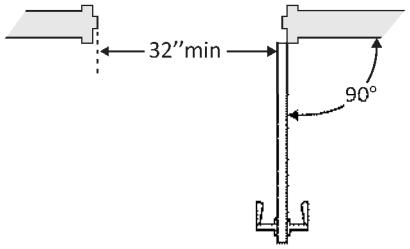
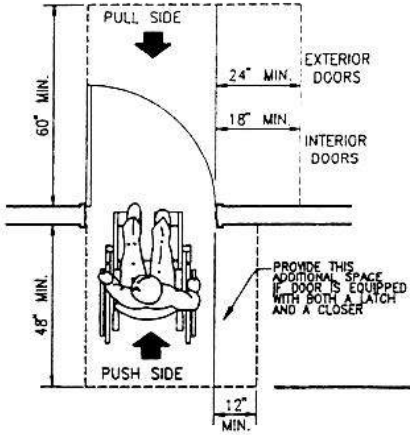
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☐No ☒N/A			
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**			

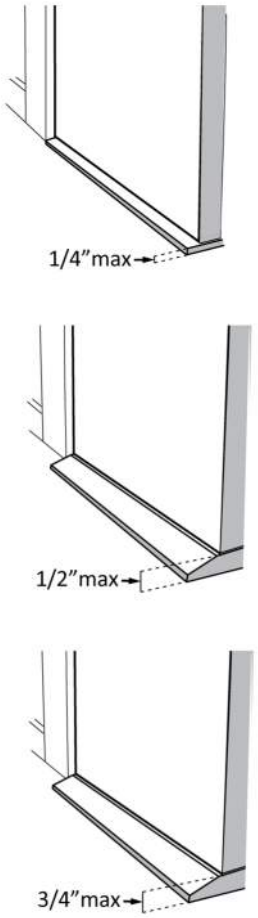
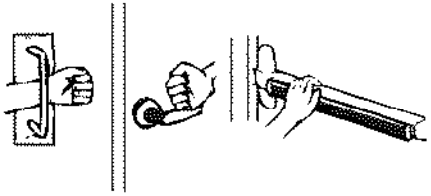
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 59 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.50	If the door swings in, is 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**			

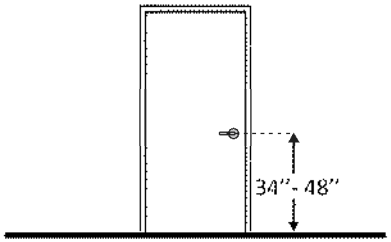
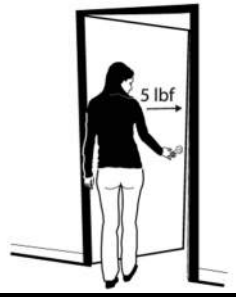
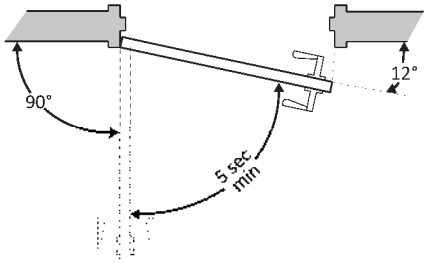
This page intentionally left blank

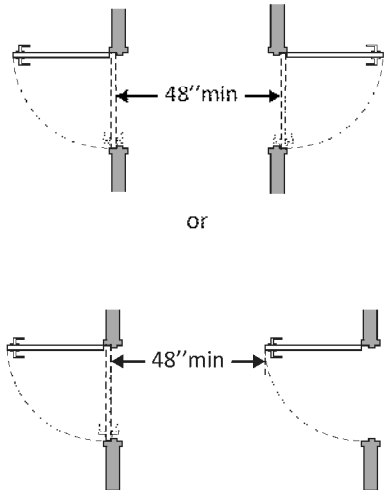
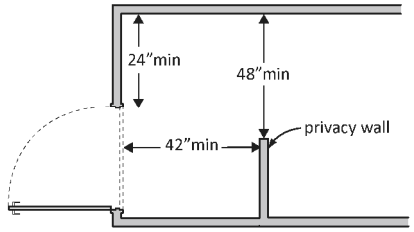
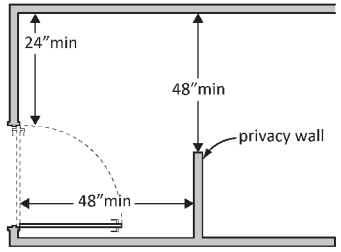
Toilet Room #8 City Hall Upper Level Women's Restroom				Photos / Comments	Possible Solutions
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance* *Restroom signage*	This restroom is generally non-compliant. It is suggested to 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			

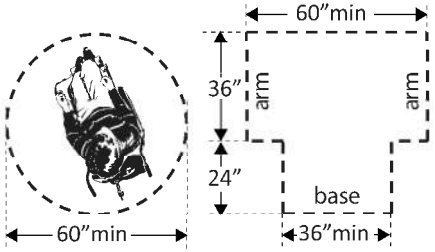
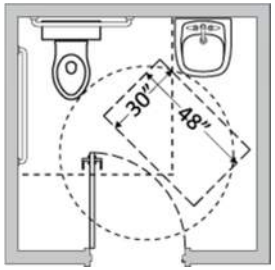
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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.				

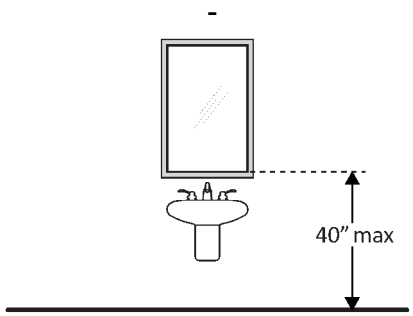
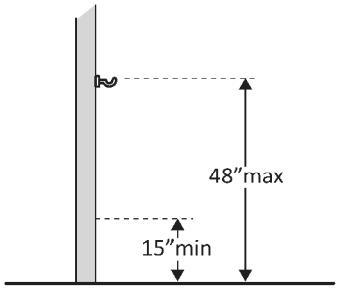
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? 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: **15.25"** ☒Yes ☐No ☐N/A Measurement: **n/a** ☒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

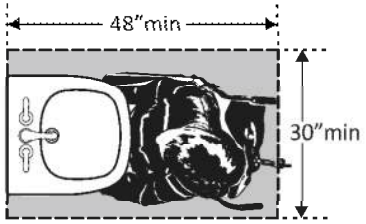
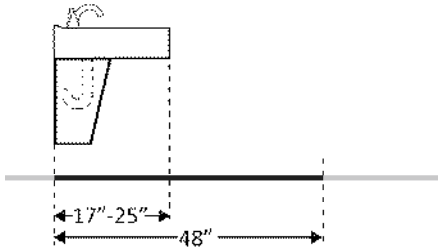
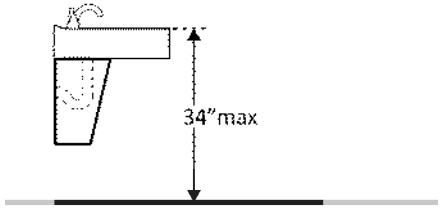
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

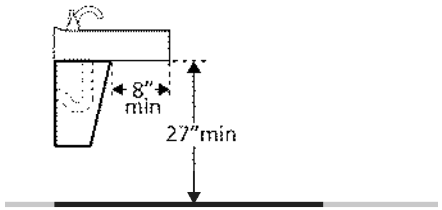
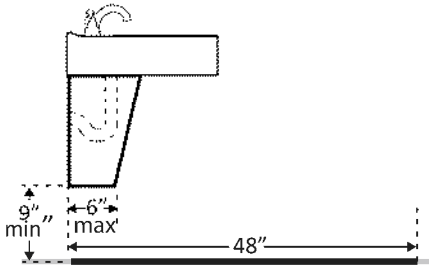
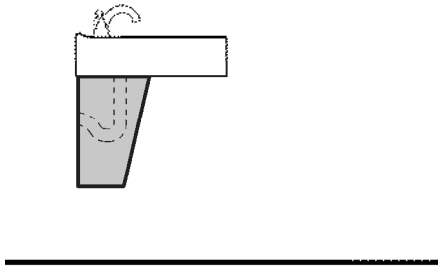
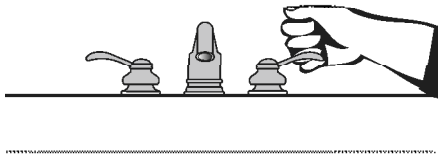
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **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			

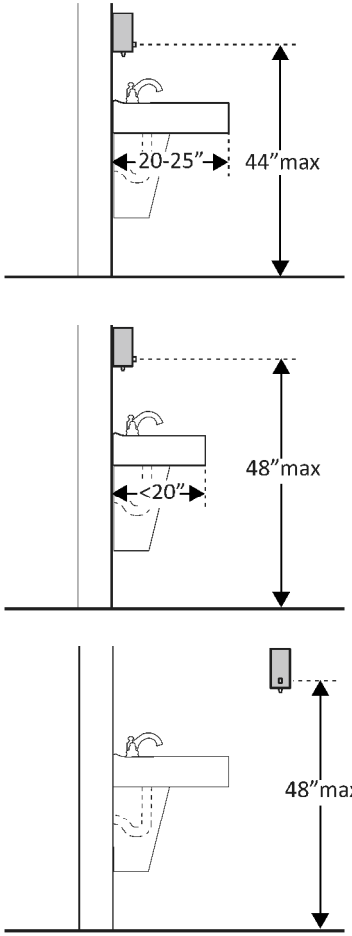
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

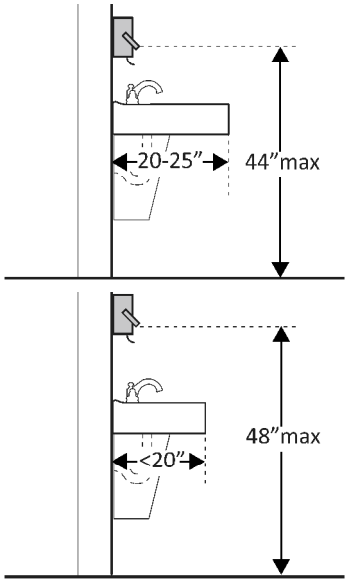
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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”**			

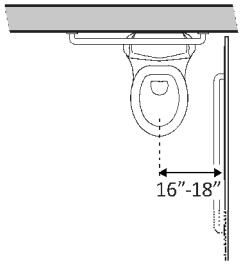
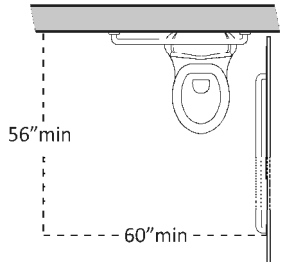
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

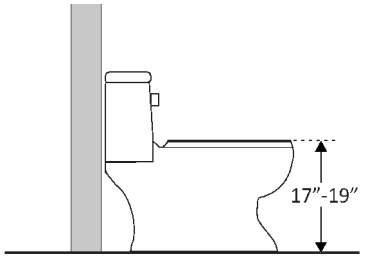
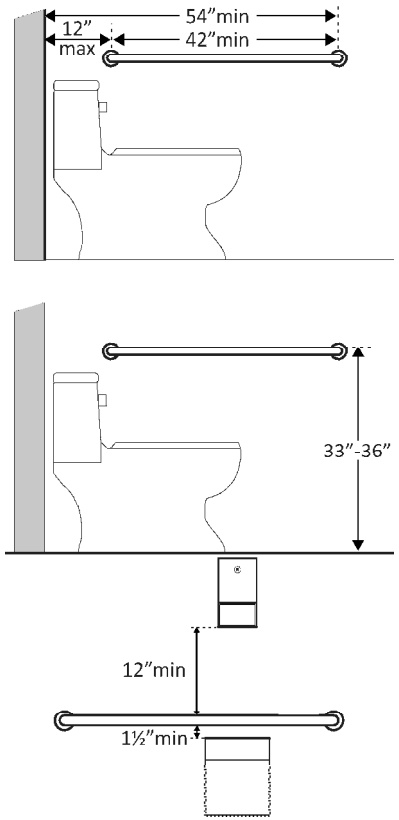
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

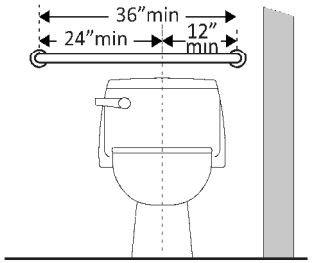
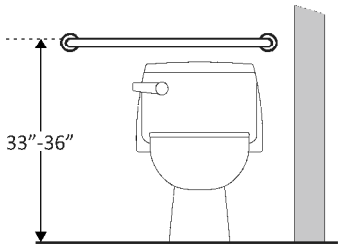
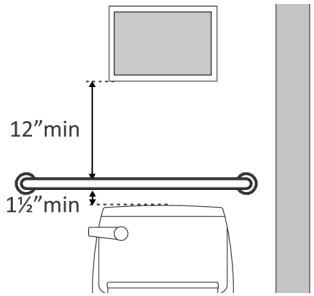
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

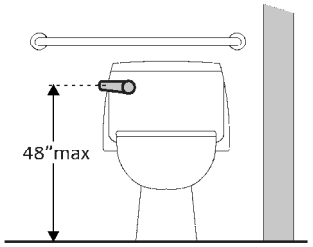
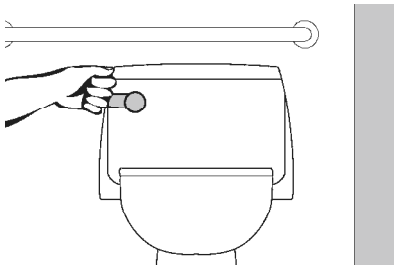
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

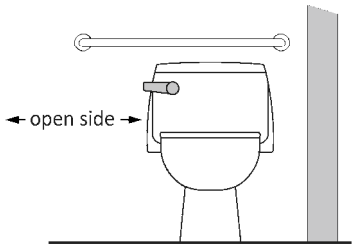
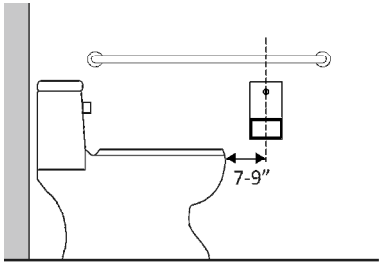
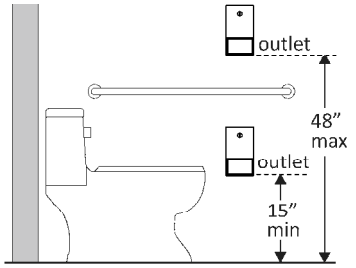
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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*	

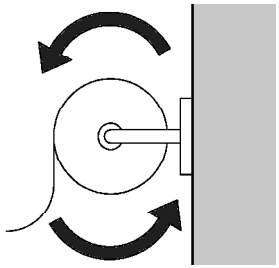
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☒No ☐N/A Measurement: **n/a**		Designated 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.	

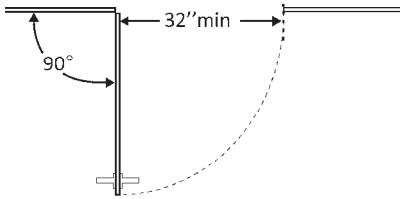
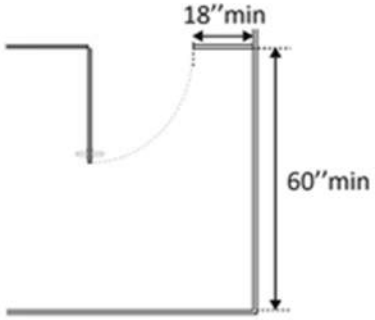
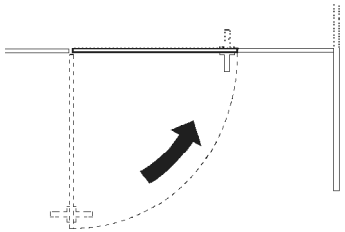
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the 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.	

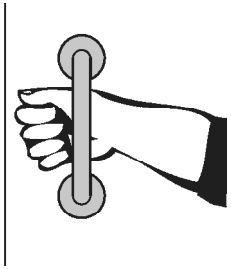
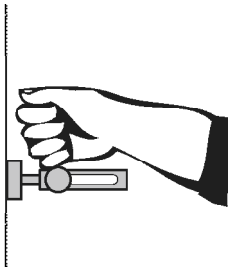
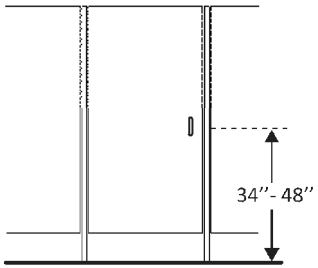
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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**			

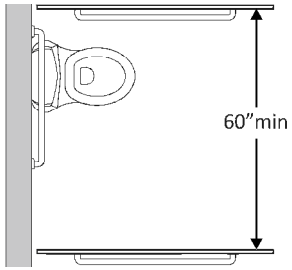
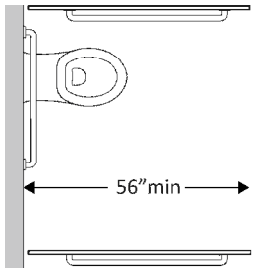
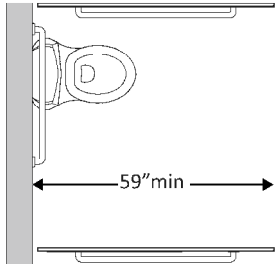
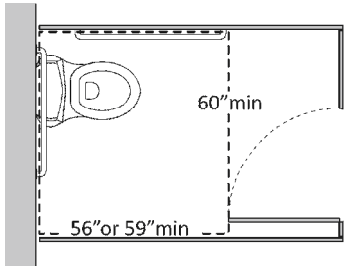
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush 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			

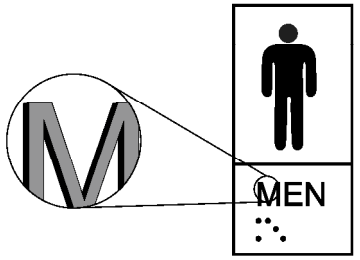
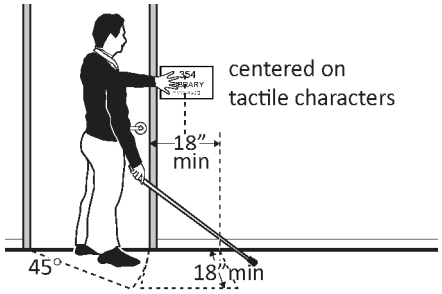
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

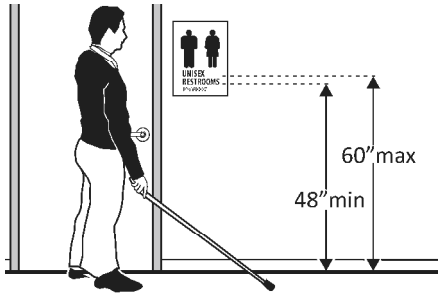
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **n/a**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

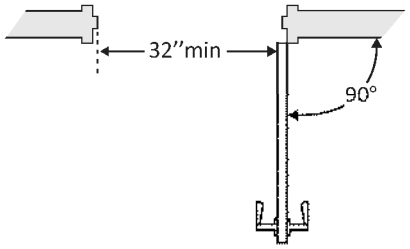
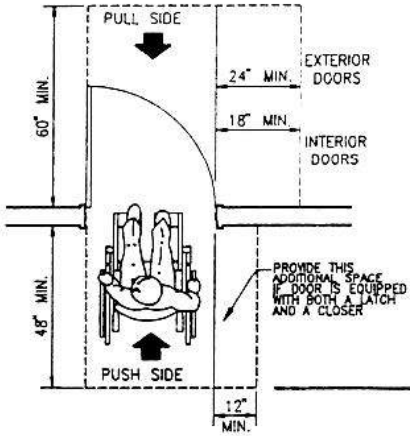
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *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			

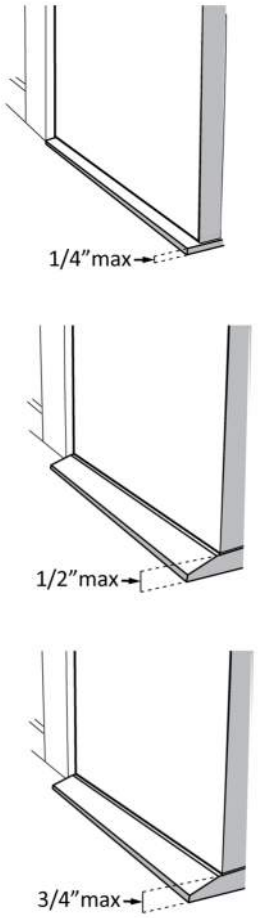
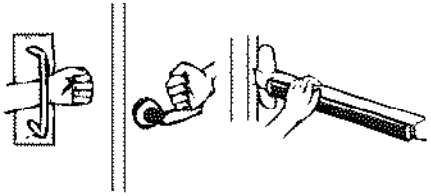
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **36.25”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 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**			

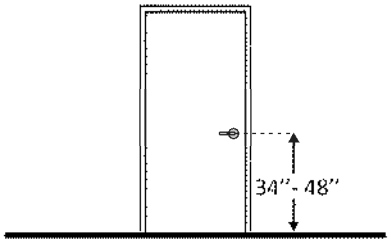
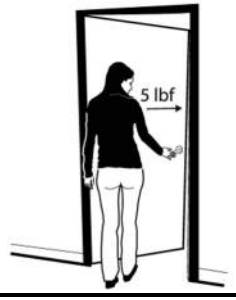
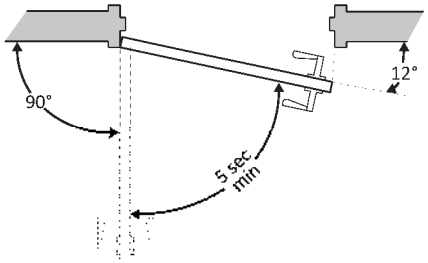
This page intentionally left blank

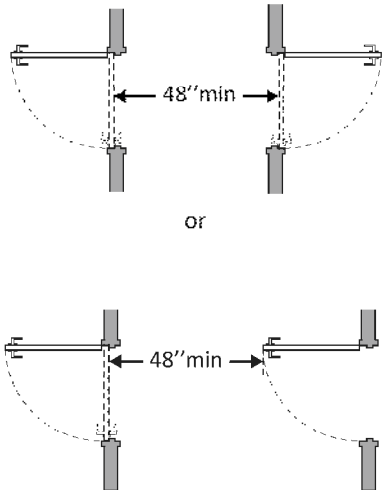
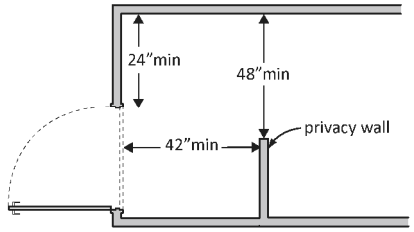
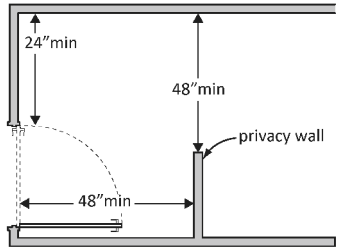
Toilet Room #9 City Hall Main Level Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance*	This restroom is generally non-compliant. It is suggested to add signage directing 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			

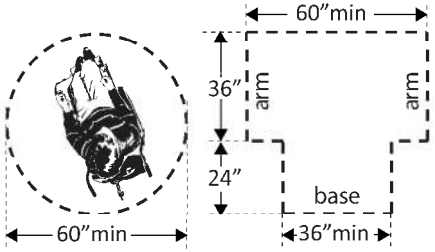
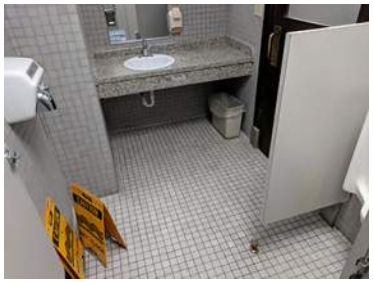
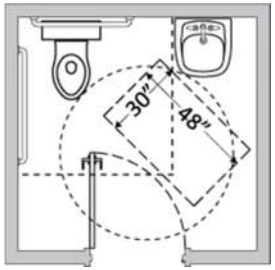
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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.				

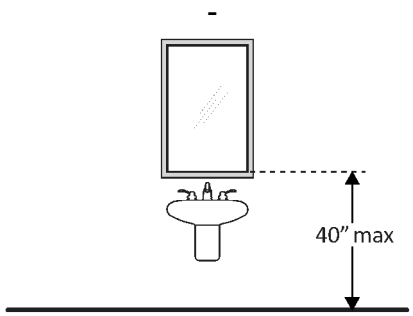
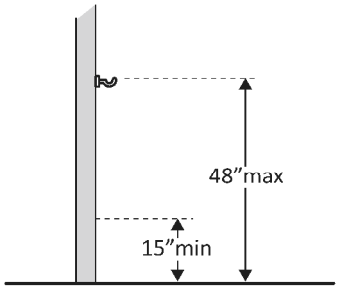
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction?	☐Yes ☒No ☐N/A Measurement: **10.5"**		 *Door pull 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: **Open**			
	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*	

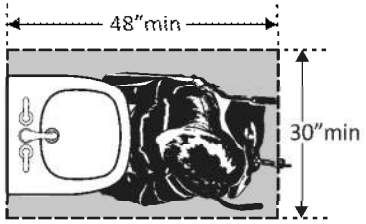
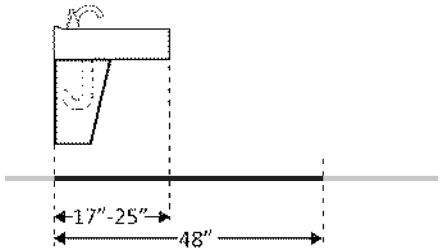
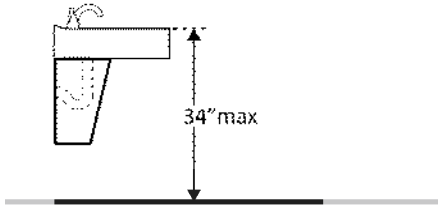
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

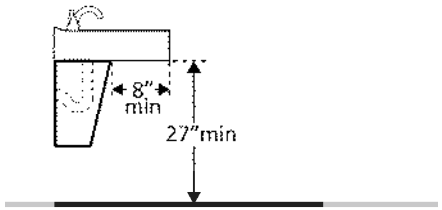
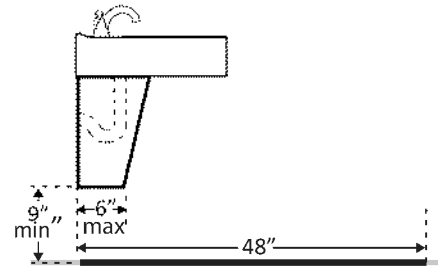
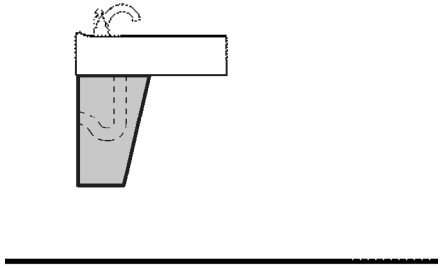
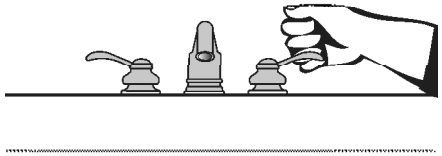
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐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			

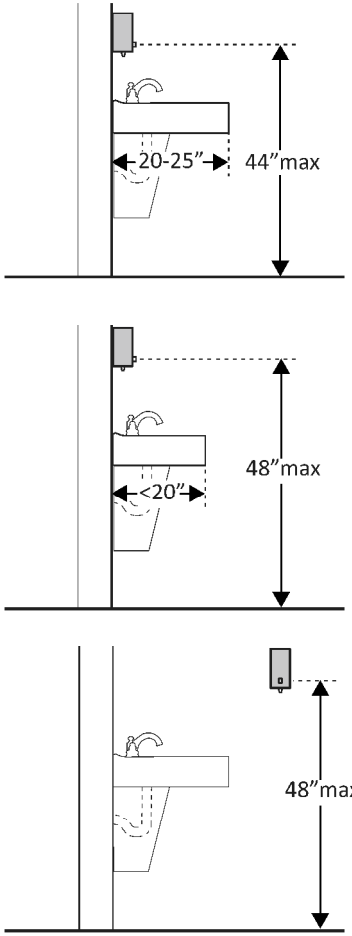
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

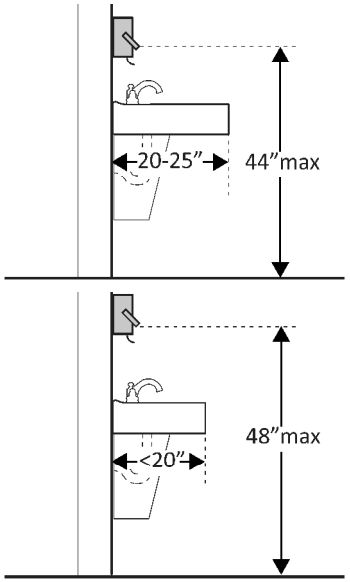
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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*	

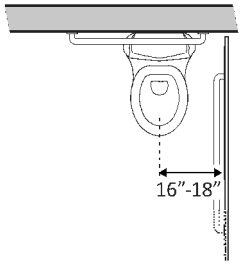
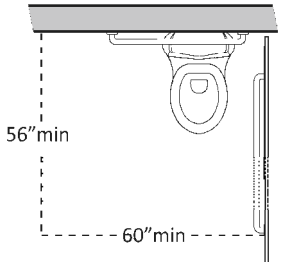
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

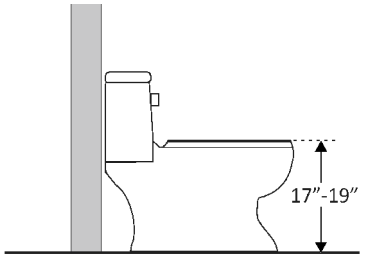
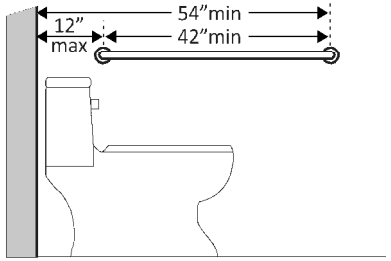
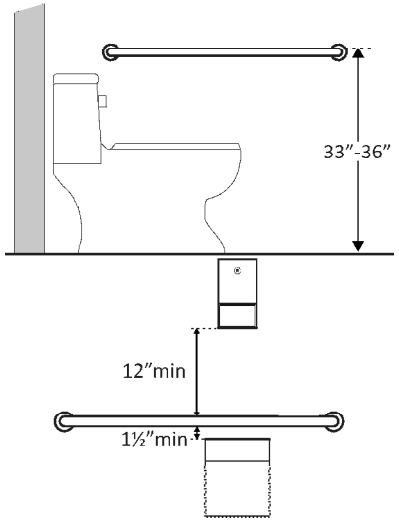
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27.5”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

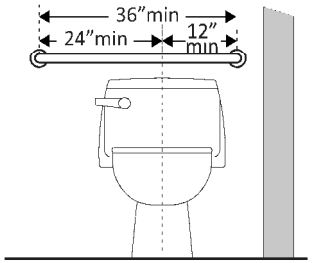
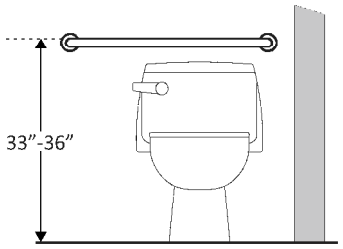
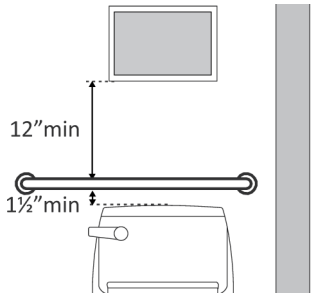
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

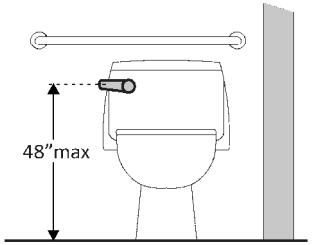
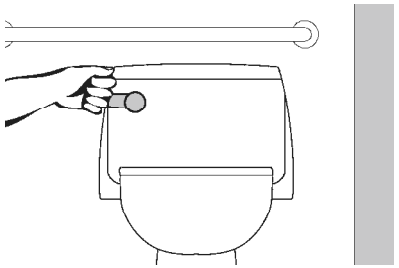
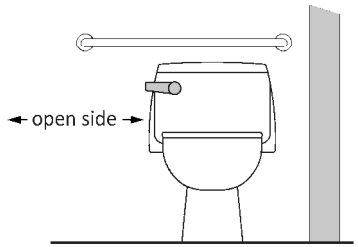
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

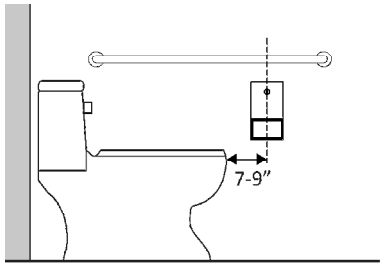
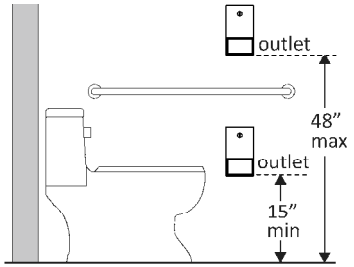
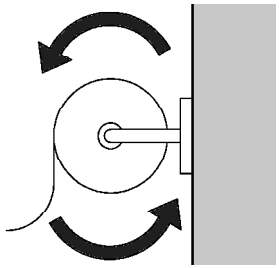
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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*	

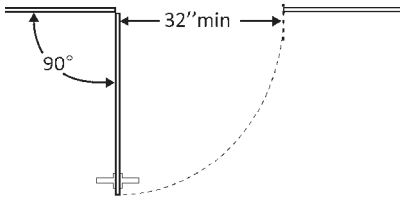
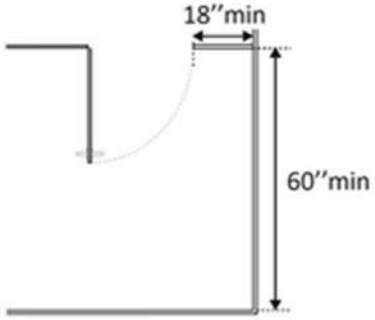
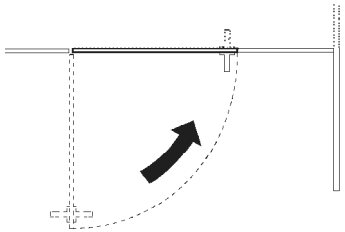
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17.75”**			
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*	

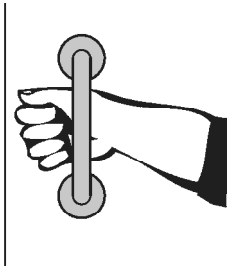
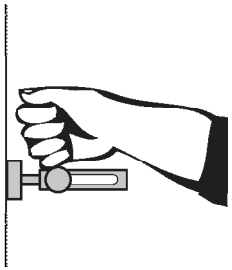
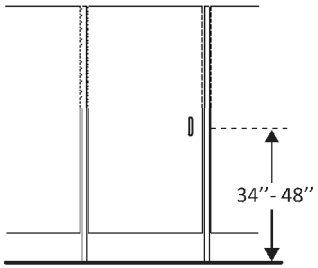
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **n/a**		 *Grab bar*	
	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”**			

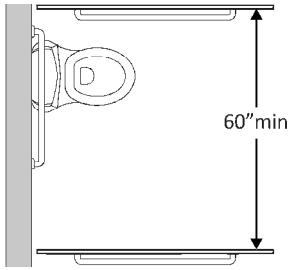
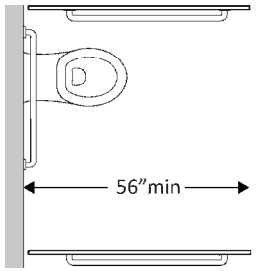
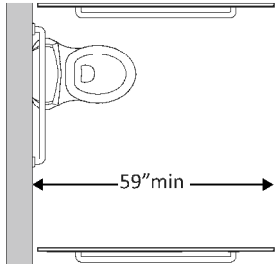
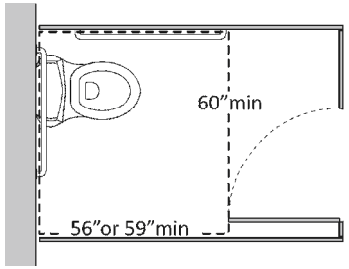
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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**			

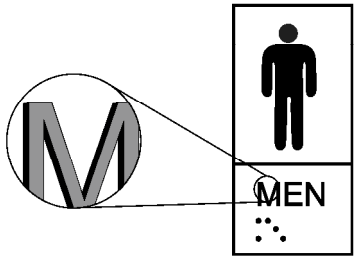
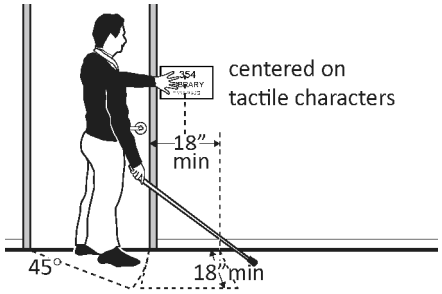
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement:			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control 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			

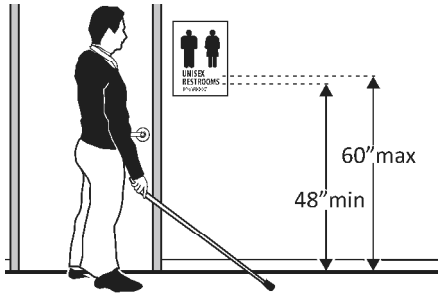
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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			

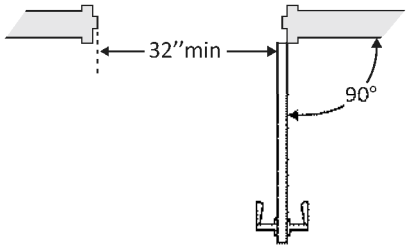
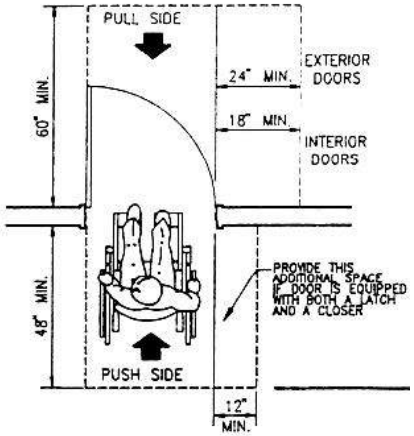
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☒No ☐N/A Measurement: **30.25”**			
3.42	If there is a front approach to the pull side of the door, is there at least 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			

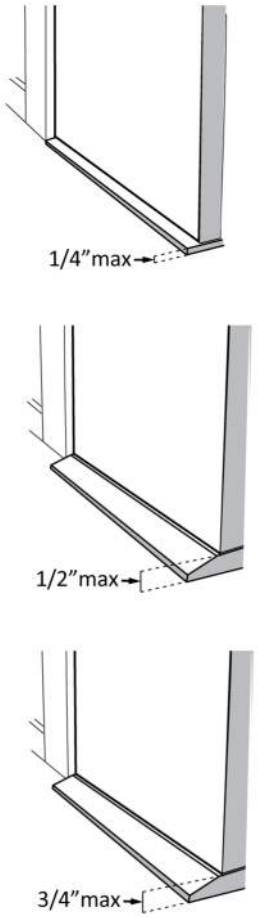
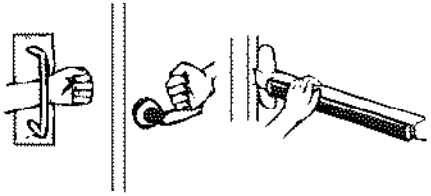
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *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			

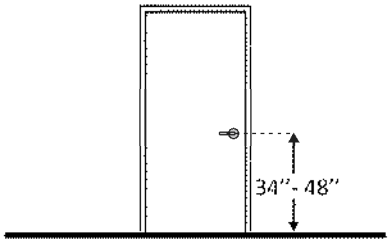
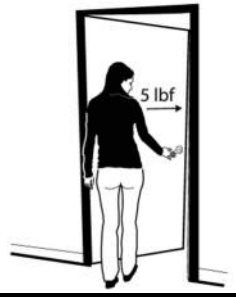
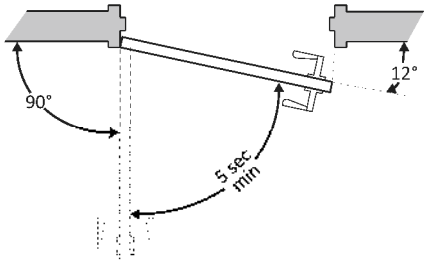
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59.625”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at 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**			

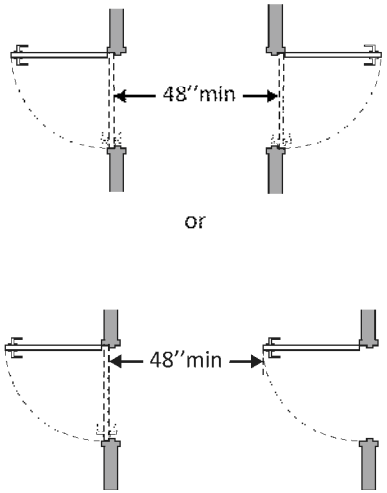
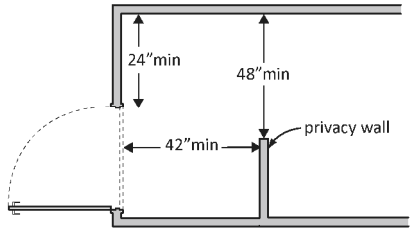
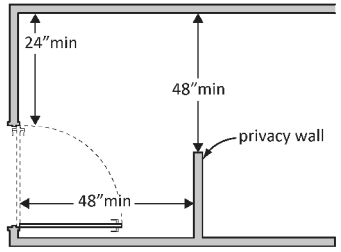
Toilet Room #10 City Hall Main Level Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance* *Restroom signage*	This restroom is generally non-compliant. It is suggested 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			

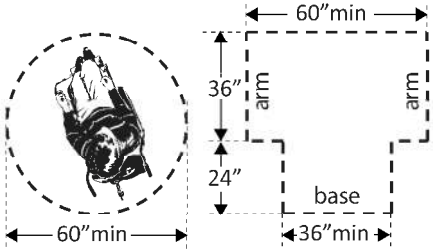
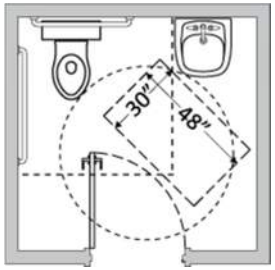
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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.				

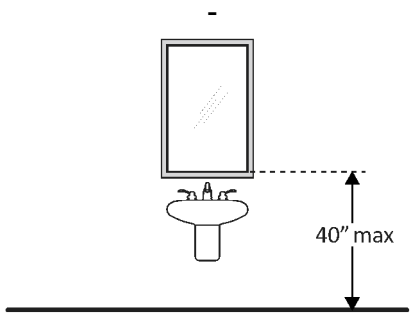
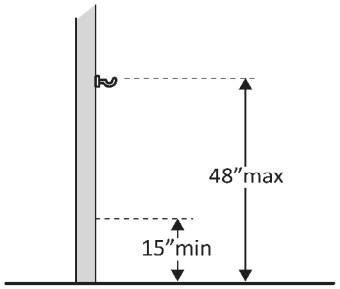
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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

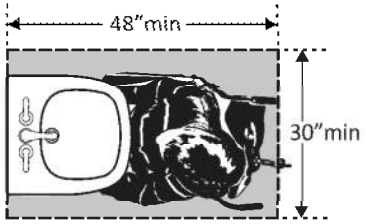
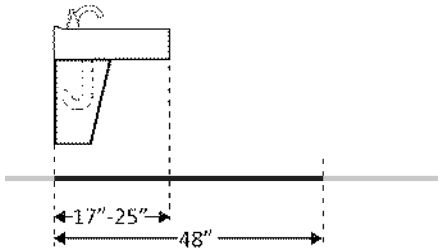
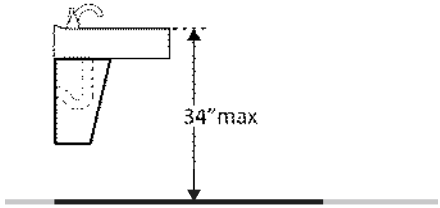
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

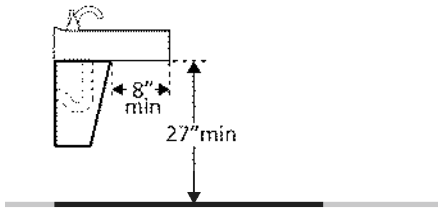
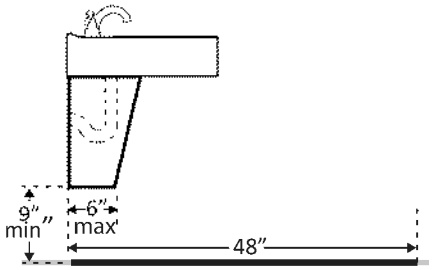
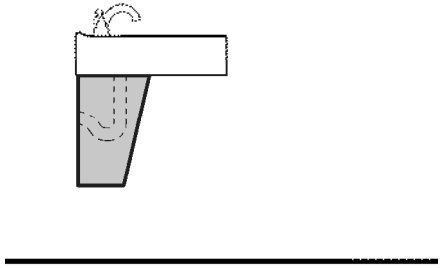
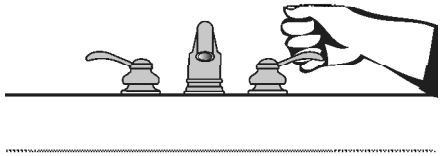
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A		*Door hardware distance to floor*	
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐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	 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			

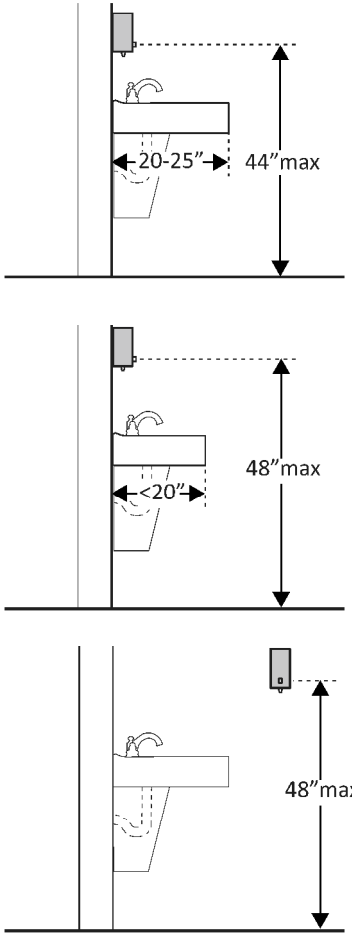
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

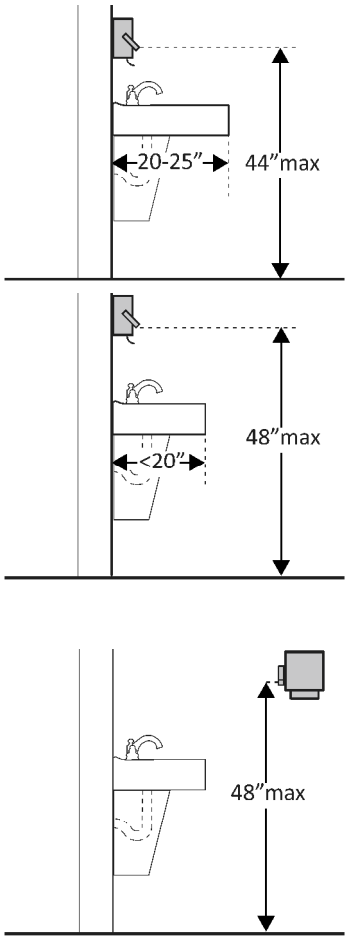
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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: **40.25”** ☐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*	

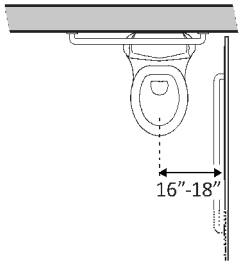
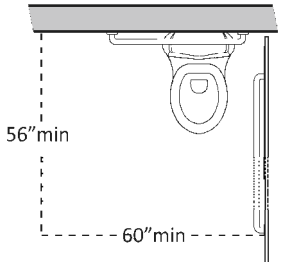
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

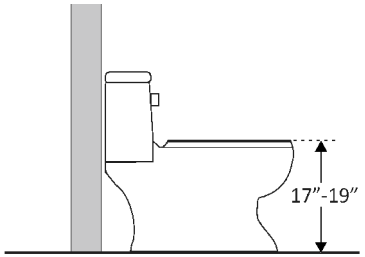
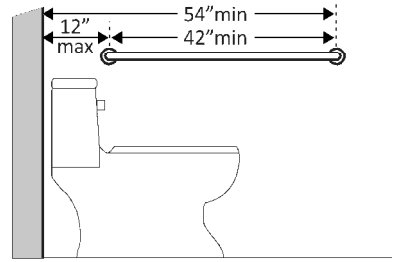
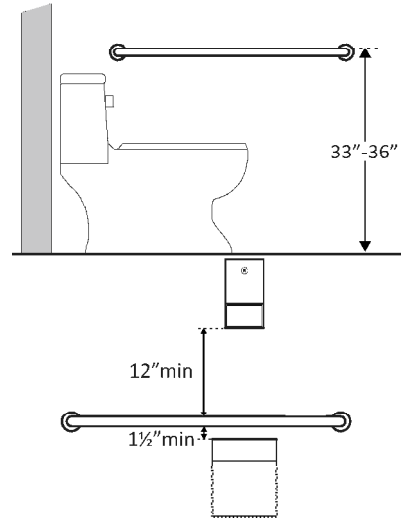
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27.25”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

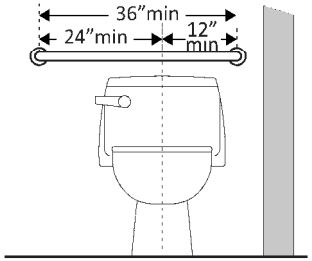
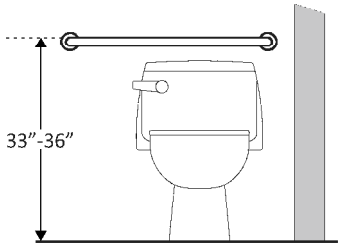
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

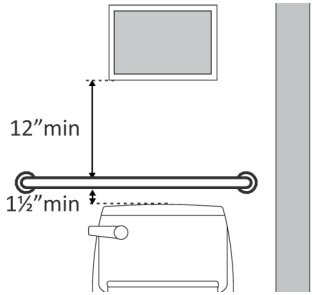
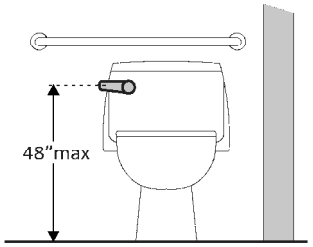
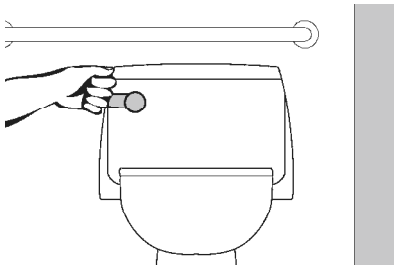
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

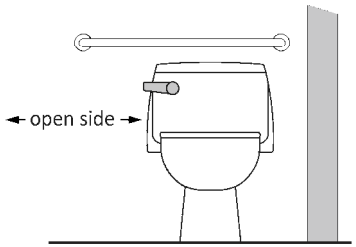
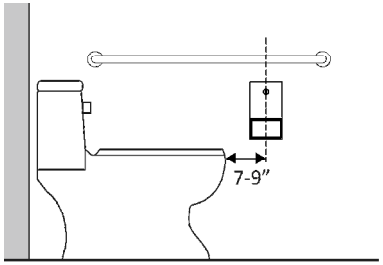
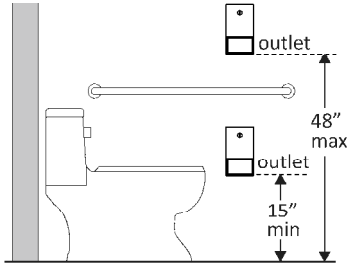
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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*	

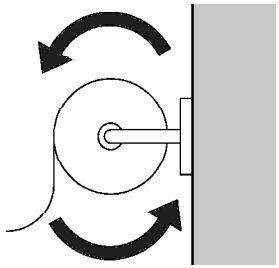
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			
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*	

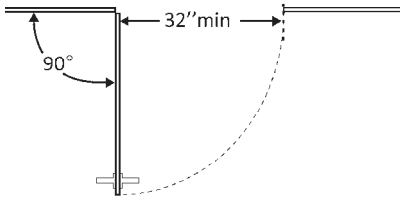
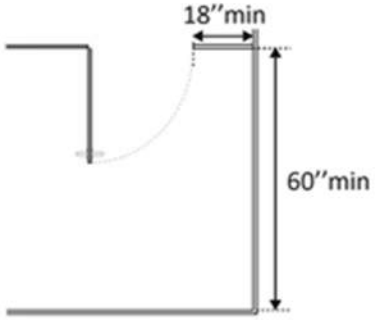
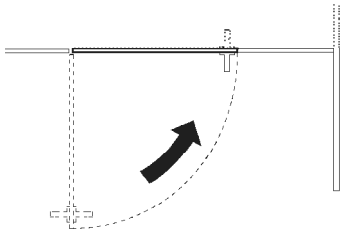
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **19”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **n/a**		Grab bar configuration 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**			

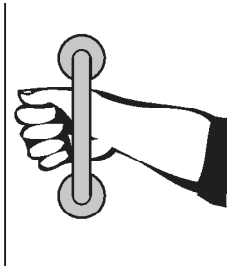
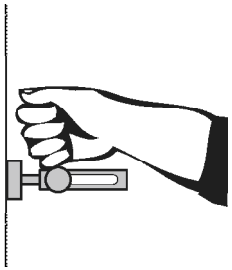
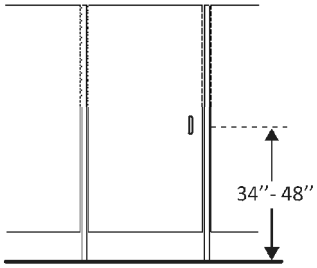
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches 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.	

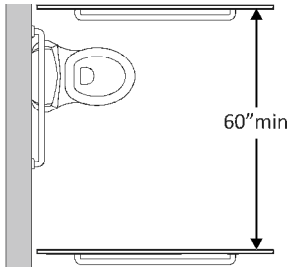
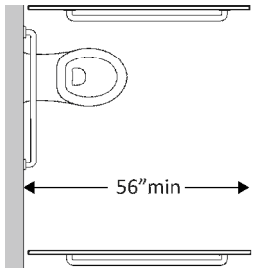
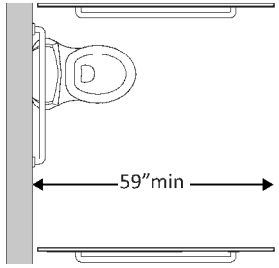
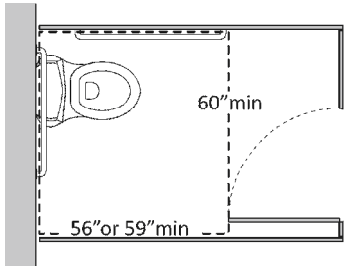
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	 ☐Yes ☐No ☒N/A Measurement: ☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control is 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*	

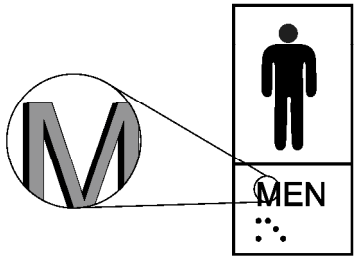
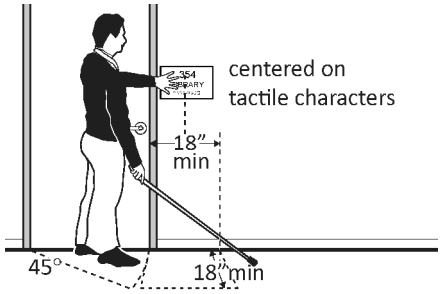
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

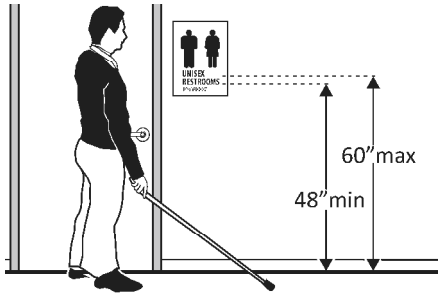
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **32”**			
3.42	If there is a front approach to the pull side of the door, is there at least 18 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			

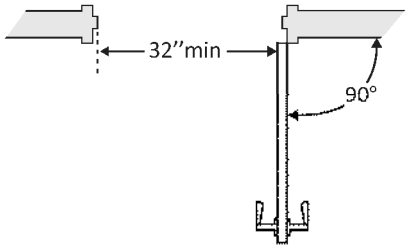
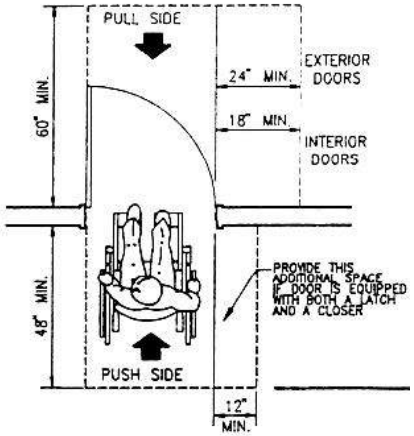
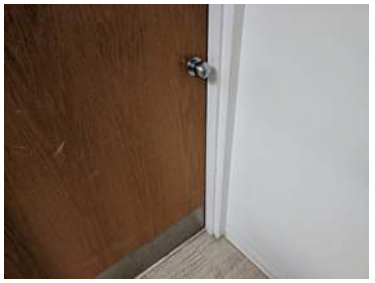
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *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*	

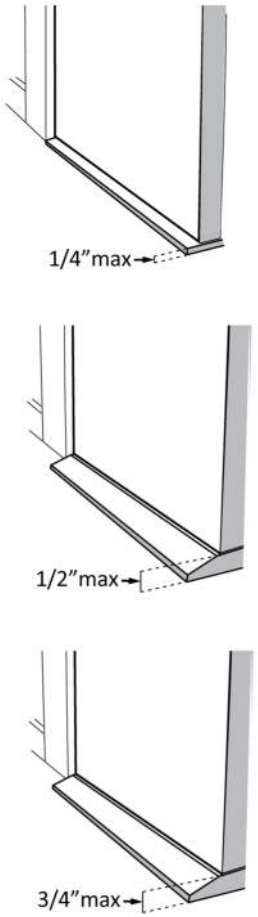
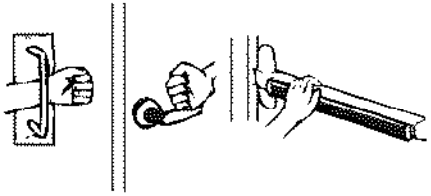
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **37”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 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**			

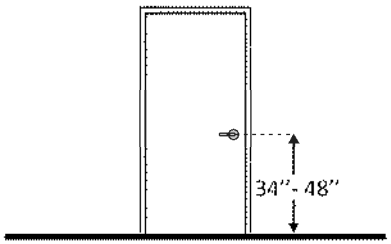
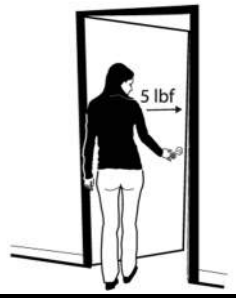
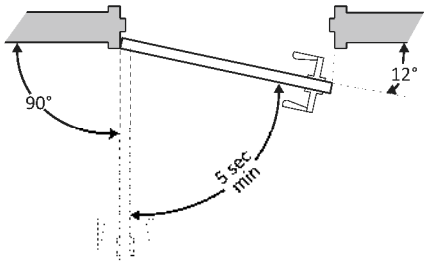
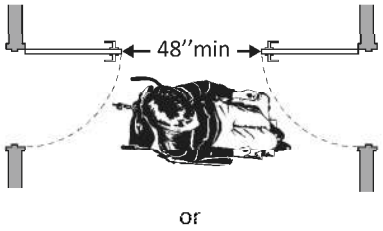
This page intentionally left blank

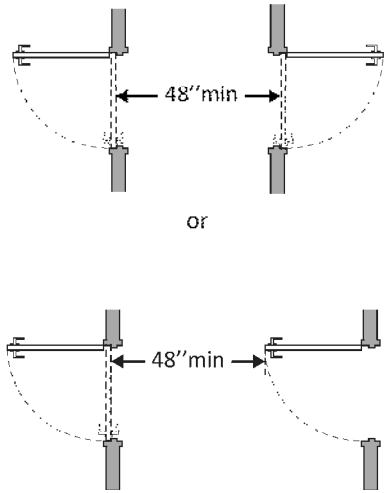
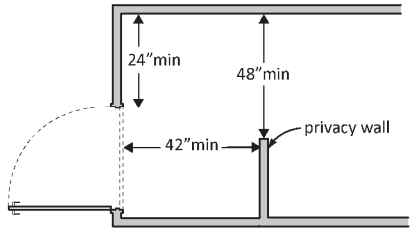
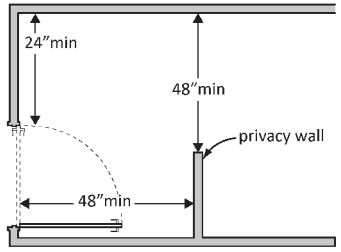
Toilet Room #11 City Hall Lower Level Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance* *Restroom signage*	This restroom is generally non-compliant. It is suggested 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					

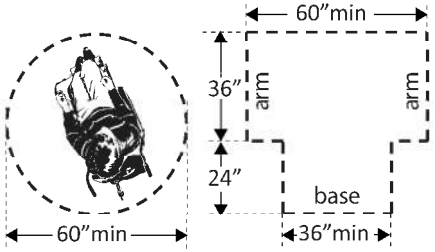
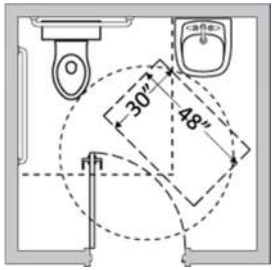
above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

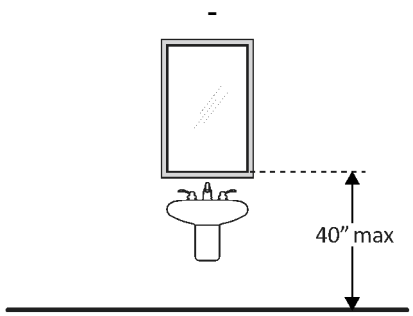
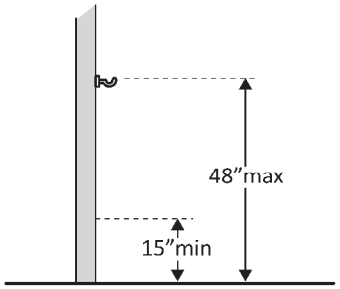
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the 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*	

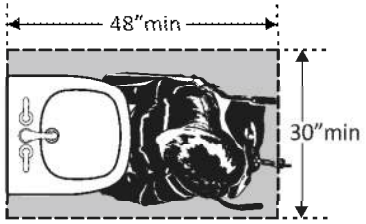
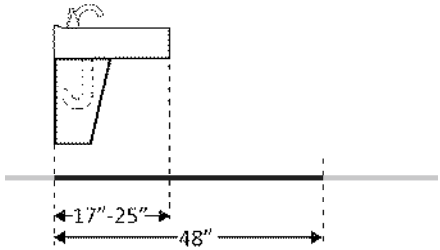
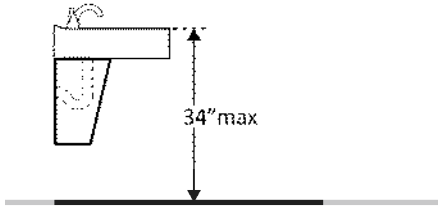
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

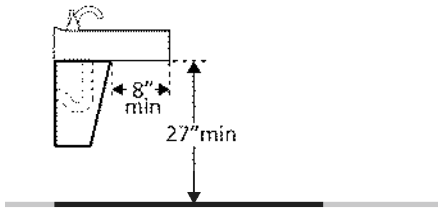
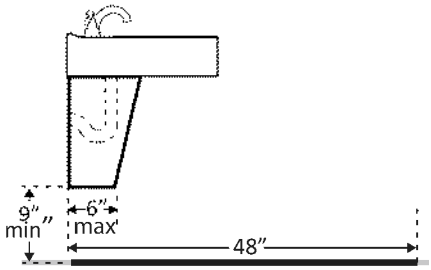
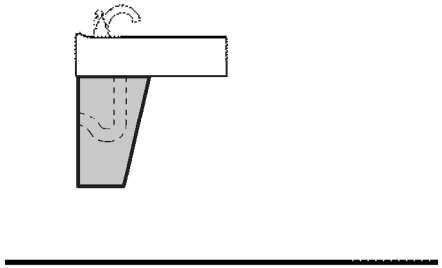
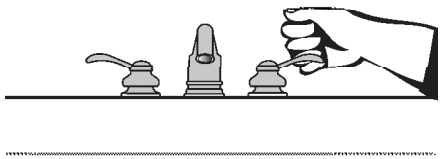
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **13 lbs**			
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			

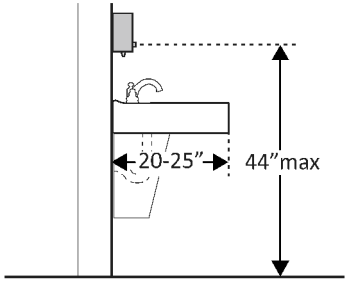
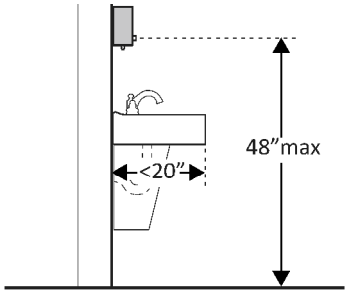
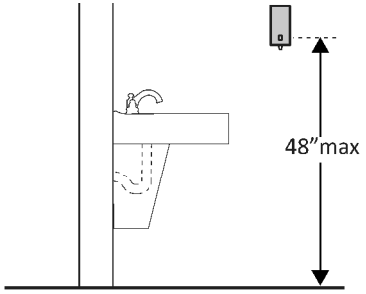
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

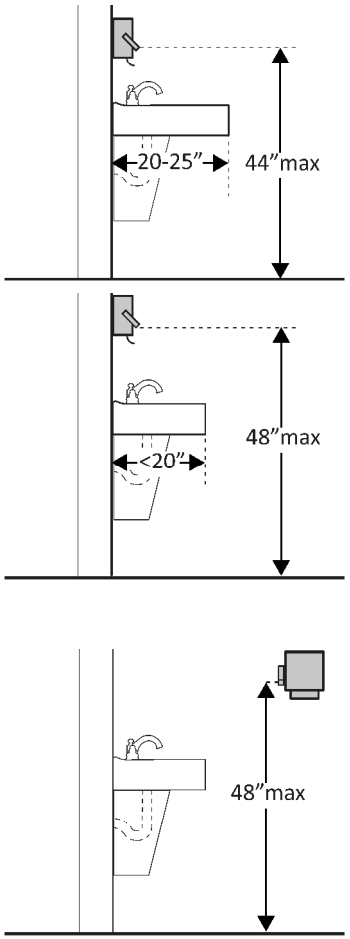
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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*	

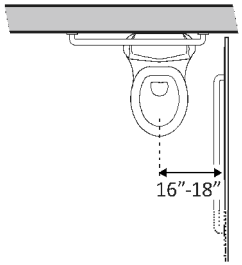
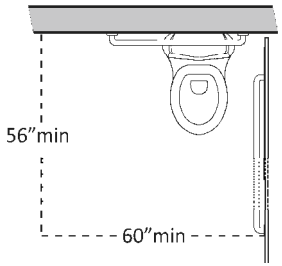
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

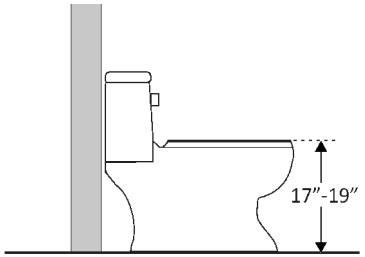
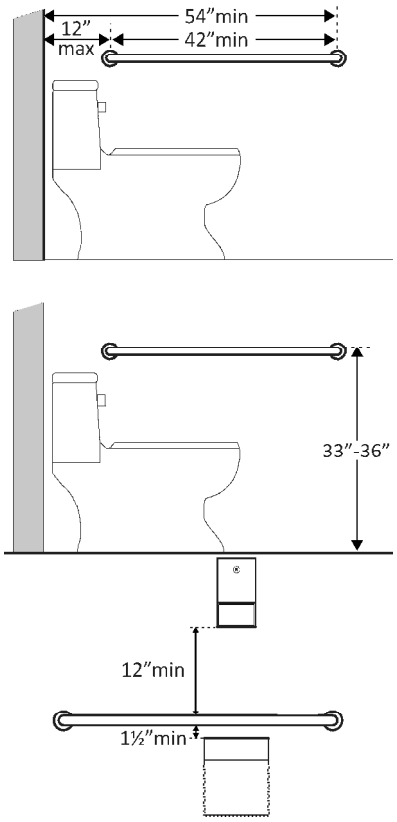
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

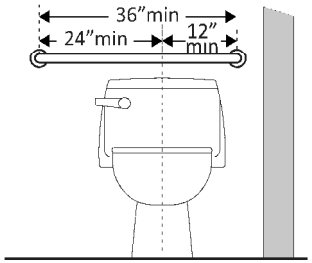
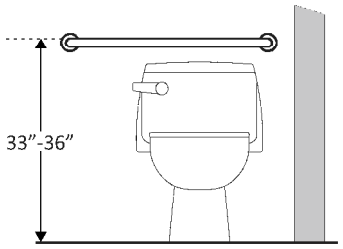
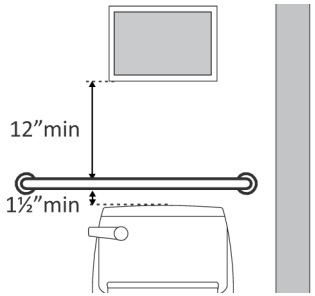
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

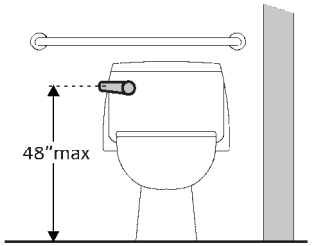
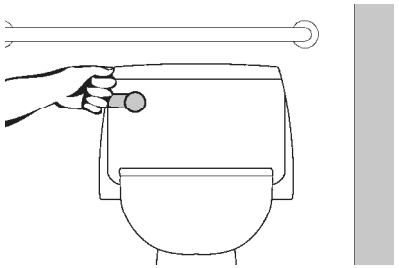
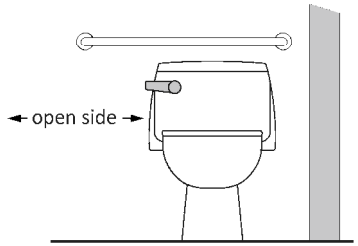
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?			
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **39”**		*Soap dispenser*
	Above lavatories 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**		

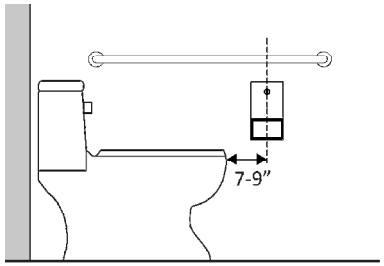
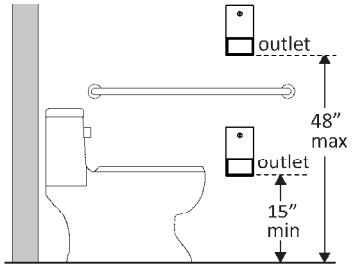
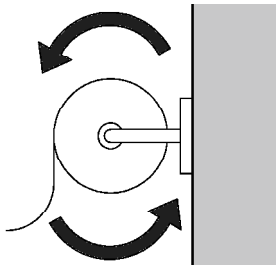
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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*	

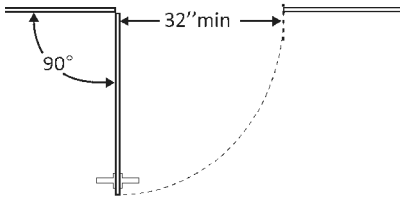
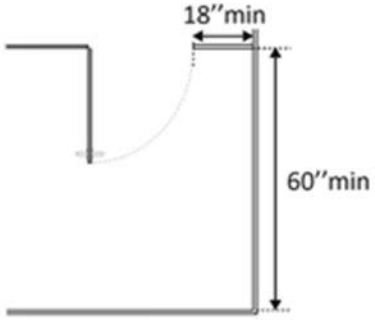
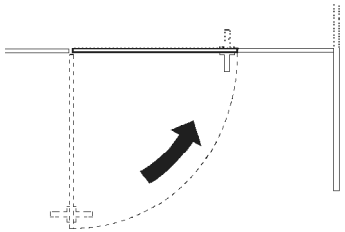
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18.75”**		 *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**			

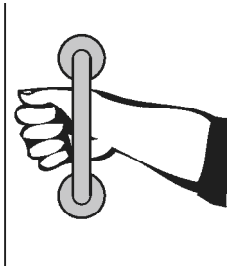
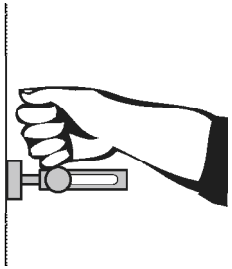
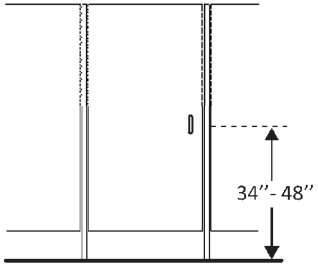
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 12 inches from the 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.	

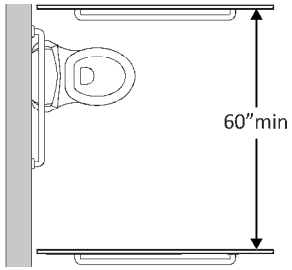
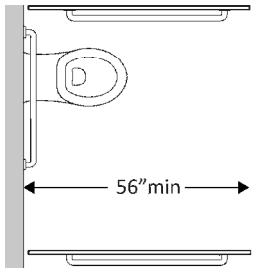
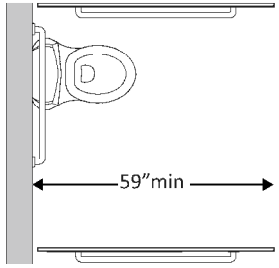
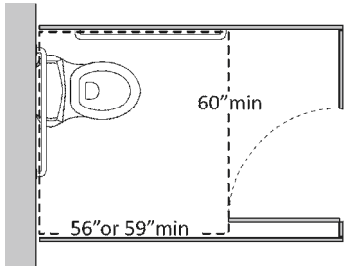
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 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**			

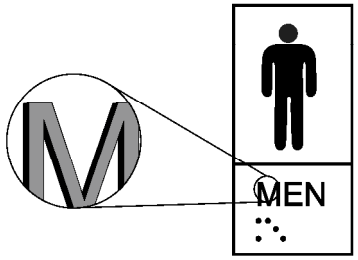
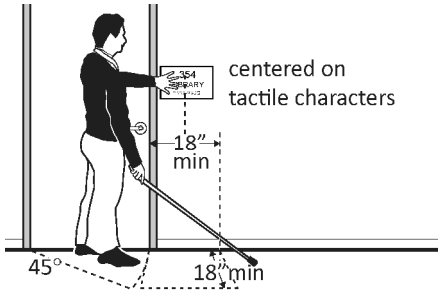
	above and below grab bars in the 1991 Standards				
	Are there at least 1½ inches clearance between the grab bar and projecting objects below?*	☐Yes ☐No ☒N/A Measurement:			
	Is the space between the wall and the grab bar 1½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1.5”**			
3.35	If the flush control 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? 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**		*Water closet flush control*	
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			

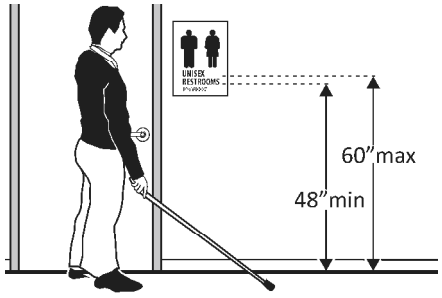
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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.	
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			

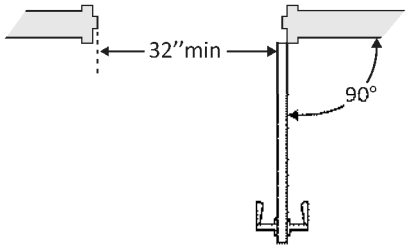
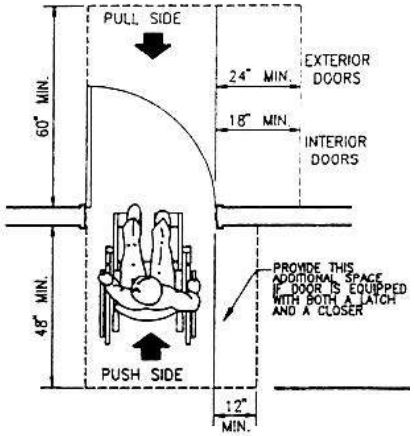
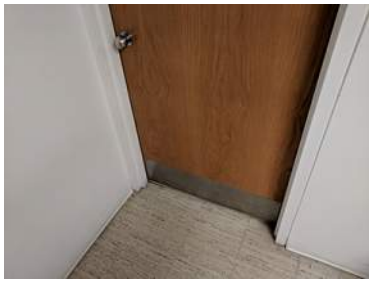
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **32.25”**			
3.42	If there is a front approach to the pull side of the door, is there at least 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			

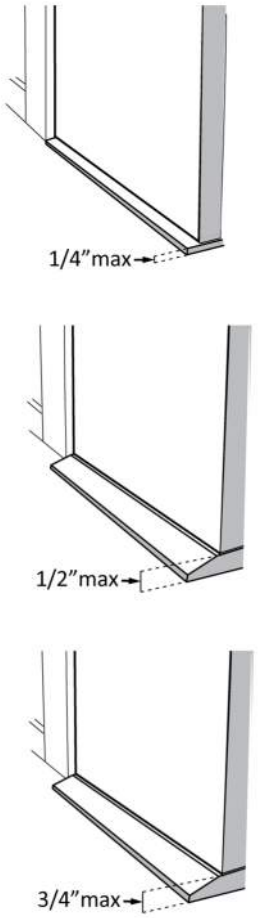
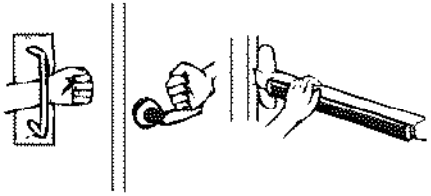
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *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			

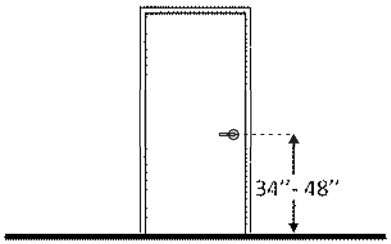
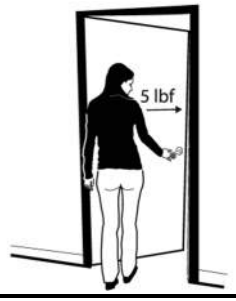
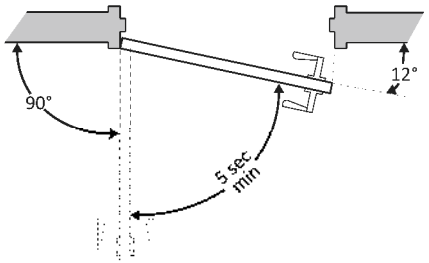
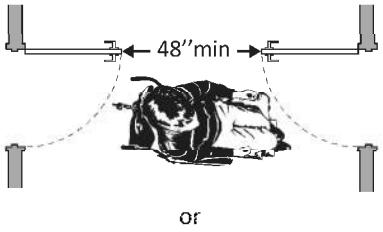
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **37.5”**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 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**			

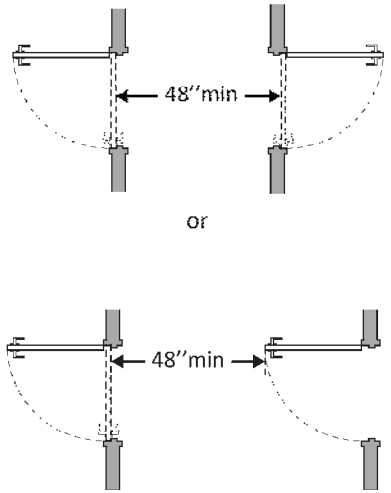
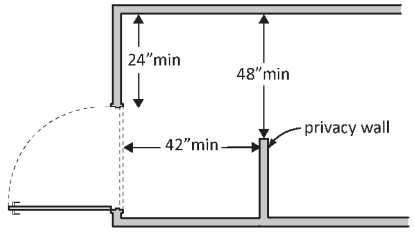
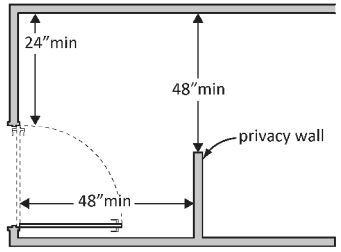
Toilet Room #12 City Hall Lower Level Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom entrance* *Restroom signage*	This restroom is generally non-compliant. It is suggested 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] 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			

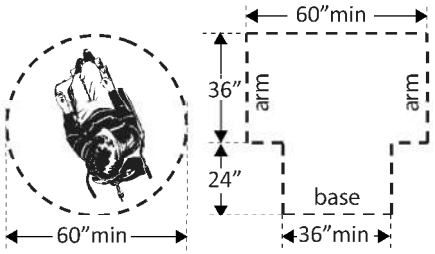
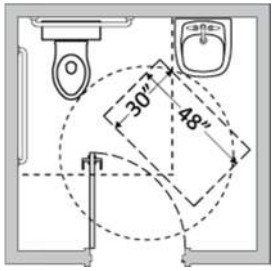
So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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.				

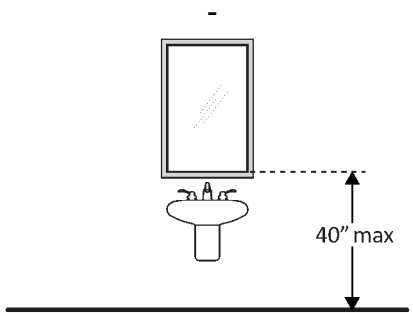
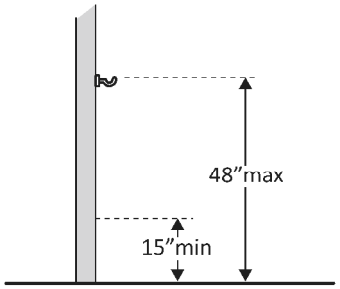
Entrance					
3.6	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A			• Widen doorway.
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the 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*	

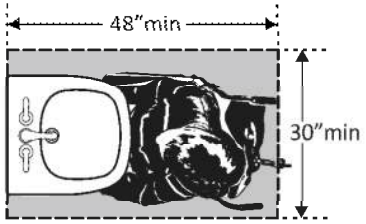
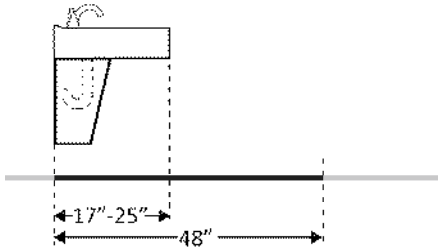
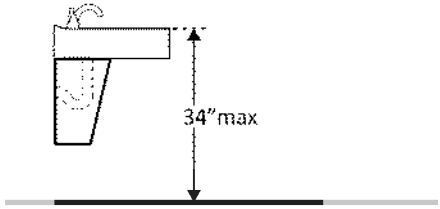
3.8	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

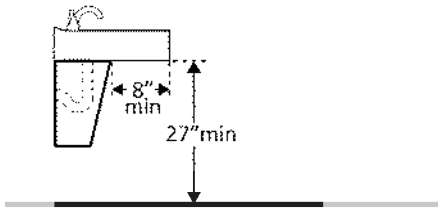
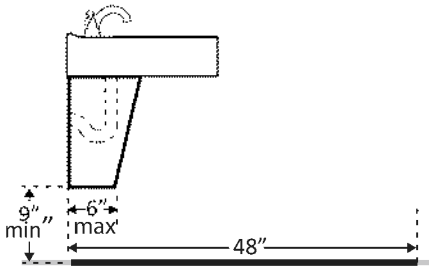
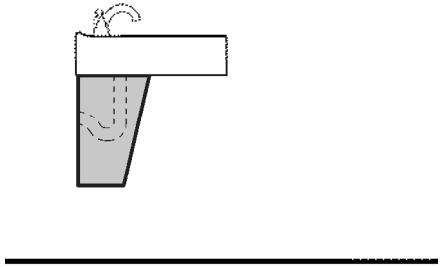
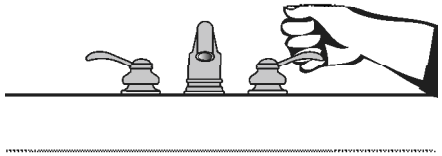
3.10	Are the operable parts of the door hardware mounted no less than 34 inches and no greater than 48 inches above the floor? [404.2.7]	☒Yes ☐No ☐N/A			
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **14 lbs**			• 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			

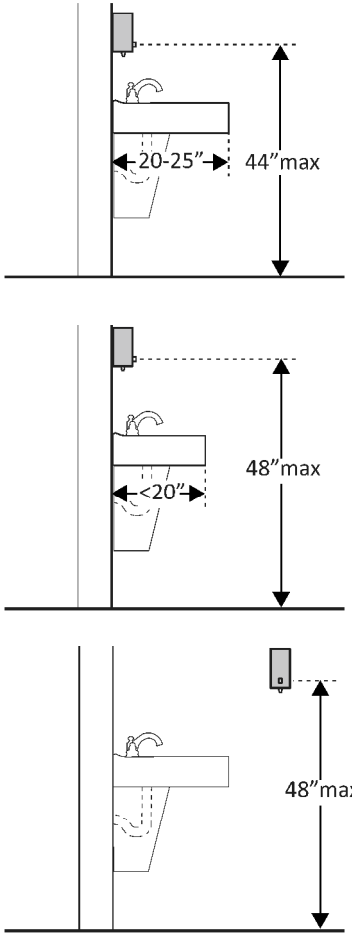
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☒No ☐N/A		*Pathway to designated accessible stall*	
3.17	Is there clear floor space available for a person in a wheelchair to turn 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			

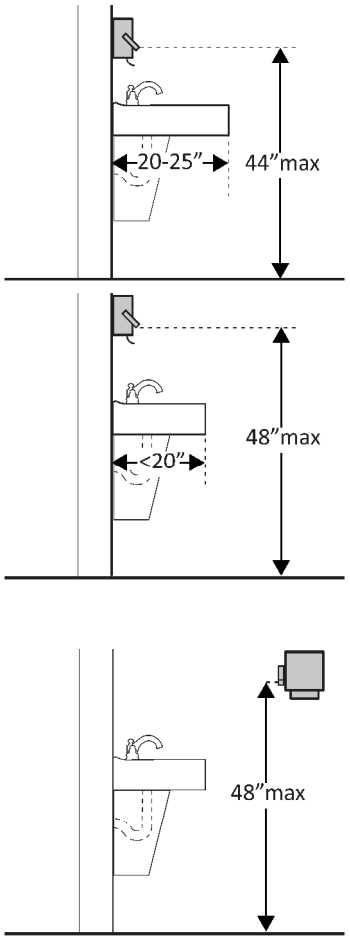
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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*	

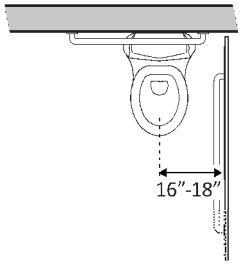
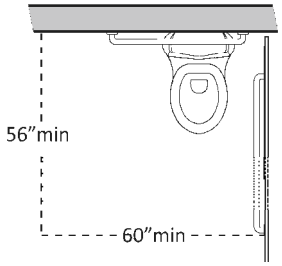
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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"**			

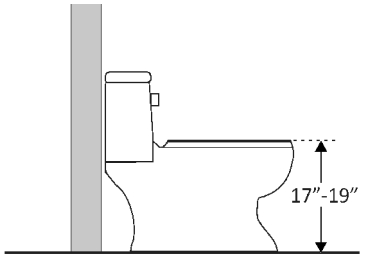
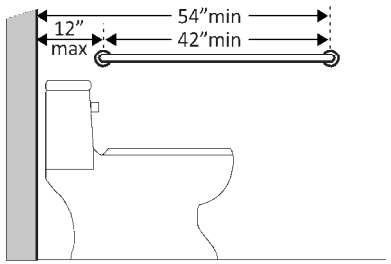
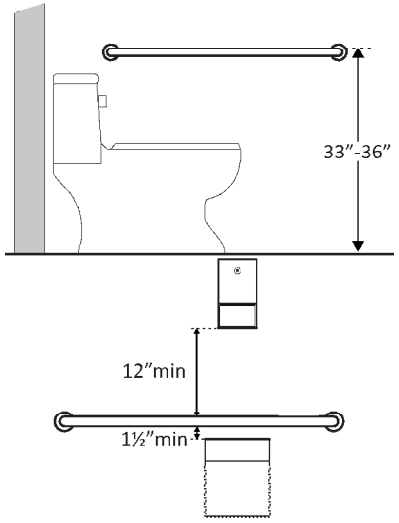
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28”**		 *Clearance below lavatory*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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*	

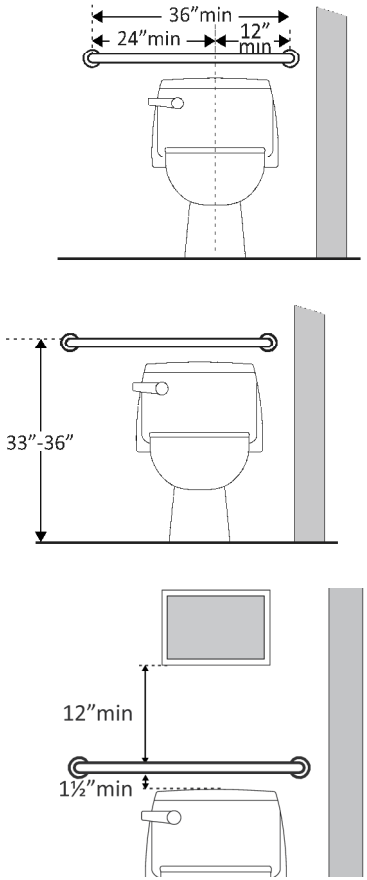
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

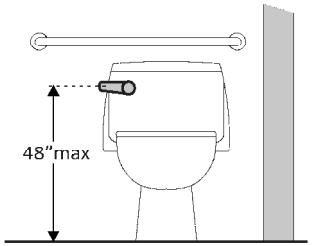
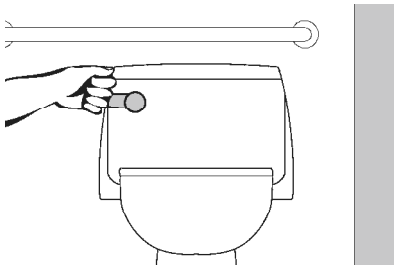
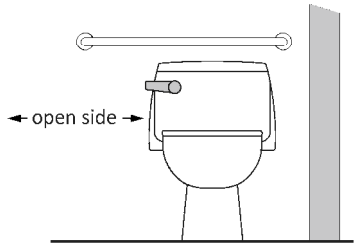
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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.

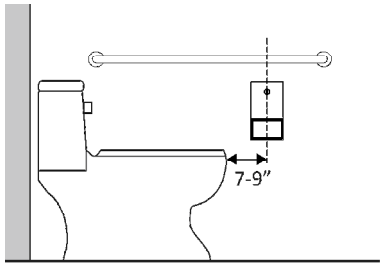
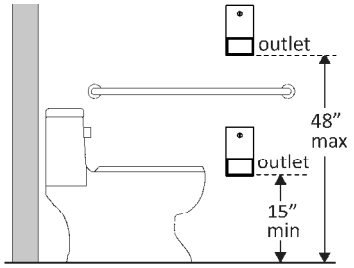
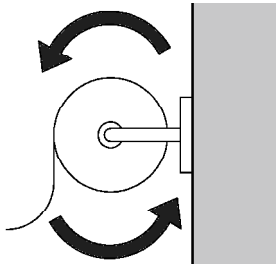
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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*	

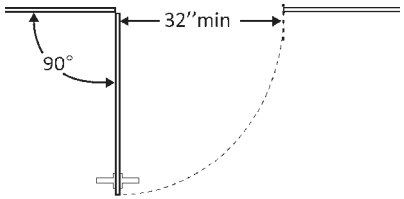
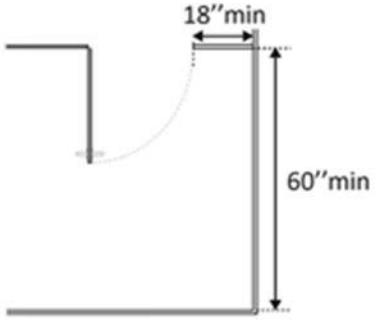
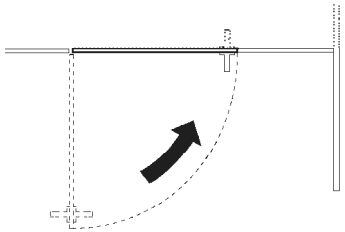
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
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.

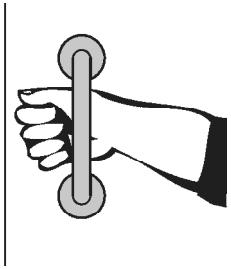
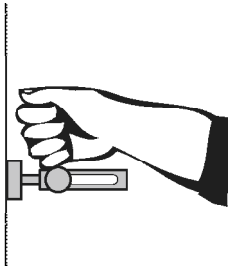
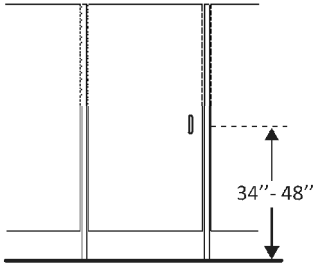
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19.25”**			
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☐No ☐N/A Measurement: **36”**		Grab bar 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**			

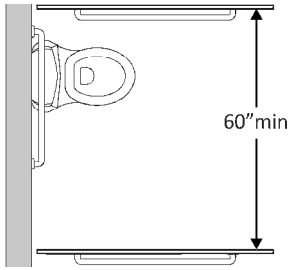
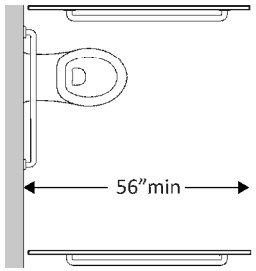
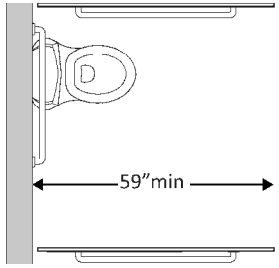
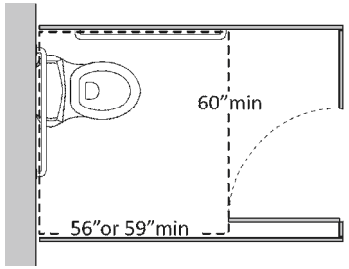
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☐N/A Measurement: **1.5”**			
3.34	Is there a grab bar at least 36 inches 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.

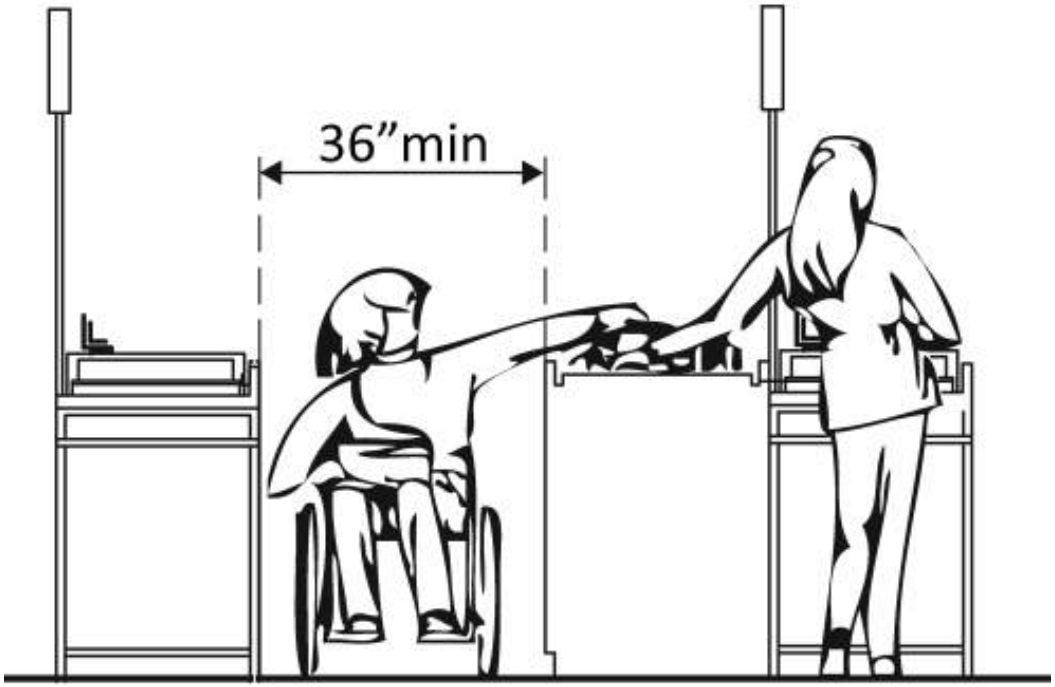
10.2. Restroom #1 is a women's restroom located off the main corridor. There are minor deficiencies noted in the report that are relatively easy and economical to correct, and it is recommended that these be done to provide a fully ADA-compliant restroom.

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

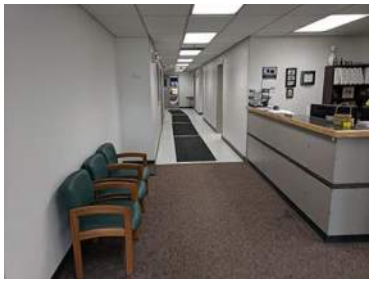
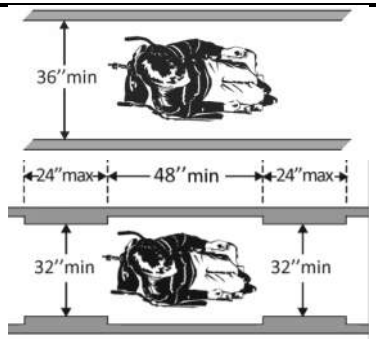
Location: 36 N Center Street, Marshalltown, IA 50158

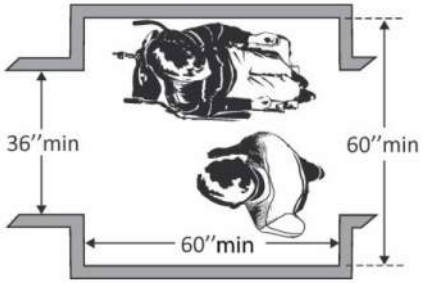
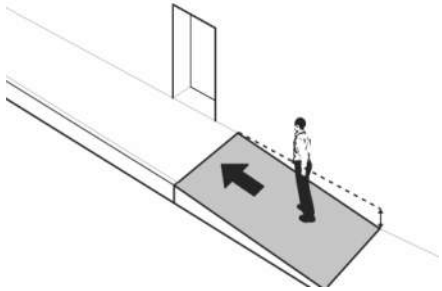
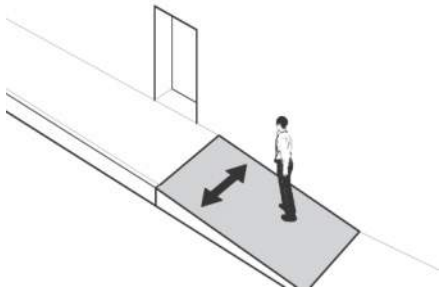
Date: 07/09/2019

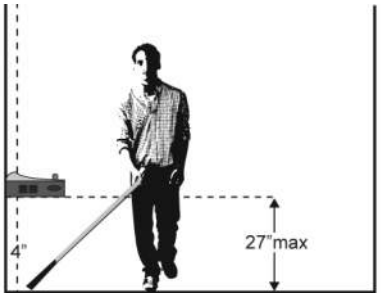
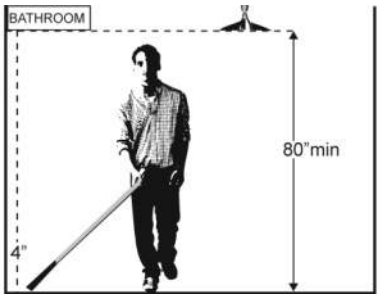
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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		*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

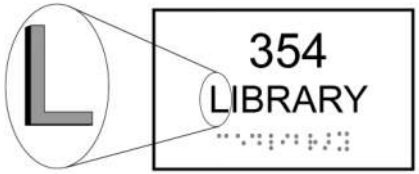
Is there Braille? [703.3] ☒Yes ☐No ☐N/A

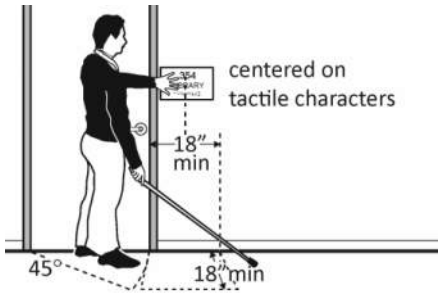
Is the sign mounted: On the wall on the latch side of the door? [703.4.2] ☒Yes ☐No ☐N/A

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

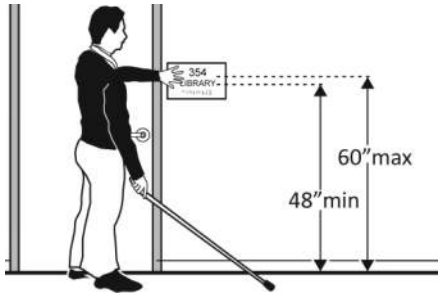
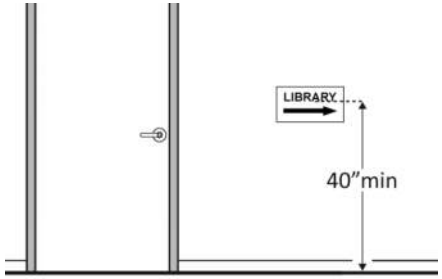
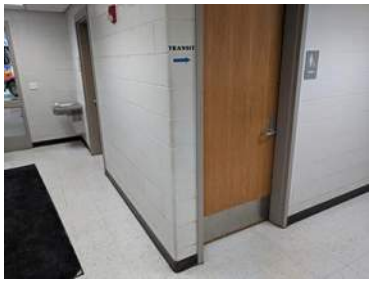
With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?* [703.4.2] ☒Yes ☐No ☐N/A

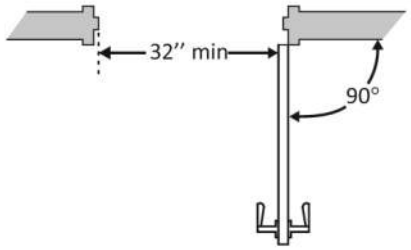
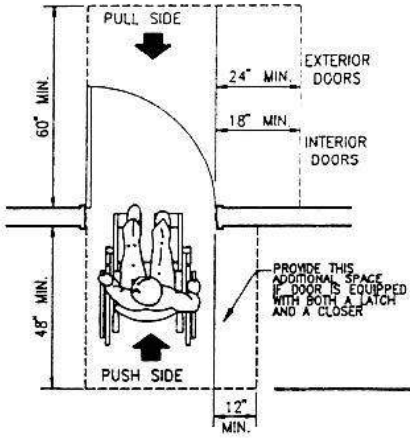
*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing

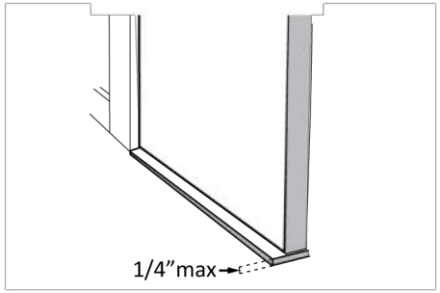
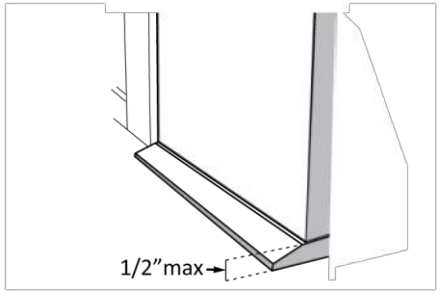
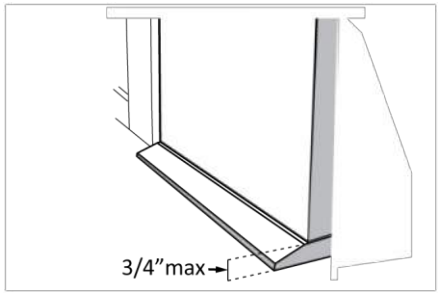


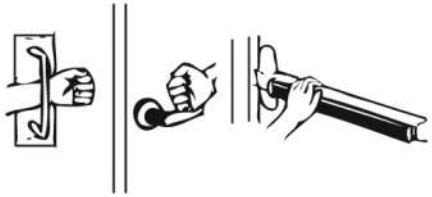
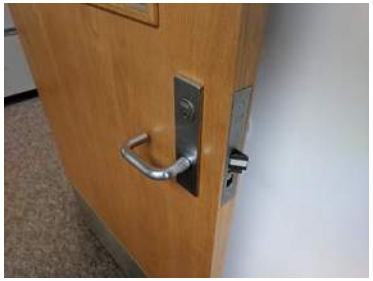
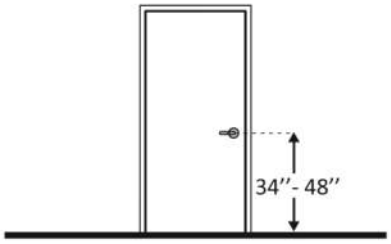
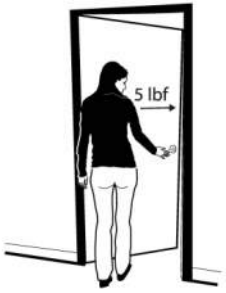


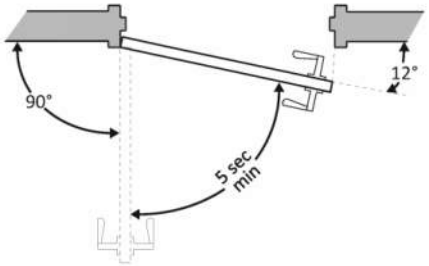
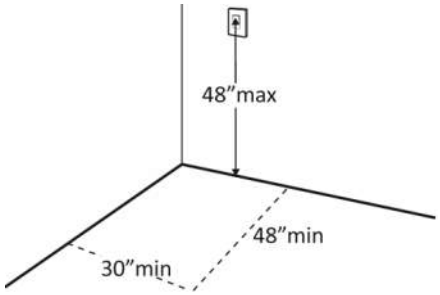
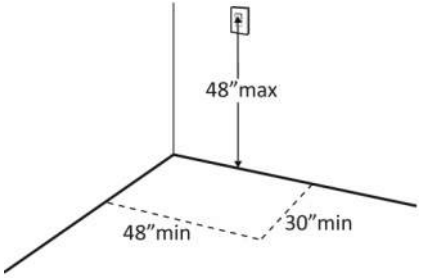
Room signage

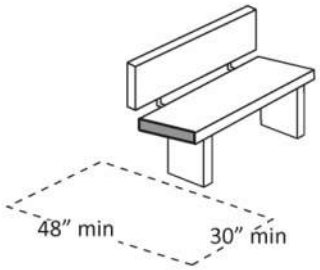
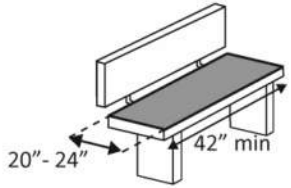
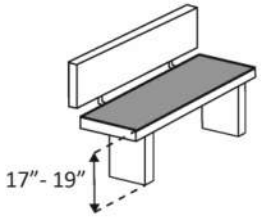
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline 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*	

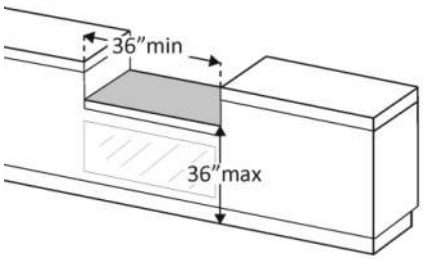
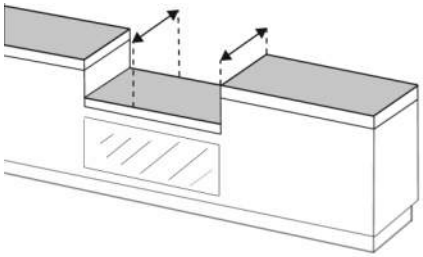
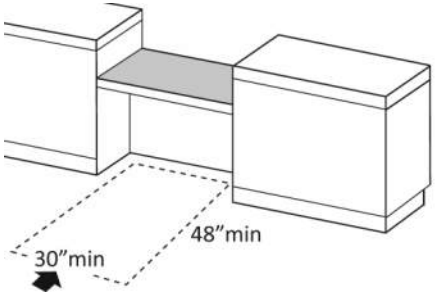
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A Typical clear opening: **33”**		 *Door entrance clear width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 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*	

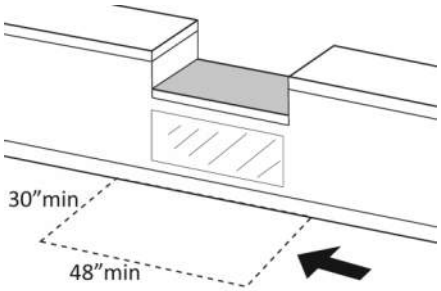
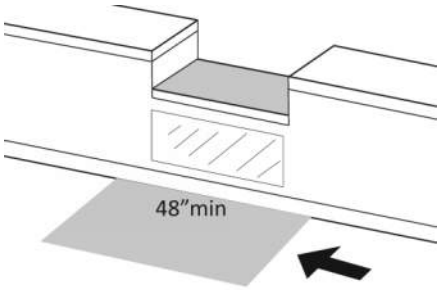
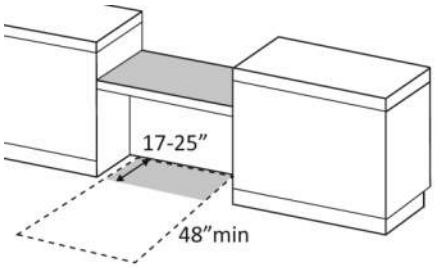
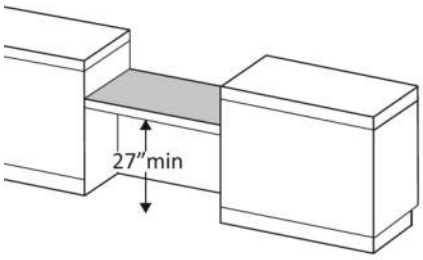
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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**	  		

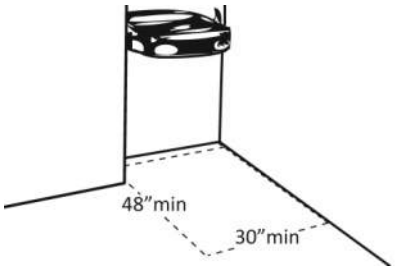
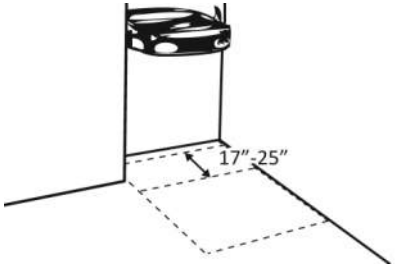
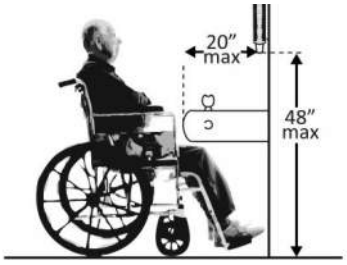
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A		 *Door hardware*	• Replace lock hardware
2.44	Are the operable parts of 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			

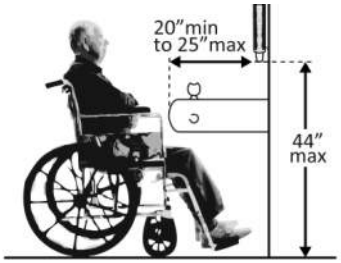
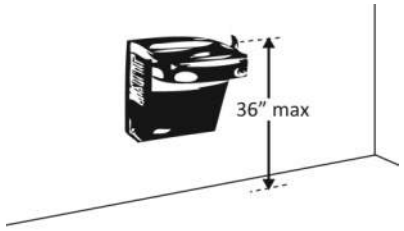
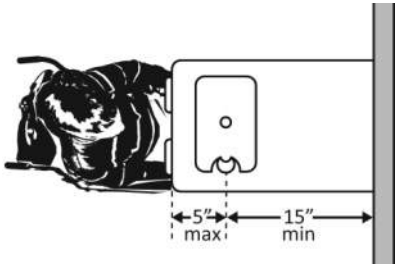
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A		Door closing speed varies throughout the facility, but no doors comply with this requirement.	
Controls – light switches, 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*	

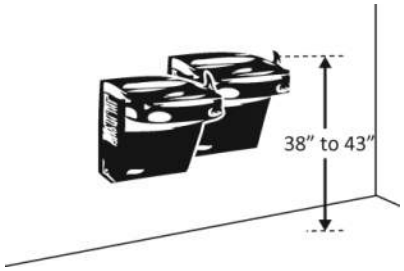
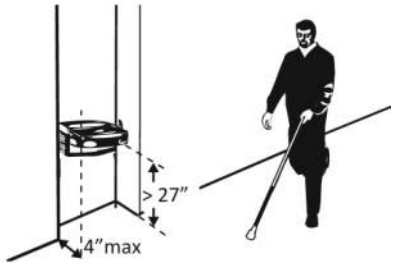
Benches – In locker rooms, dressing rooms, fitting rooms This section does not apply to any other benches.					
2.69	In locker rooms, dressing rooms and fitting rooms, is there at least one room with a bench? [222.1, 803.4]	☐Yes ☒No ☐N/A		No public locker or dressing rooms.	
2.70	Is there a clear floor 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*	

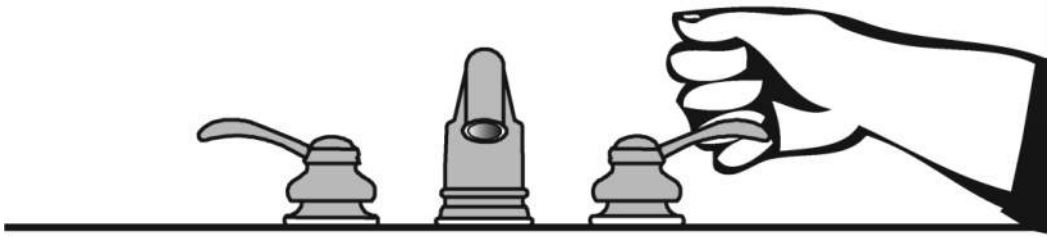
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

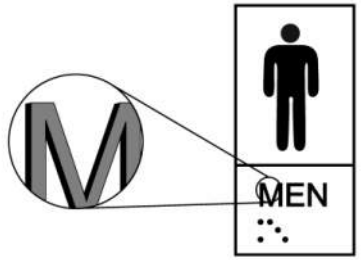
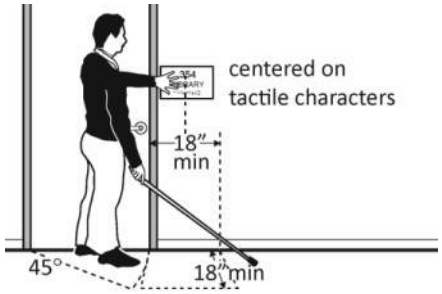
Date: 07/09/2019

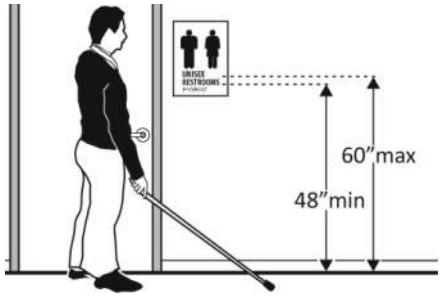
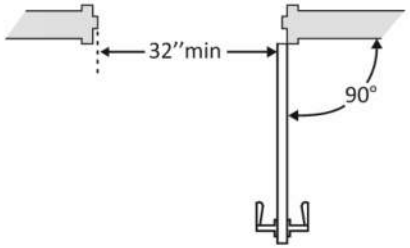
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

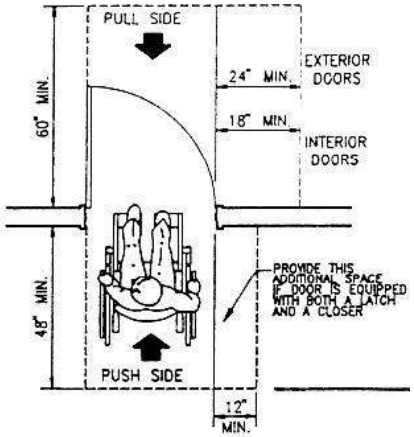
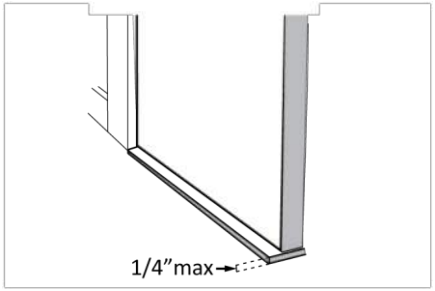
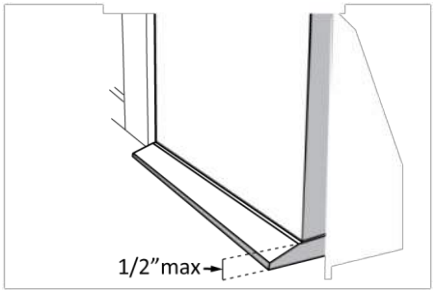
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

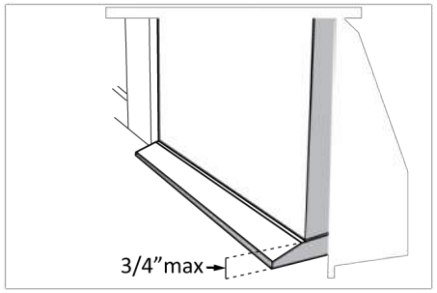
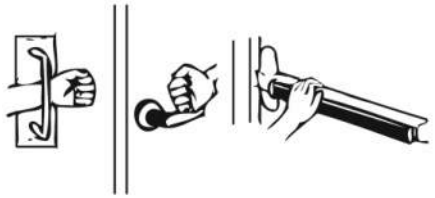
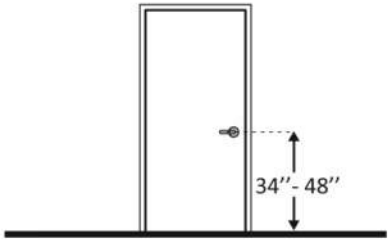
When toilet rooms are open to the public they should be accessible to people with disabilities.

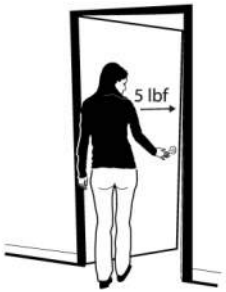
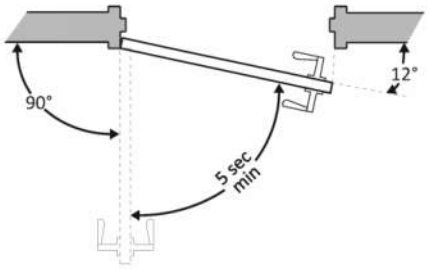
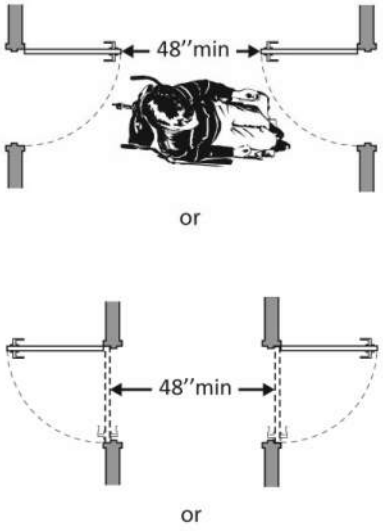
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			

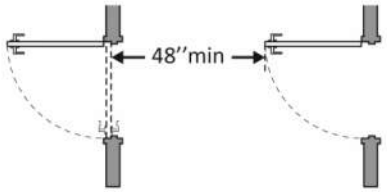
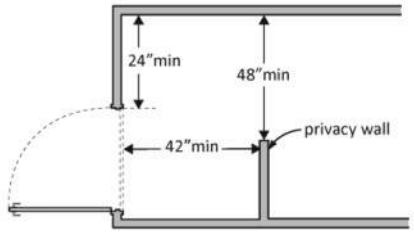
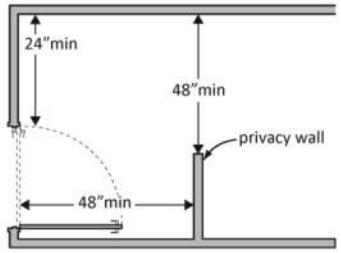
Toilet Room #1 Public Works Facility Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Entrance*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐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 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 ½"**	☐No		*Restroom signage centerline*
	So the baseline of the lowest character is at least 48 inches				

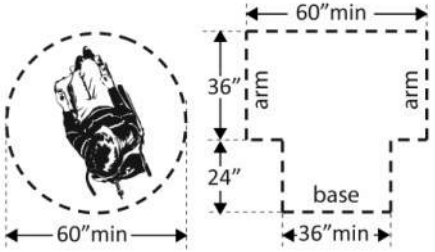
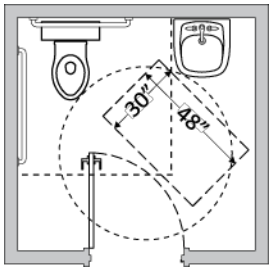
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

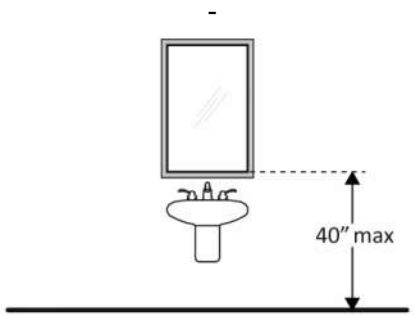
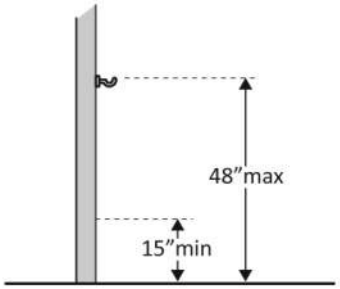
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

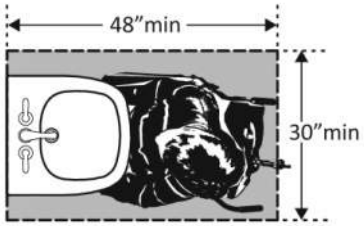
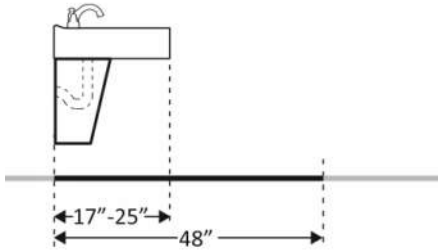
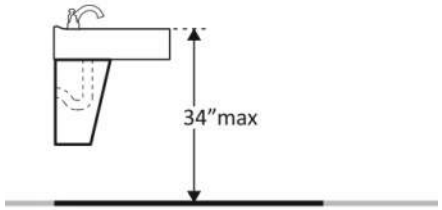
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

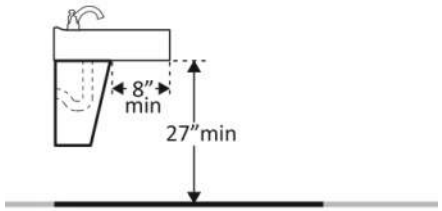
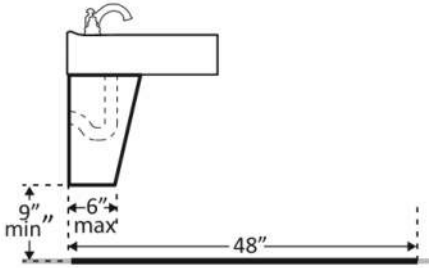
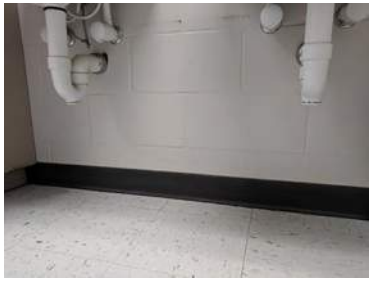
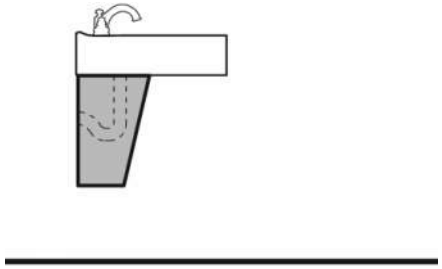
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **8 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 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			

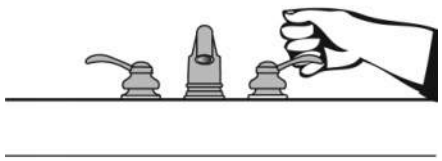
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

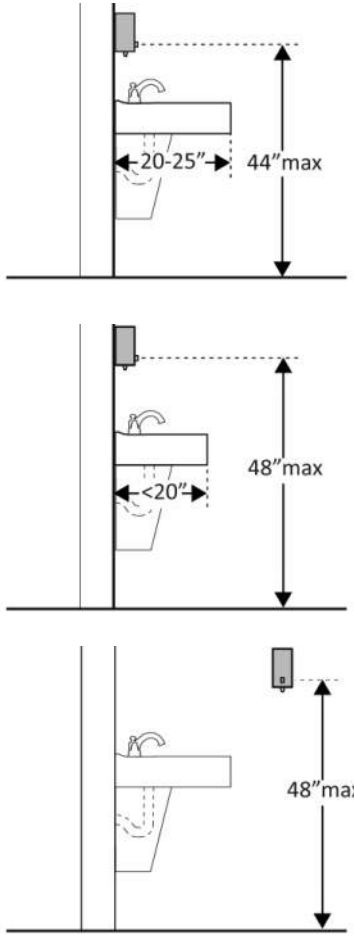
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**			

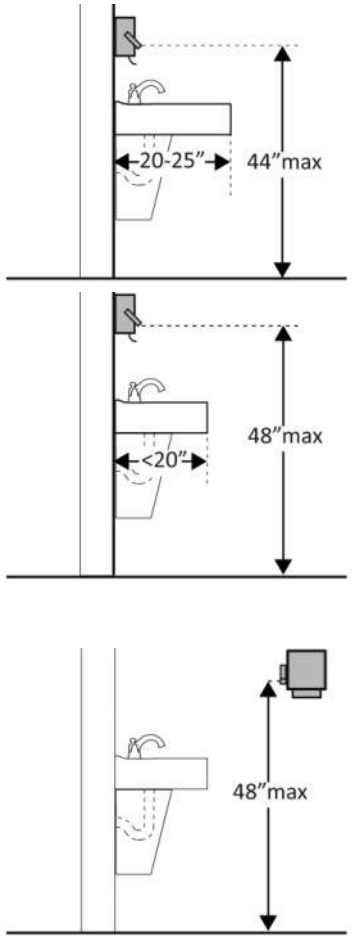
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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*	

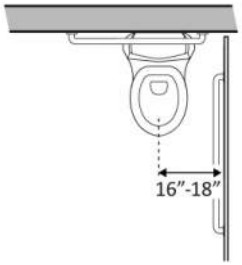
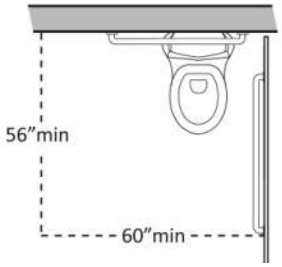
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27"**		*Under-lavatory clearance*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space 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			

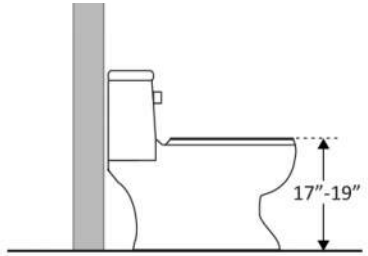
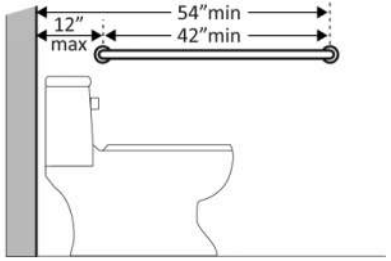
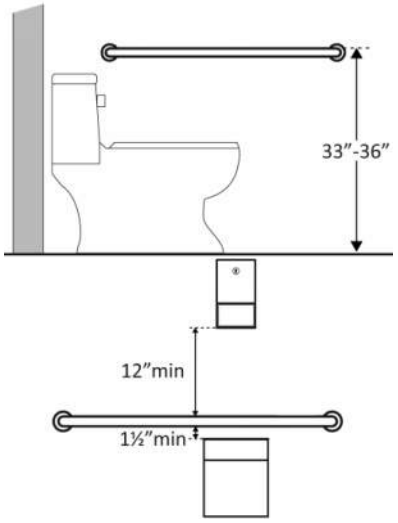
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Faucet handle*	• Replace with handles that can be operated without tight grasping, pinching, or twisting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

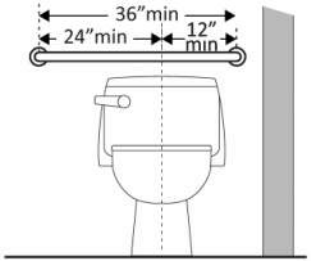
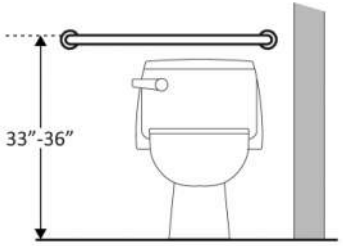
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

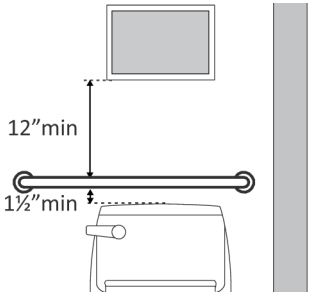
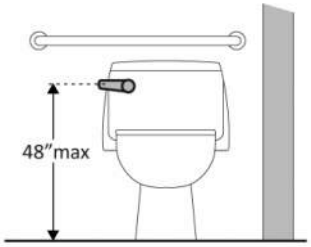
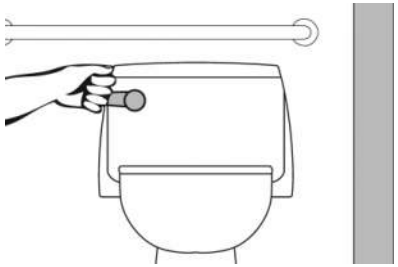
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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.

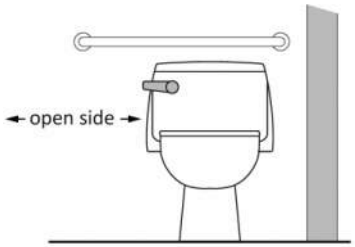
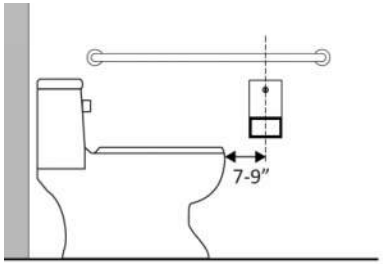
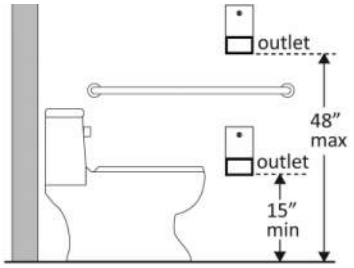
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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

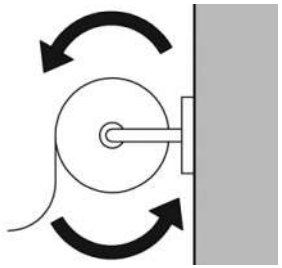
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18"**		*Water 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*	

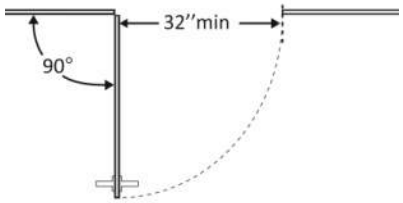
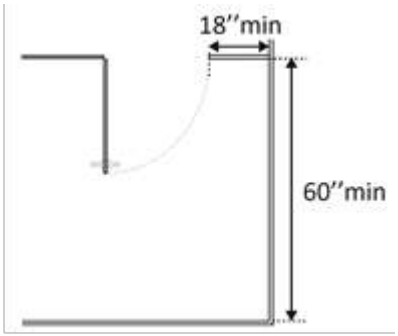
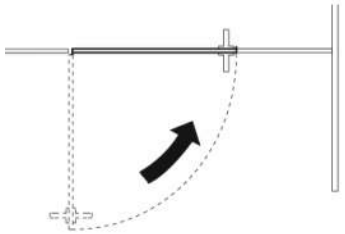
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **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"**			

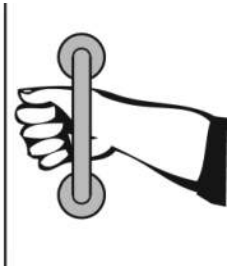
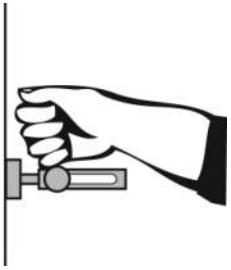
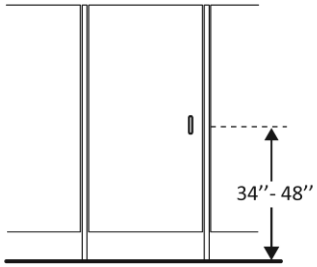
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar clearance between objects below*	
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*	

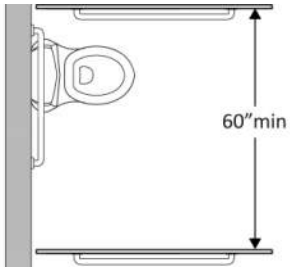
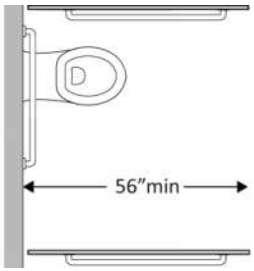
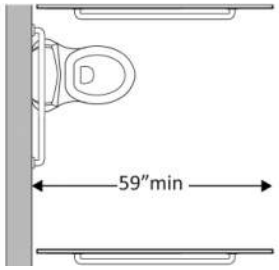
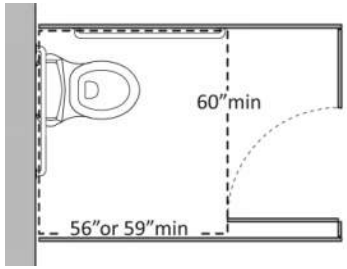
	are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	 ☐Yes ☐No ☒N/A Measurement: **n/a** ☒Yes ☐No ☐N/A Measurement: **1 ½"**			
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**			

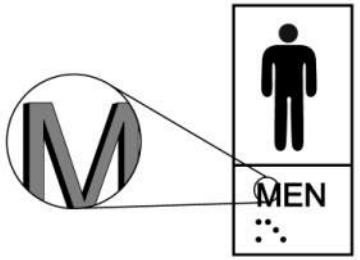
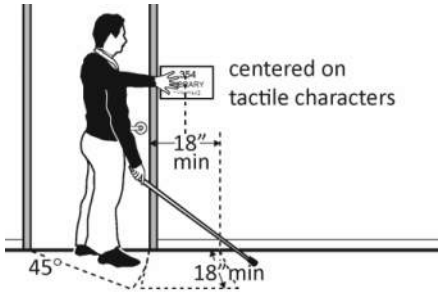
3.37	Is the flush control on the open side of the water closet? [604.6]	☒Yes ☐No ☐N/A			
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser 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			

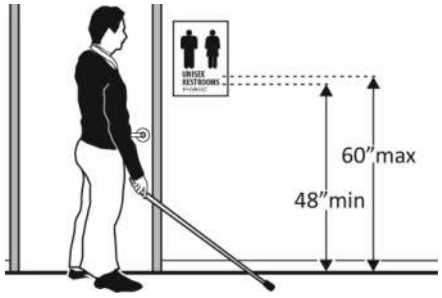
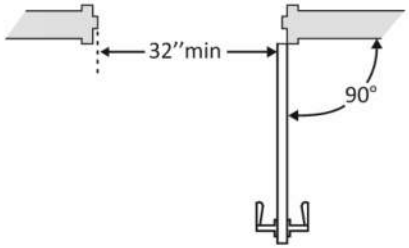
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

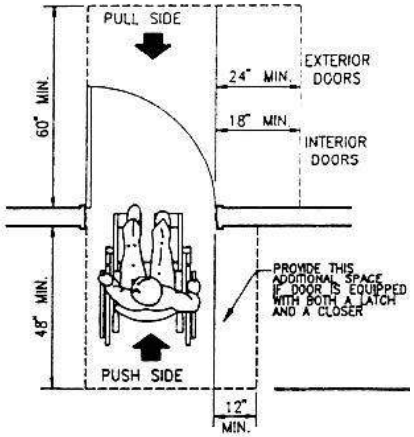
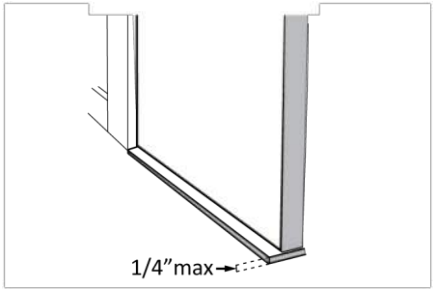
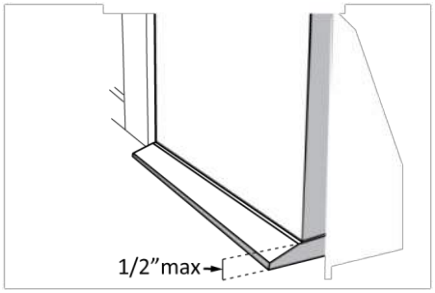
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 3/8"**		*Compartment door width*	
3.42	If there is a front approach to the pull side of the 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*	

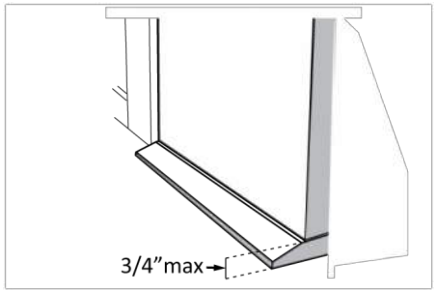
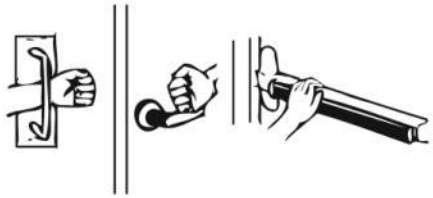
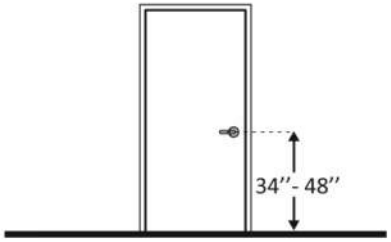
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A			• 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*	

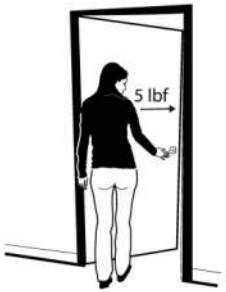
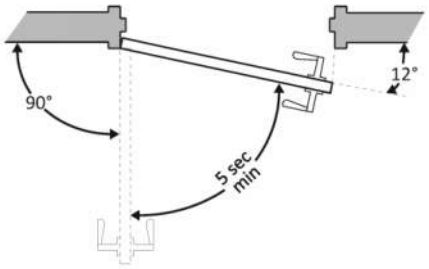
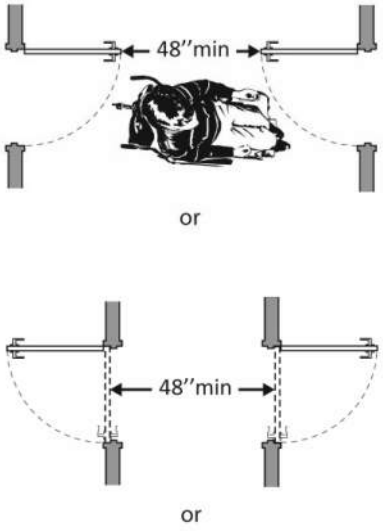
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60 ½"**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 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**			

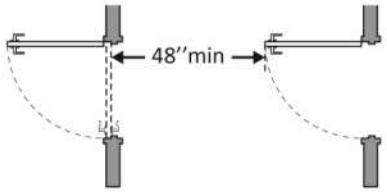
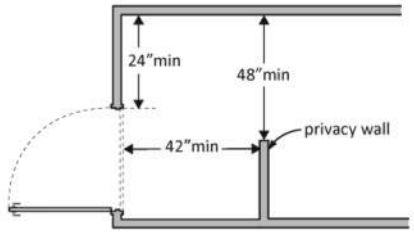
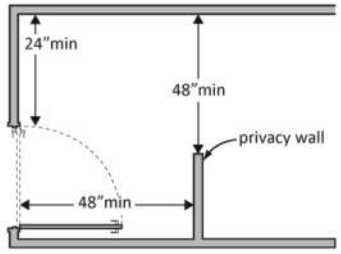
Toilet Room #2 Public Works Facility Single Occupant Toilet				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Entrance*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒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				

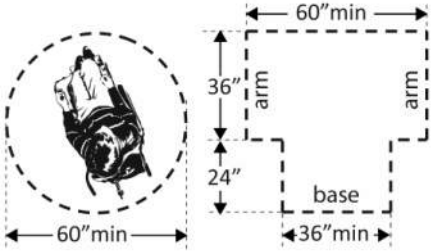
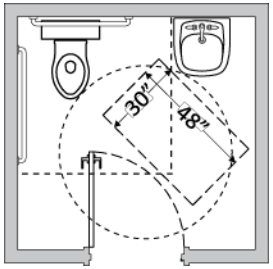
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

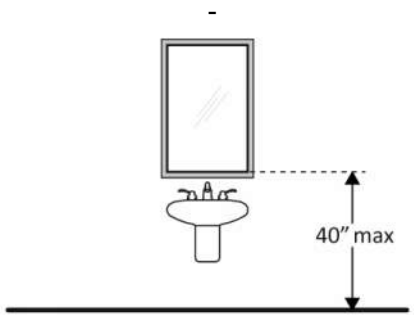
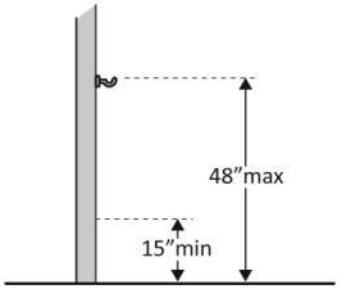
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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	 		

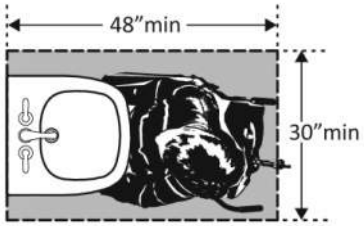
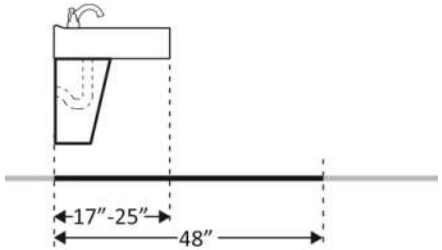
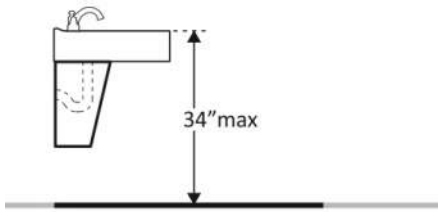
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

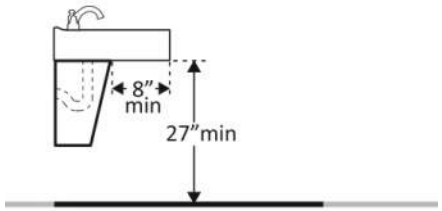
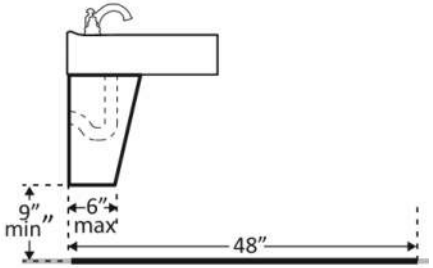
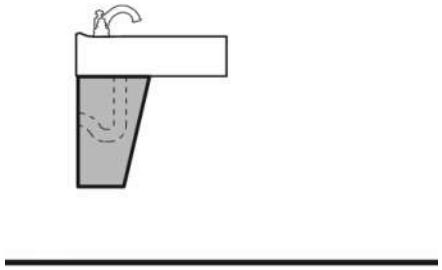
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **7 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 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			

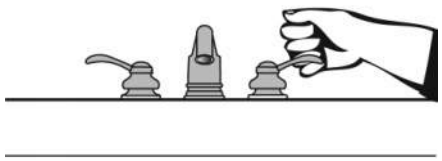
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

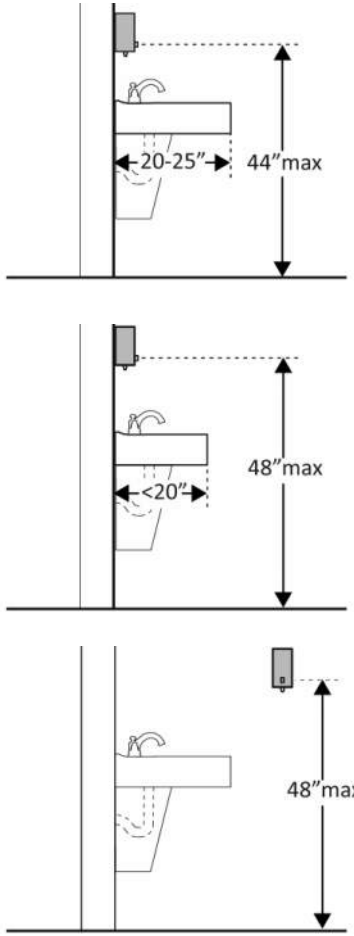
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

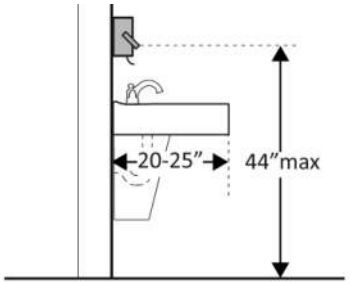
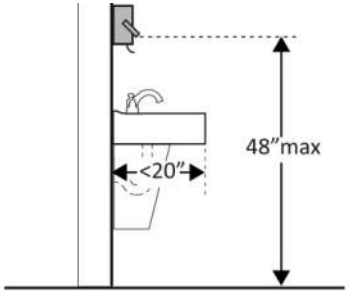
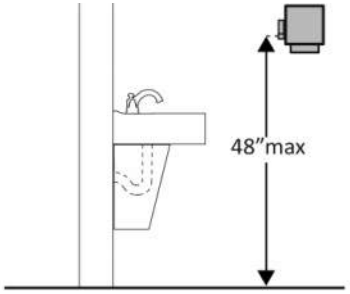
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory floor clearance*	
3.22	Do no less than 17 inches and no greater 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*	

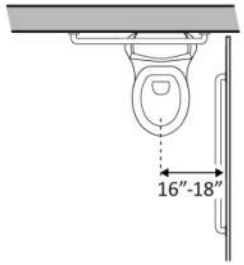
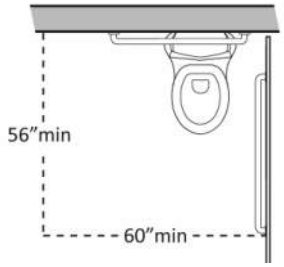
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27 ½"**		 *Under-lavatory clear height*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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			

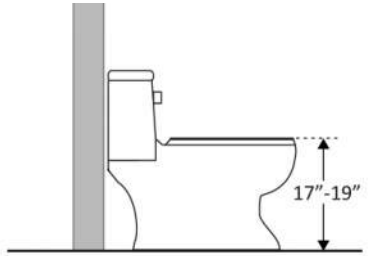
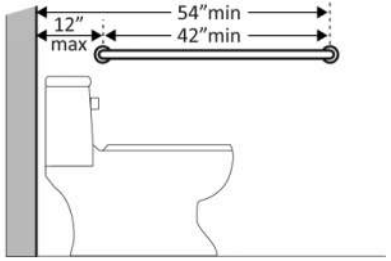
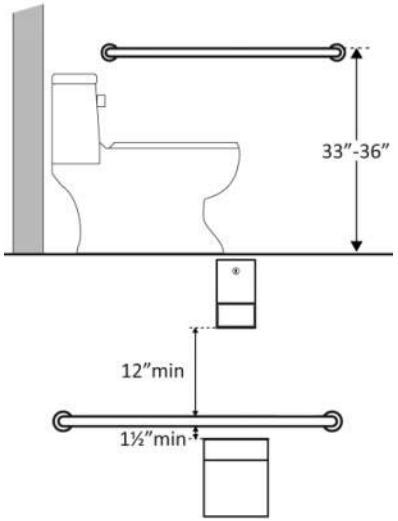
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A		 *Faucet handles*	• Replace with handles that can be operated without tight grasping, pinching, or twisting

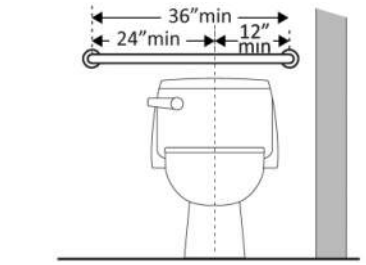
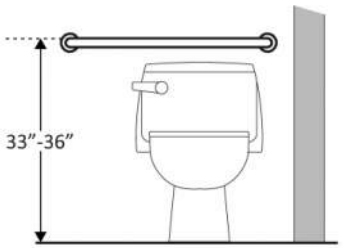
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

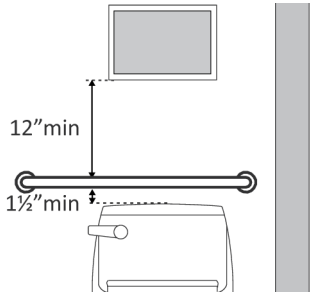
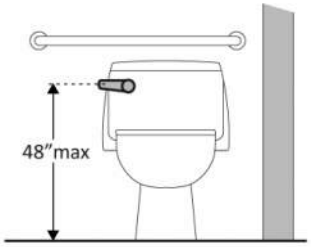
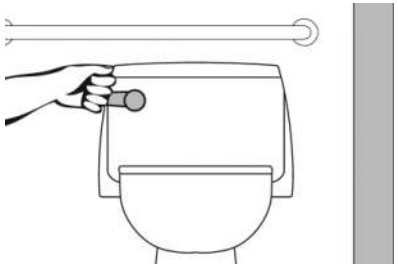
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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.

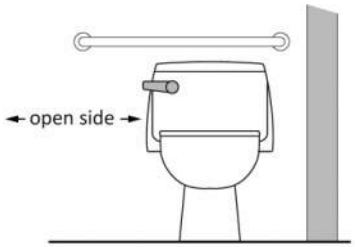
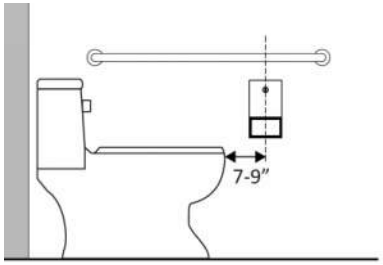
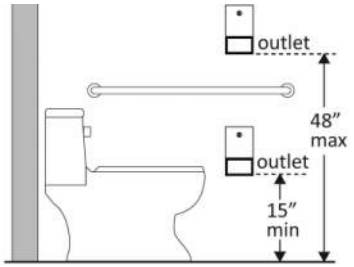
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Paper towel dispenser 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: **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**			

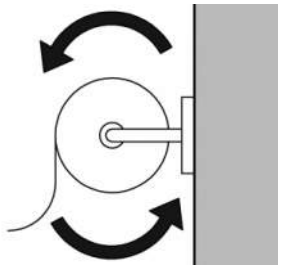
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **20”**		 *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.

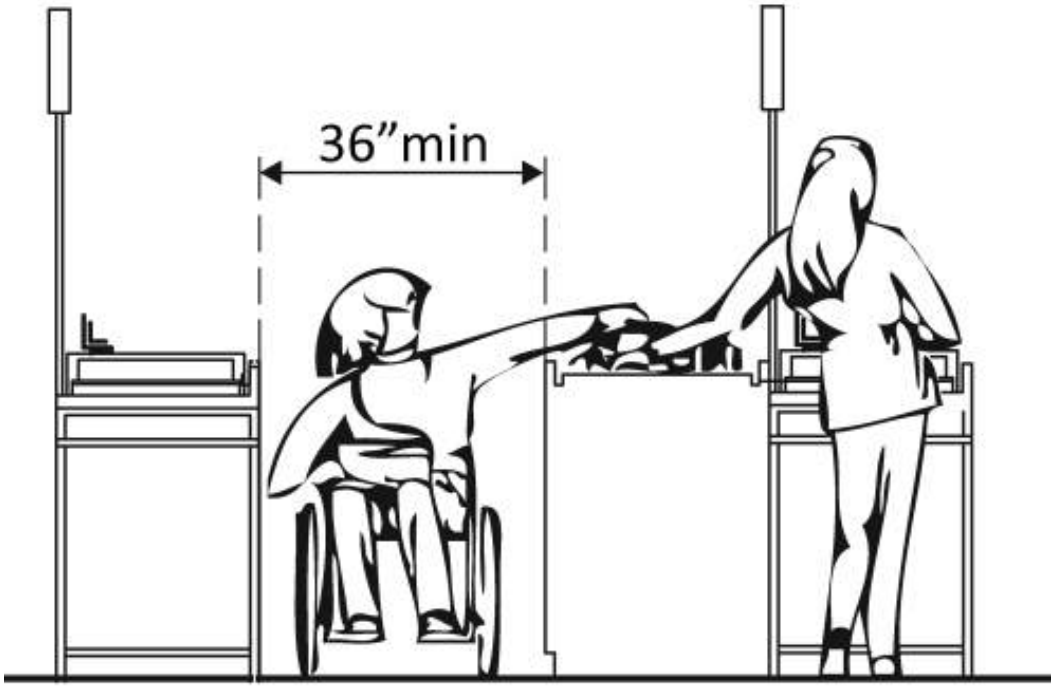
10.2. Restroom #1 is a single-occupant men's restroom located off the hallway behind the reception desk. There are several deficiencies including doorway clearances, interior clearances, the configuration of the sink and water closet that would make correction of this restroom the height of the sink 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

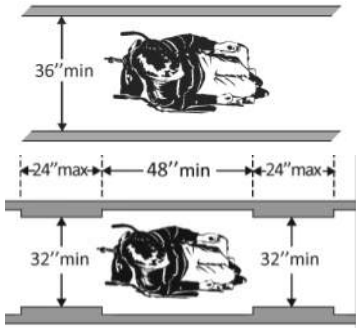
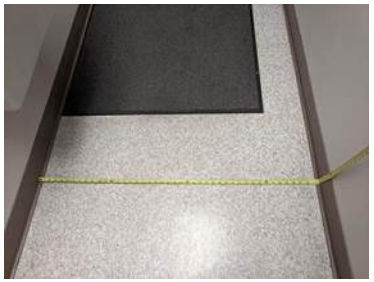
Location: 1001 Woodland Street, Marshalltown, IA 50158

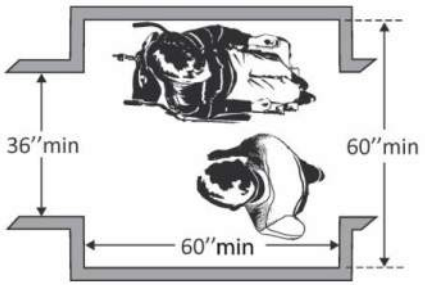
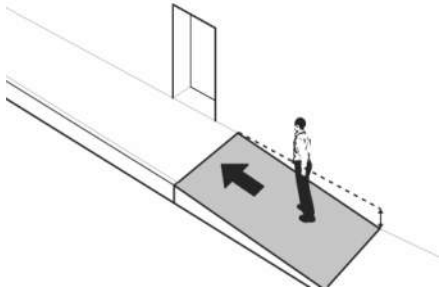
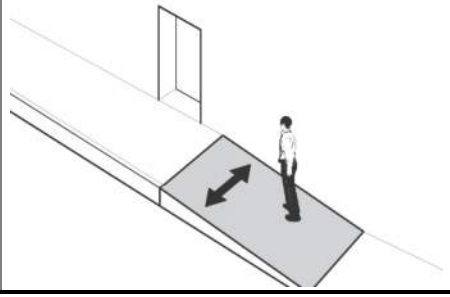
Date: 07/09/2019

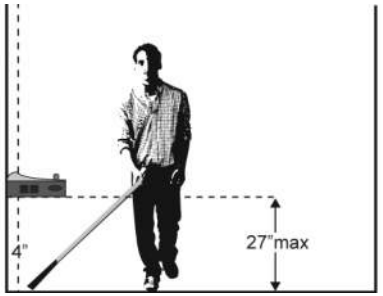
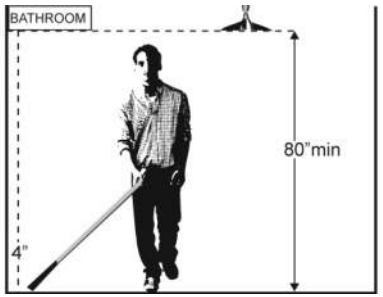
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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

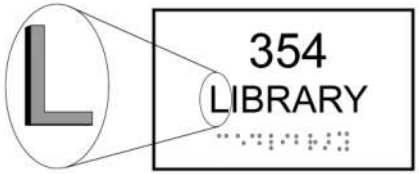
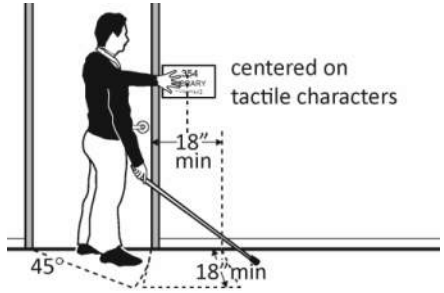
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

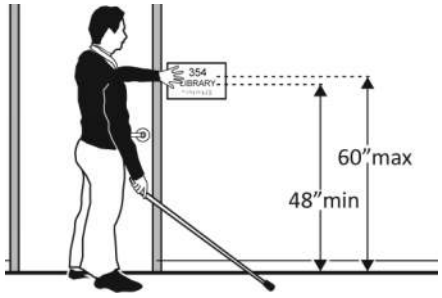
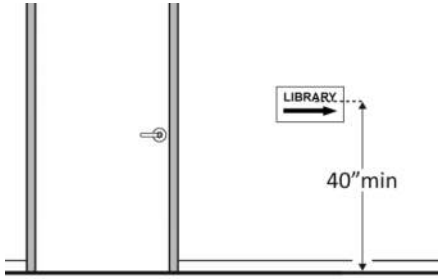
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		*Entrance*	
Interior Accessible Route					
2.2	Are all public 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*	

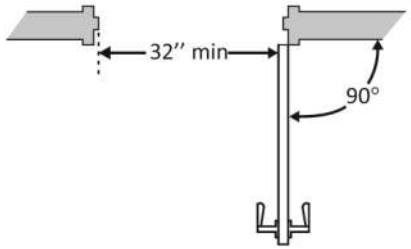
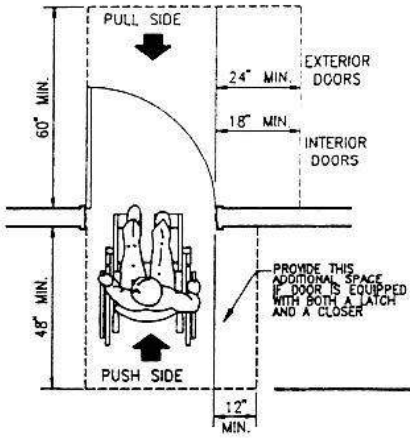
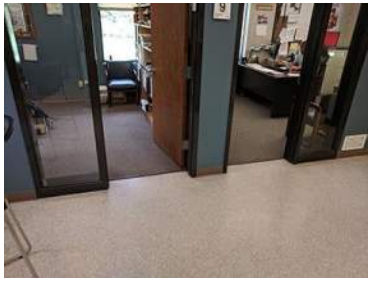
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☐Yes ☐No ☒N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: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

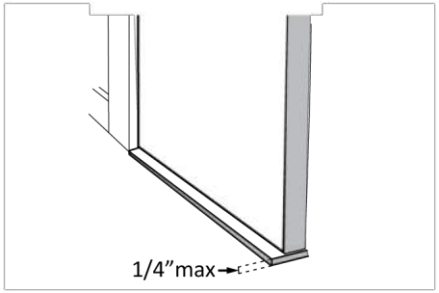
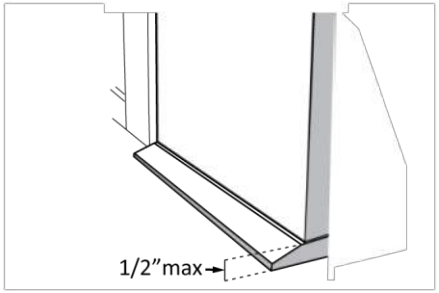
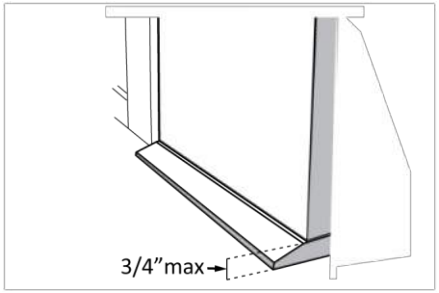
2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or Is the bottom 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			

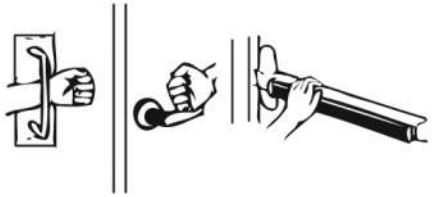
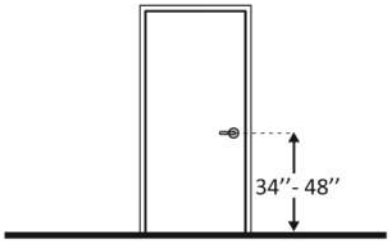
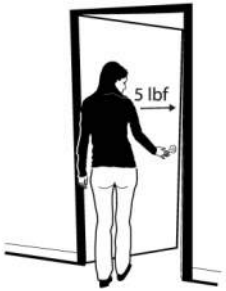
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

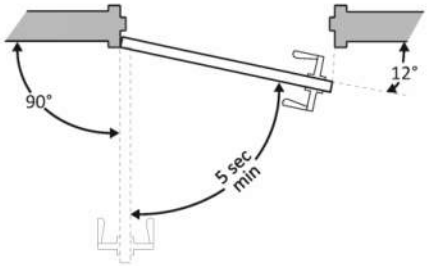
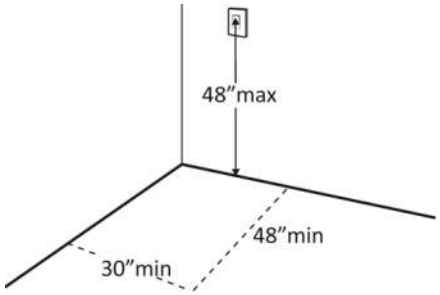
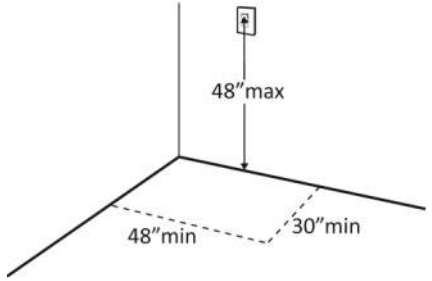
2.38	If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]				
	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☒N/A	☐No		
	Are text characters raised? [703.2]	☐Yes ☒N/A	☐No		
	Is there 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				

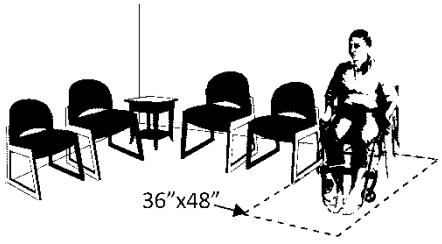
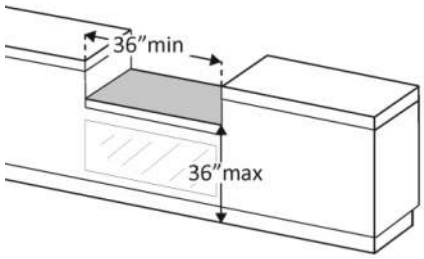
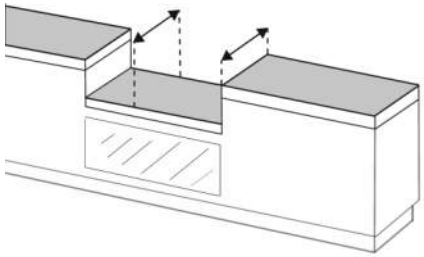
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline 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			

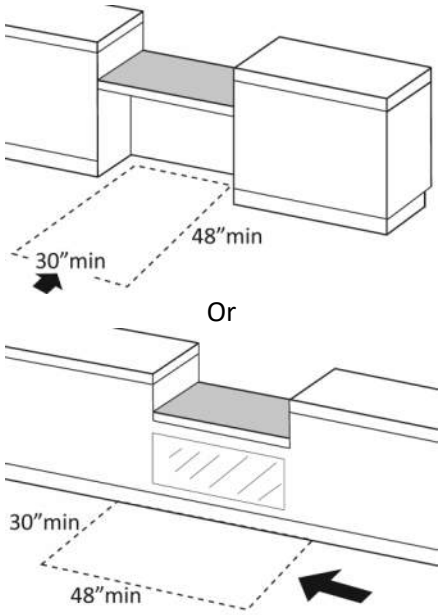
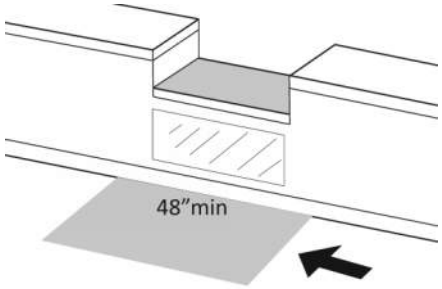
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☒Yes ☐No ☐N/A **33”**		*Door entry width*	
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance 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*	

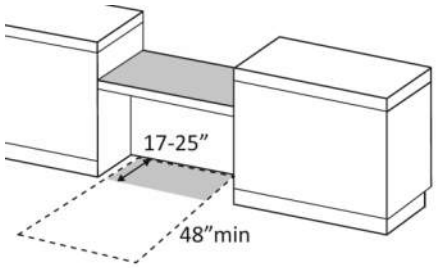
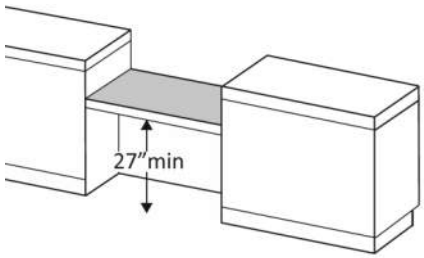
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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*	

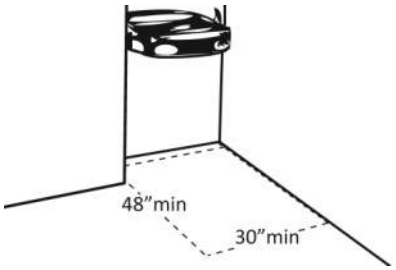
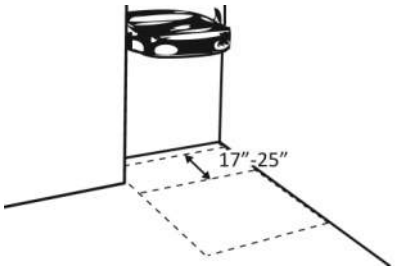
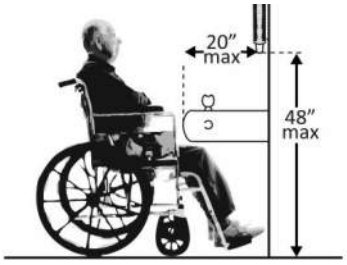
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A			• Replace inaccessible knob with lever, loop or push hardware • Add automatic 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			

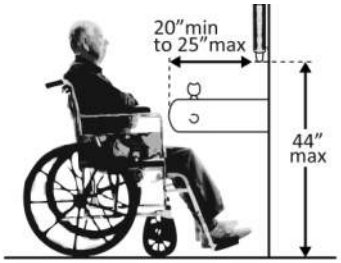
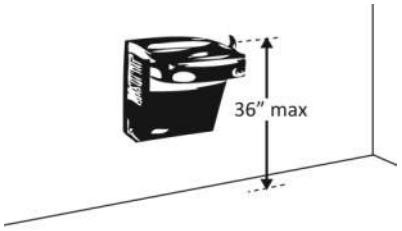
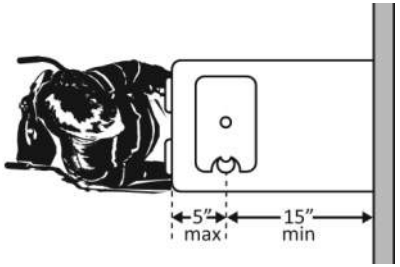
2.46	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A			
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space 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*	

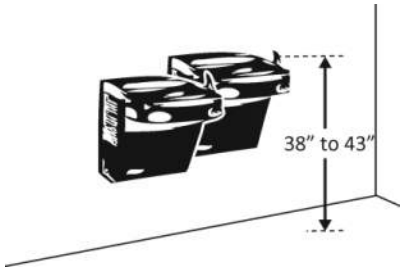
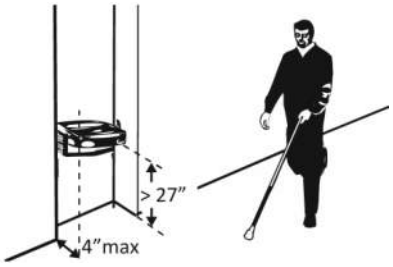
Seating: General – reception areas, waiting rooms, etc.					
2.68	Is there at least one space at least 36 inches wide by at least 48 inches long for a person in a wheelchair? [802.1.2, 802.1.3]	☐Yes ☒No ☐N/A		*Seating configuration*	• New furniture or re-arrange furniture
Sales & Service Counters – banks, 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*	

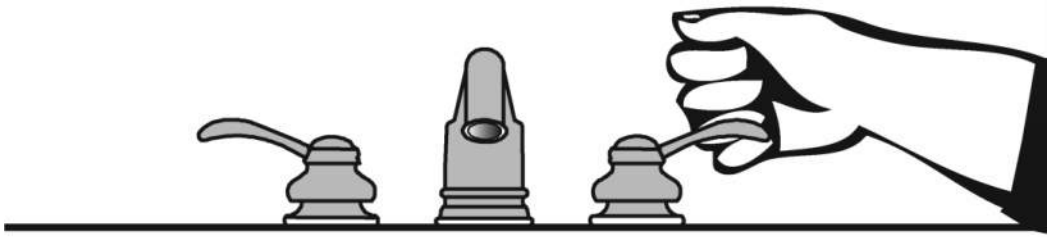
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

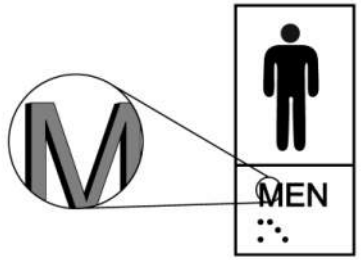
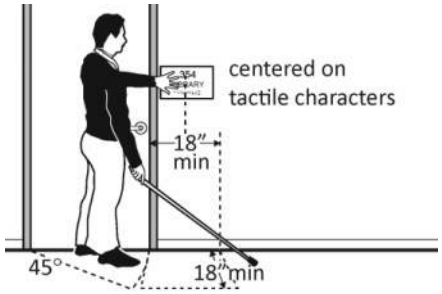
Date: 07/09/2019

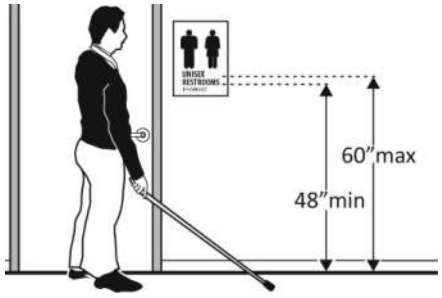
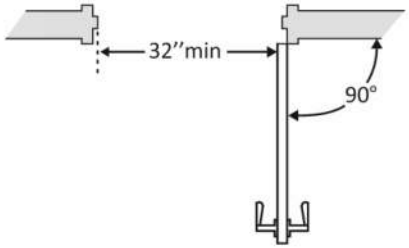
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

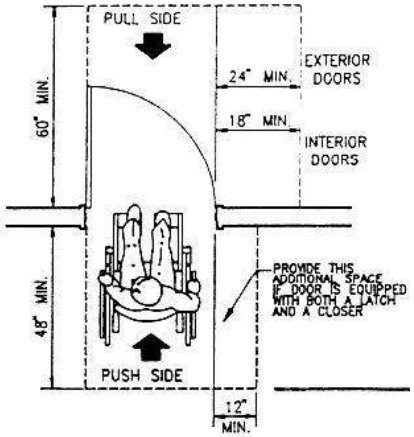
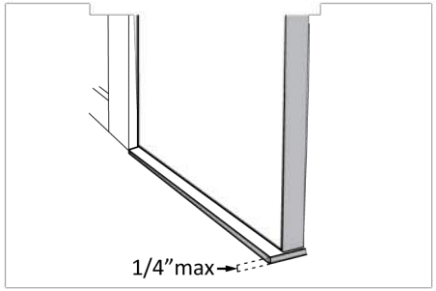
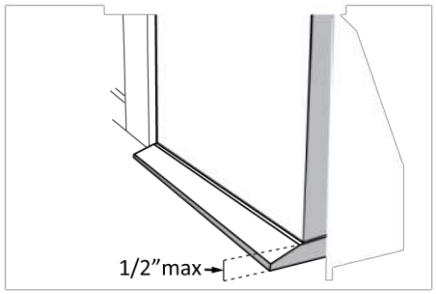
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

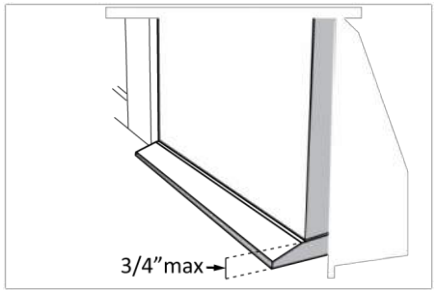
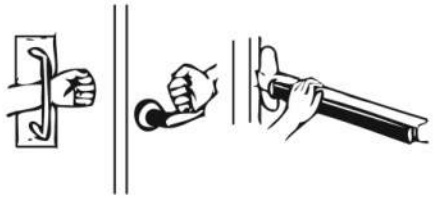
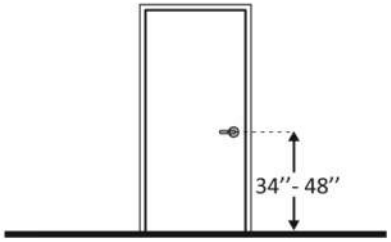
When toilet rooms are open to the public they should be accessible to people with disabilities.

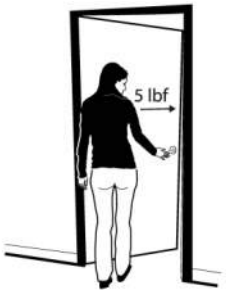
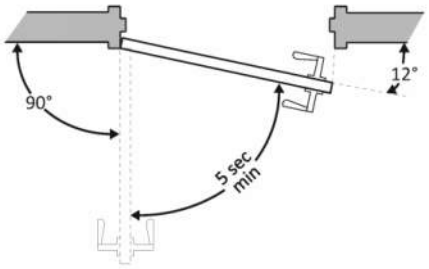
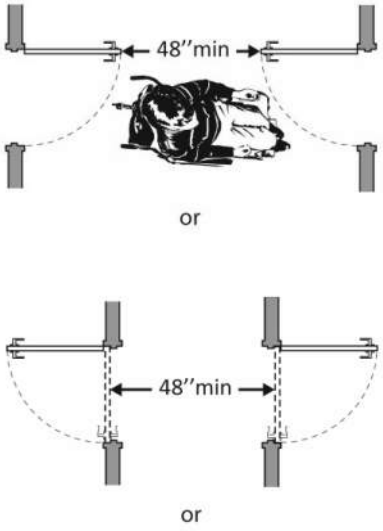
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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*	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			

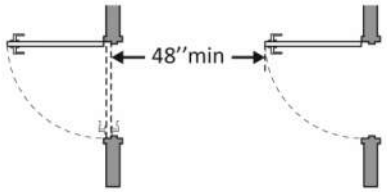
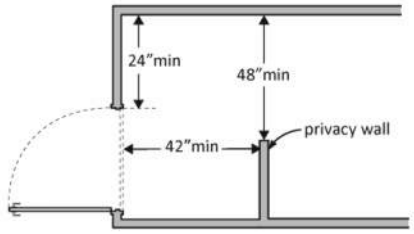
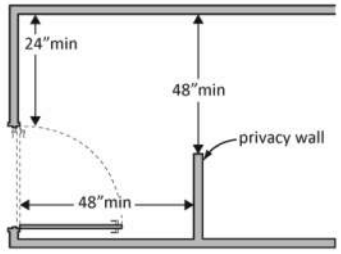
Toilet Room #1 Water Pollution Control Plant Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance* *Restroom signage*	• Add ADA compliant signage.
	Are text characters 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					

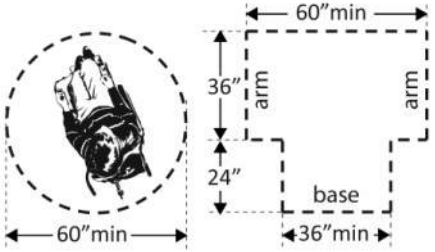
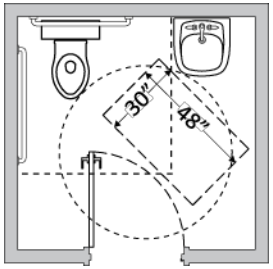
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

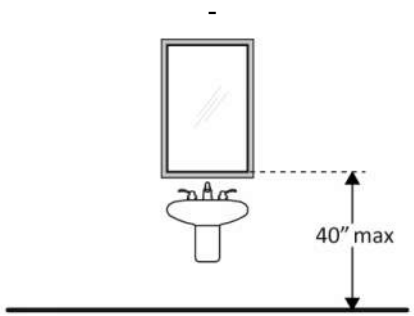
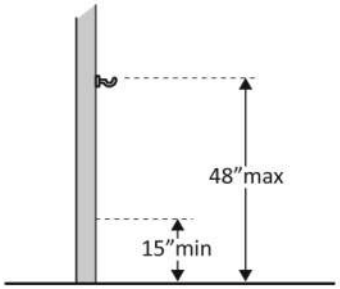
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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	 		

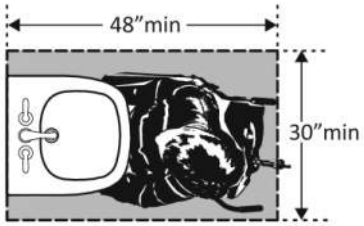
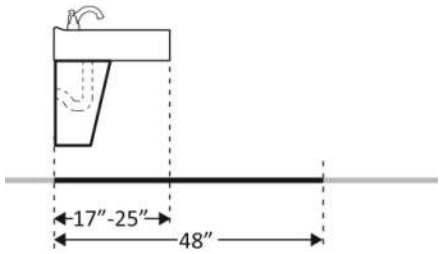
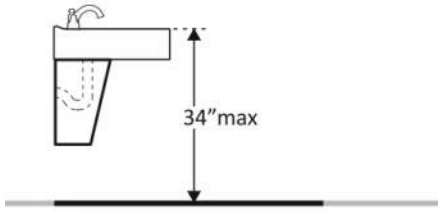
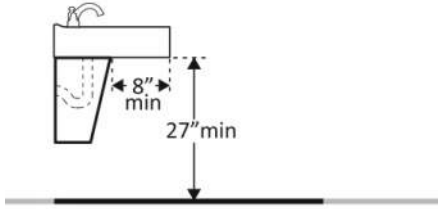
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes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

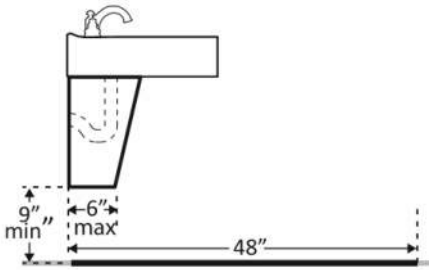
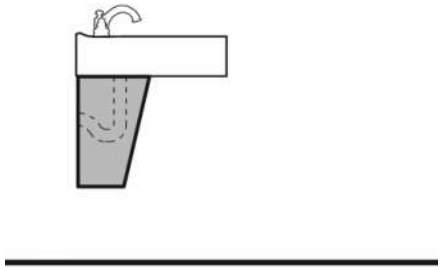
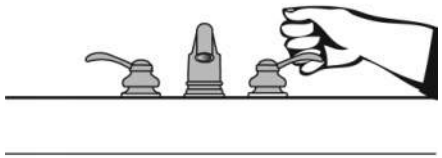
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **12 lbs**			• Adjust door closer. • Install lighter doors • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds 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			

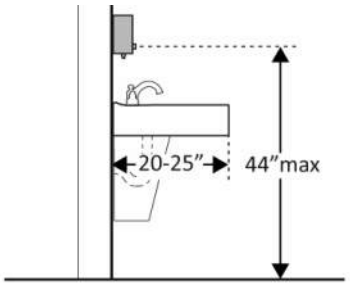
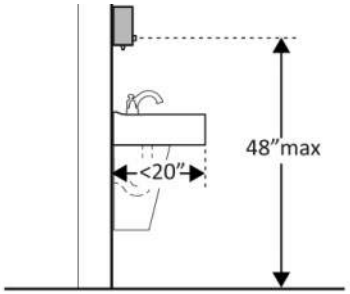
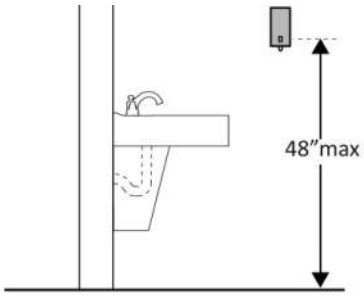
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

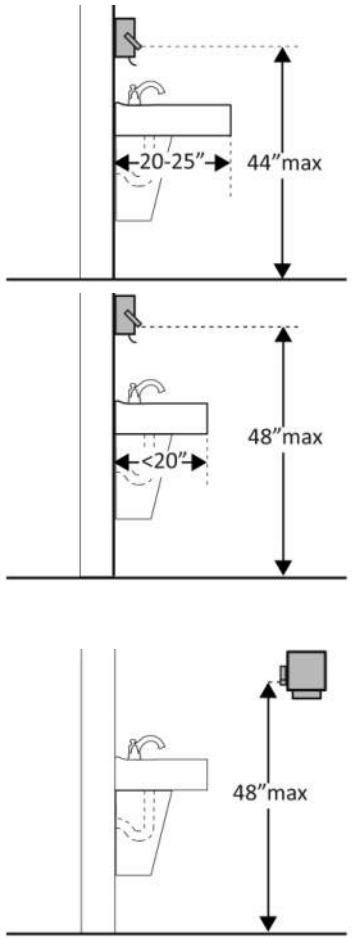
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**			

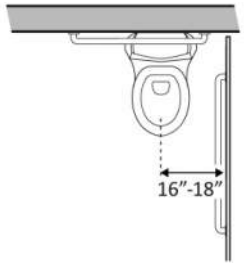
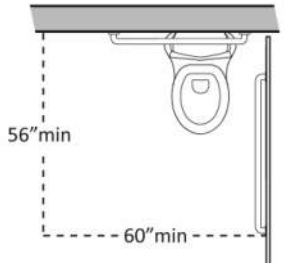
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☐N/A		*Lavatory floor clearance*	• Remove vanity and replace with ADA compliant 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**			

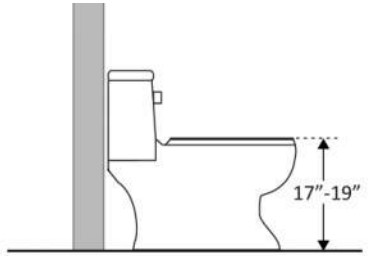
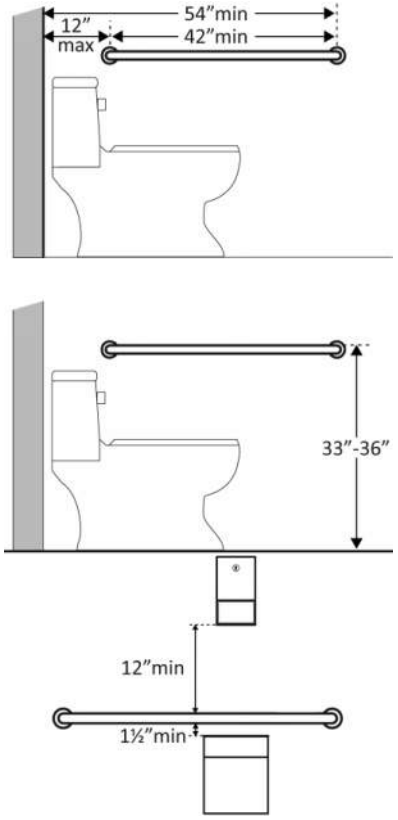
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☐Yes ☒No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against 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*	

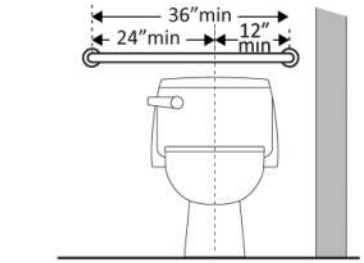
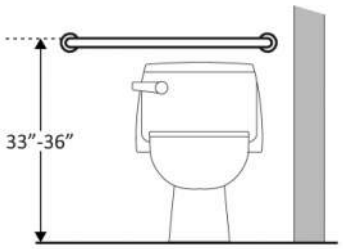
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

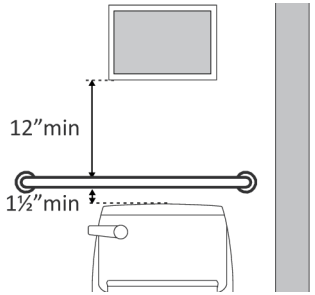
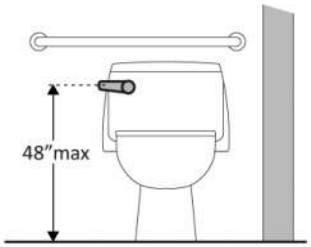
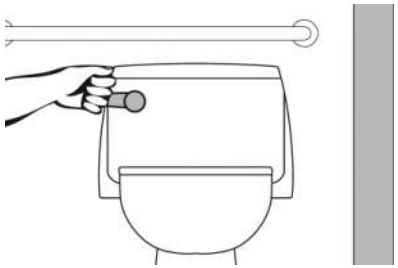
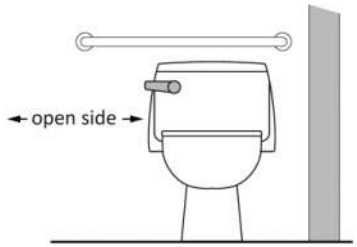
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **36"**		*Soap dispenser location*	
	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**			

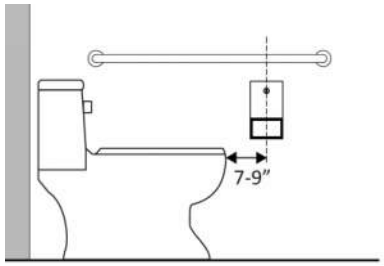
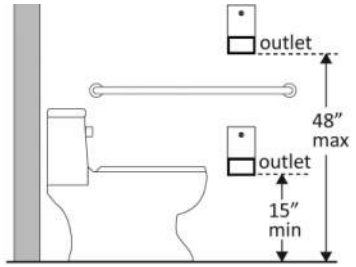
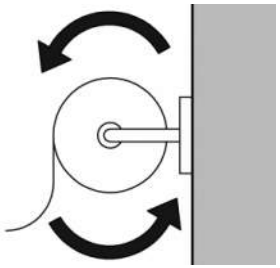
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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

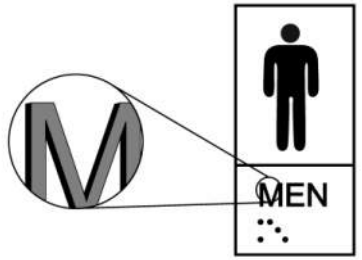
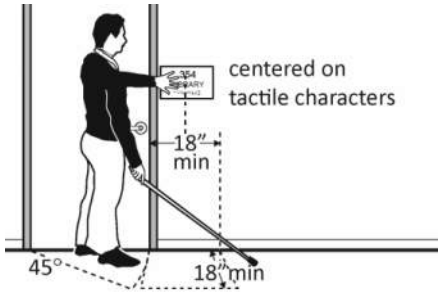
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **18"**		*Water 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.

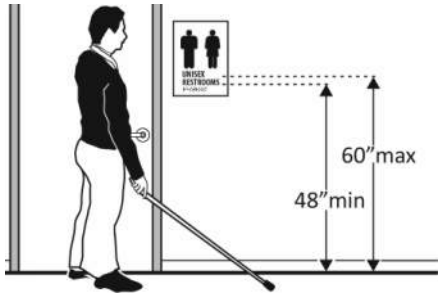
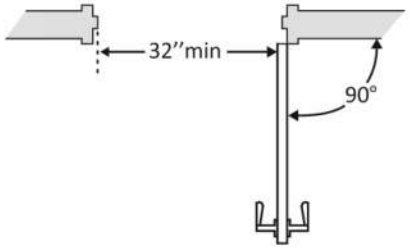
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **15 ½"**		*Water closet height*	• Replace with ADA compliant water closet
3.33	Is there a grab bar at least 42 inches long on 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.

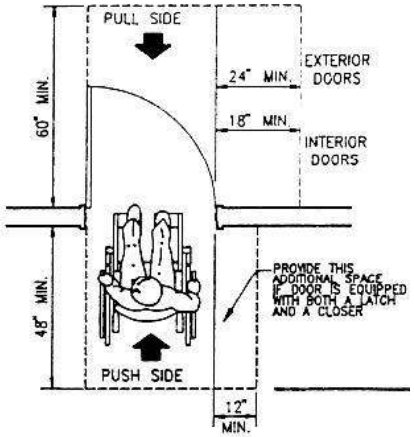
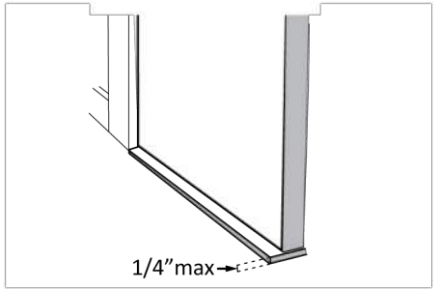
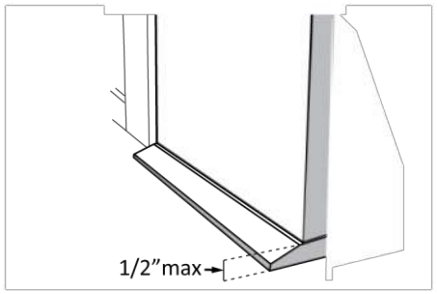
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches 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.

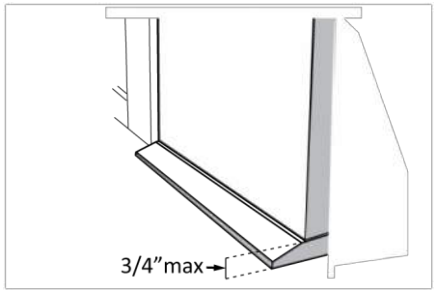
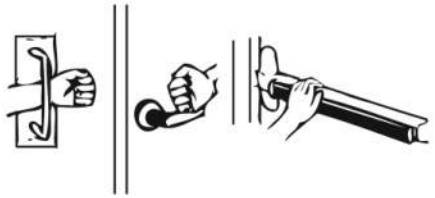
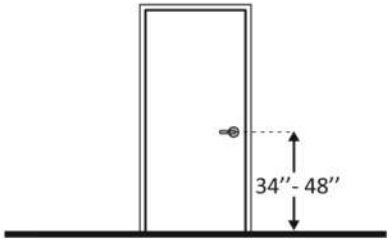
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☐No ☒N/A Measurement: **n/a** ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.35	If the flush control 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			

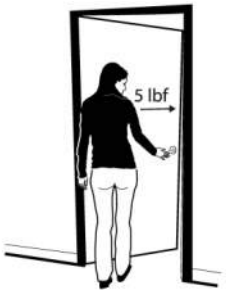
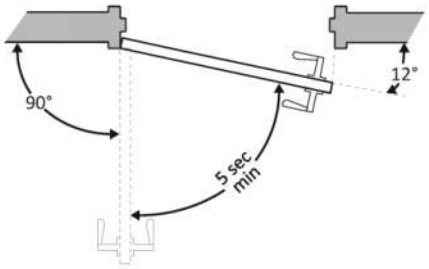
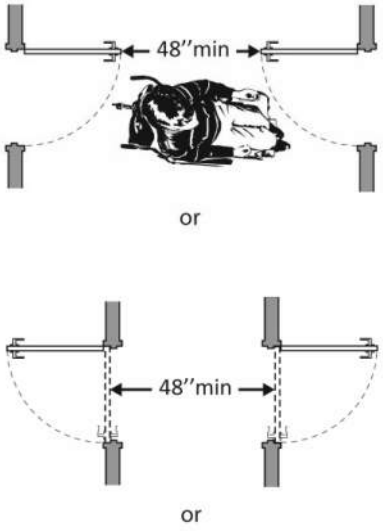
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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			

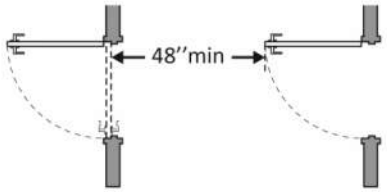
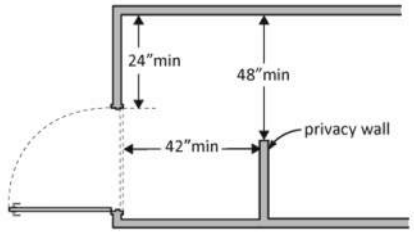
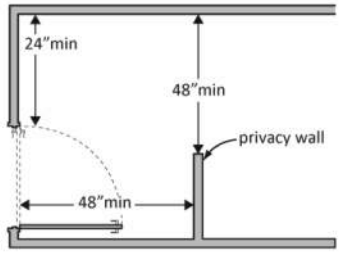
Toilet Room #2 Water Pollution Control Plant Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐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					

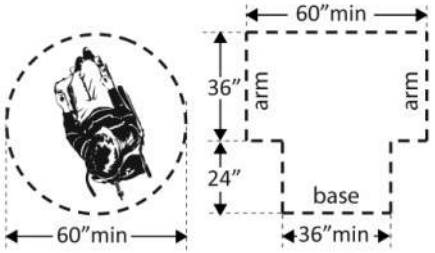
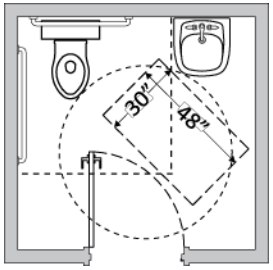
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the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

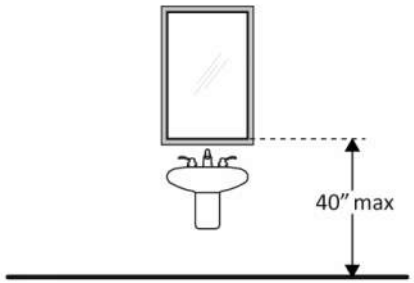
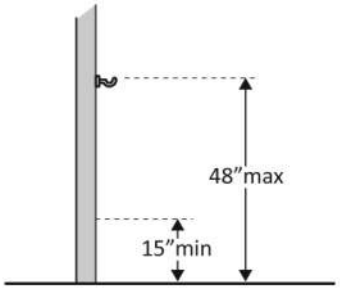
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

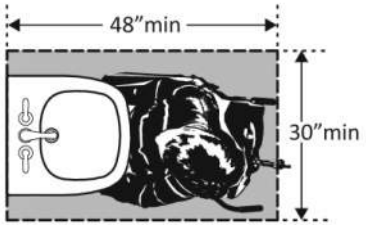
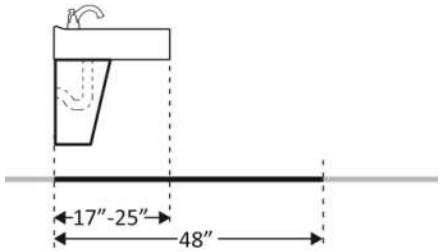
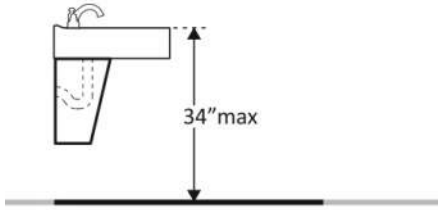
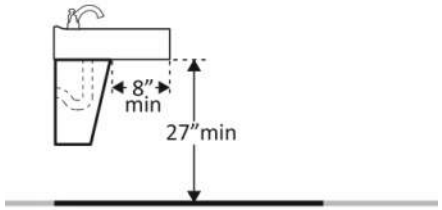
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☐Yes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

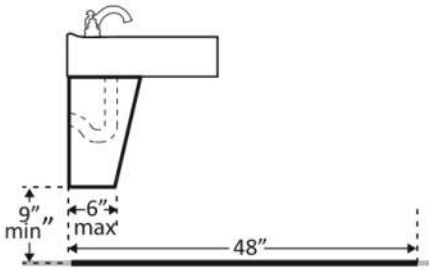
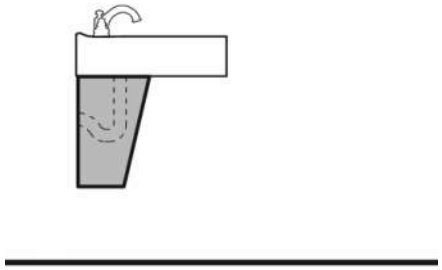
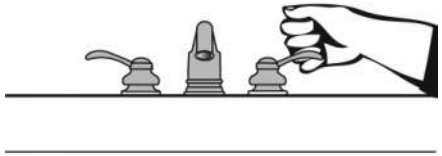
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **12 lbs**			• Adjust door closer. • Install lighter doors • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 5 seconds 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			

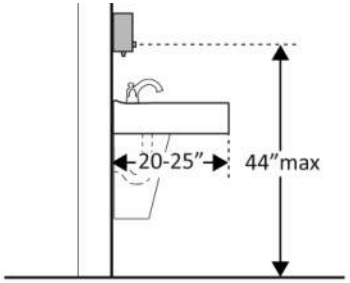
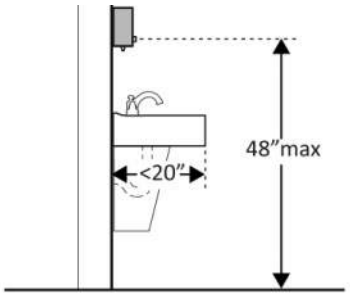
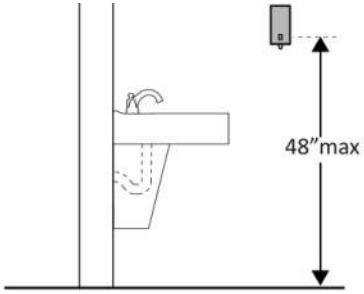
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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*	

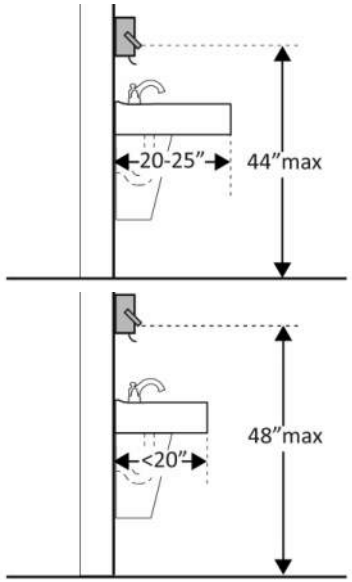
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

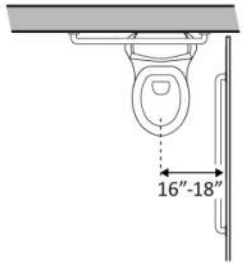
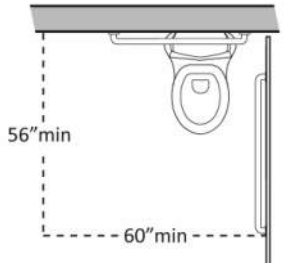
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☒N/A			• Remove vanity and replace with ADA compliant lavatory
3.22	Do no less 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**			

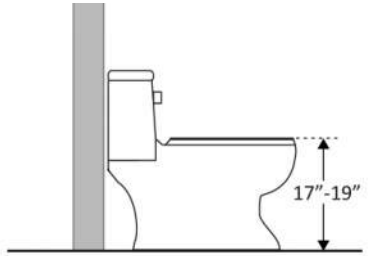
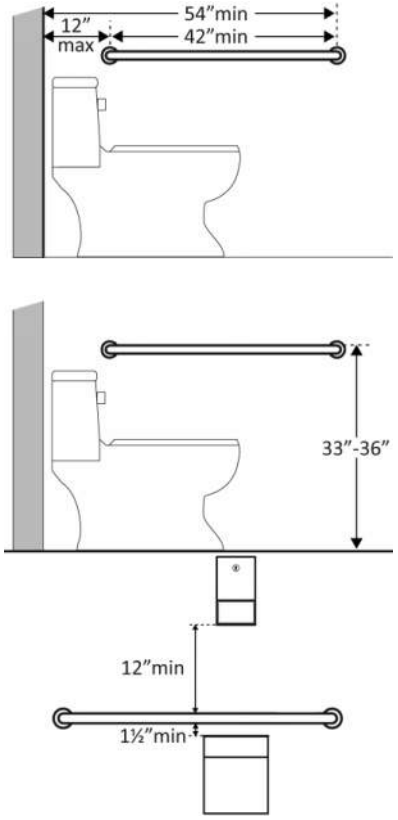
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.	☐Yes ☒No ☐N/A			
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against 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			

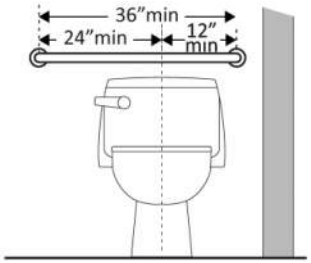
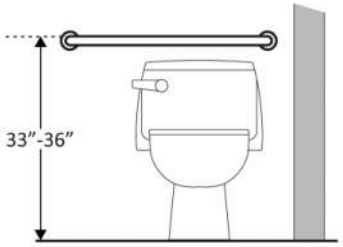
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

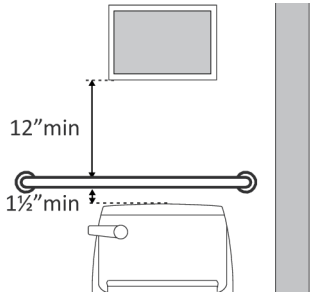
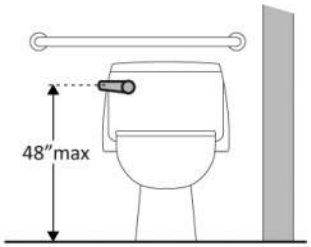
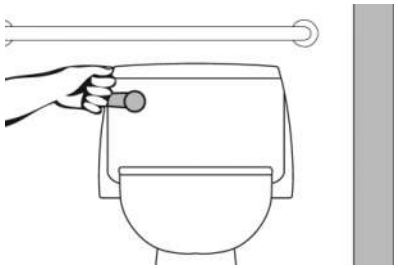
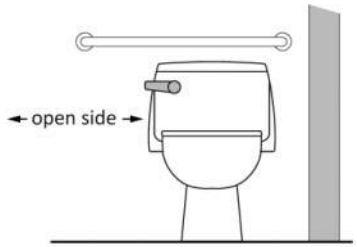
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **36"**		 *Soap dispenser location*	
	Above 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**			

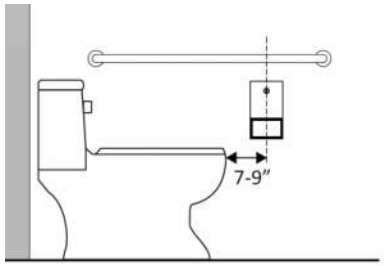
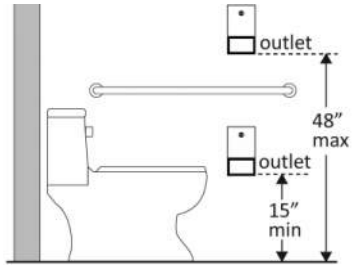
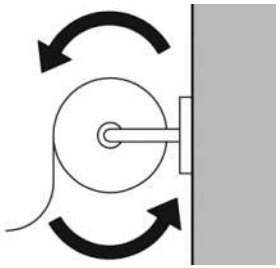
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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?	☐Yes ☐No ☒N/A Measurement: **n/a**			• Install grab bar(s) to be at ADA compliant configuration.
	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 **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

August 22, 2019

301 E Anson St, Marshalltown, IA 50158

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

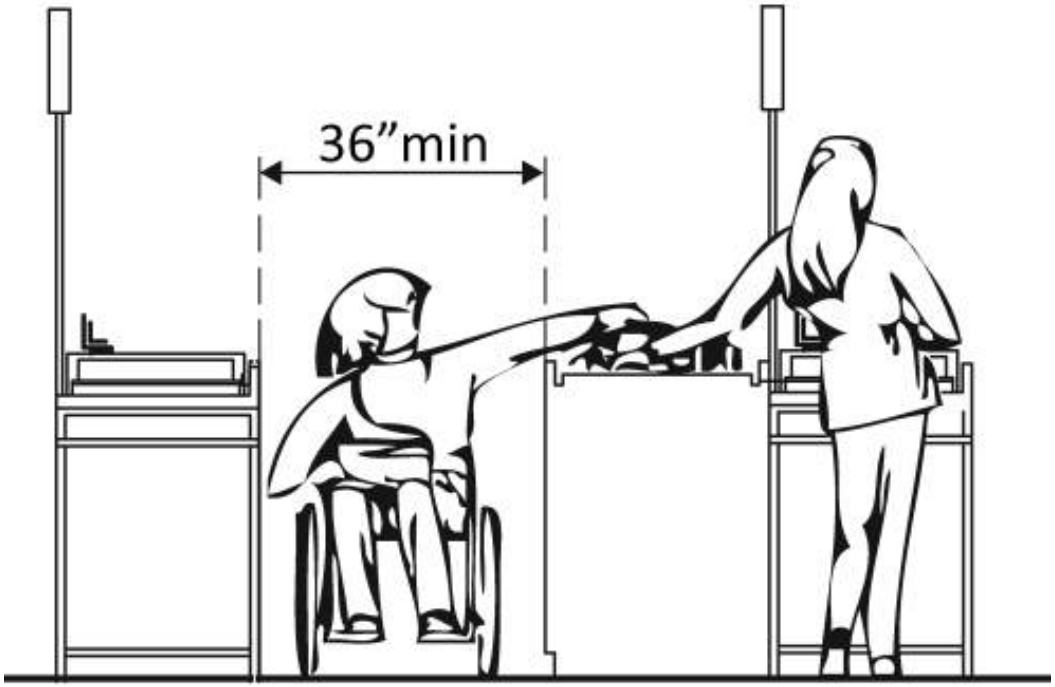
The restroom building at Anson Park is generally in poor condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant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

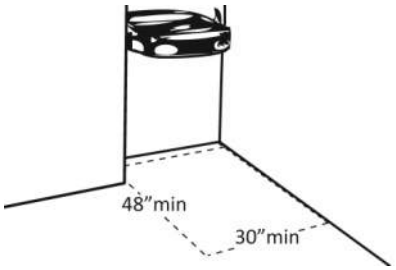
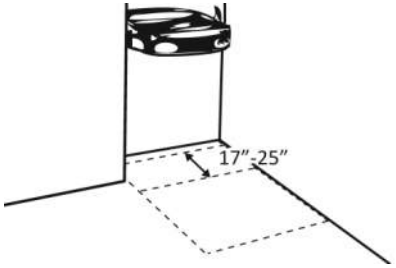
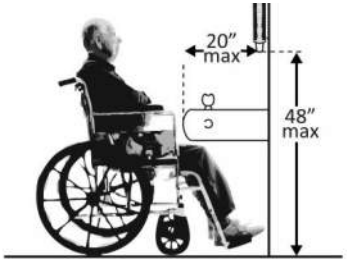
Location: 301 E. Anson St., Marshalltown, IA 50158

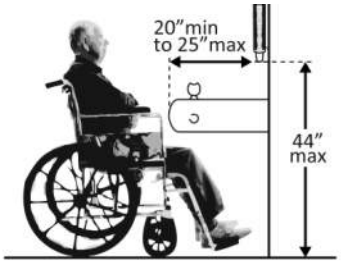
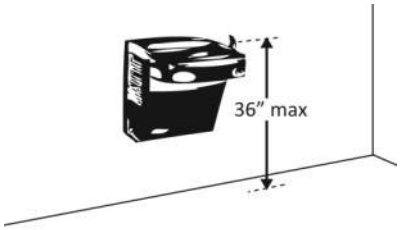
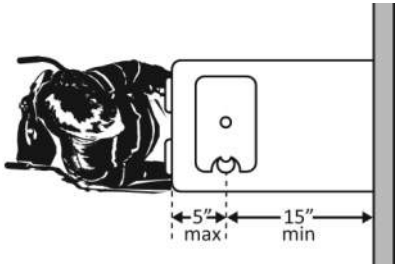
Date: 07/18/2019

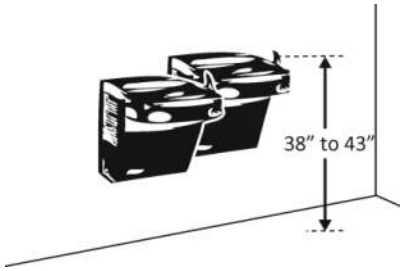
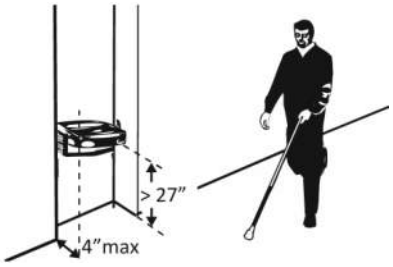
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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 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			

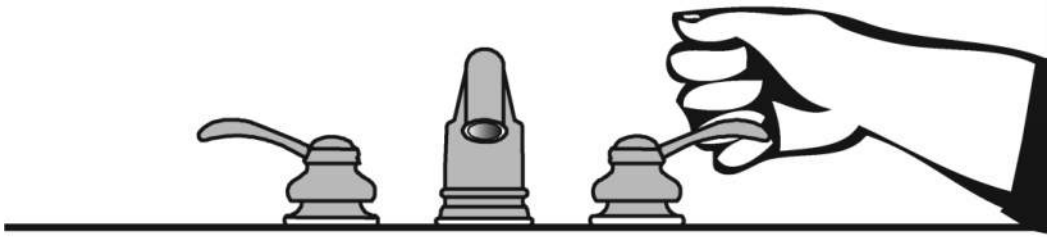
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☒No ☐N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

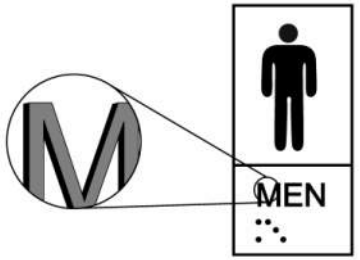
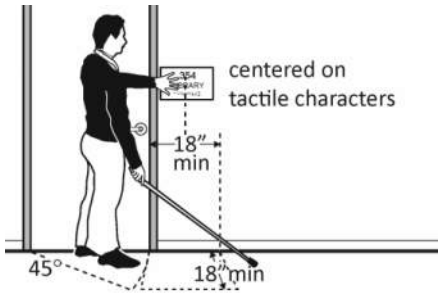
Date: 07/18/2019

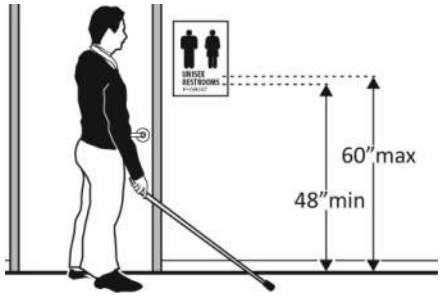
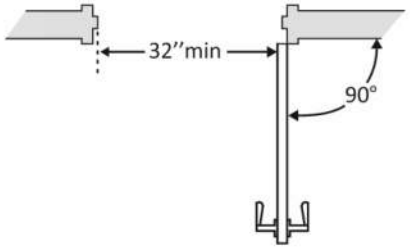
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

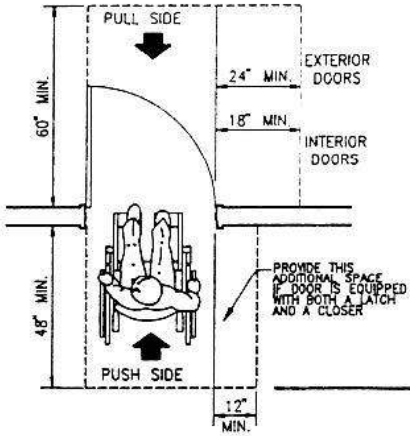
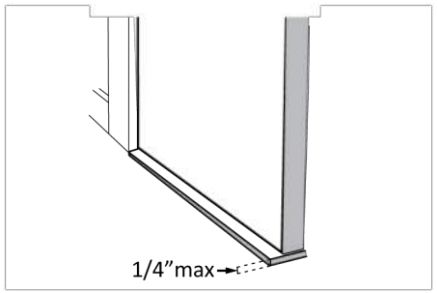
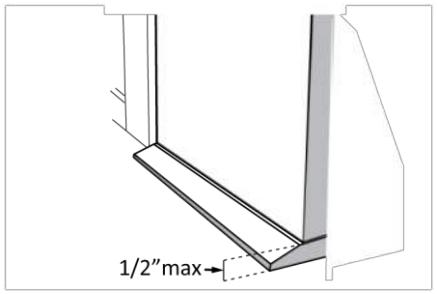
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

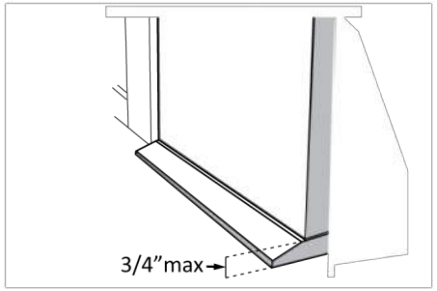
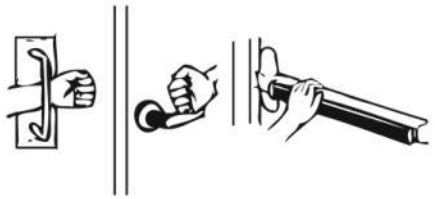
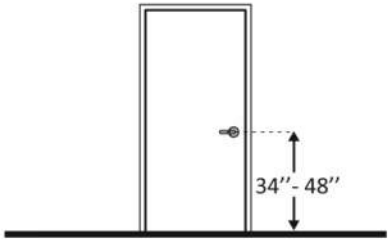
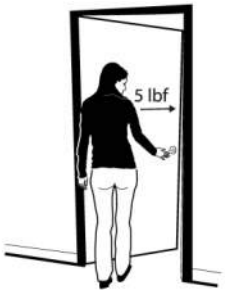
When toilet rooms are open to the public they should be accessible to people with disabilities.

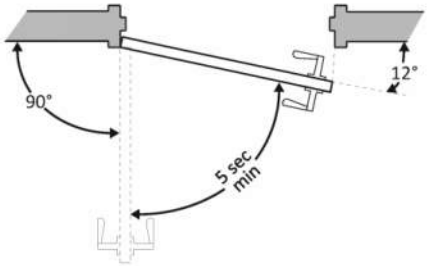
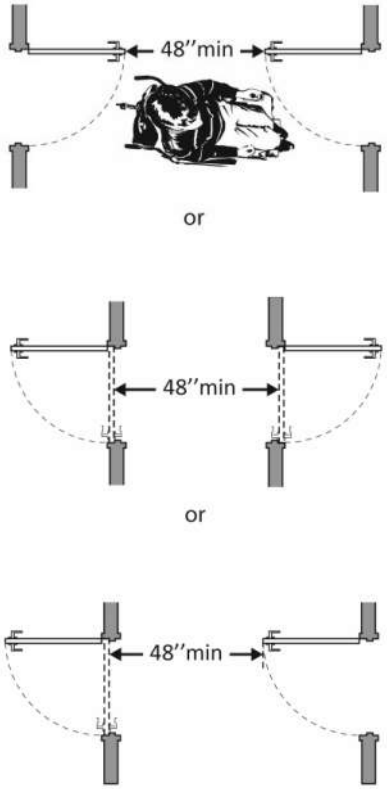
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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*	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			

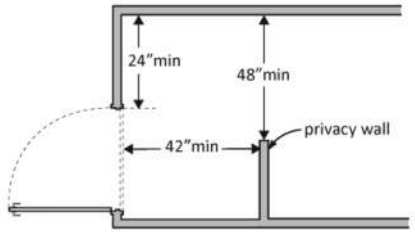
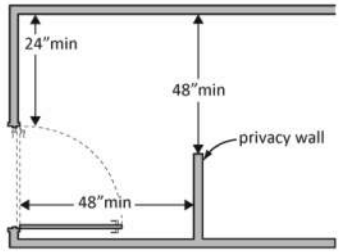
Toilet Room #1 Anson Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Restroom signage height*	• Replace with ADA compliant signage.
	Are text characters raised? [703.2]	☒Yes ☐No ☐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"**			

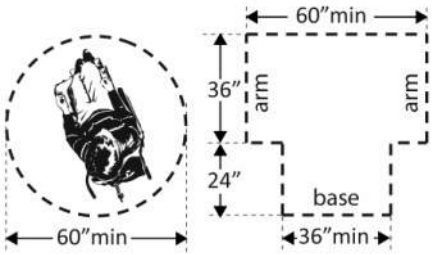
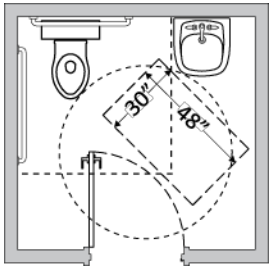
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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*	

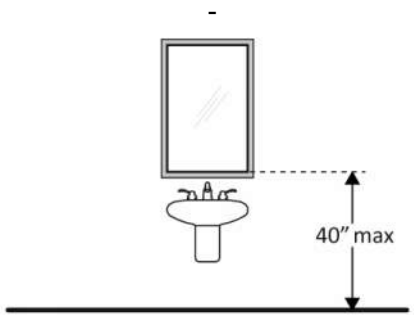
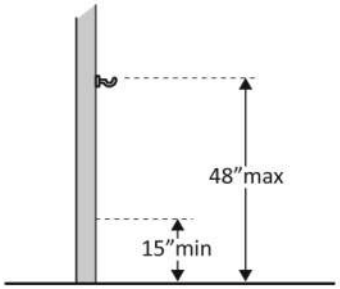
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

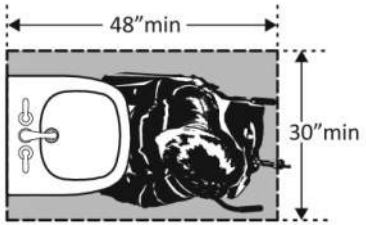
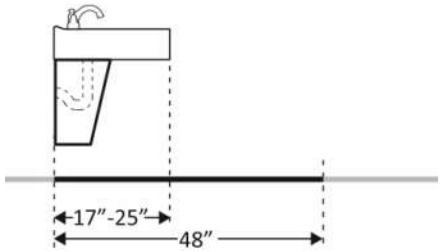
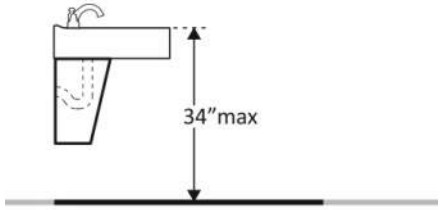
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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.

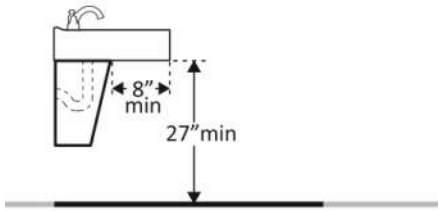
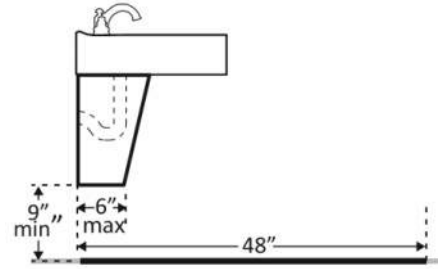
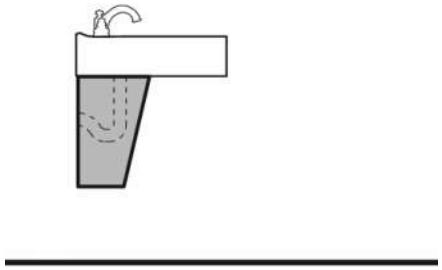
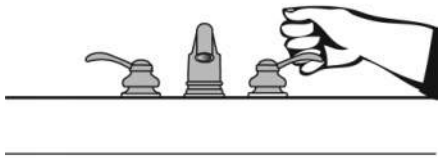
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace with new closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance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

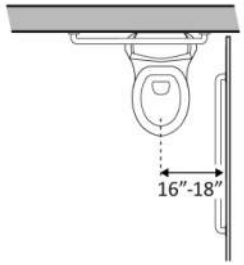
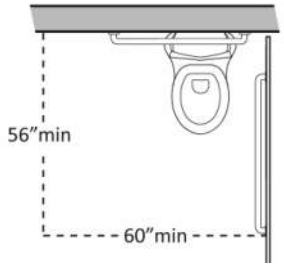
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

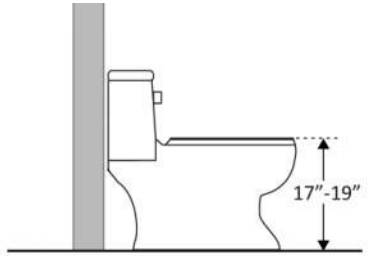
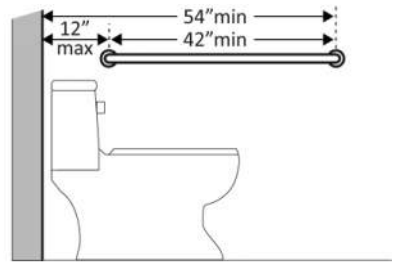
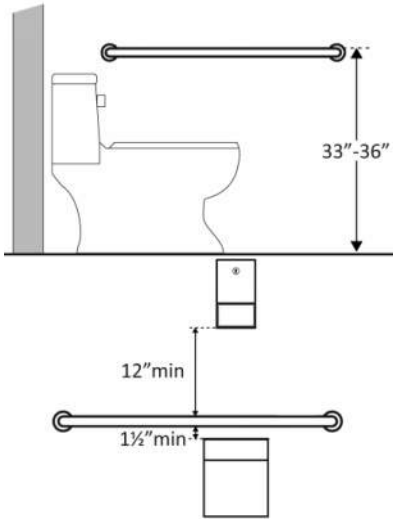
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		*Floor clearance*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle 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			

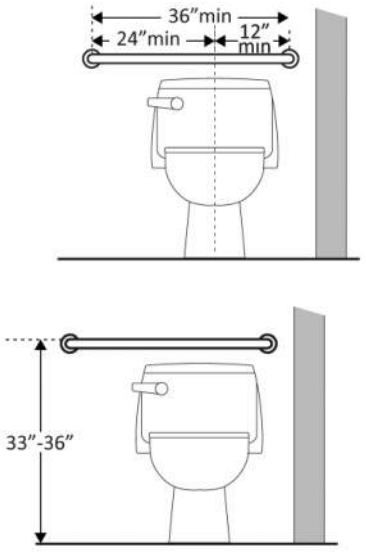
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

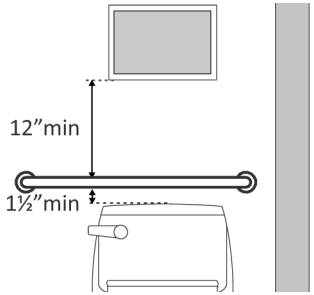
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear 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*	

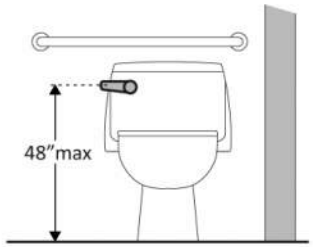
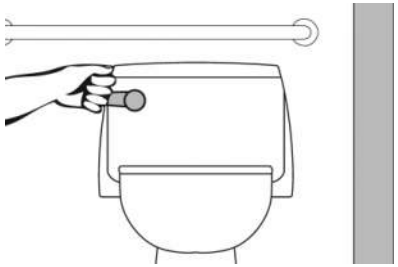
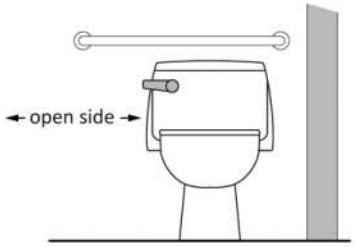
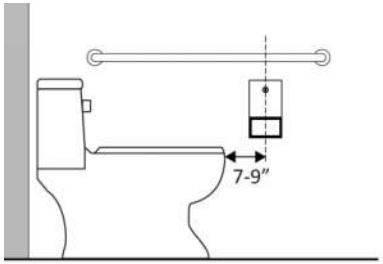
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **24 ½"**		 *Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

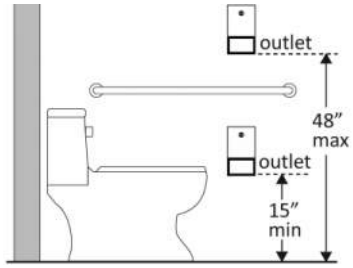
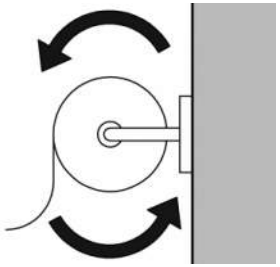
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*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*	

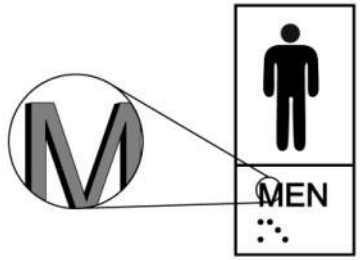
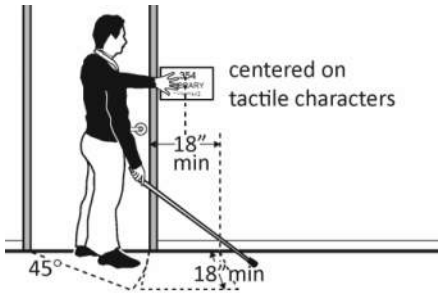
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A easurement: **15 ½"**		*Water closet height*	• Replace current water closet with ADA compliant water closet
3.33	Is there a grab bar at least 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

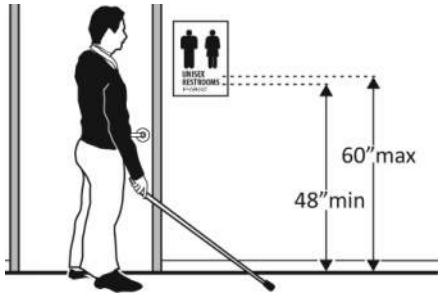
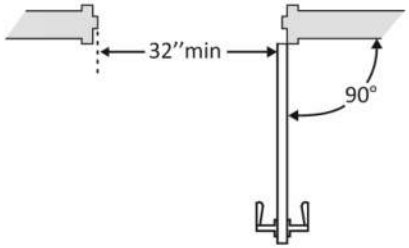
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar distance to objects below* *Grab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

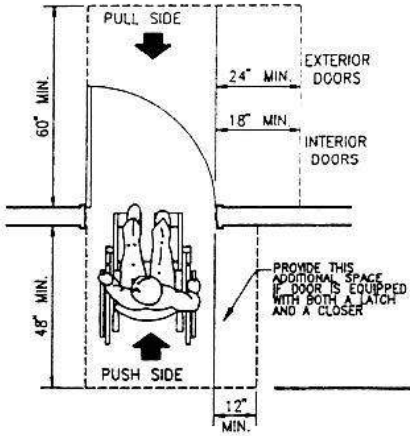
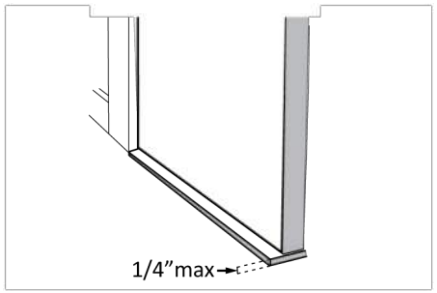
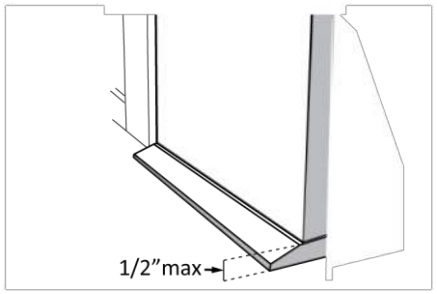
Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar height*	
Are 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*	

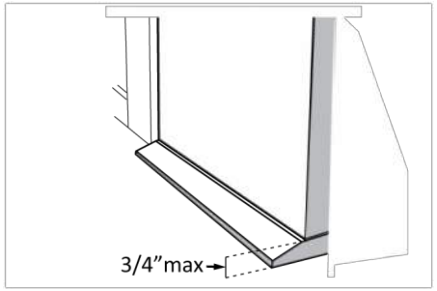
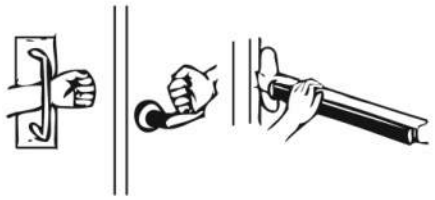
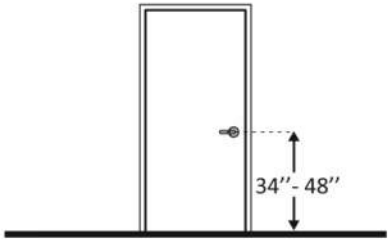
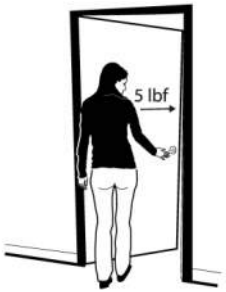
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **25 ½"**		*Flush control height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of 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*	

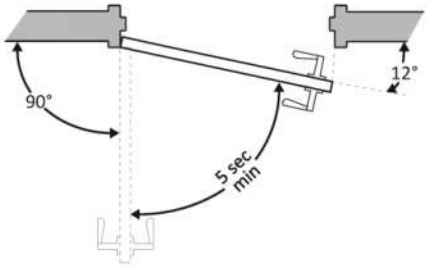
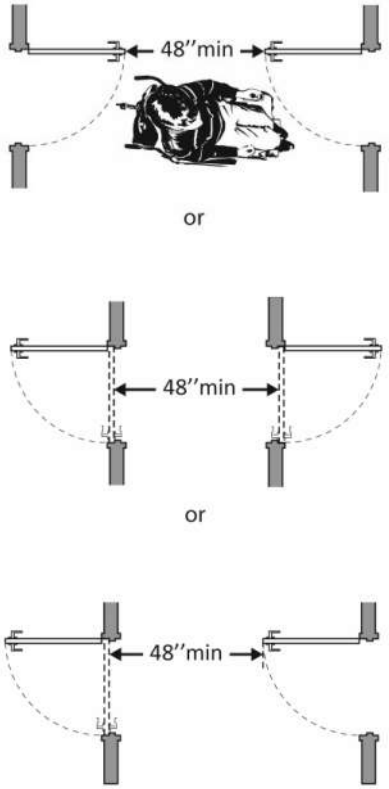
	need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]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

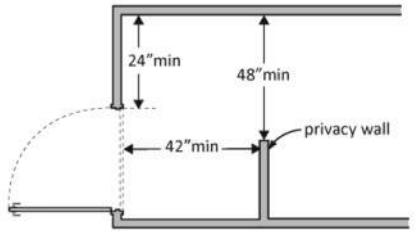
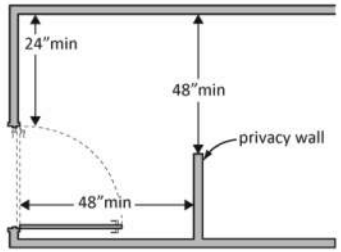
Toilet Room #2 Anson Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage height*	• Replace with ADA compliant signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐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			

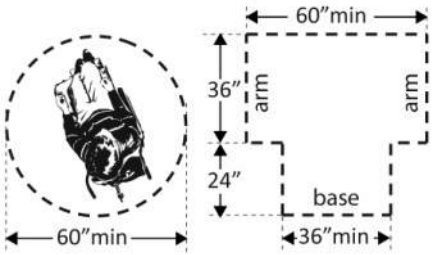
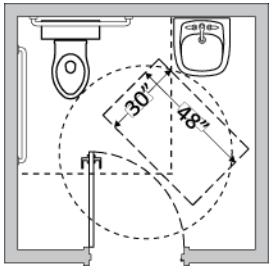
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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*	

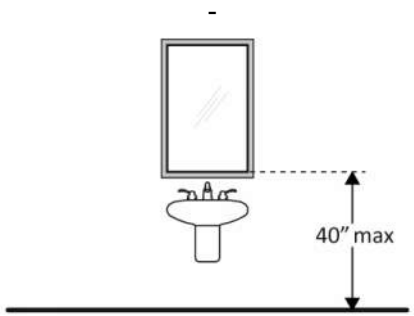
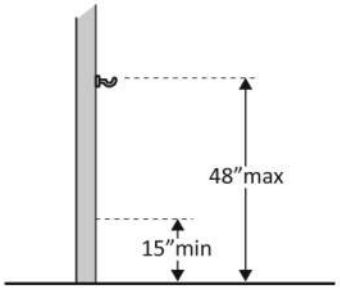
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

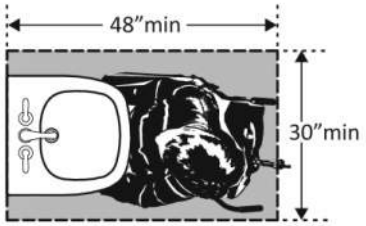
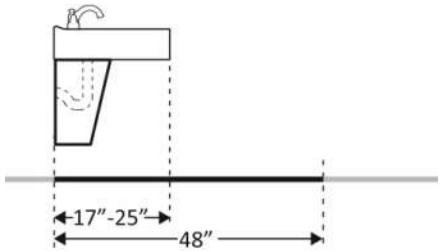
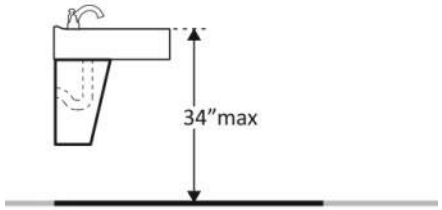
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

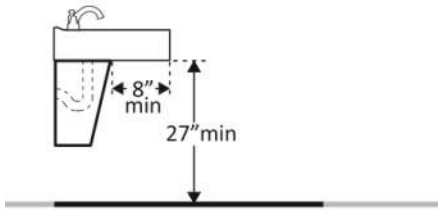
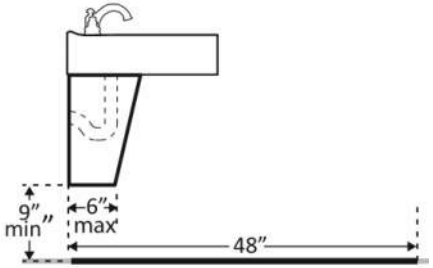
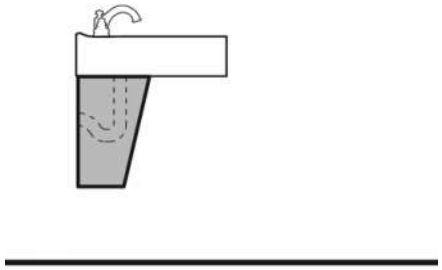
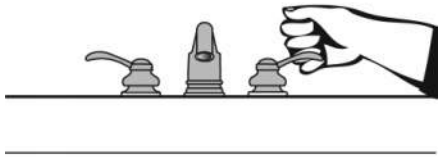
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			• Door doesn't fully close on own power
3.13	If there are two doors in a series, e.g. vestibule, is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

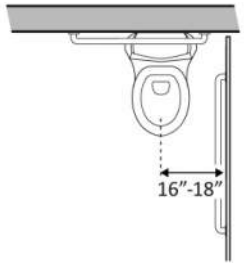
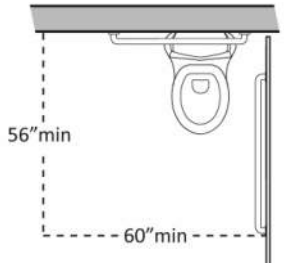
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

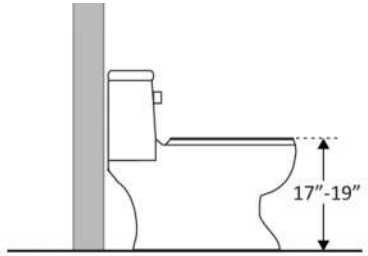
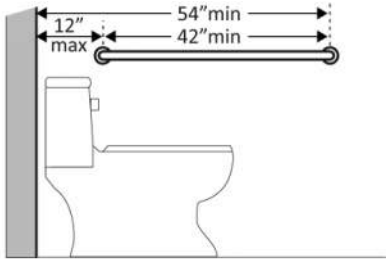
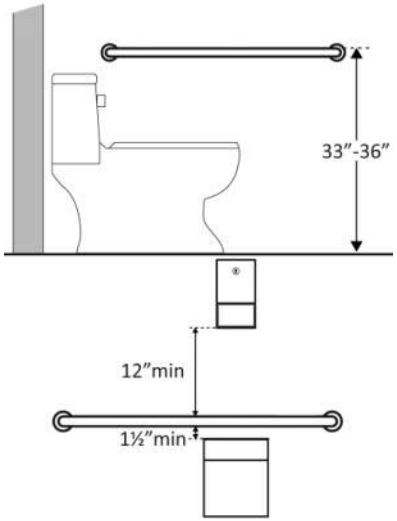
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		*Clear floor space*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle 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			

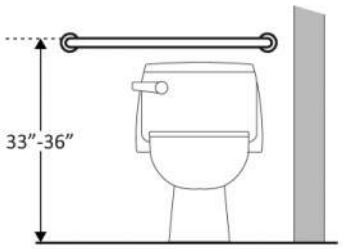
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

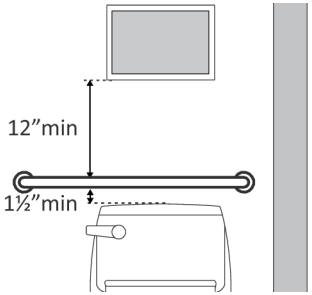
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

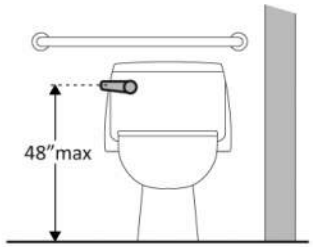
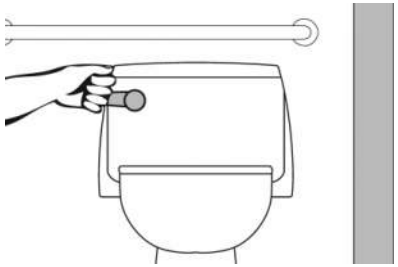
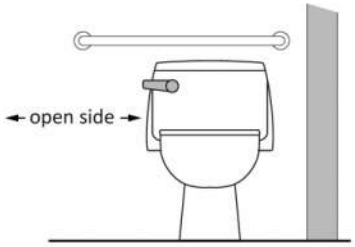
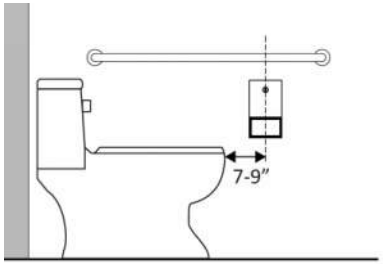
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26 ¾"**		 *Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

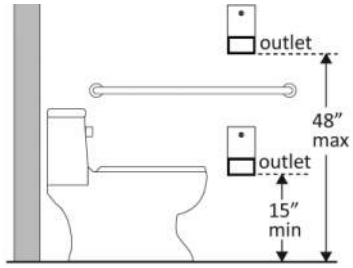
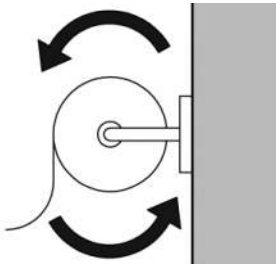
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ¼"**		*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

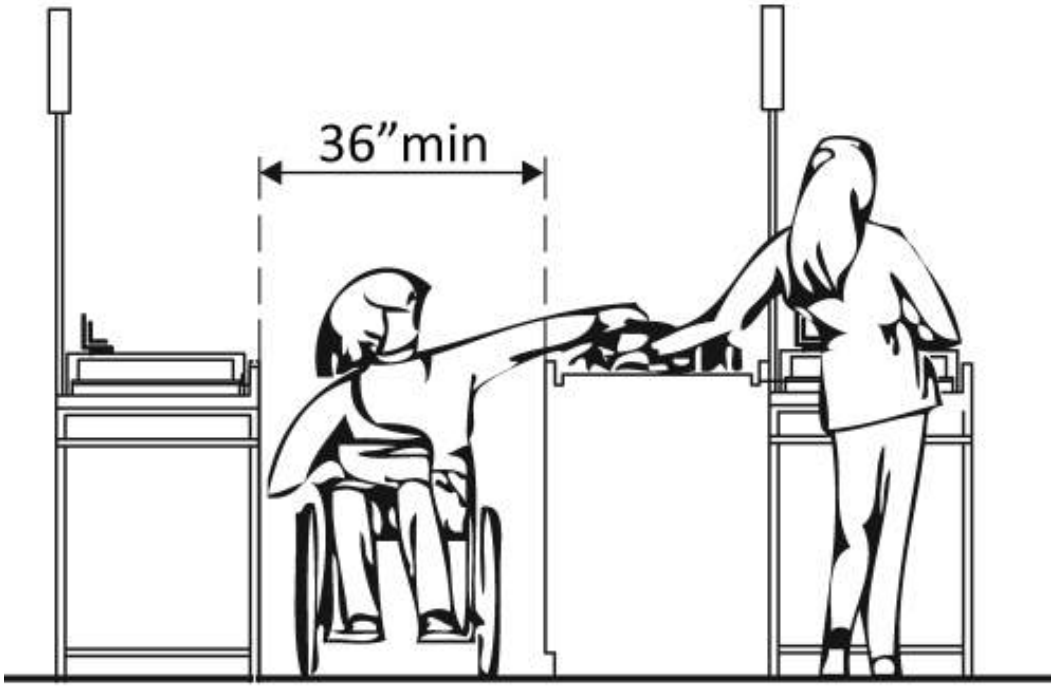
The drinking fountain at Assistance League Park appears to be fairly new and generally ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested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

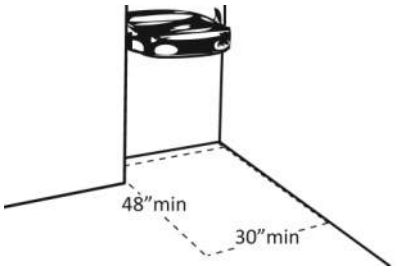
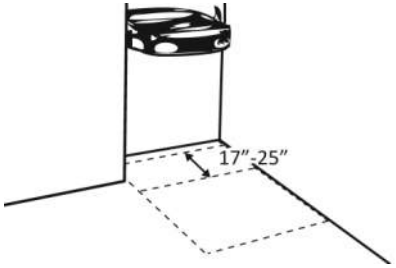
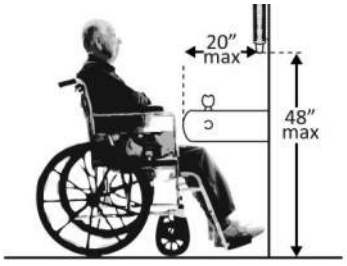
Location: 2013 Gethmann Drive, Marshalltown, Iowa 50158

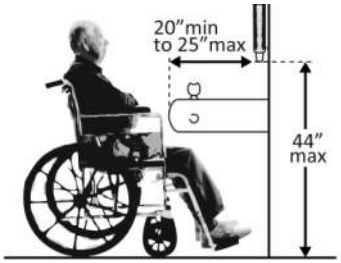
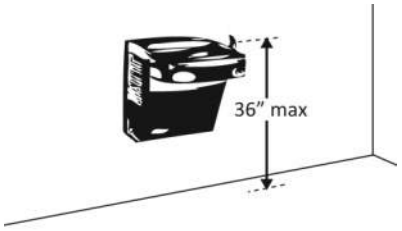
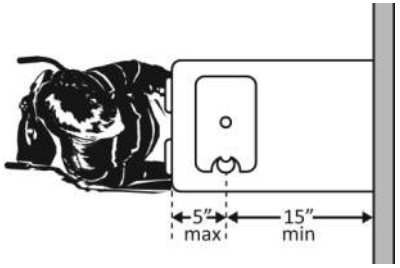
Date: 07/09/2019

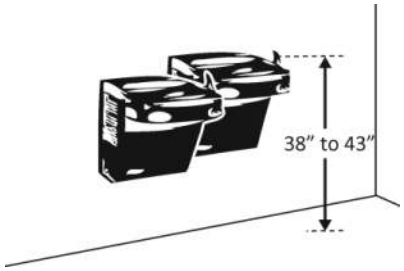
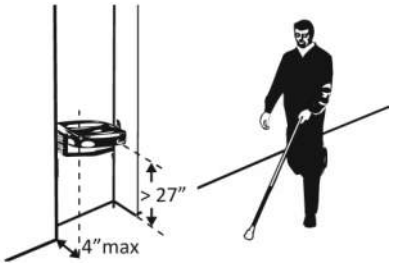
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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.

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

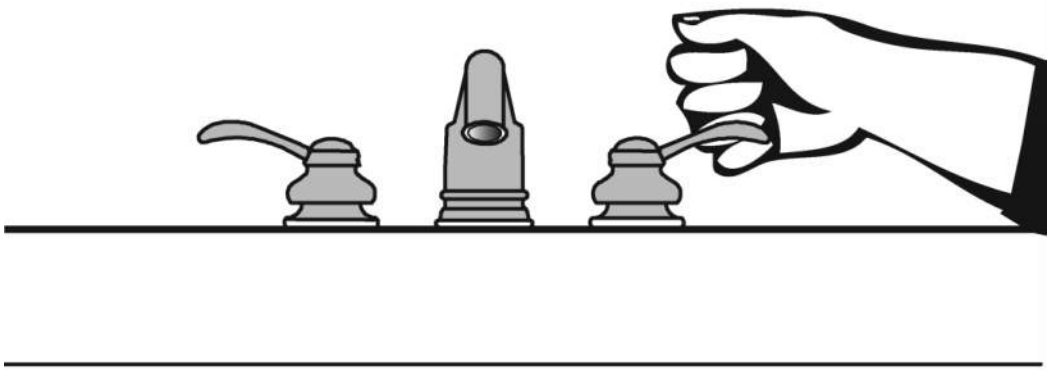
The restroom building at Bicentennial Park is generally in fair to poor condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for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

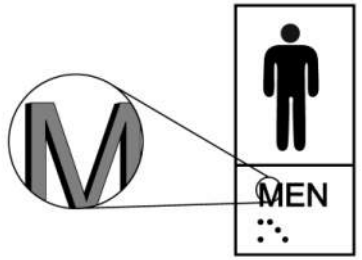
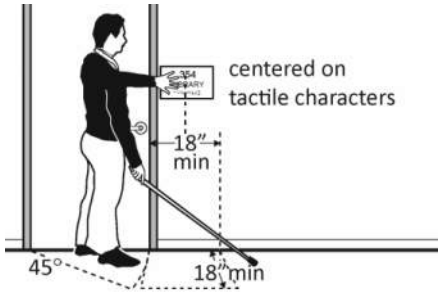
Date: 07/18/2019

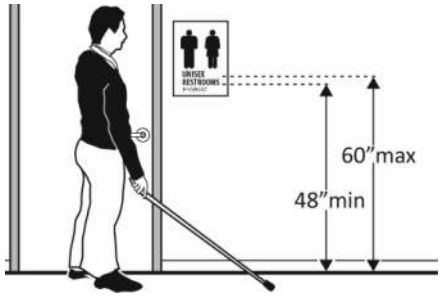
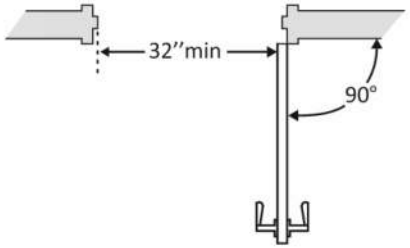
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

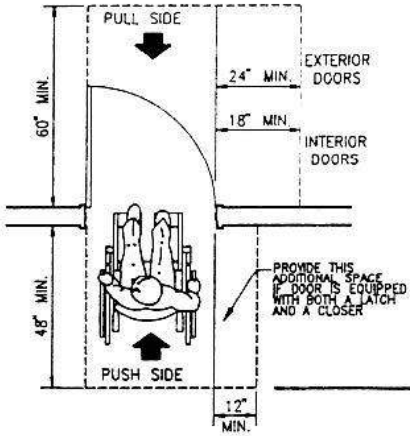
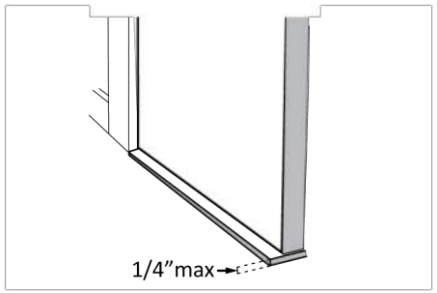
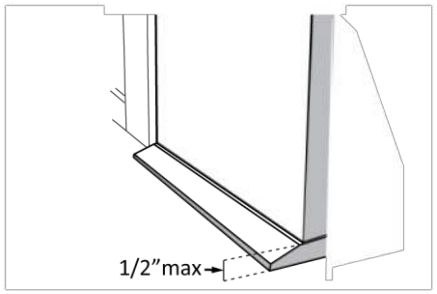
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

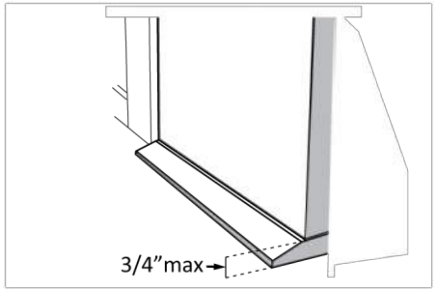
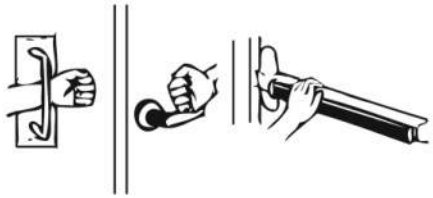
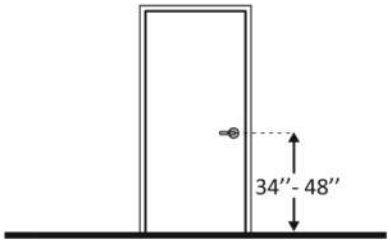
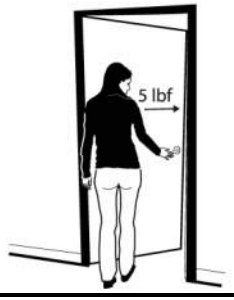
When toilet rooms are open to the public they should be accessible to people with disabilities.

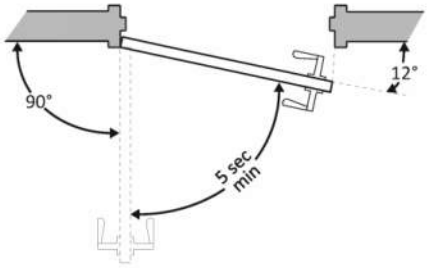
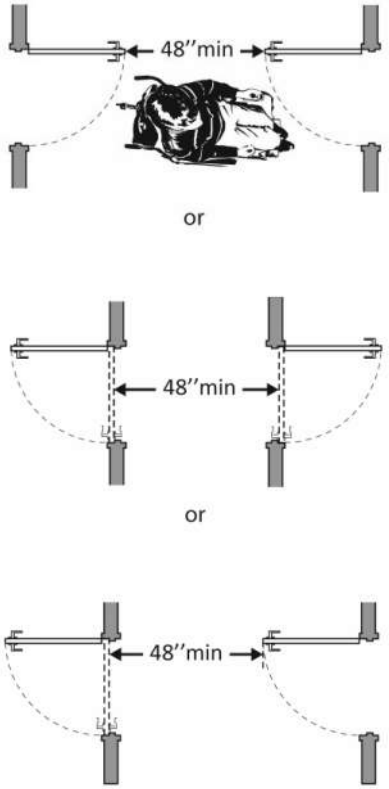
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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*	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			

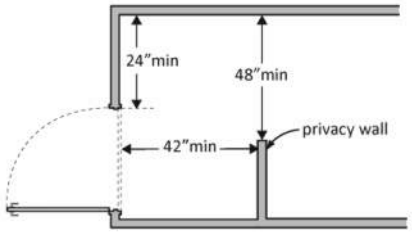
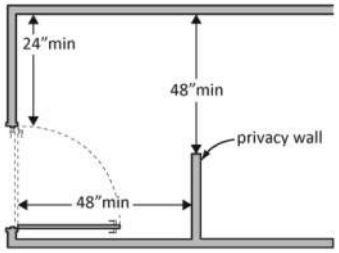
Toilet Room #1 Bicentennial Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance*	• Replace sign with ADA compliant signage • Relocate sign
	Are text characters raised? [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					

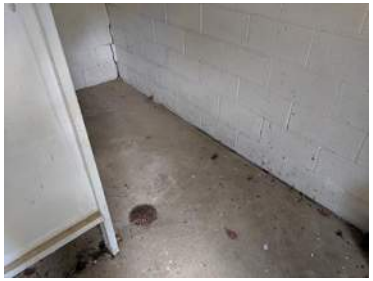
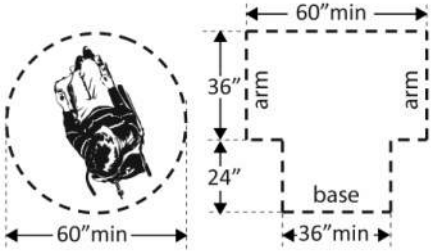
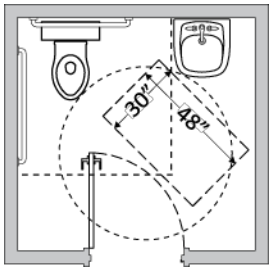
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

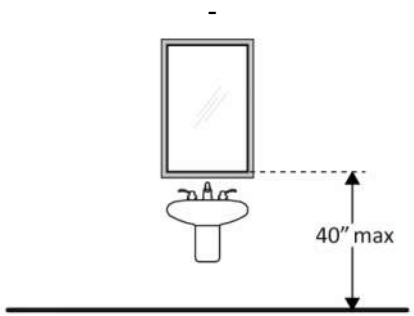
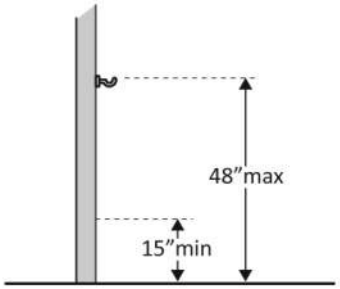
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

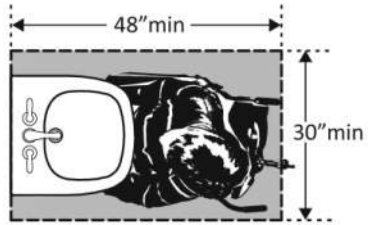
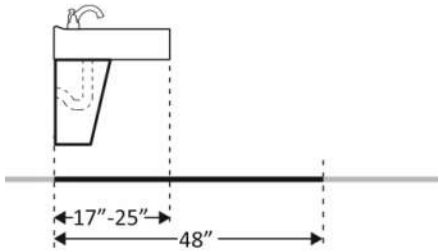
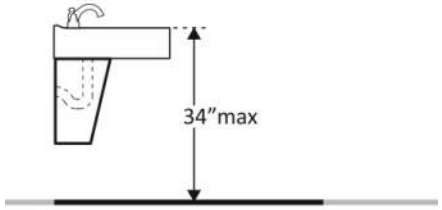
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☐Yes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

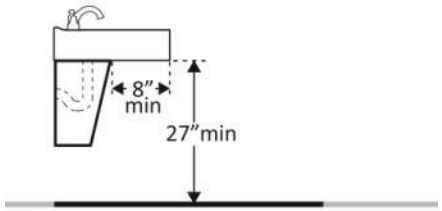
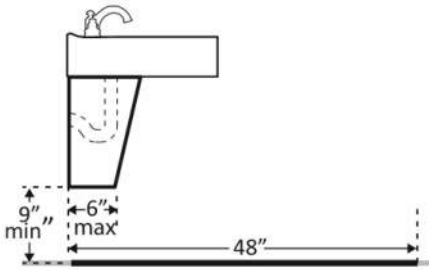
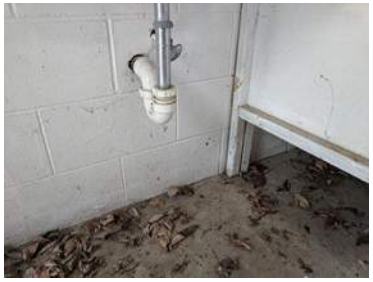
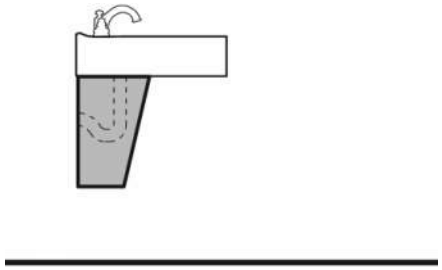
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least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

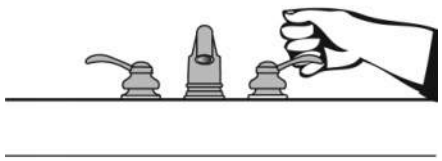
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

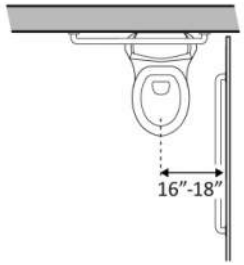
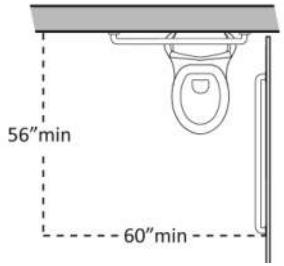
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Clear floor path*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle 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			

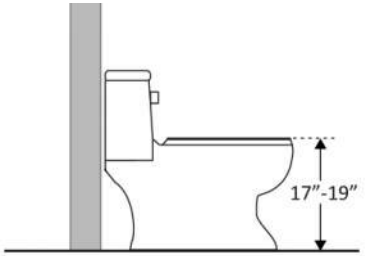
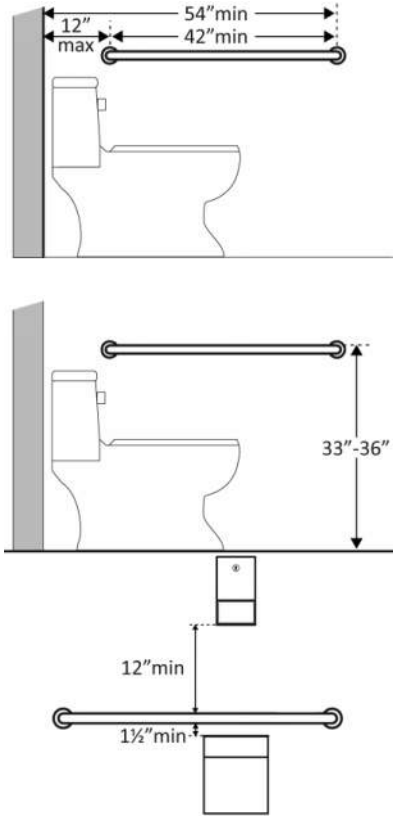
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

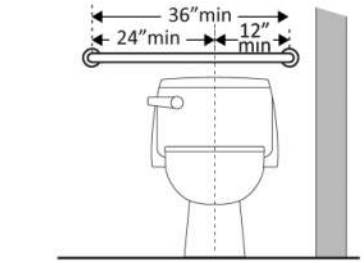
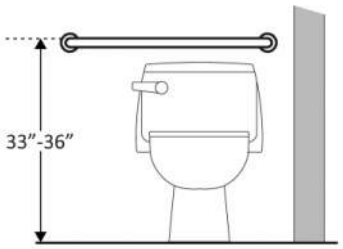
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear 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

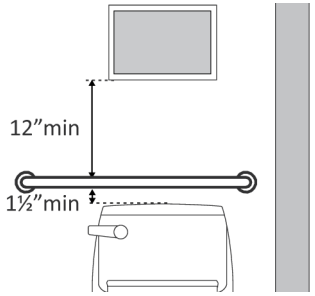
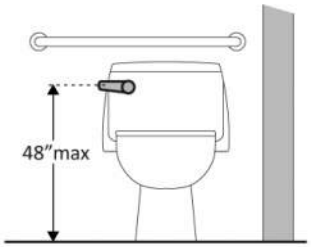
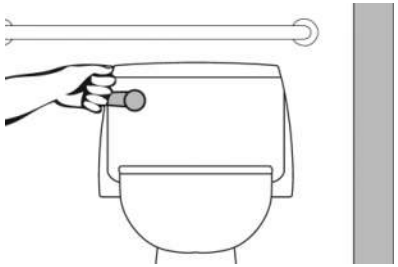
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **29 ¾"**		*Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

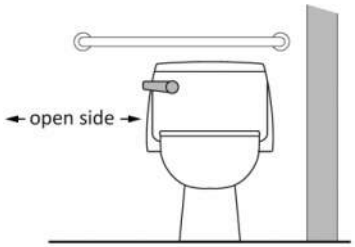
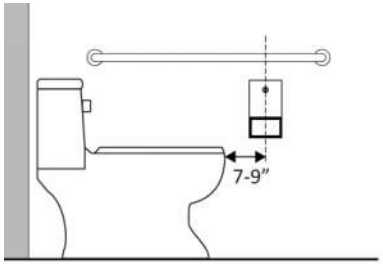
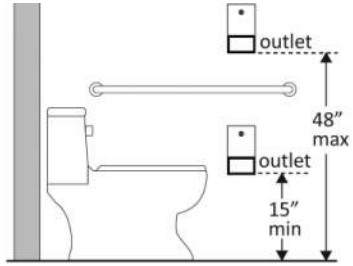
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A **3 lbs**		 *Faucet handle*	• Replace handle

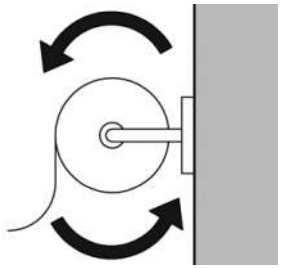
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *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

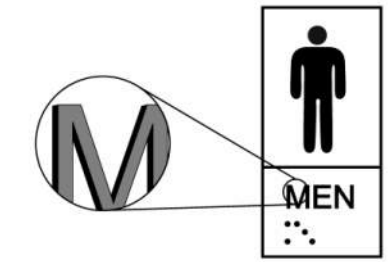
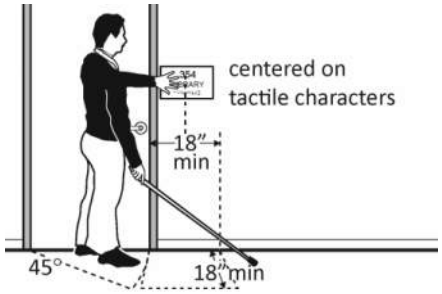
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall? Is it located no more than 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

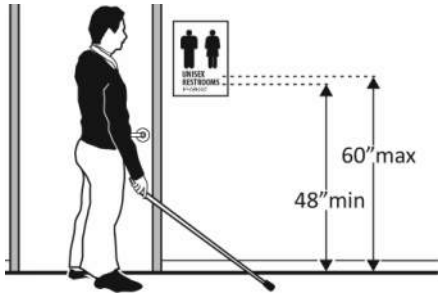
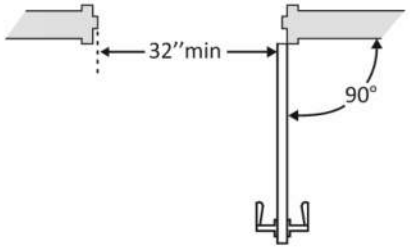
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches long on the rear wall? 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 ADA compliant grab bars

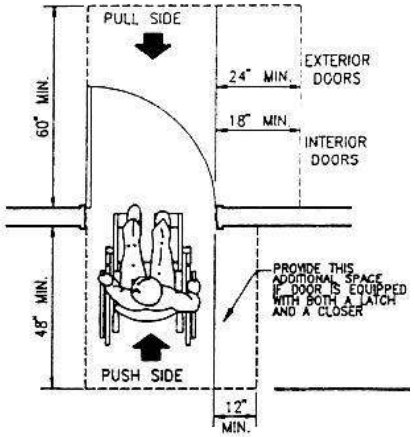
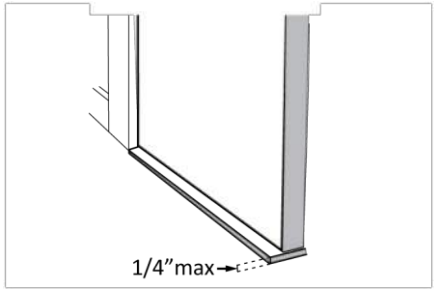
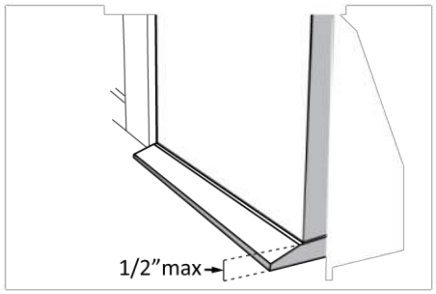
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control 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**			

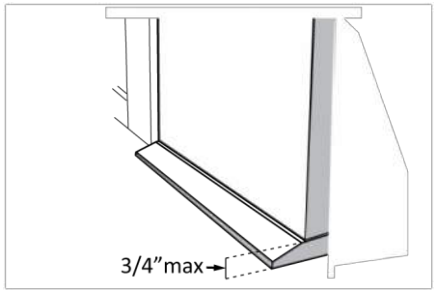
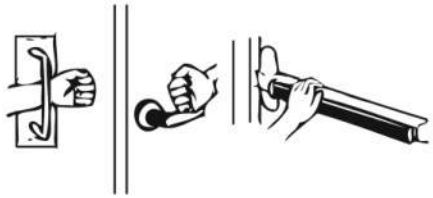
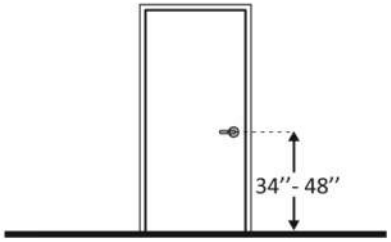
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Replace water closet with flush control on open side
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [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*	

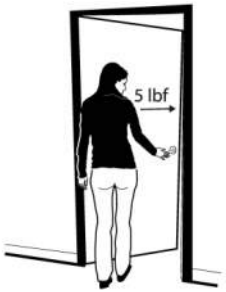
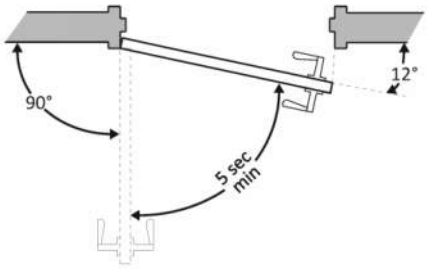
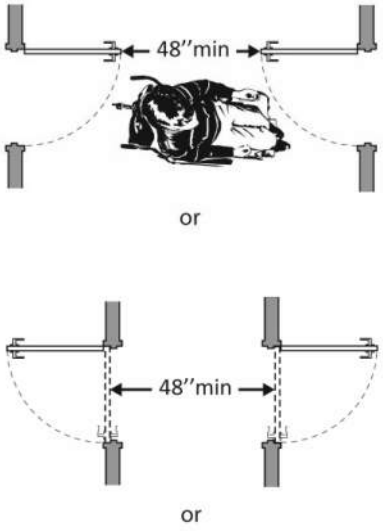
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

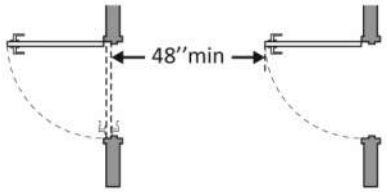
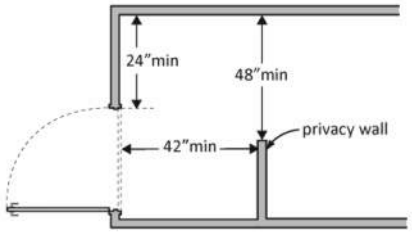
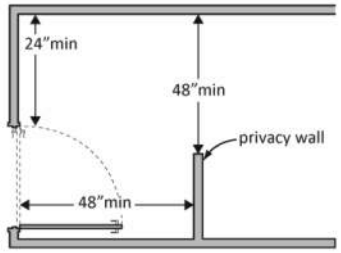
Toilet Room #2 Bicentennial Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom entrance*	• Relocate signage to comply with ADA standards • Replace signage
	Are text characters 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			
	So the baseline of the lowest character is at least 48 inches				*Restroom signage height*	

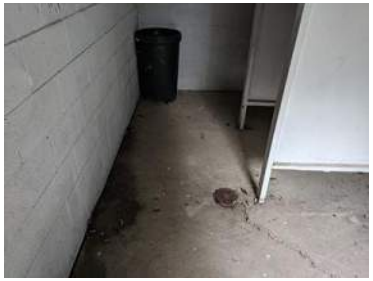
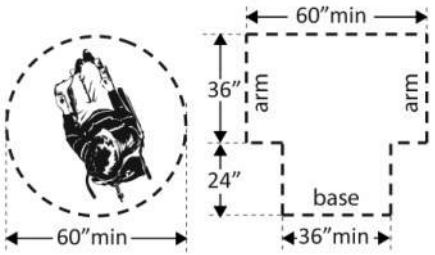
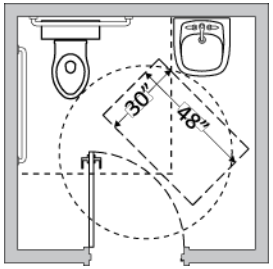
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

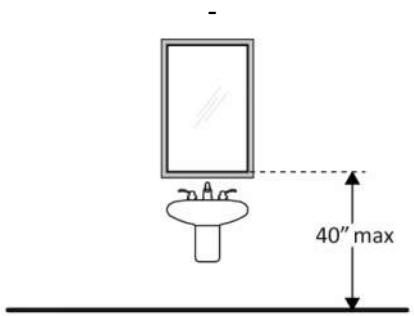
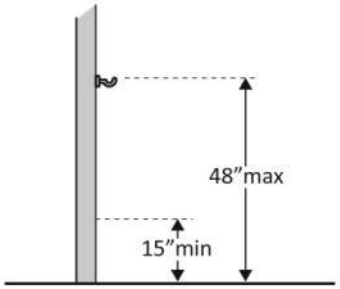
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

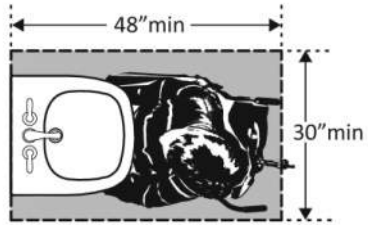
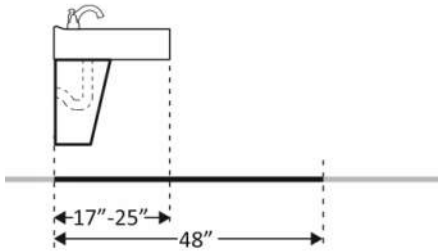
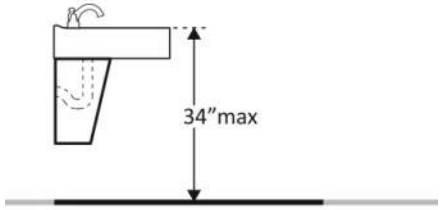
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☐Yes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

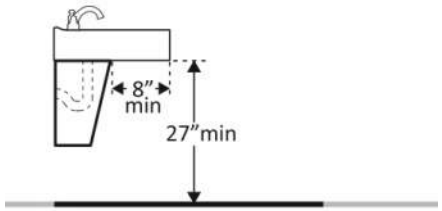
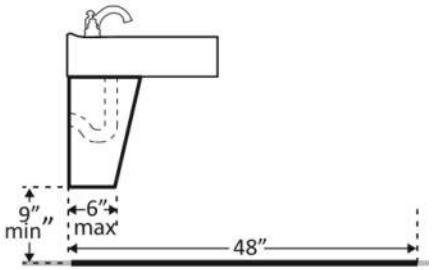
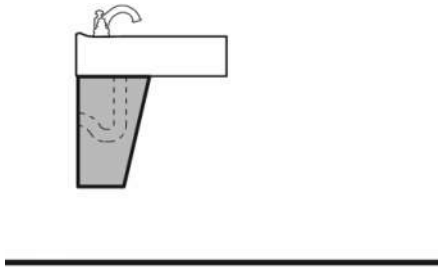
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐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			

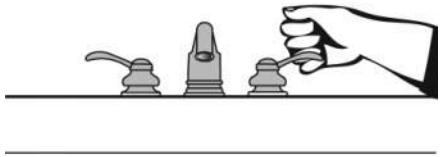
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

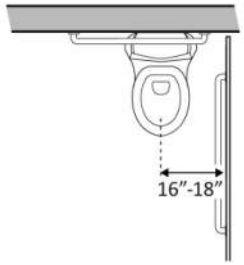
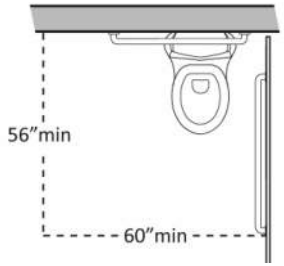
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A		 *Clear path*	
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at 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			

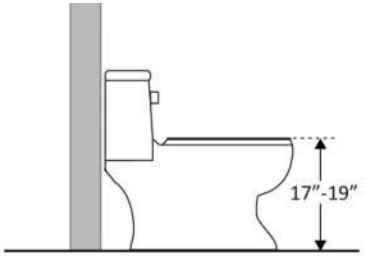
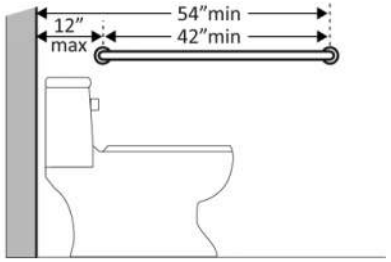
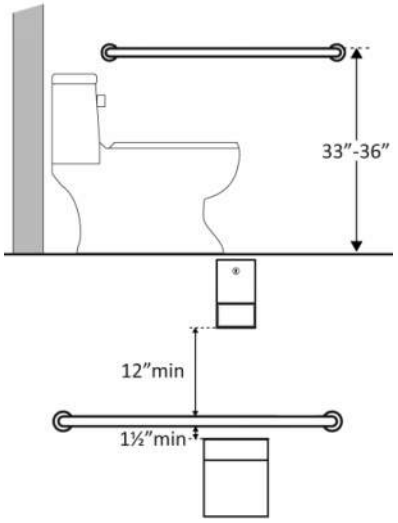
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

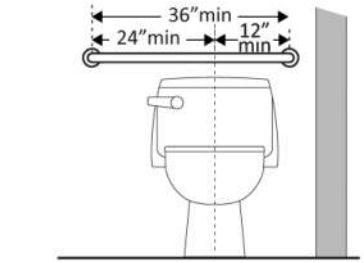
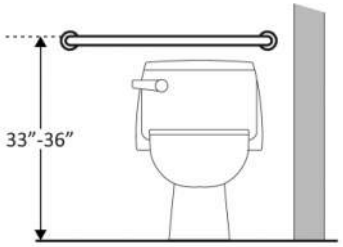
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear 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

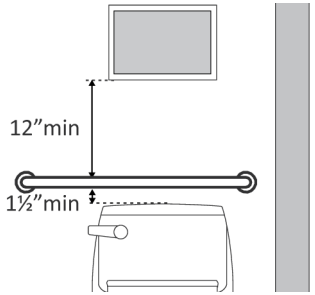
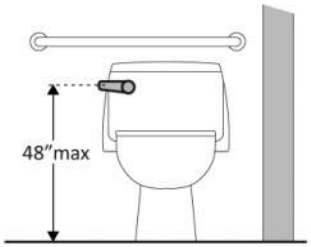
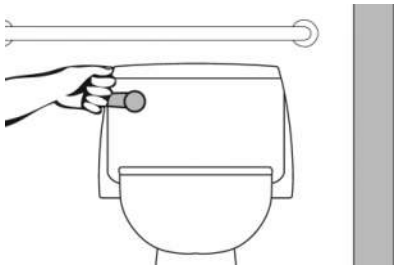
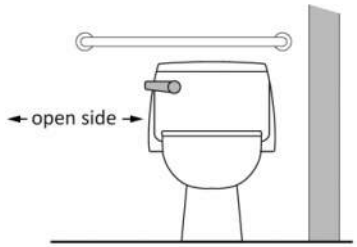
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **29"**		*Under-lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

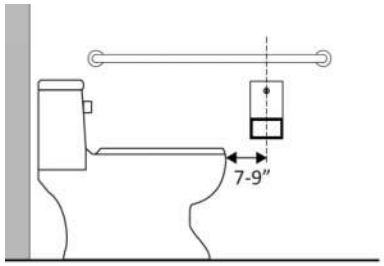
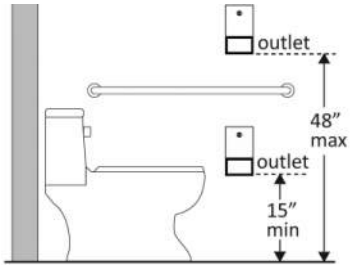
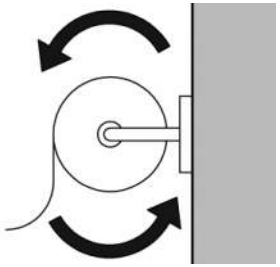
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☒Yes ☐No ☐N/A **3 lbs**			• Replace handle

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

SVPA ARCHITECTS

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.

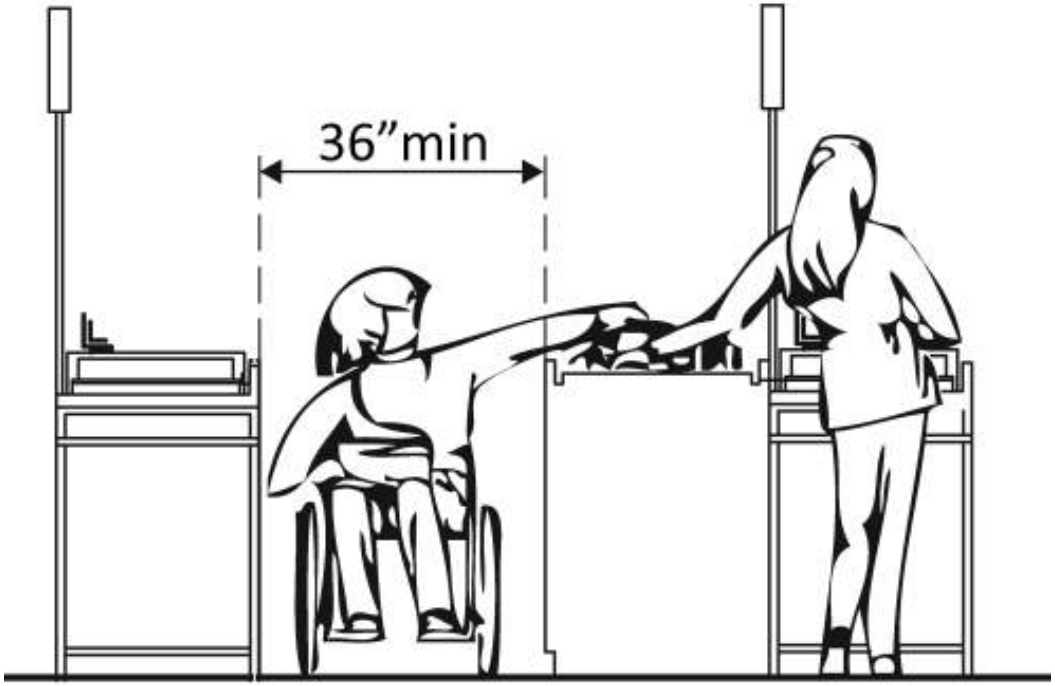
10.2. Restroom #1 is a single-occupant men's restroom that is accessed from the south side of the restroom building. There are several minor deficiencies including doorway threshold, the configuration of the sink, and the addition of grab bars that should be corrected as part of a building alteration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

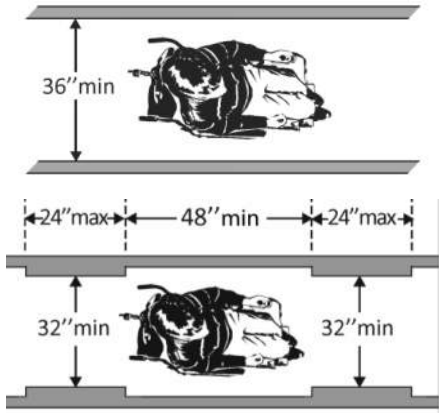
Location: 2206 S. 3rd Avenue, Marshalltown, Iowa 50158

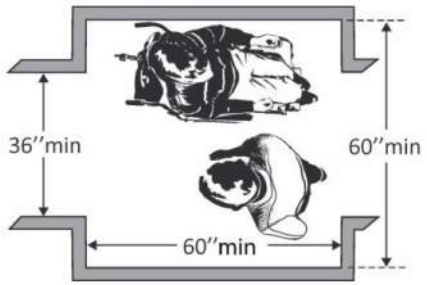
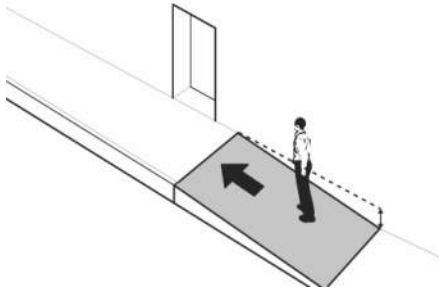
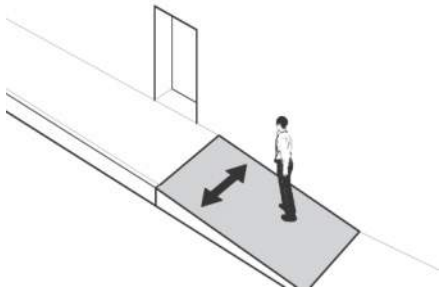
Date: 07/18/2019

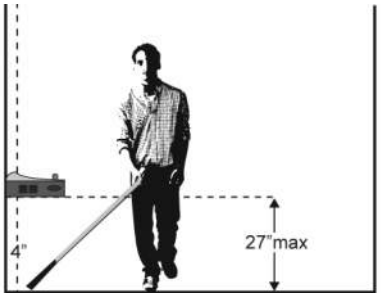
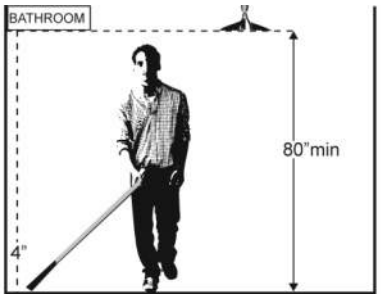
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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

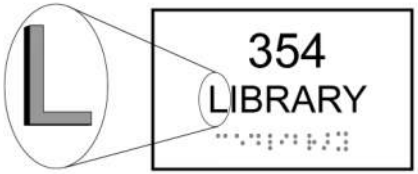
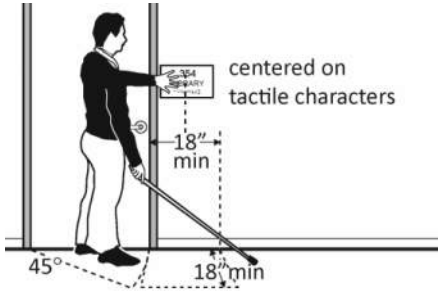
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

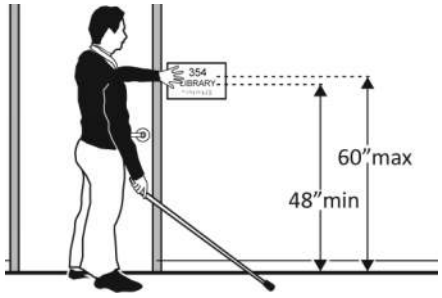
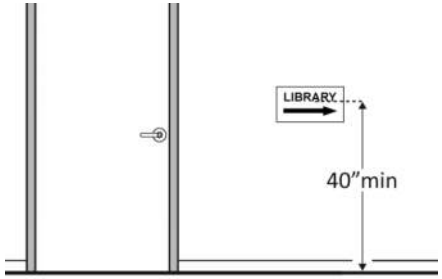
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☒Yes ☐No ☐N/A		*Accessible entrance*	
Interior Accessible Route					
2.2	Are 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			

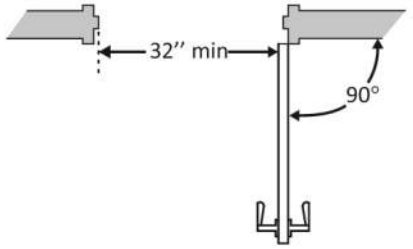
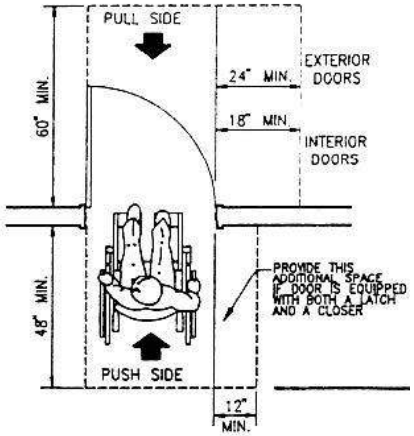
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☒Yes ☐No ☐N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: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

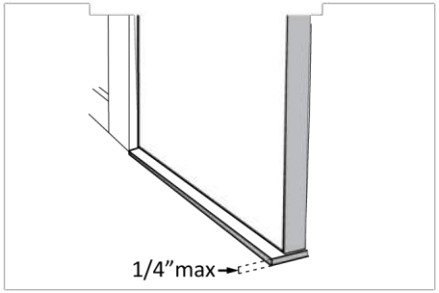
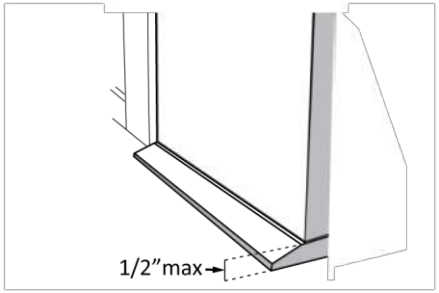
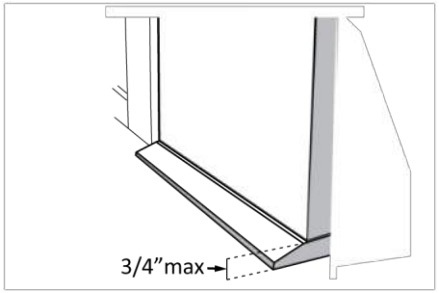
2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or Is the bottom 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			

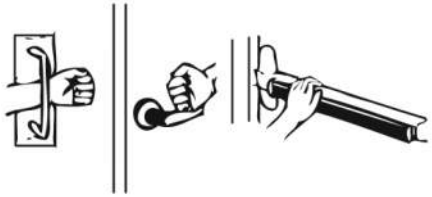
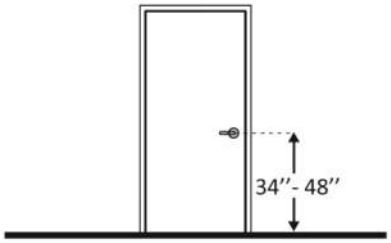
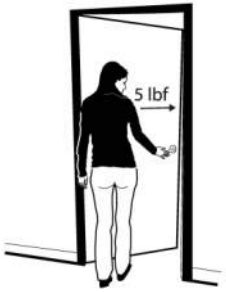
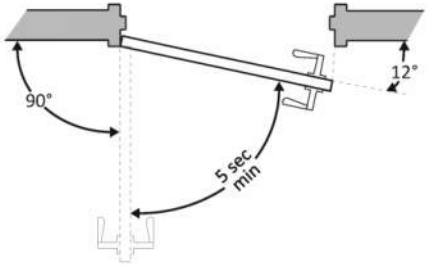
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

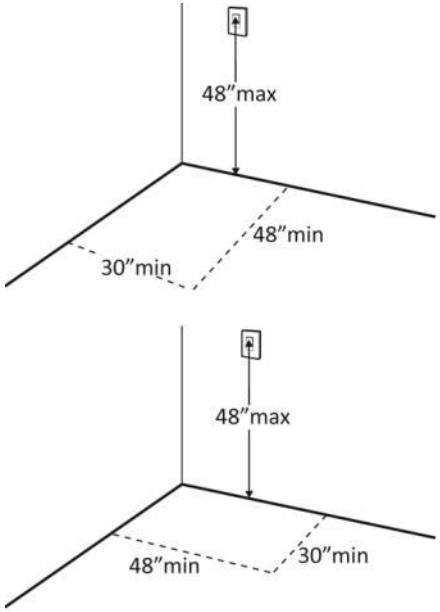
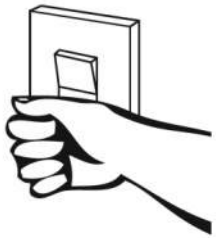
2.38	If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]				
	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☒N/A	☐No		
	Are text characters raised? [703.2]	☐Yes ☒N/A	☐No		
	Is there 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				

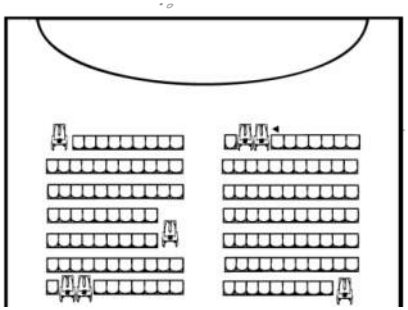
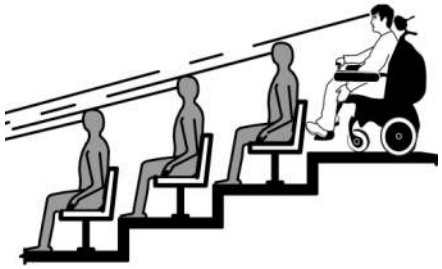
	within the door swing, relocation not required So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline 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			

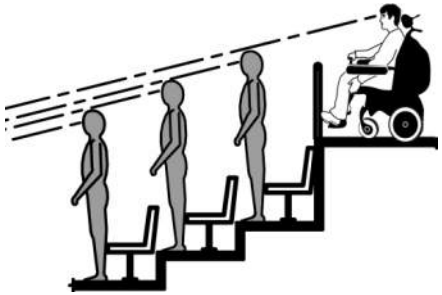
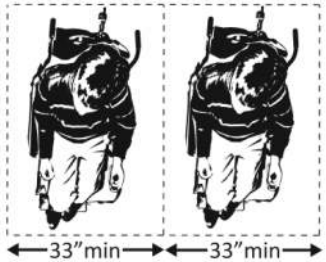
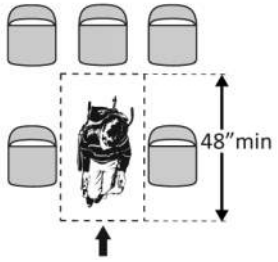
Interior Doors					
2.40	Door opening widths at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]	☐Yes ☐No ☒N/A			
2.41	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of 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			

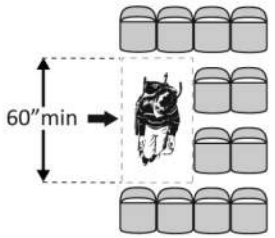
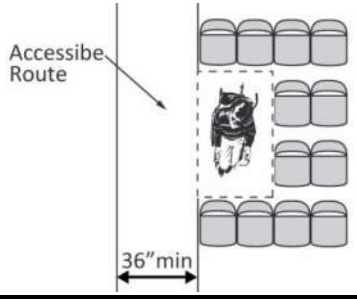
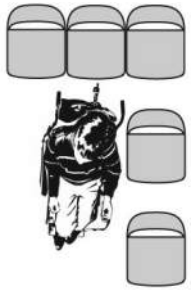
2.42	If the threshold is vertical is it no more than ¼ inch high? Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)? Or No more than ¾ inch high with the top ½ inch beveled no steeper 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

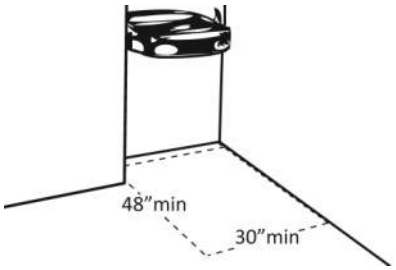
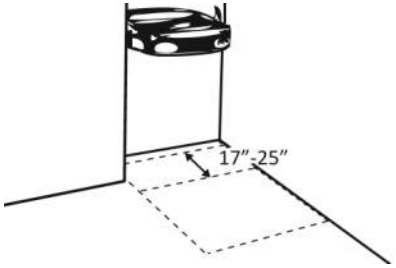
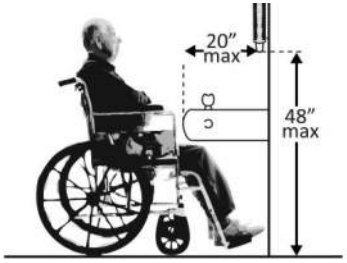
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☐No ☒N/A ☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A			
2.44	Are the operable parts of the hardware no less than 34 inches and 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			

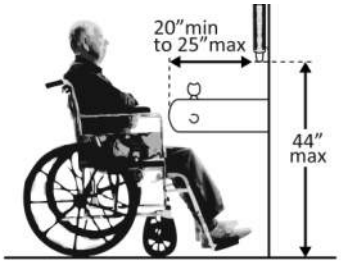
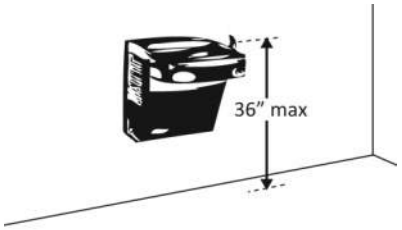
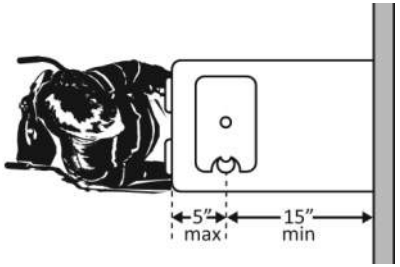
Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.					
2.50	Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3] Are the operable parts no higher than 48 inches above the floor?* [309.3, 308] *If 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			

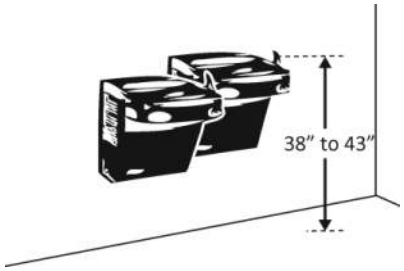
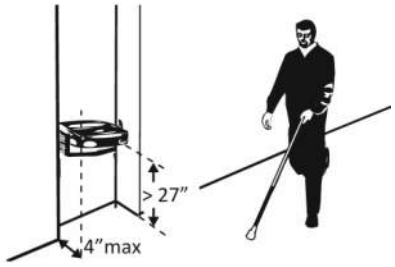
Seating: Assembly Areas – theaters, auditoriums, stadiums, theater style classrooms, etc.					
2.52	Are an adequate number of wheelchair spaces provided? [221.2.1]	☐Yes ☐No ☒N/A	<table><tr><th># of Seats</th><th>Wheelchair Spaces</th></tr><tr><td>4 - 25</td><td>1</td></tr><tr><td>26 - 50</td><td>2</td></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			

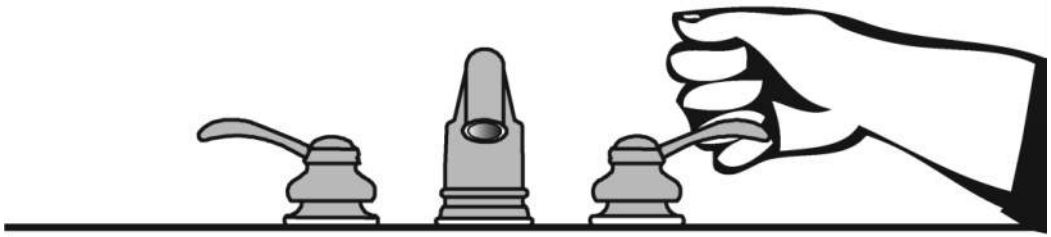
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☒No ☐N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

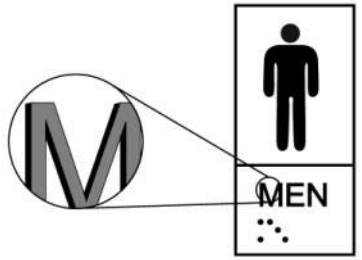
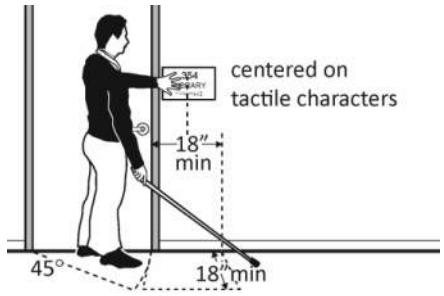
Date: 07/18/2019

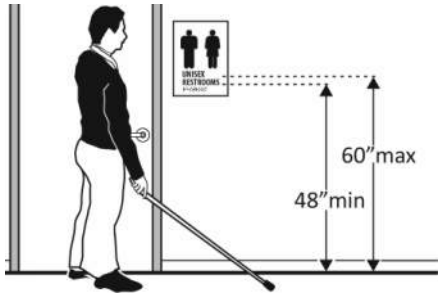
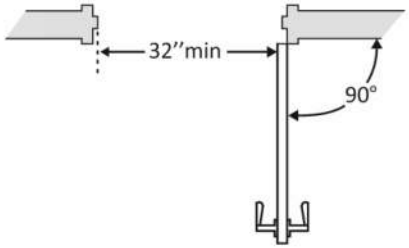
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

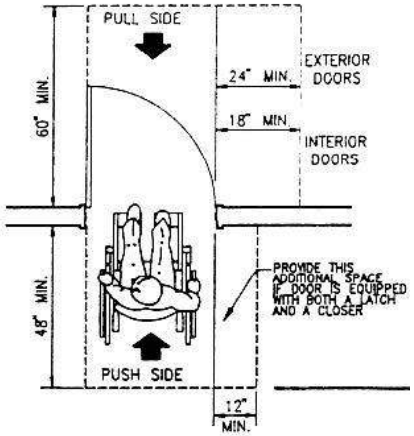
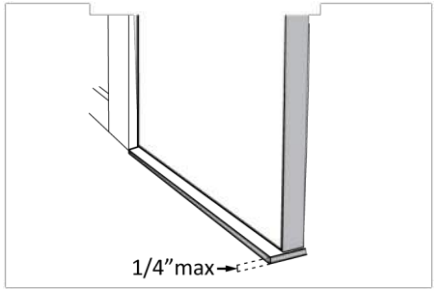
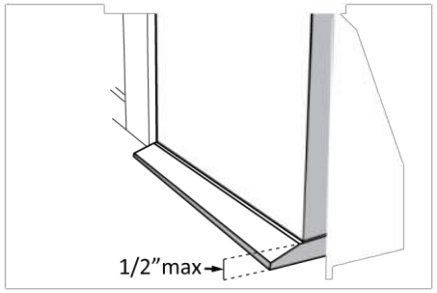
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

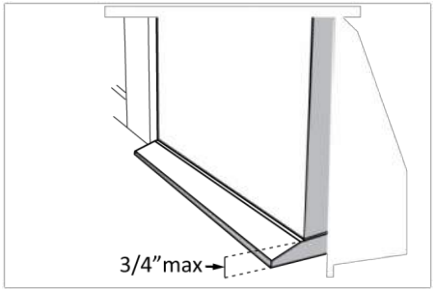
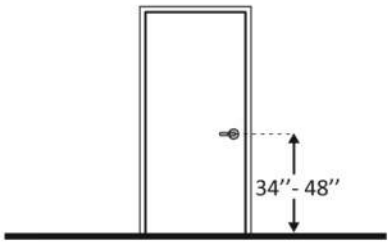
When toilet rooms are open to the public they should be accessible to people with disabilities.

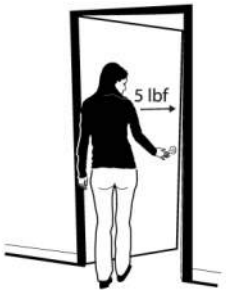
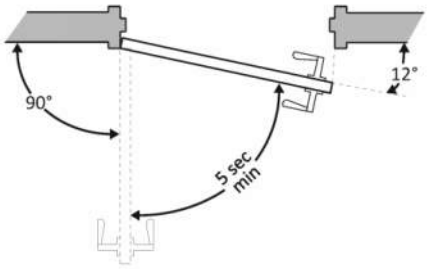
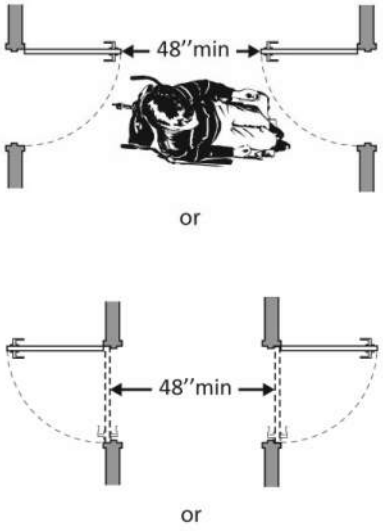
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			

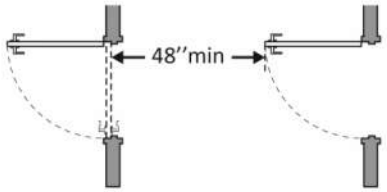
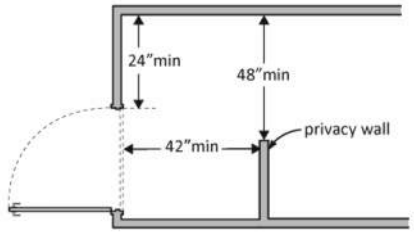
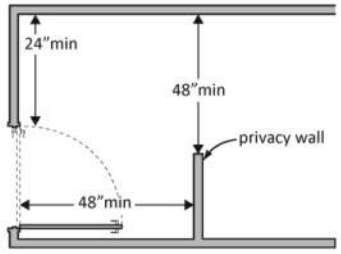
Toilet Room #1 Kiwanis Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [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			

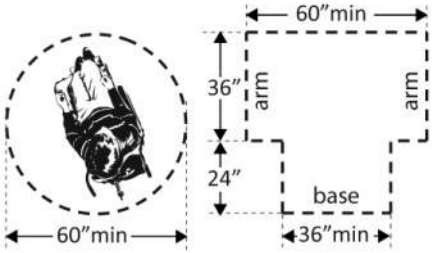
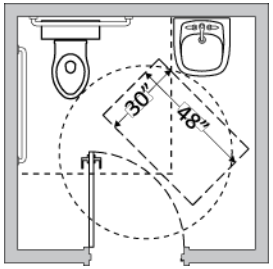
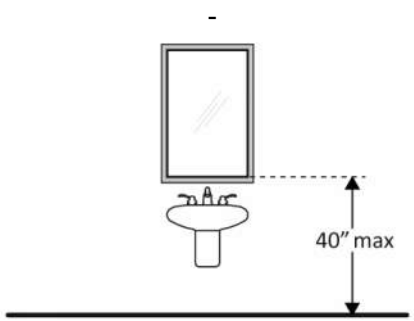
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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*	

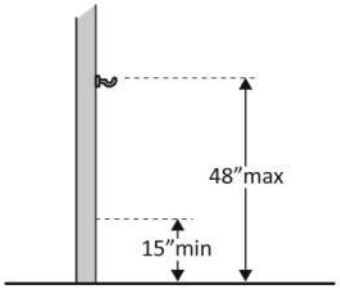
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

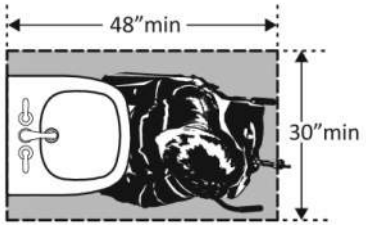
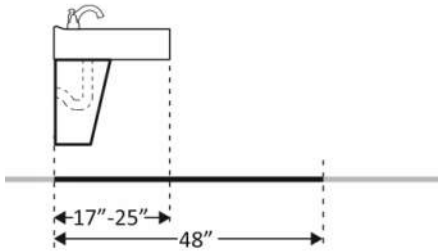
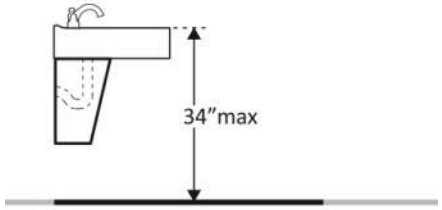
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

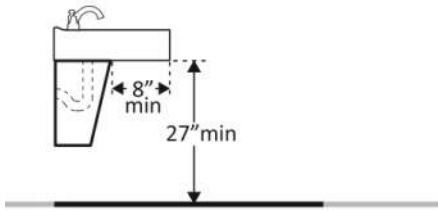
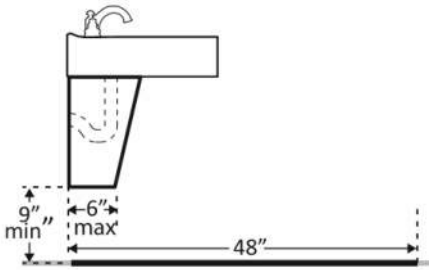
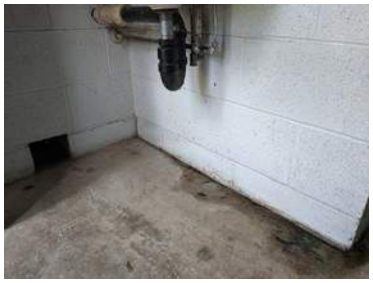
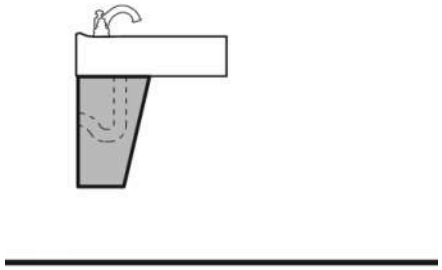
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **2 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐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			

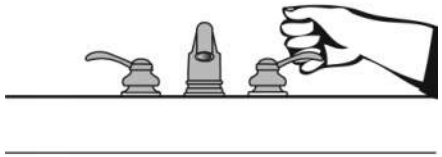
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

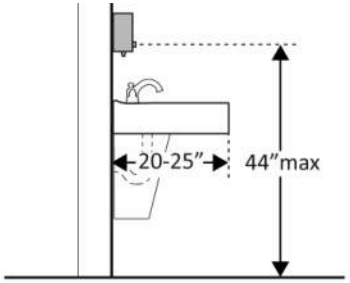
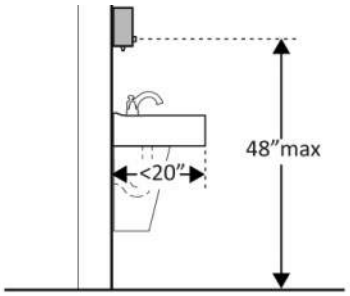
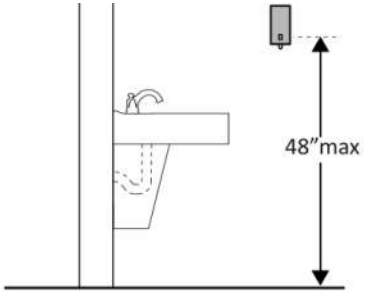
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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**			

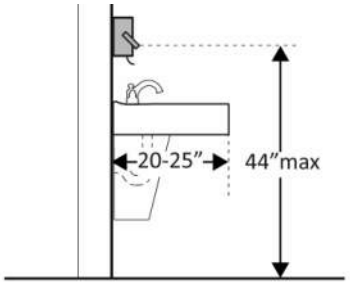
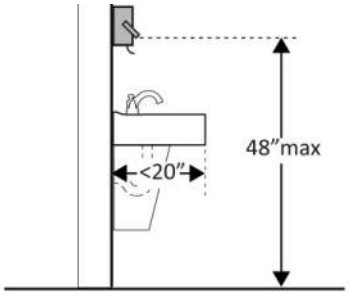
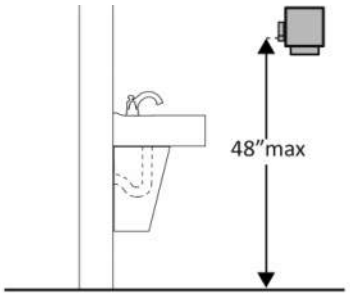
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear 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*	

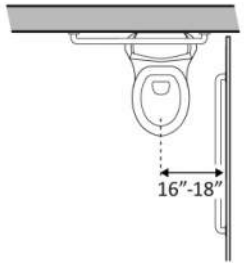
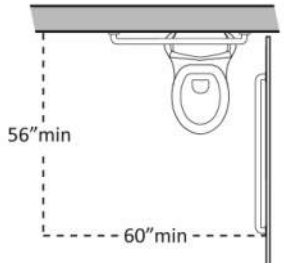
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **23 ¾"**		*Under lavatory clear space*	• Raise lavatory to comply
3.25	Is there toe clearance at least 9 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

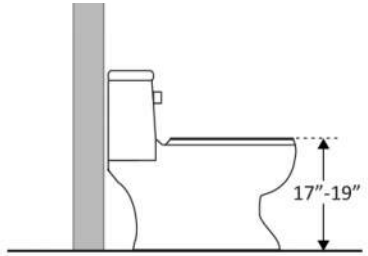
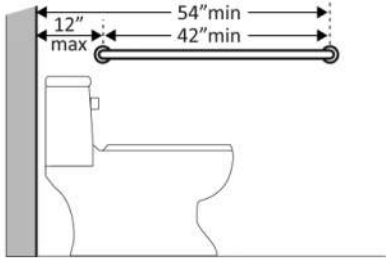
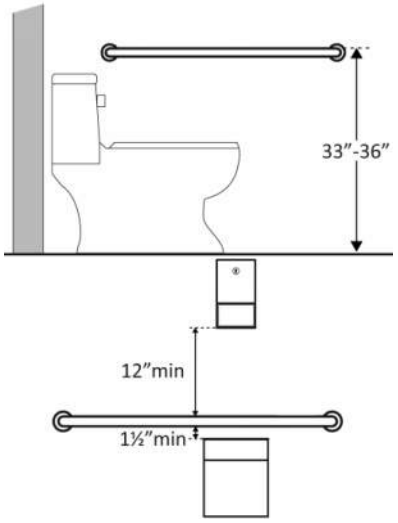
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A			• Replace handle

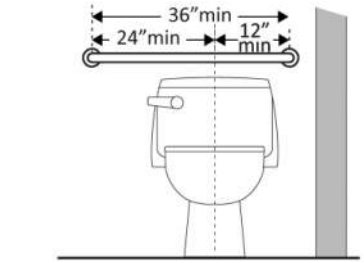
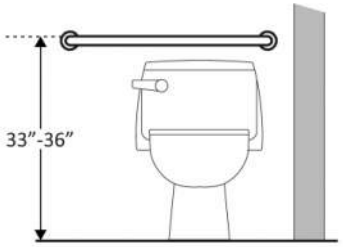
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

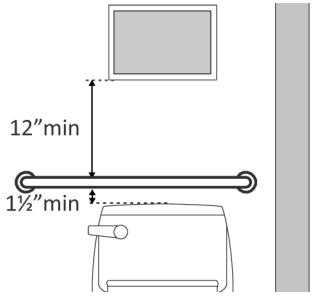
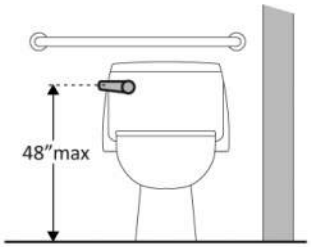
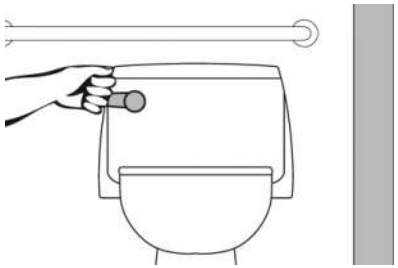
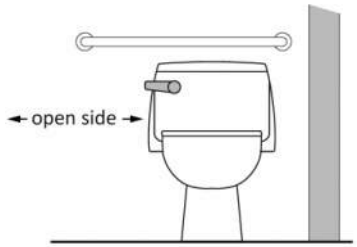
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		*Soap dispenser height*	
	Above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

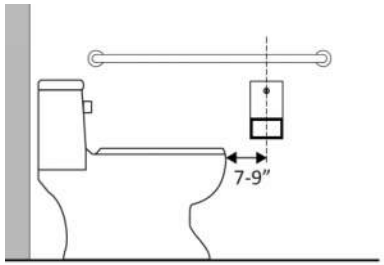
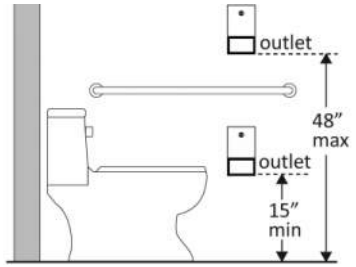
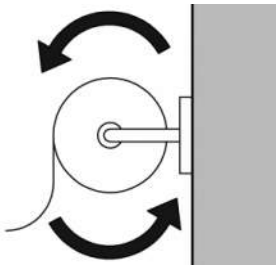
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Hand dryer height*	
	Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?	☒Yes ☐No ☐N/A Measurement: **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			

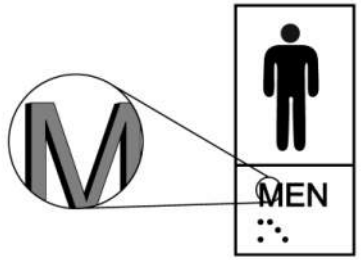
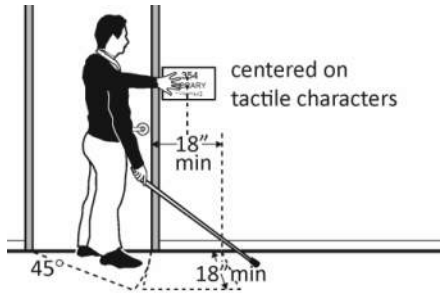
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ¾"**		*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**			

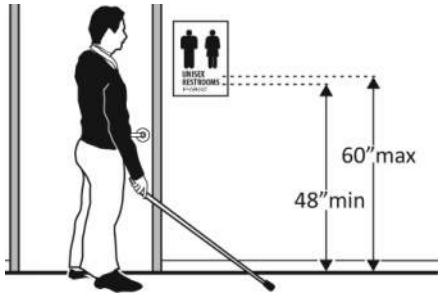
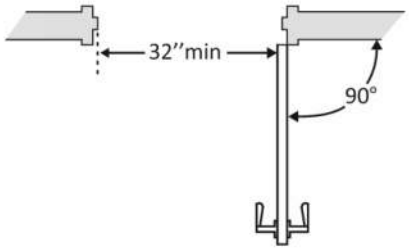
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **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**			

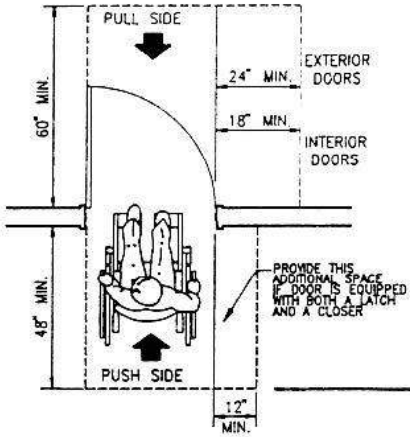
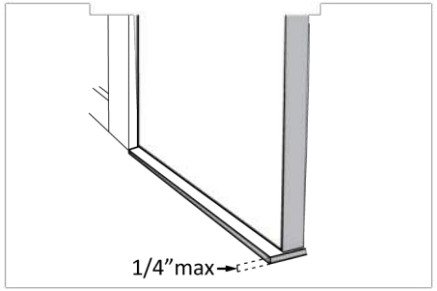
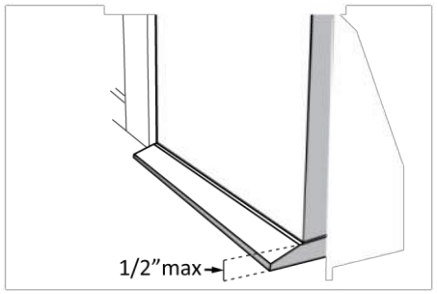
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards				
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches 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				

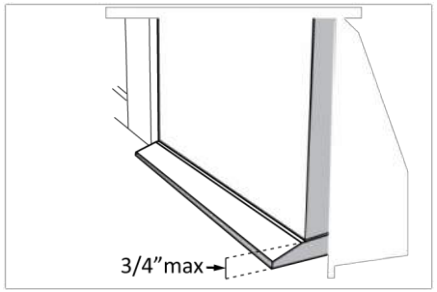
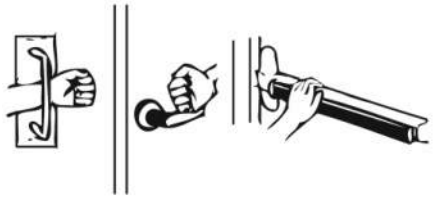
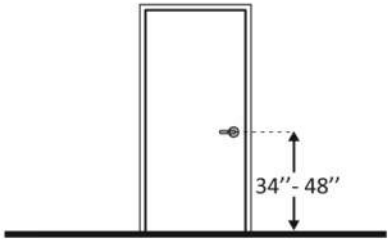
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control 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			

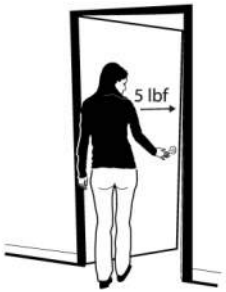
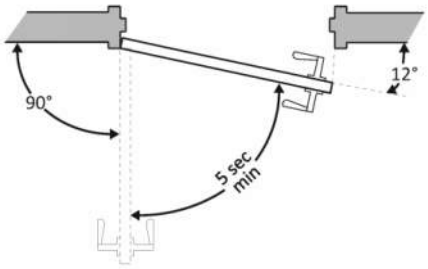
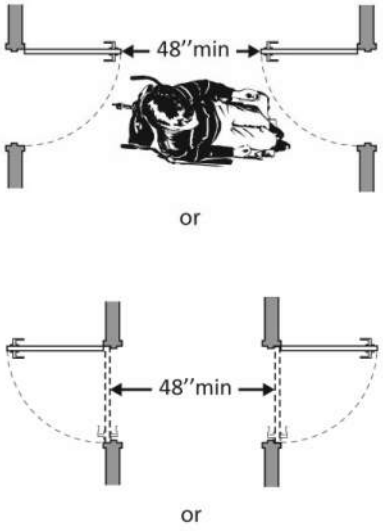
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline of the dispenser?* [604.7] * If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 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			

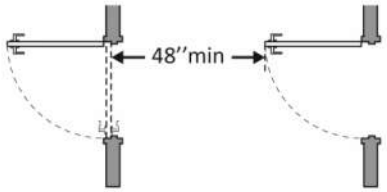
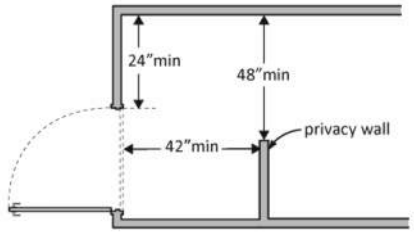
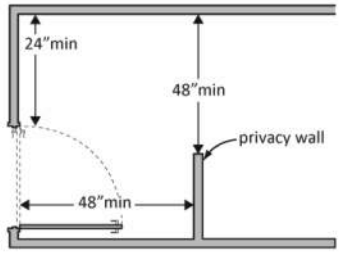
Toilet Room #2 Kiwanis Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [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			

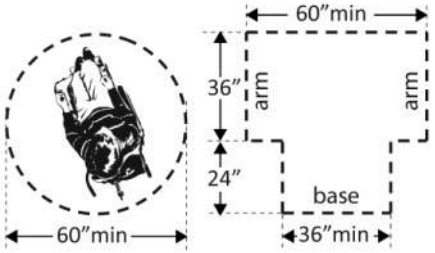
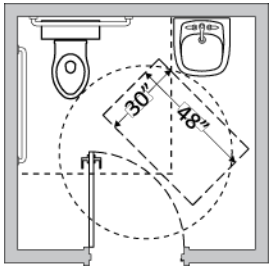
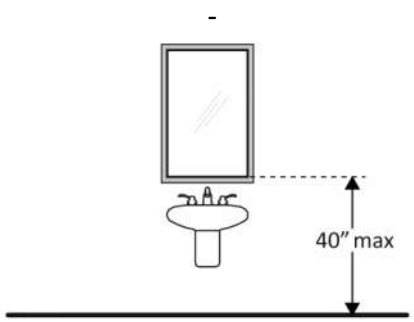
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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*	

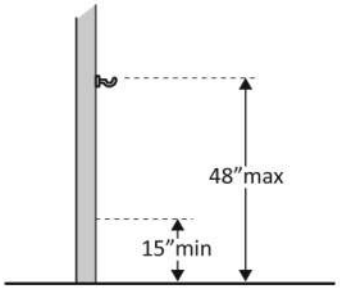
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

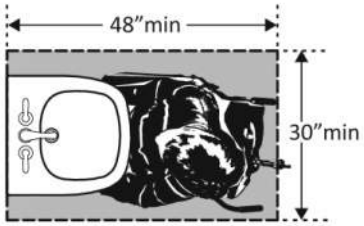
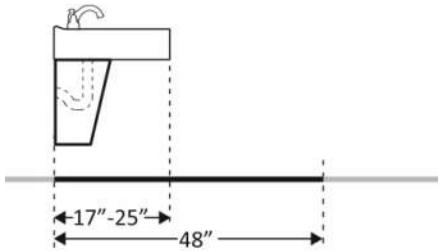
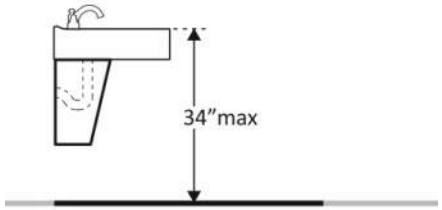
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

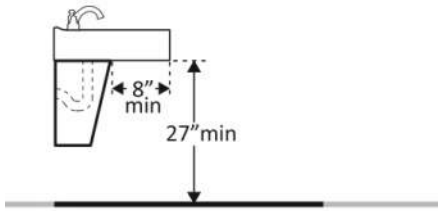
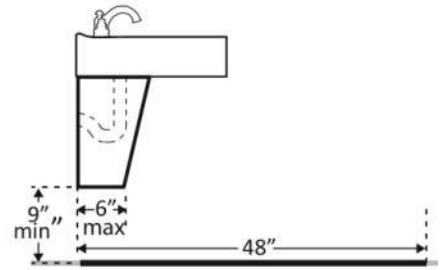
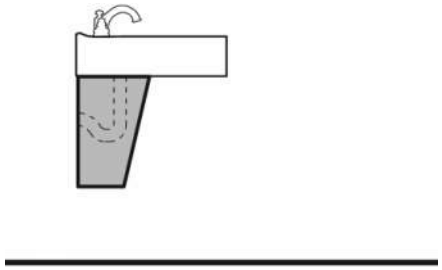
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **2 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐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			

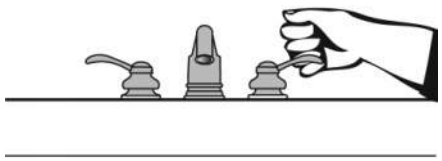
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

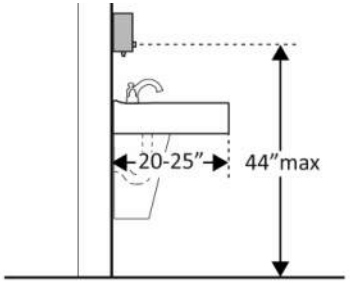
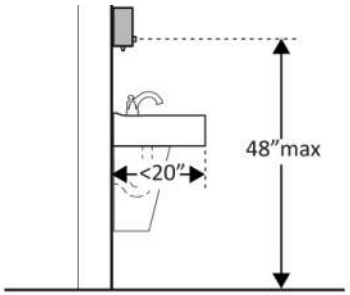
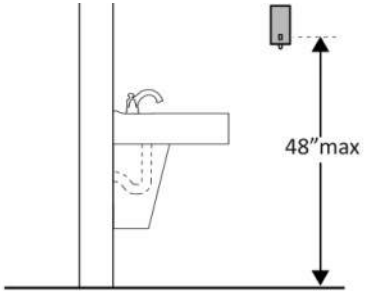
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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**			

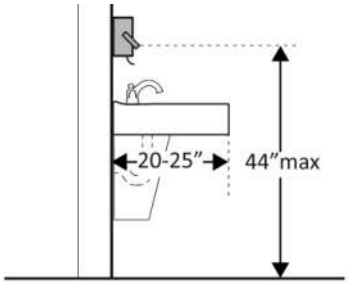
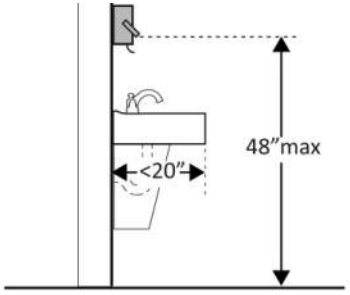
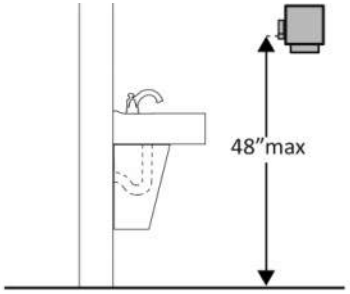
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

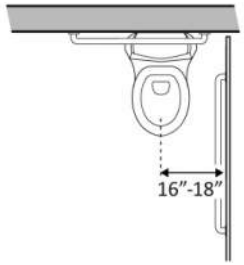
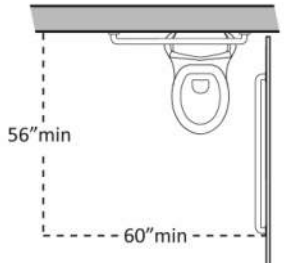
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **24"**		*Under lavatory clear space*	• Relocate lavatory • Replace lavatory
3.25	Is there toe clearance at 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

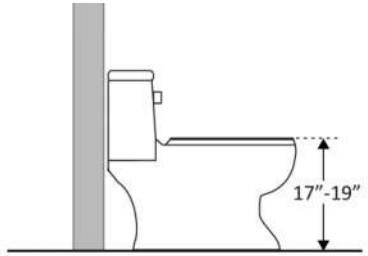
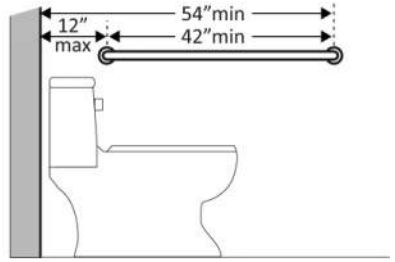
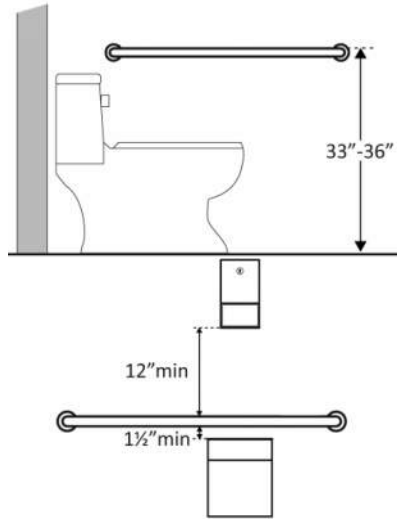
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☐No ☒N/A		 *Faucet handles*	• Replace handles

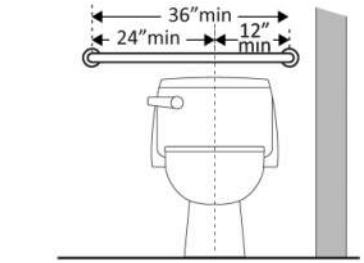
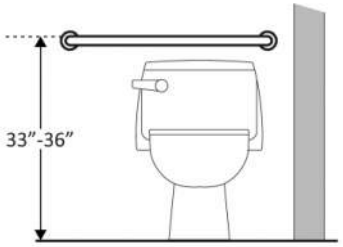
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

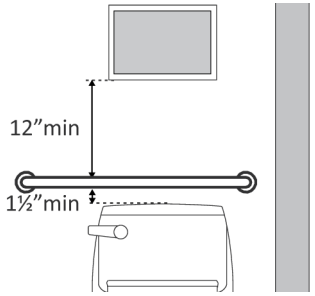
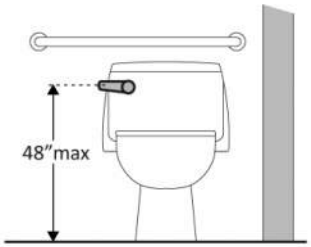
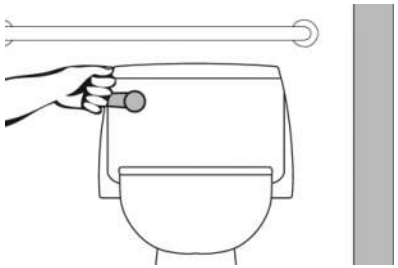
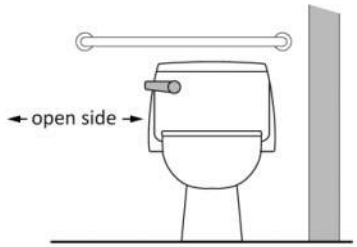
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		*Soap dispenser height*	
	Above 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**			

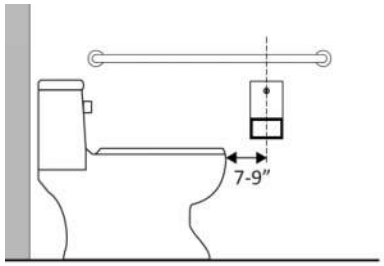
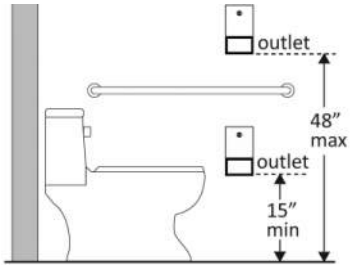
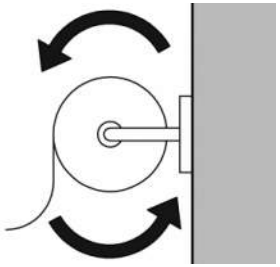
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			*Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above 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?	☐Yes ☒No ☐N/A Measurement: **n/a**		 *Grab bar* *Generally non-compliant grab bar configuration*	• Replace grab bars 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**			
	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 **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

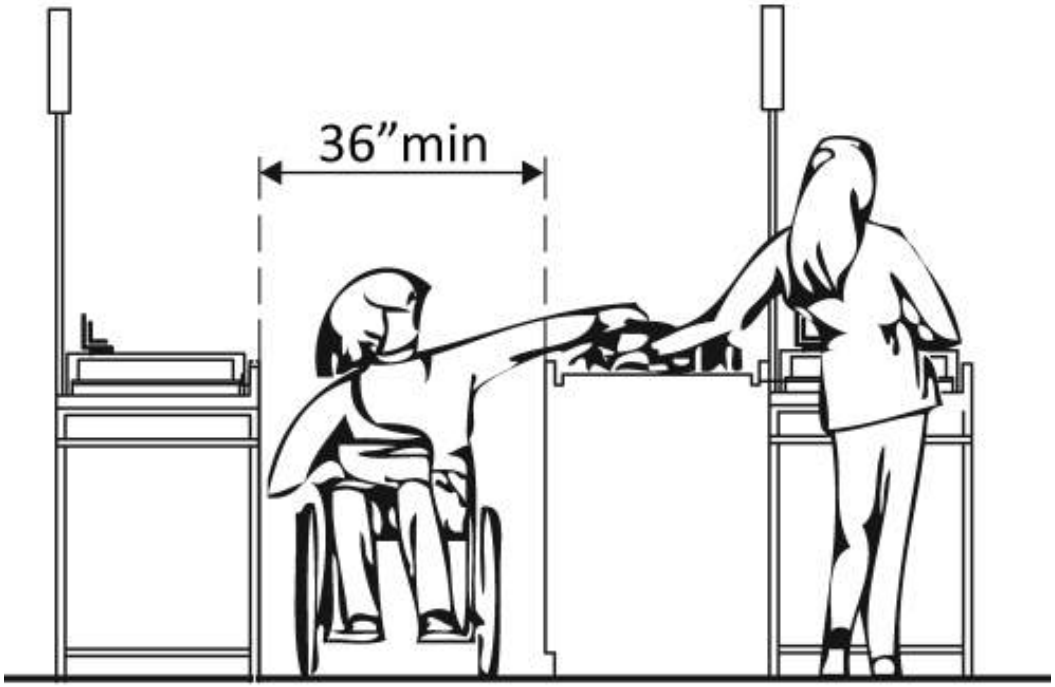
The restroom and concession building at the 6th St Softball Complex is generally in good condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the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

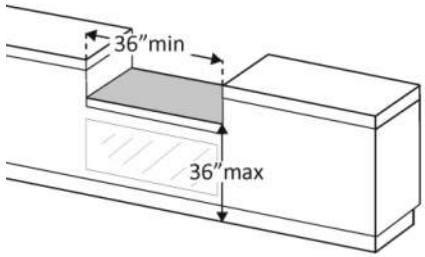
Location: 901 S 6th St, Marshalltown, IA 50158

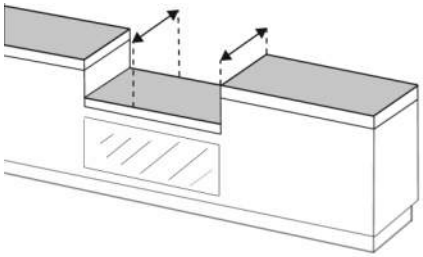
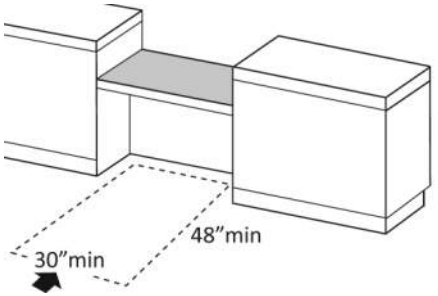
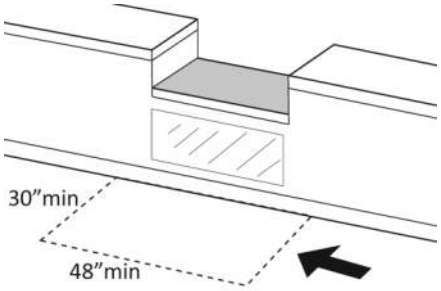
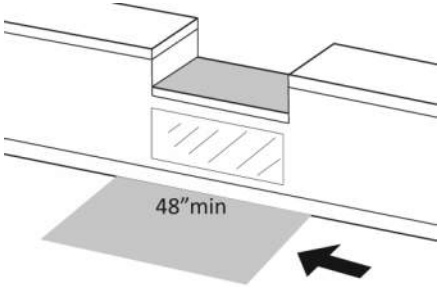
Date: 08/08/2019

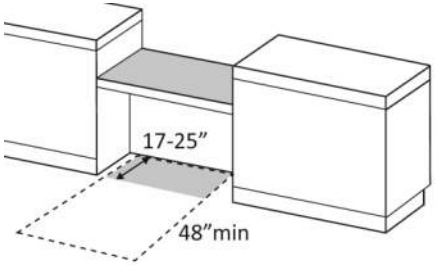
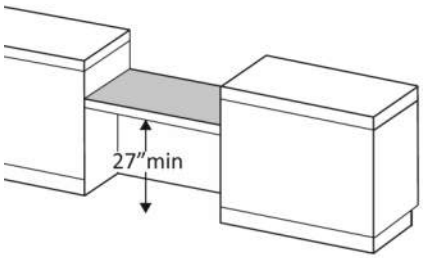
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

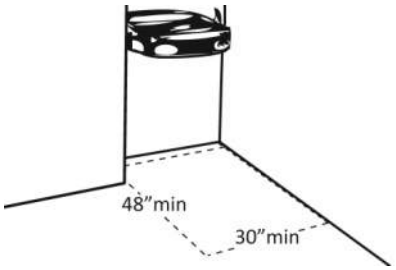
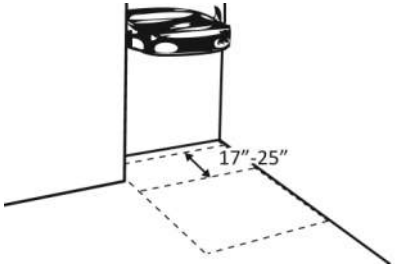
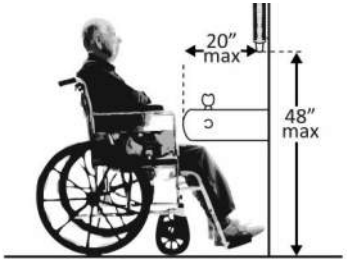
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

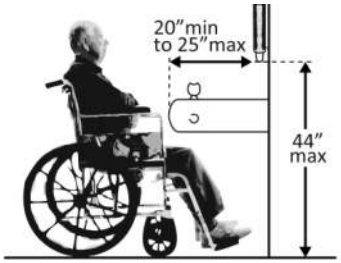
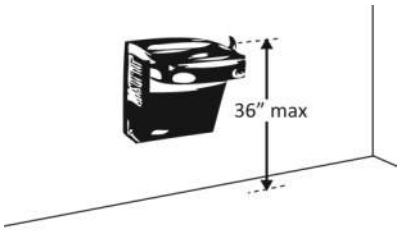
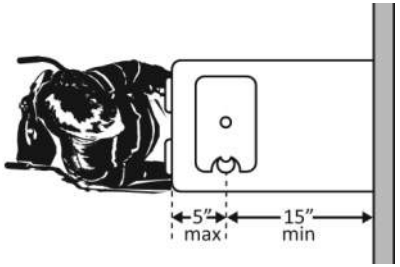
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

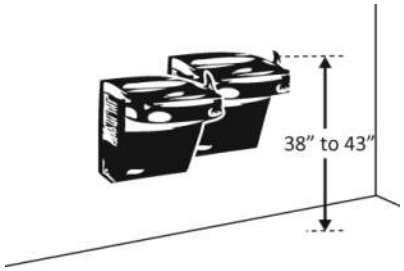
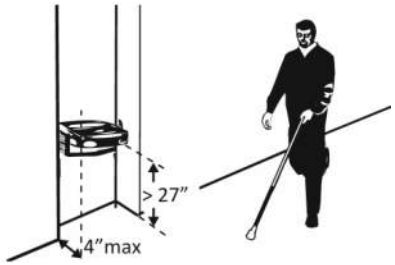
Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.					
2.76	Is there a portion of at least one of each type of counter that is? No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]	☐Yes ☒No ☐N/A **40” typ.** ☒Yes ☐No ☐N/A **47 ½”**		 *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*	

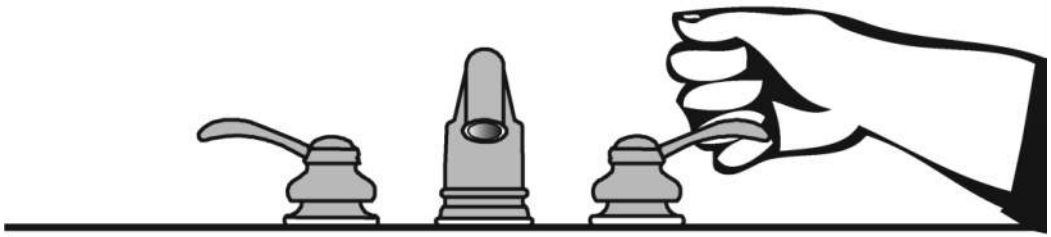
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

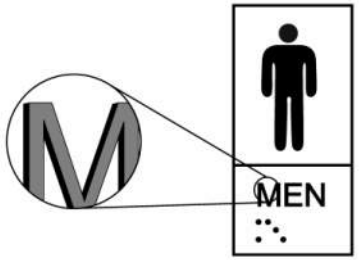
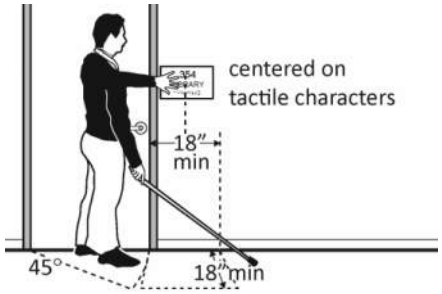
Date: 08/08/2019

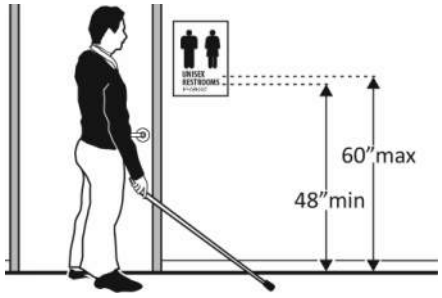
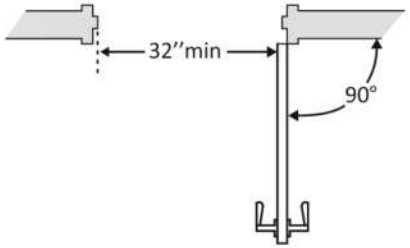
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

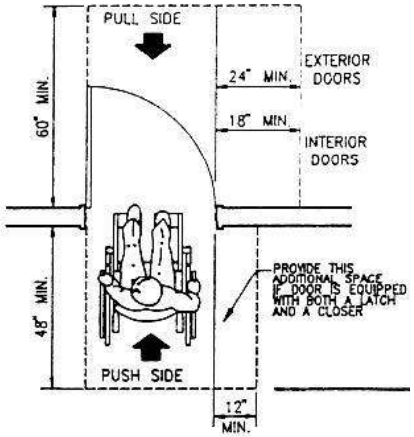
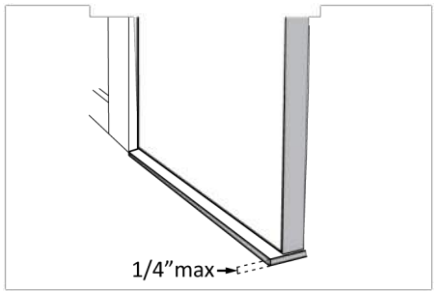
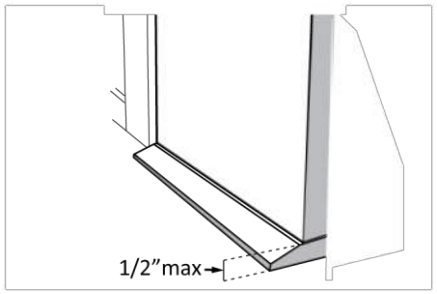
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

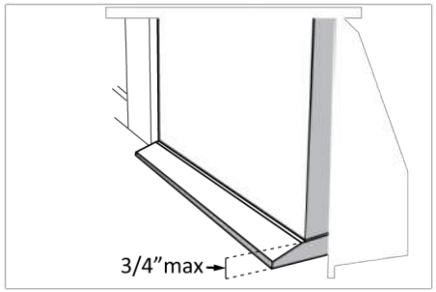
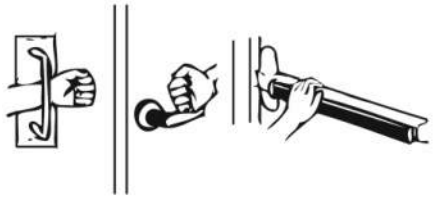
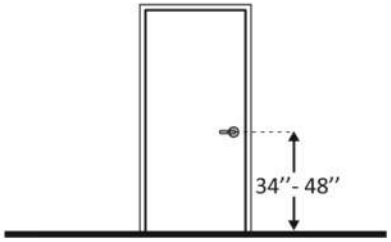
When toilet rooms are open to the public they should be accessible to people with disabilities.

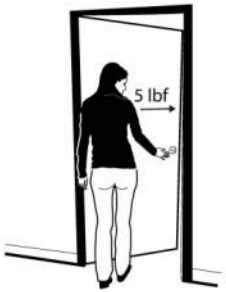
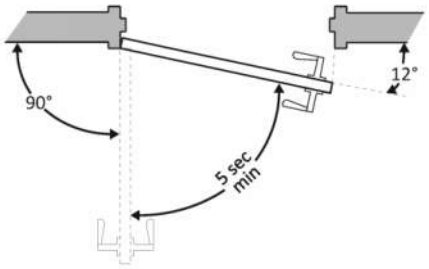
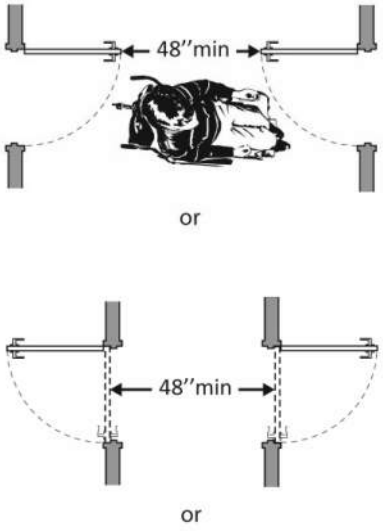
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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 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

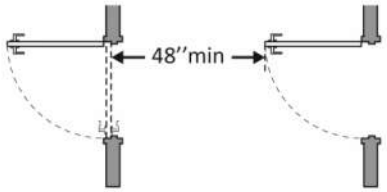
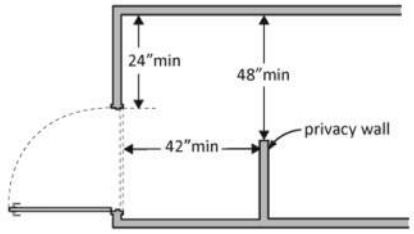
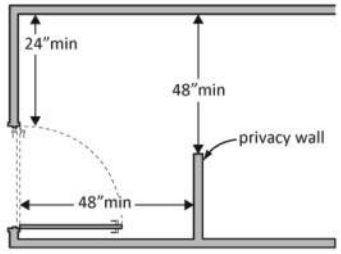
Toilet Room #1 Softball Complex Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☒No ☒N/A			
	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				

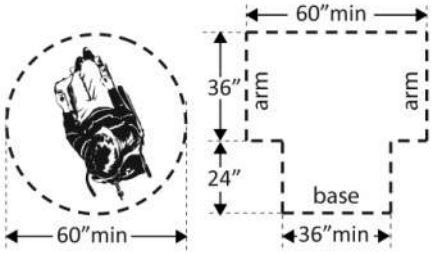
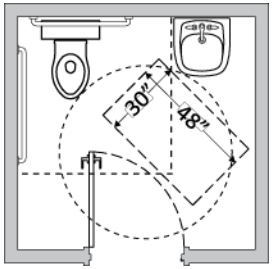
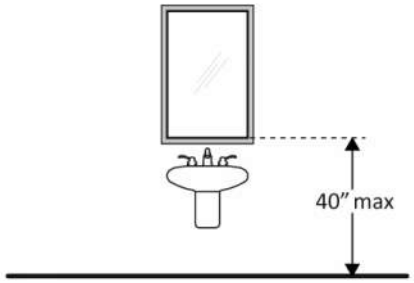
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

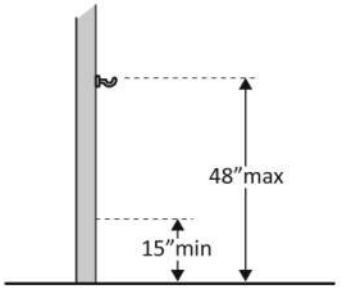
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

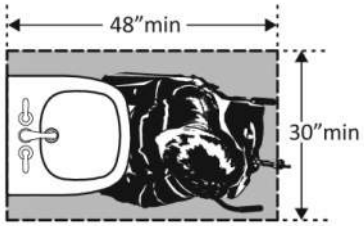
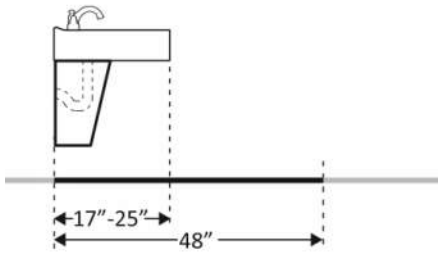
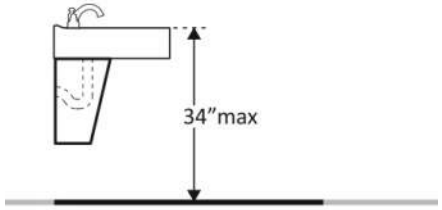
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

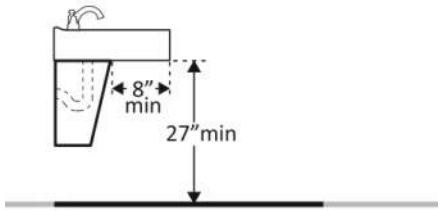
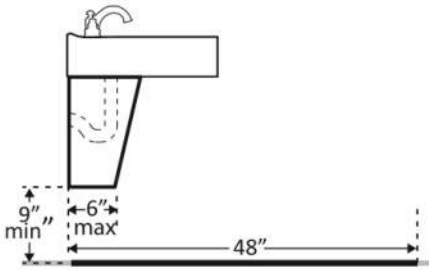
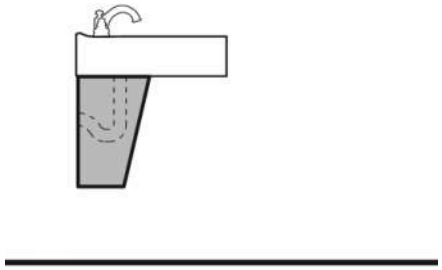
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **17 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 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			

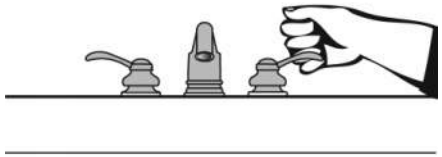
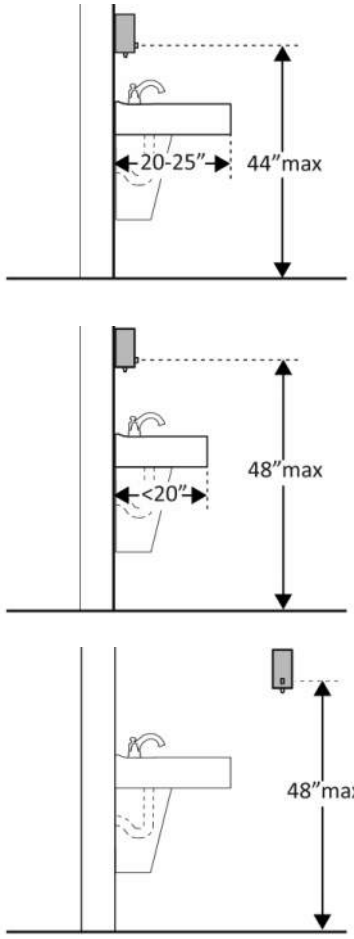
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

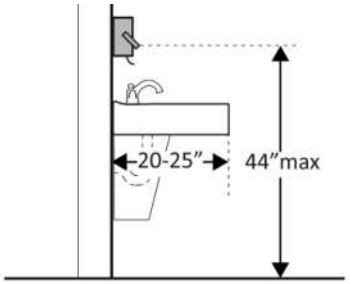
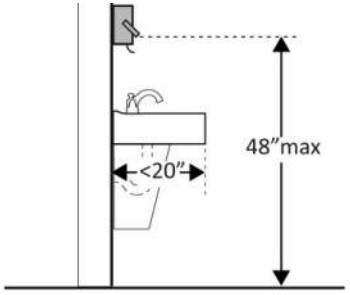
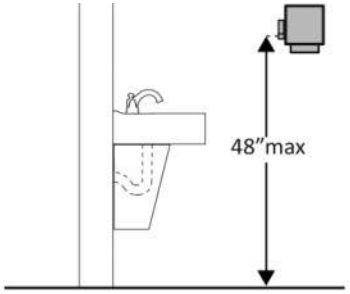
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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**	- 		

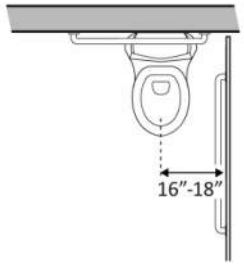
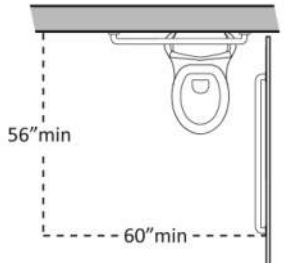
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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**			

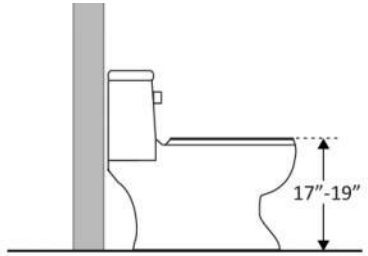
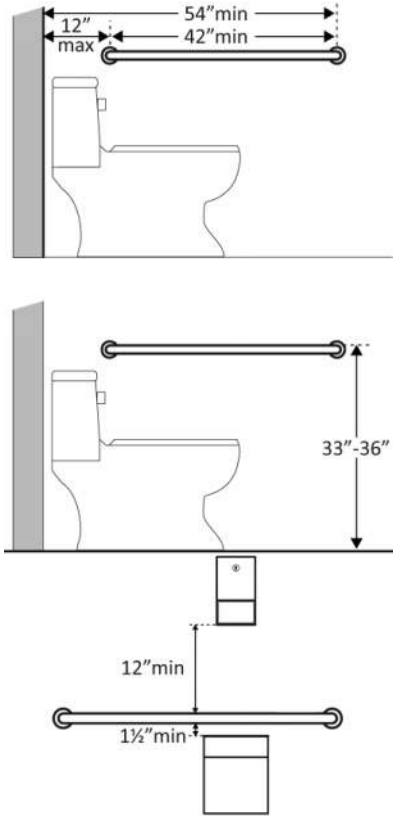
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☐Yes ☒No ☐N/A		 *Lavatory clear floor space*	• Replace with compliant lavatory with 48"x30" 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*	

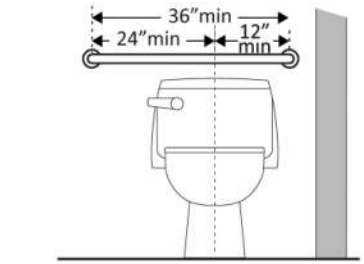
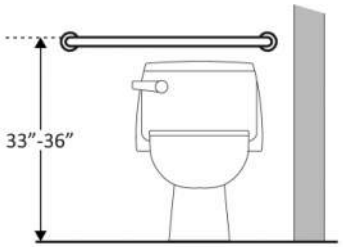
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **25 ¼"**		*Lavatory clear space*	• Relocate lavatory to be no higher than 34" with clearance of 27" minimum 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

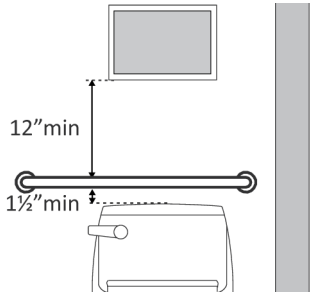
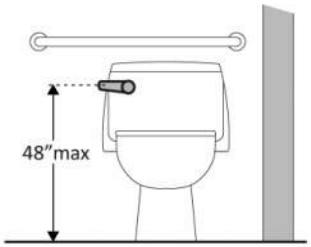
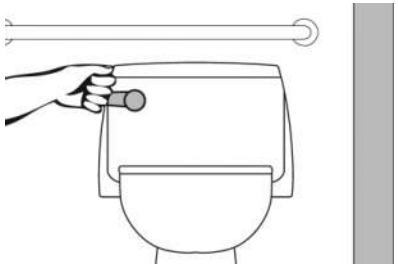
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A **6 lbs**			• Replace handle with ADA compliant handle
Soap Dispensers and Hand Dryers *(2010 Standards – 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.

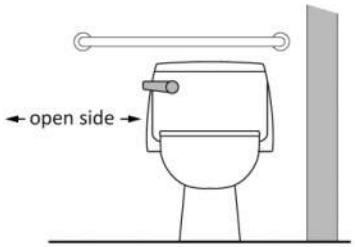
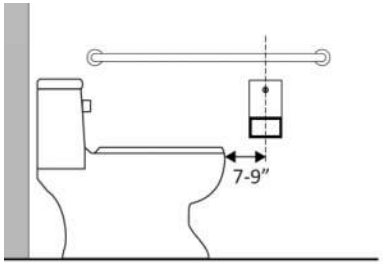
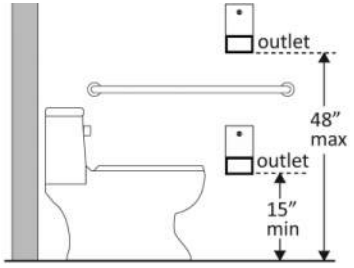
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			*Hand dryer height*	• Replace with compliant hand dryer
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐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**			

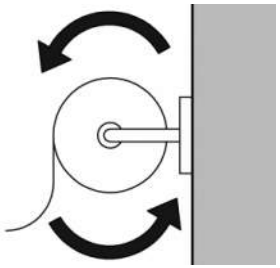
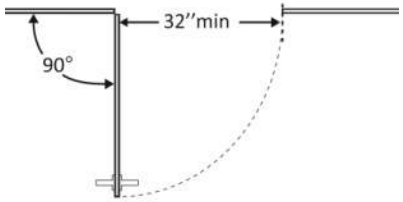
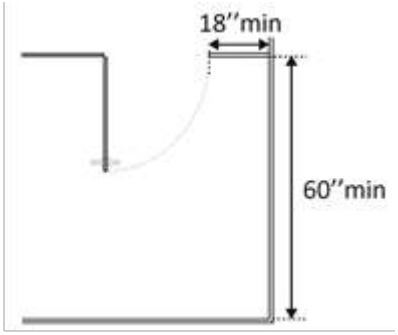
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *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

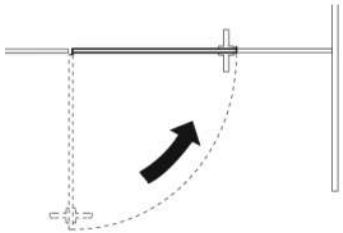
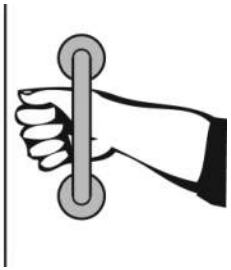
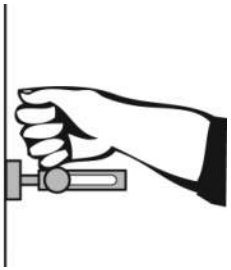
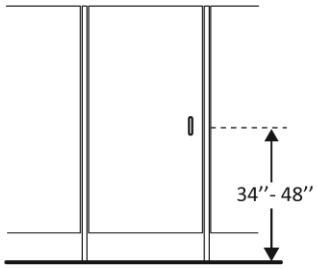
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☐Yes ☒No ☐N/A Measurement: **19 ½"**		 *Water closet height*	• Replace with compliant water closet no less than 17" and no more than 19" from floor to top of seat
3.33	Is there a grab bar at least 42 inches long on the side wall? 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**			Generally non-compliant grab bar configuration • Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

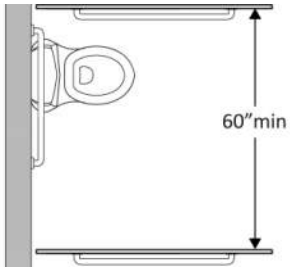
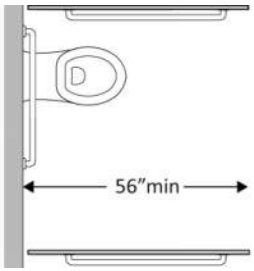
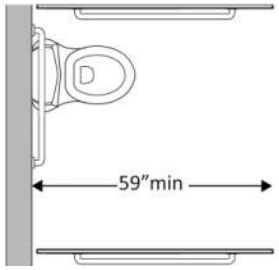
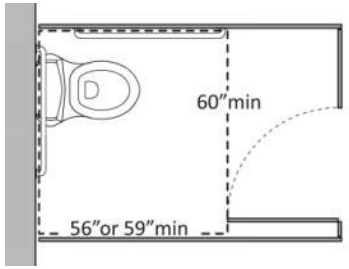
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.34	Is there a grab bar at least 36 inches 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**	 		Generally non-compliant grab bar configuration • Reconfigure toilet stall to be ADA compliant configuration. • Install grab bar(s) to be at ADA compliant configuration.

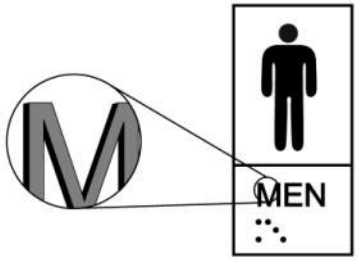
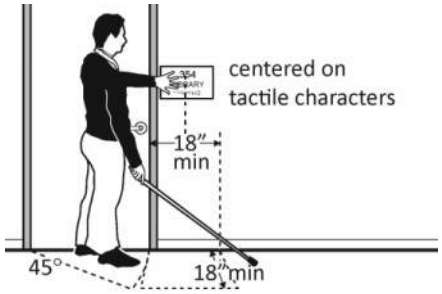
	above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar and projecting objects below?* Is the space between the wall and the grab bar 1½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **n/a** ☐Yes ☒No ☐N/A Measurement: **n/a**			
3.35	If the flush control 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**			

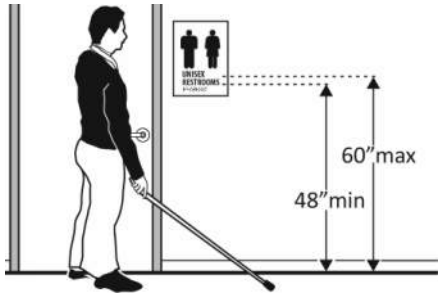
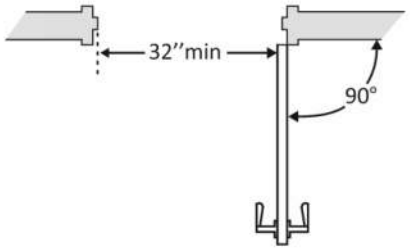
3.37	Is the flush control on the open side of the water closet? [604.6]	☐Yes ☒No ☐N/A			• Stall configuration does not allow for complaint flush control access.
3.38	Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the centerline 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*	

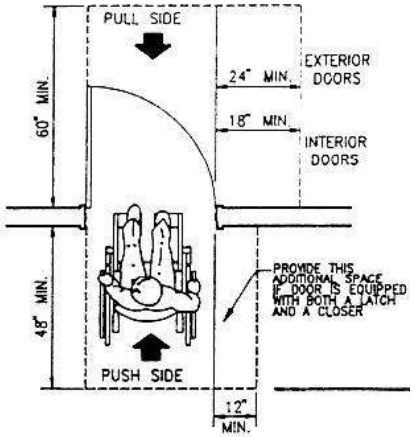
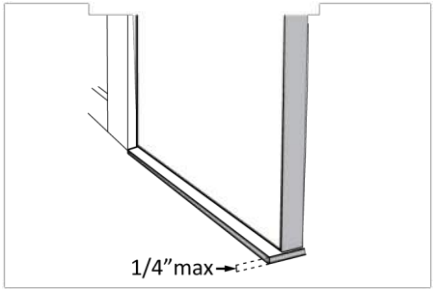
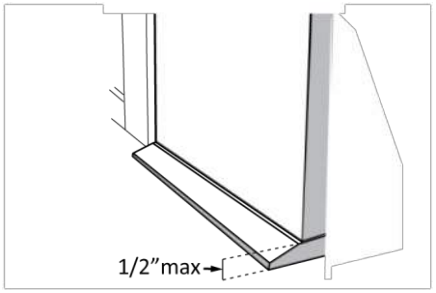
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☐Yes ☒No ☐N/A Measurement: **n/a**			• Replace 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			

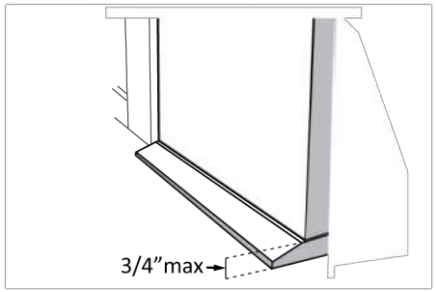
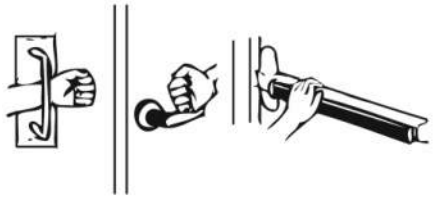
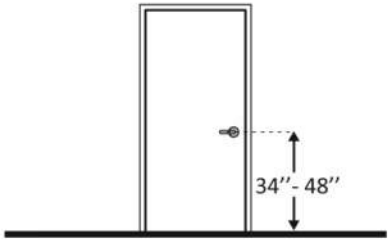
3.43	Is the door self-closing? [604.8.1.2]	☐Yes ☒No ☐N/A			
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door 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			

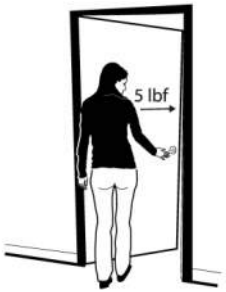
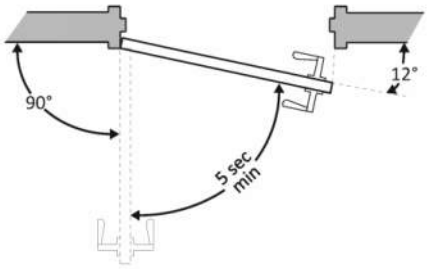
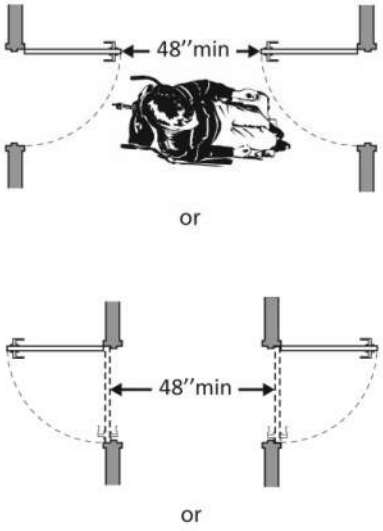
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 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**			

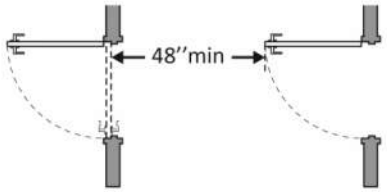
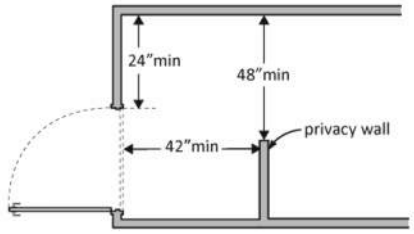
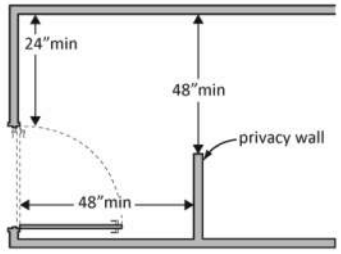
Toilet Room #2 Softball Complex Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Restroom signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☒No ☒N/A			
	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				

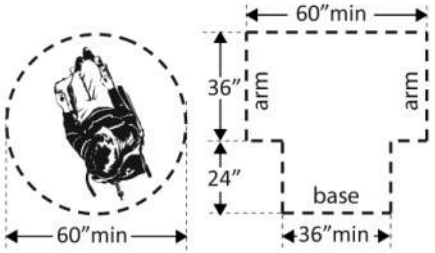
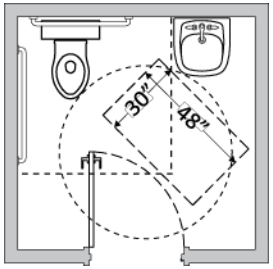
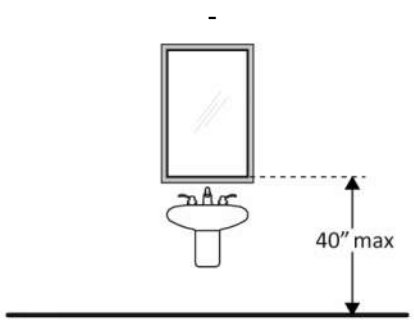
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

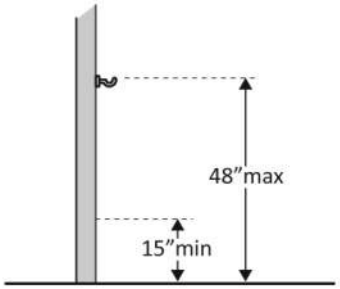
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

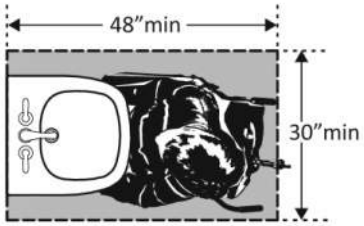
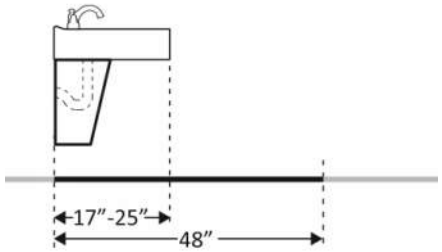
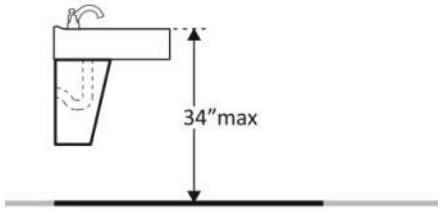
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

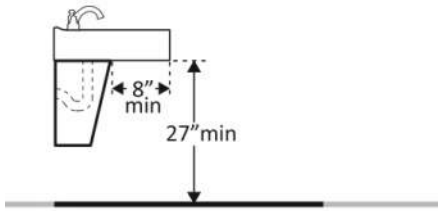
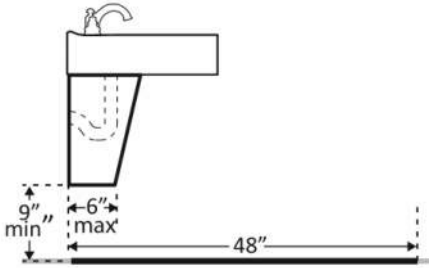
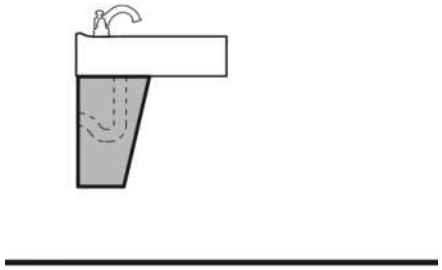
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **24 lbs**			• Adjust door closer. • Replace with lighter door • Install power-assisted or automatic door openers
3.12	If the door has a closer, does it take at least 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			

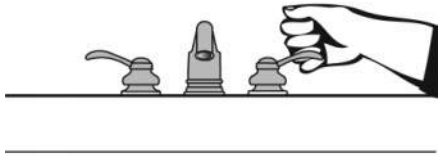
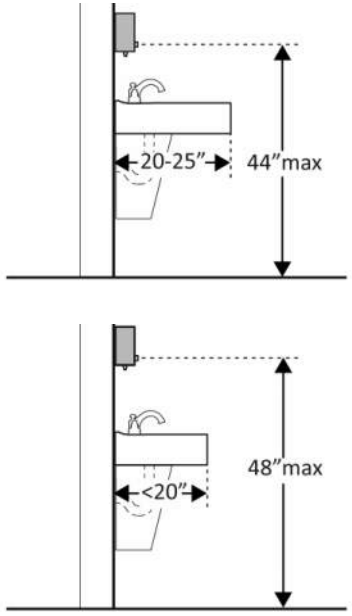
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

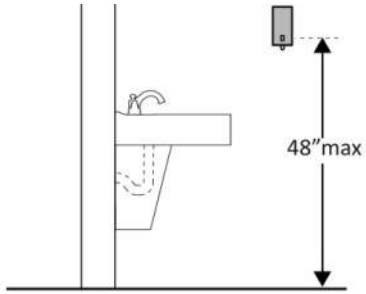
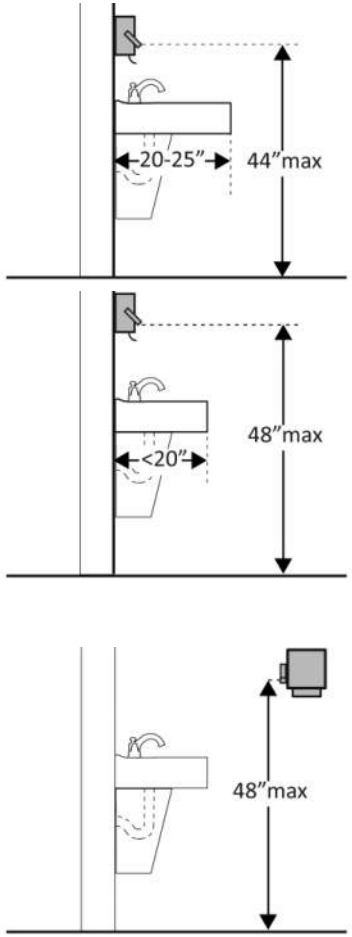
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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

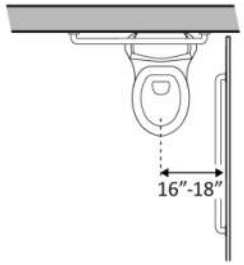
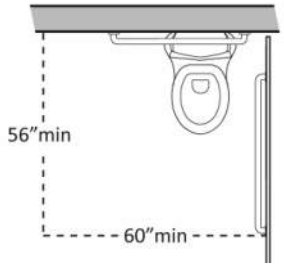
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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

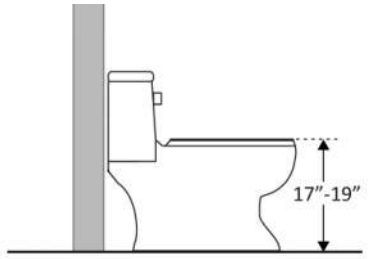
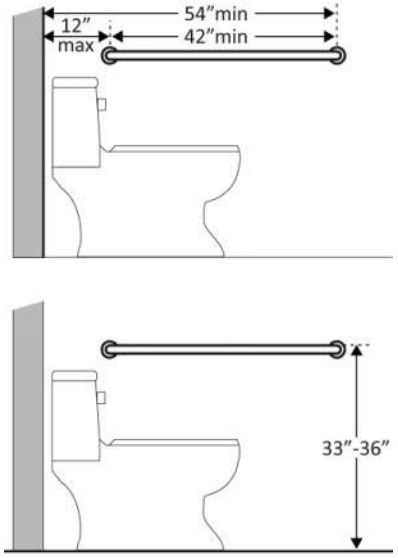
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

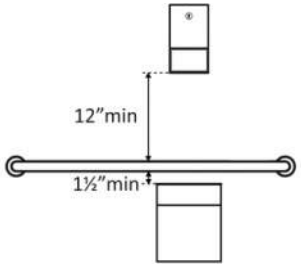
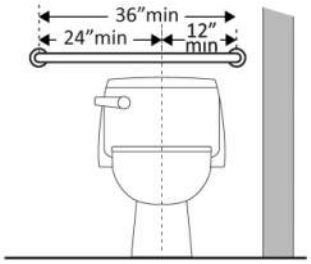
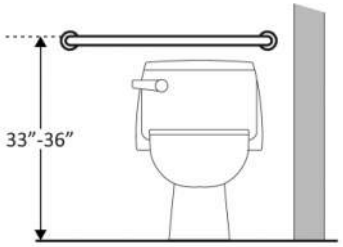
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **24 ½"**		*Lavatory clear space*	• Relocate lavatory to be no higher than 34" with clearance of 27" minimum 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

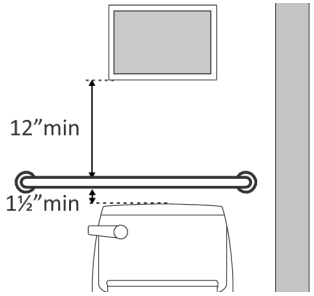
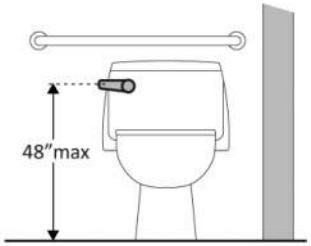
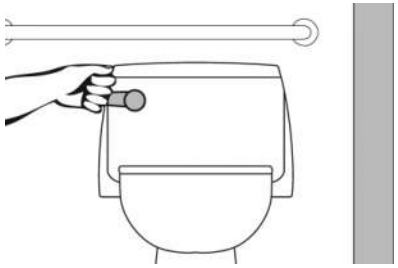
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☐Yes ☒No ☐N/A ☐Yes ☒No ☐N/A **9 lbs**		 *Faucet handle*	• Replace handle with ADA compliant handle
Soap Dispensers and Hand Dryers *(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*	

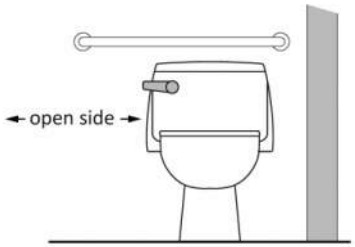
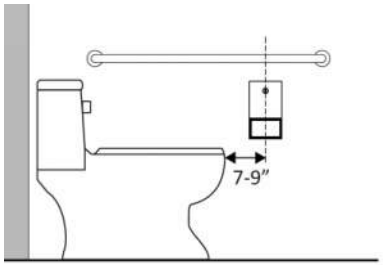
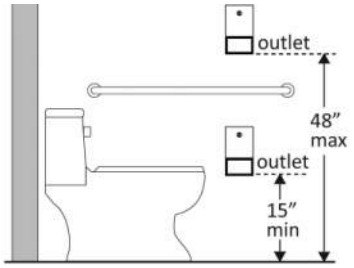
				
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? Above lavatories less than 20 inches deep: no higher than 48 inches 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

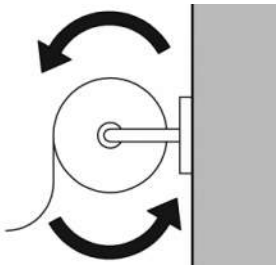
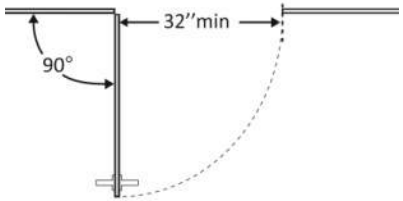
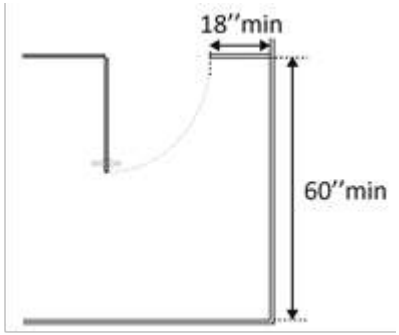
	dispenser no greater than 5 pounds? [309.4]				
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [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

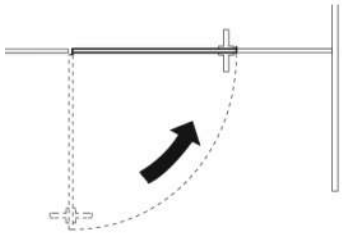
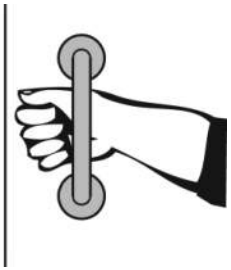
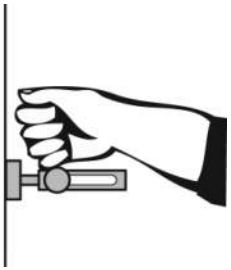
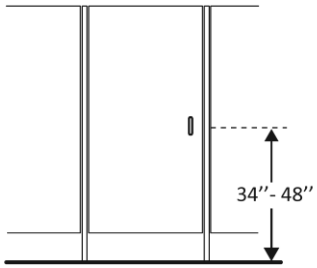
	(such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐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.

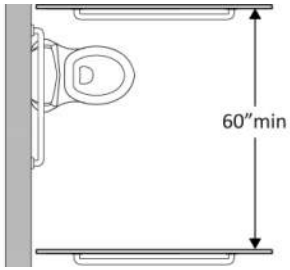
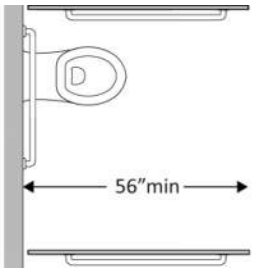
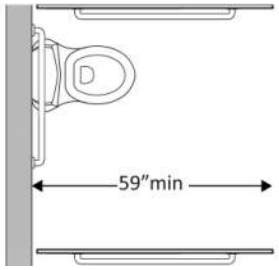
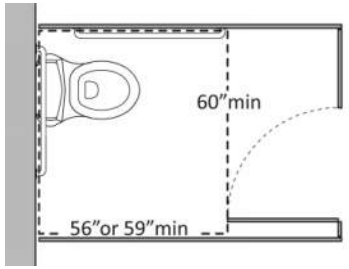
	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below 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

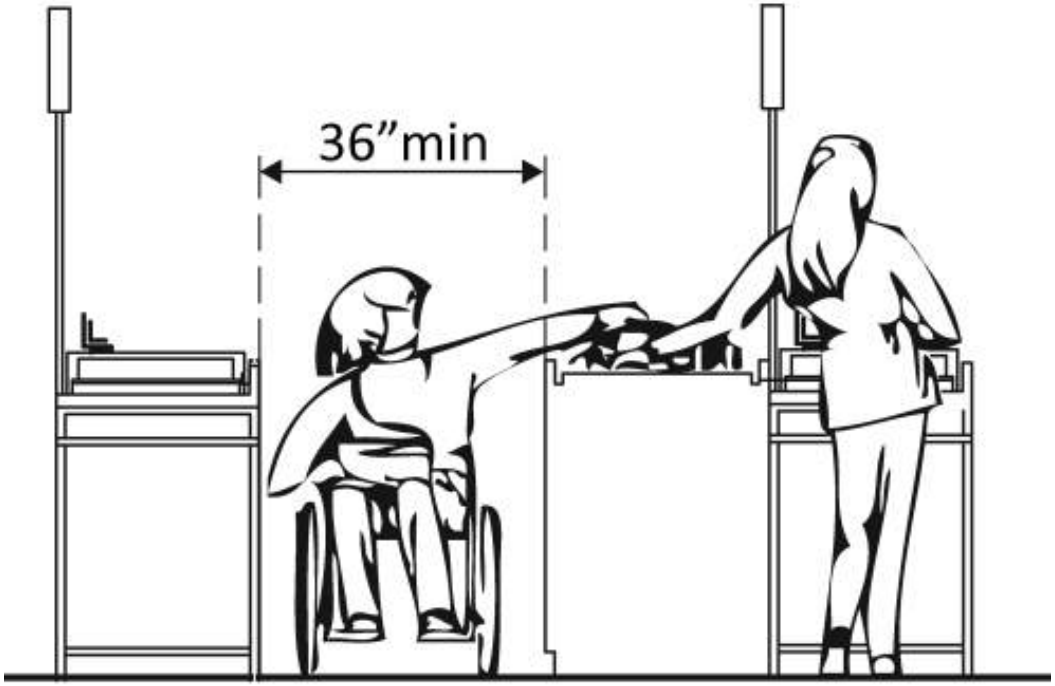
The restroom building at Mega 10 Park is generally in good condition. Most portions of the building are not ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant 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

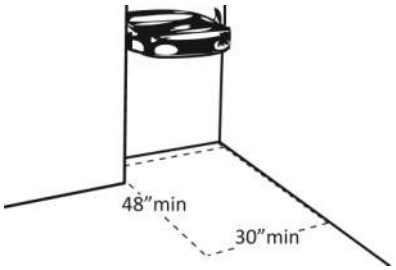
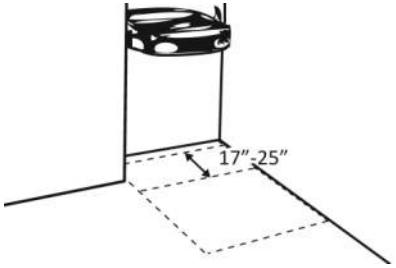
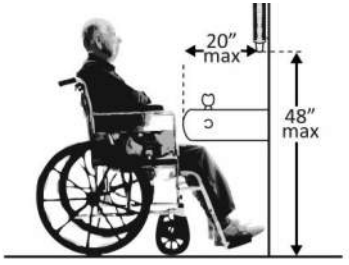
Location: 802 3rd Street, Marshalltown, Iowa 50158

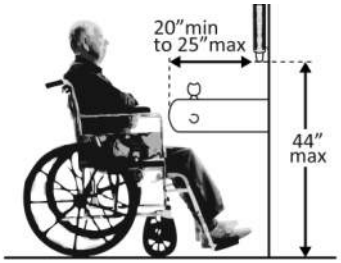
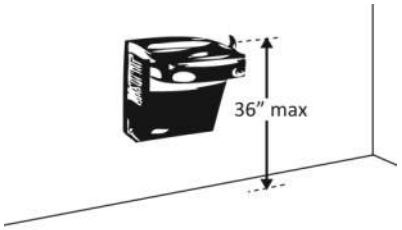
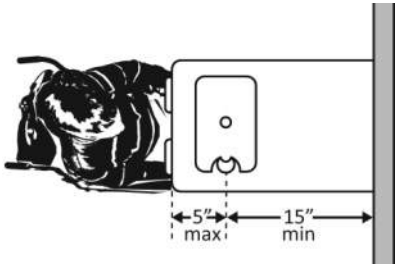
Date: 07/18/2019

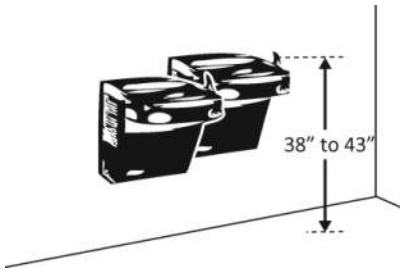
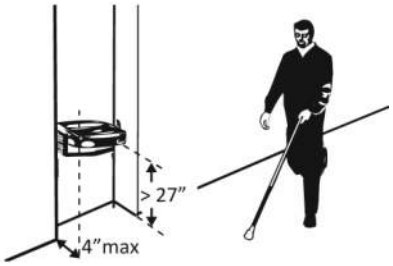
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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			

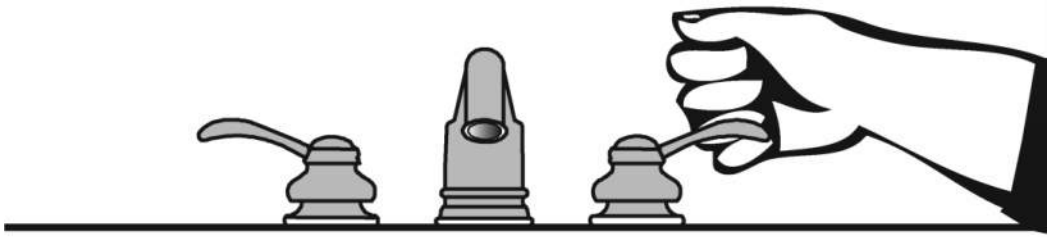
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

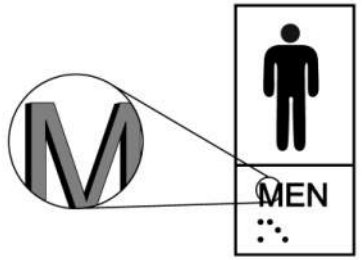
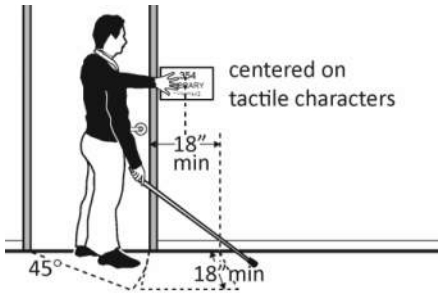
Date: 07/18/2019

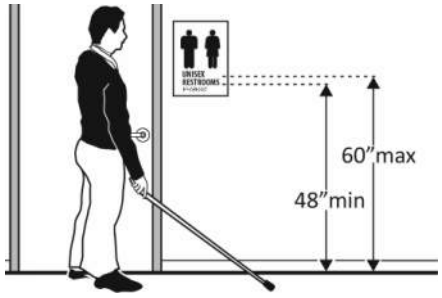
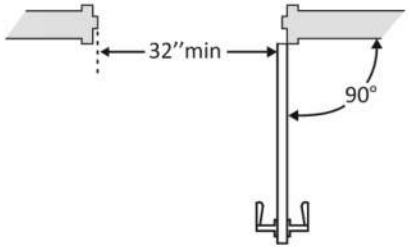
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

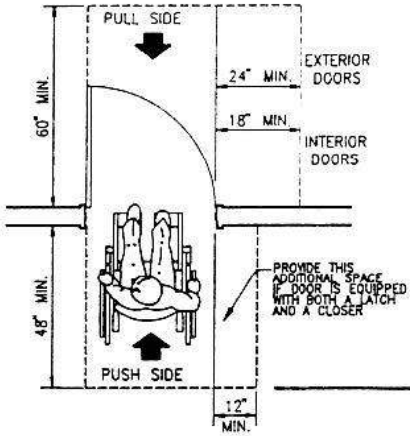
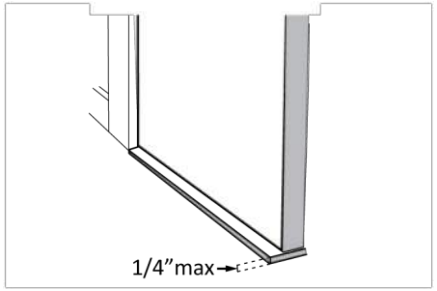
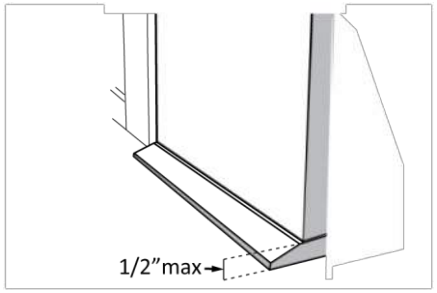
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

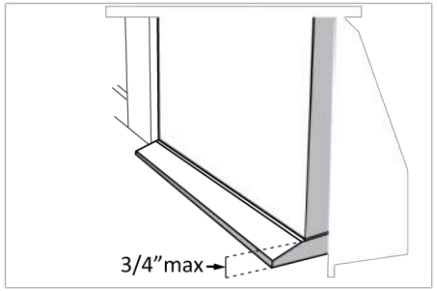
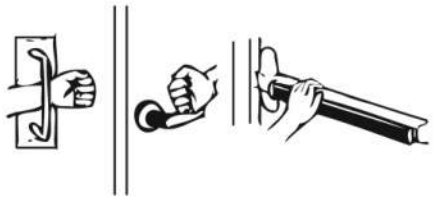
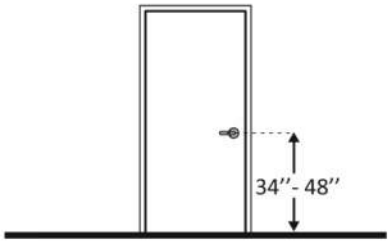
When toilet rooms are open to the public they should be accessible to people with disabilities.

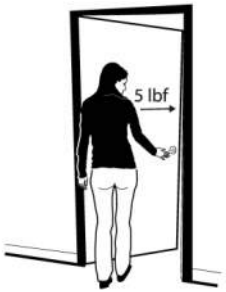
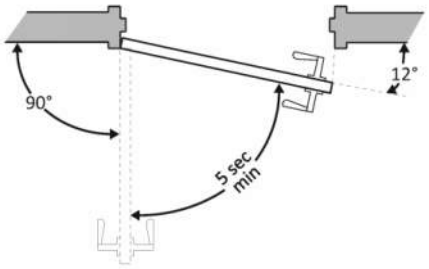
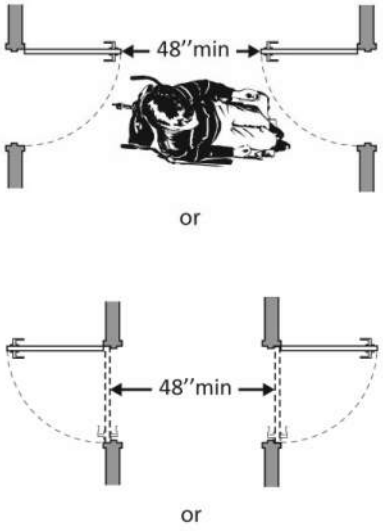
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			

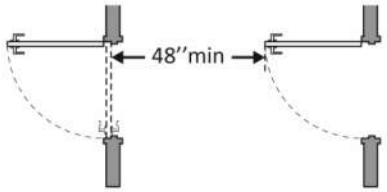
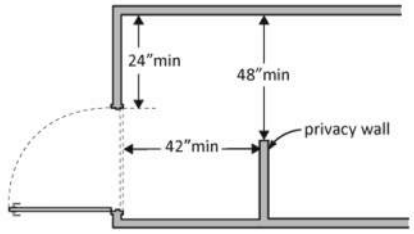
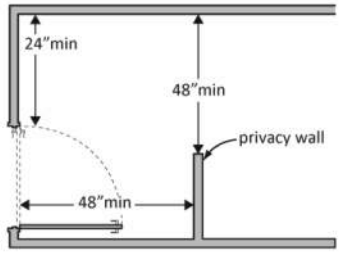
Toilet Room #1 Mega 10 Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [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			

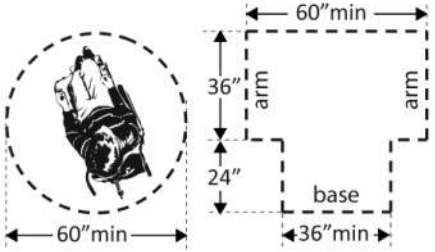
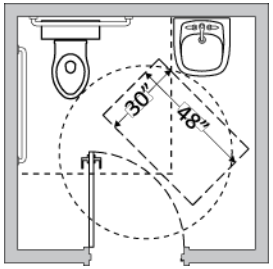
	So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required 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*	

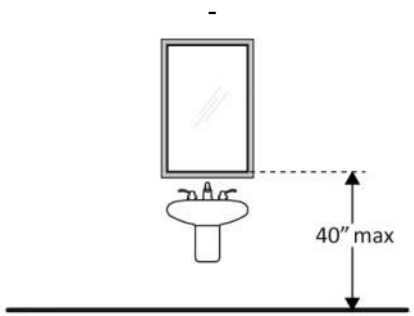
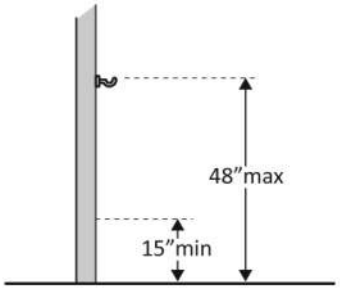
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

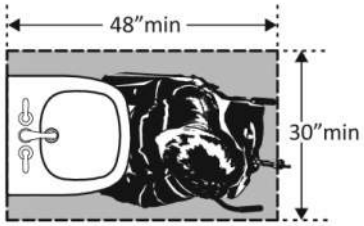
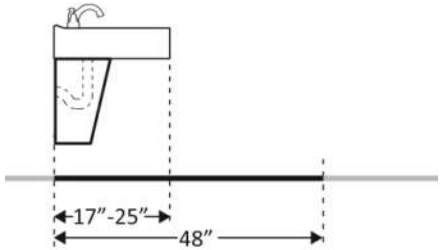
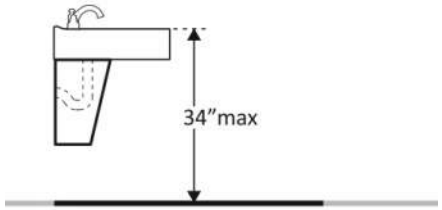
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

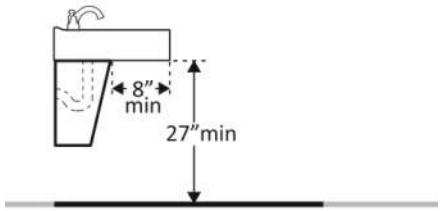
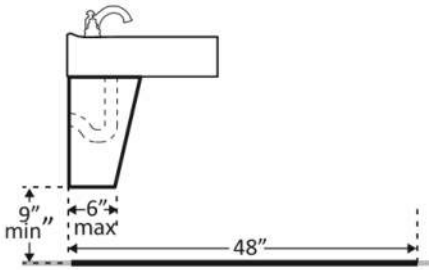
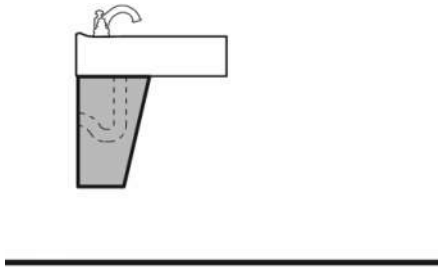
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **24 lbs**			• Replace door
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from 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			

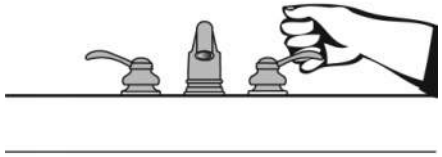
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

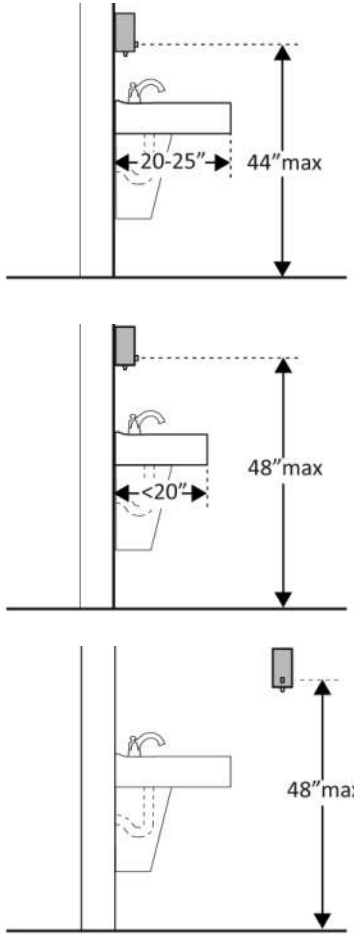
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

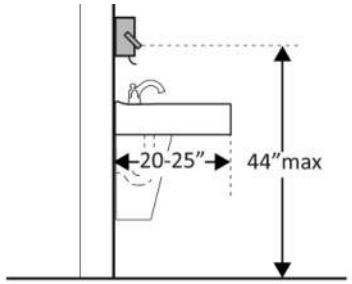
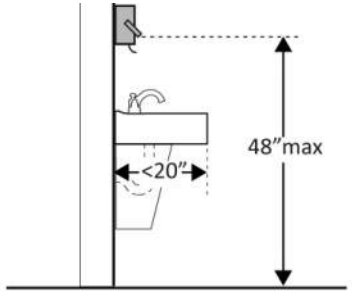
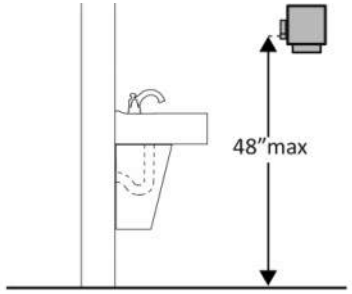
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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

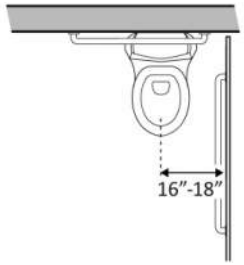
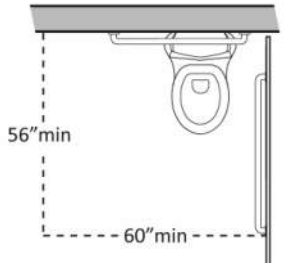
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **29"**		*Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

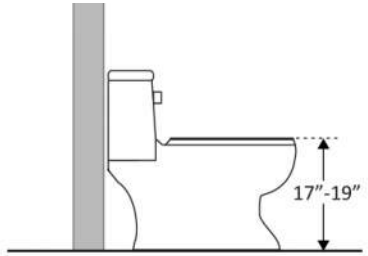
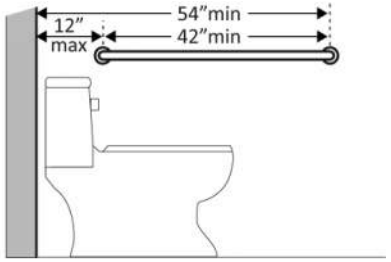
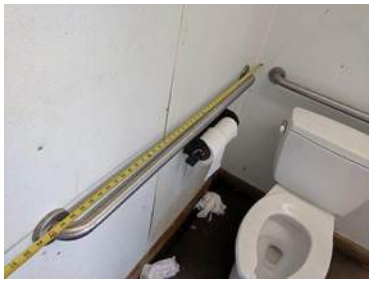
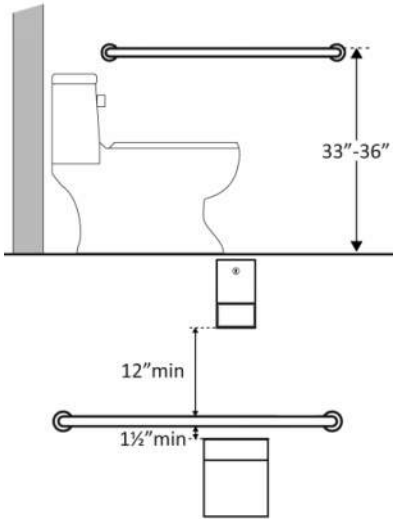
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **5 lbs**		 *Faucet handle*	

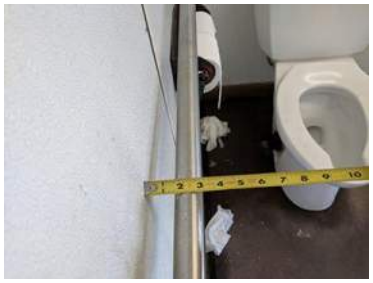
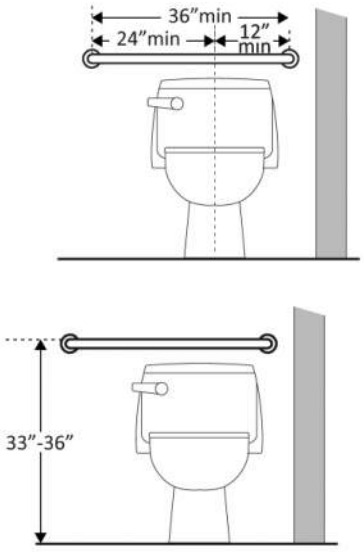
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

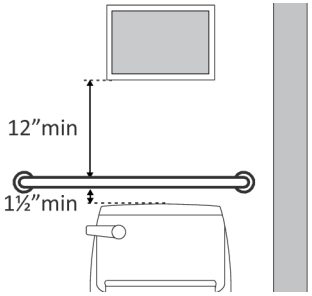
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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**			

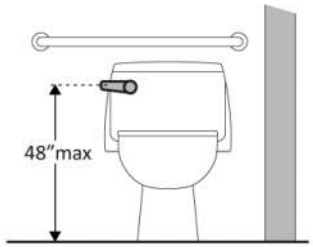
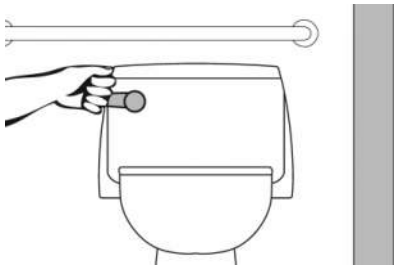
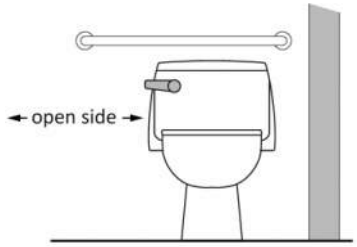
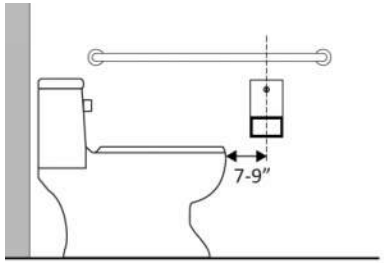
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			*Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above 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**			

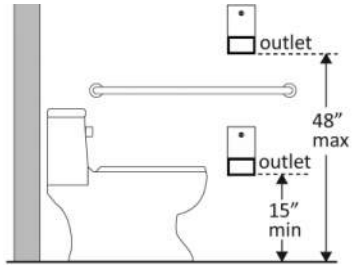
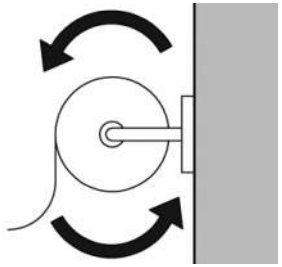
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19 ¾"**		 *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

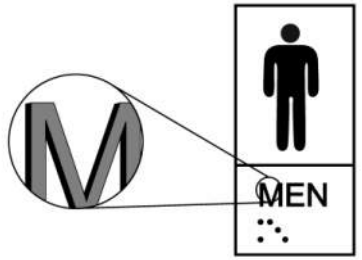
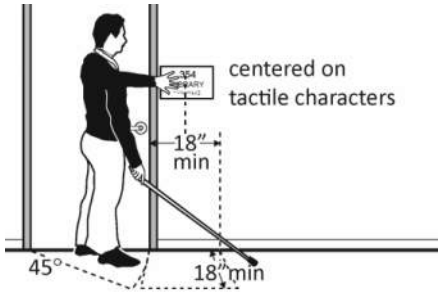
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **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"**			

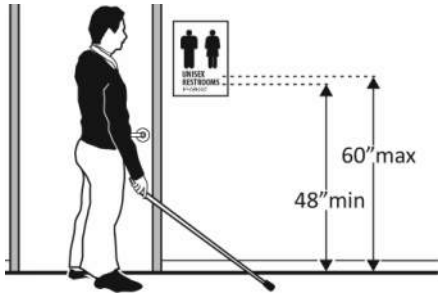
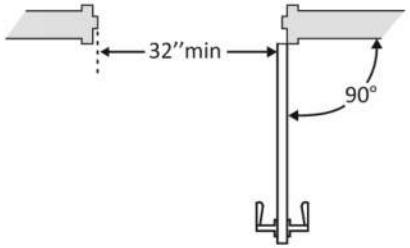
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar distance to objects below*  *Grab 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

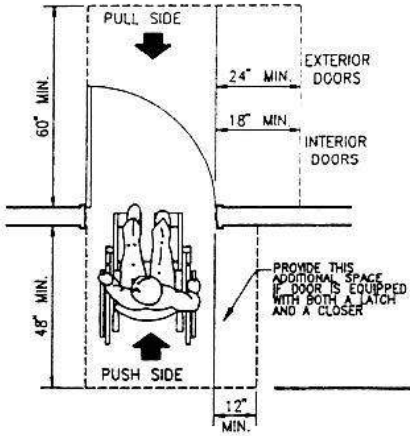
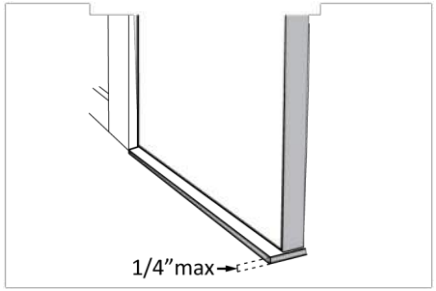
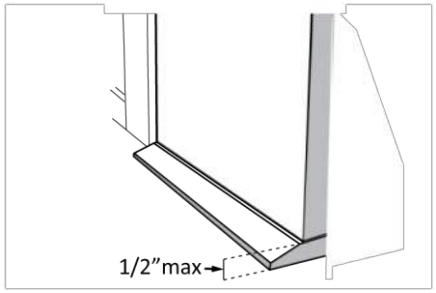
[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the 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

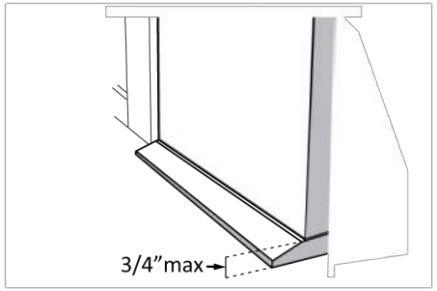
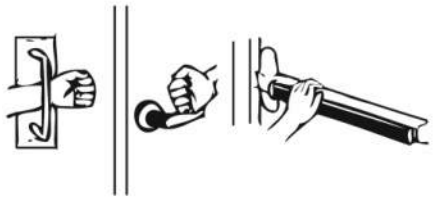
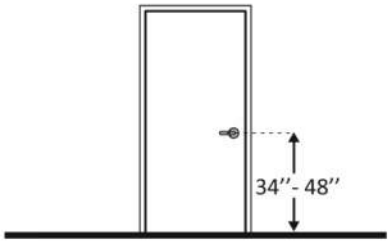
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27"**		*Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the 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

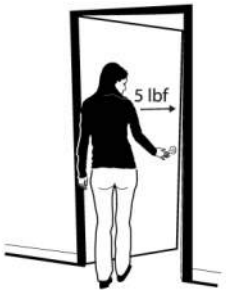
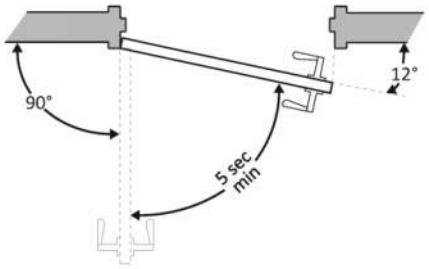
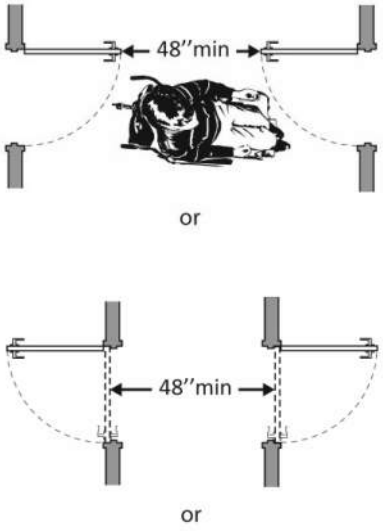
	within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A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

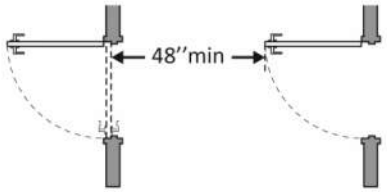
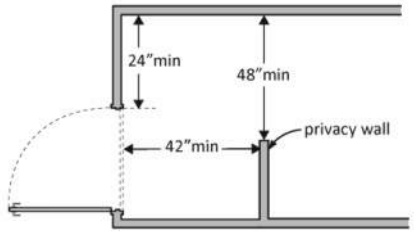
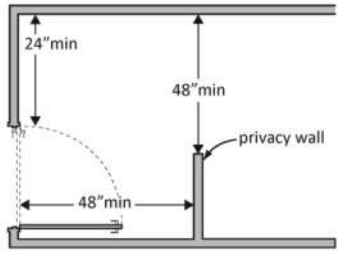
Toilet Room #2 Mega 10 Park Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is there Braille? [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					

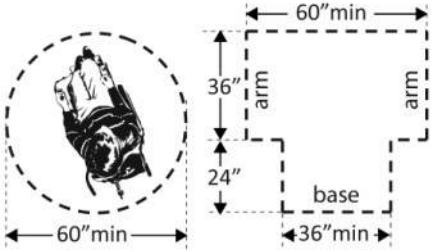
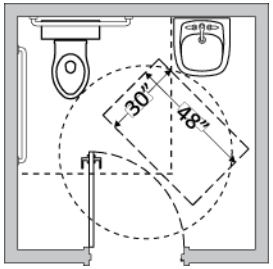
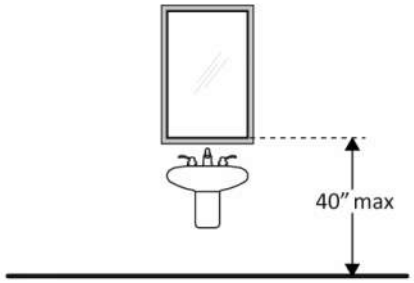
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

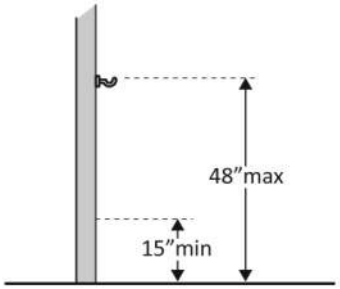
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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	 		

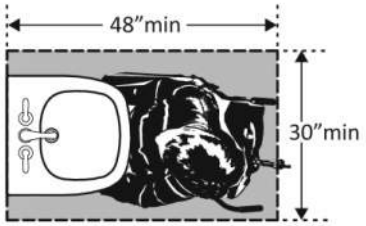
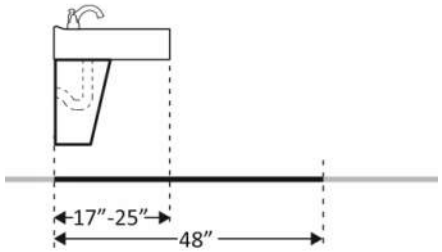
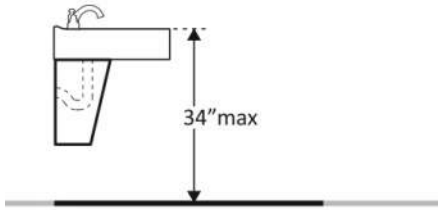
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

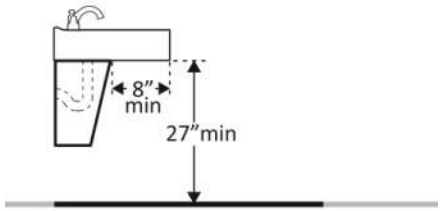
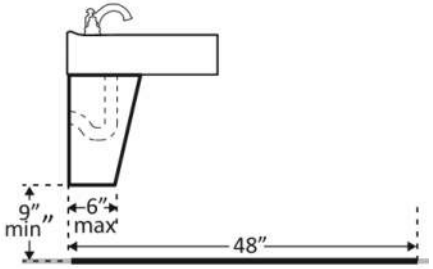
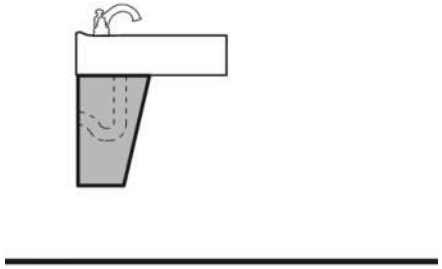
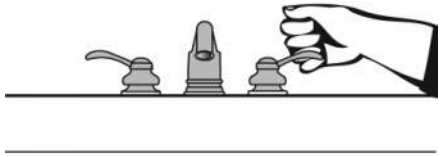
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **20 lbs**			• Replace door
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from 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			

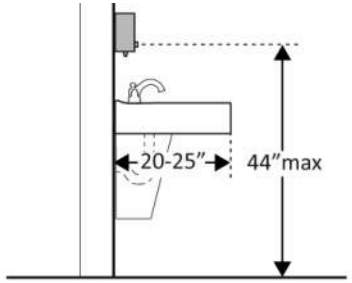
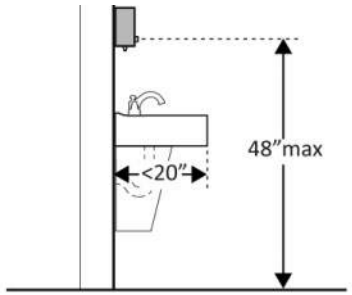
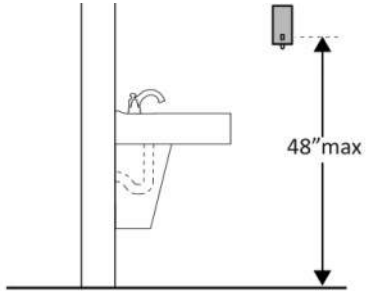
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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**	- 		

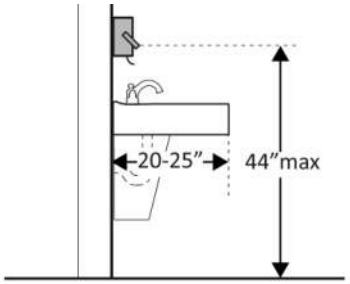
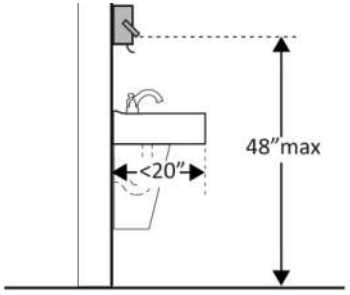
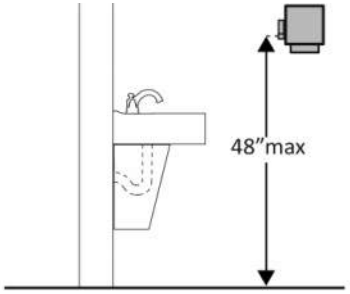
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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

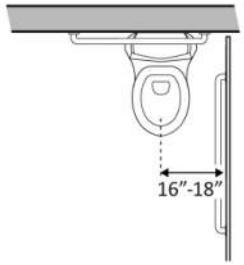
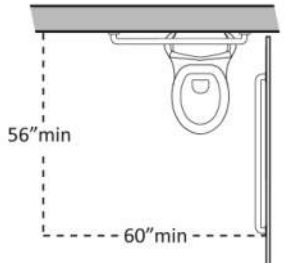
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

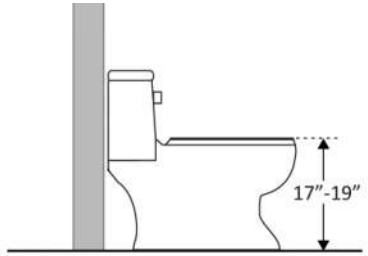
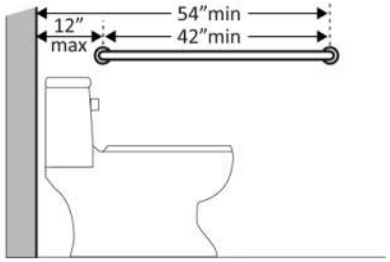
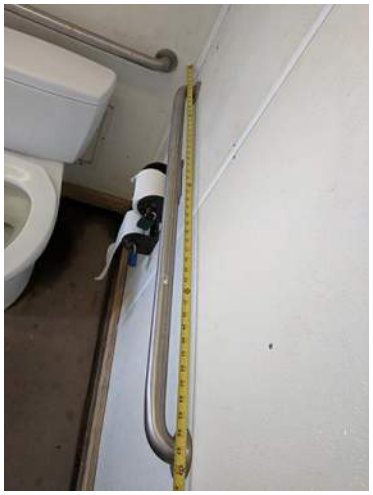
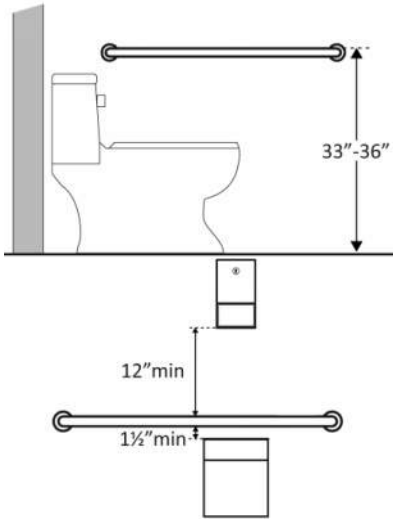
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **25 ½"**		*Under lavatory clear space*	• Relocate lavatory
3.25	Is there toe clearance at least 9 inches 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*	

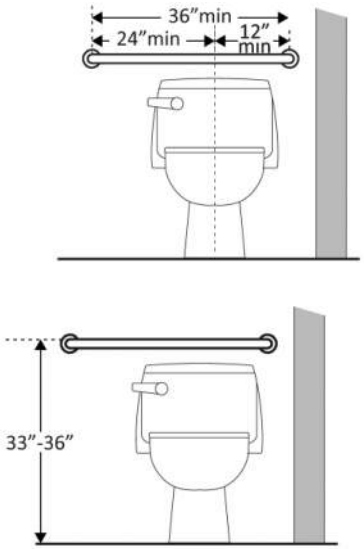
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

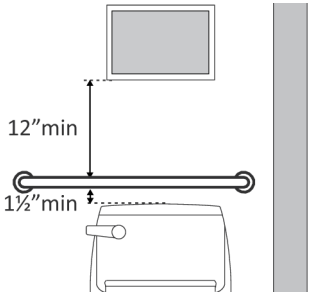
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above lavatories less than 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**			

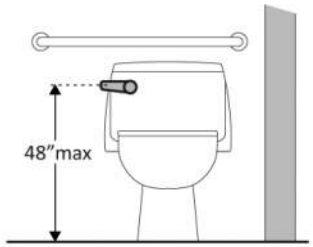
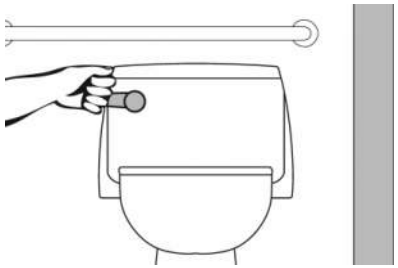
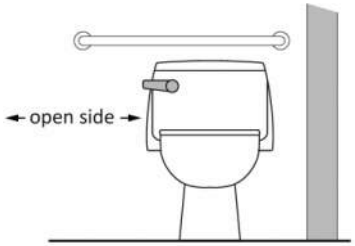
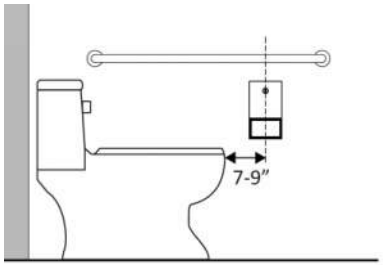
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Hand dryer height*	
	Above 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**			

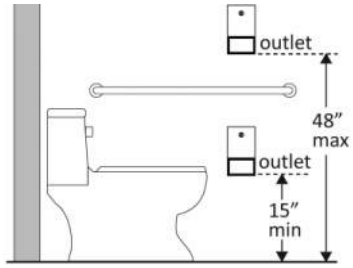
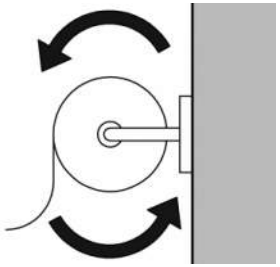
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **20"**		 *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.

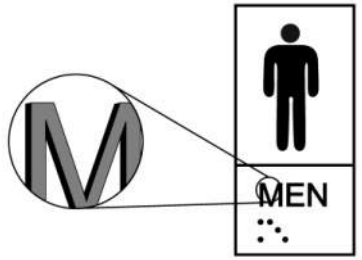
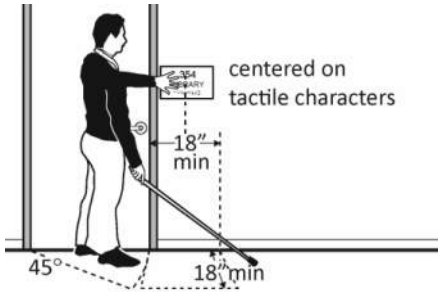
References

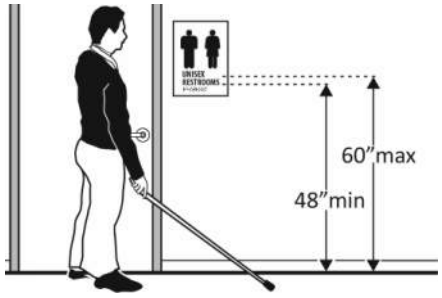
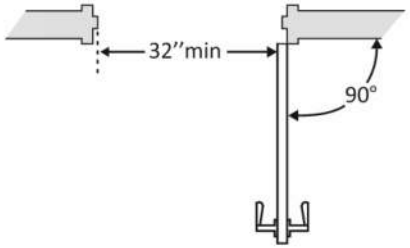
1. *State and Local Governments (Title II)*, www.ada.gov/ada_title_II.htm.
2. Osterberg, Arvid E. *Access for Everyone: a Guide to the Accessibility of Buildings and Sites with References to 2010 ADAAG*. Iowa State University Facilities Planning & Management and Department of Architecture, College of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

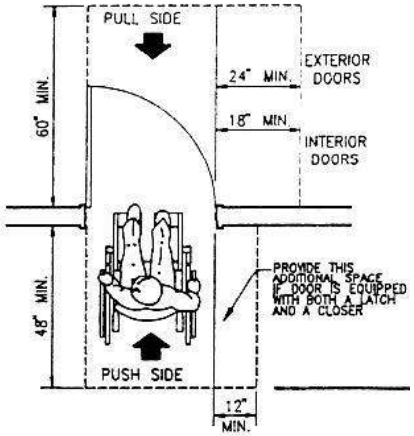
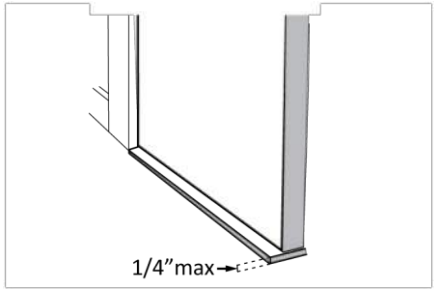
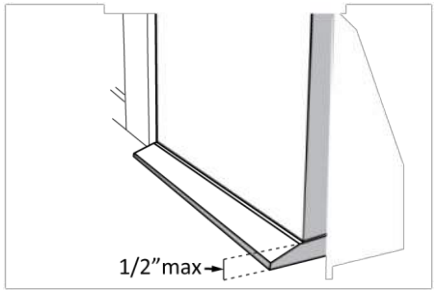
Facility Notes

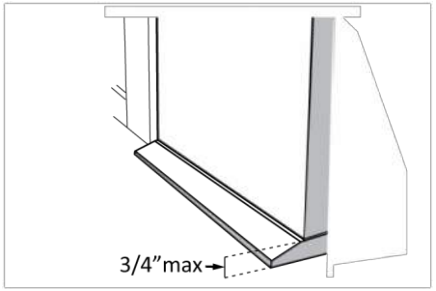
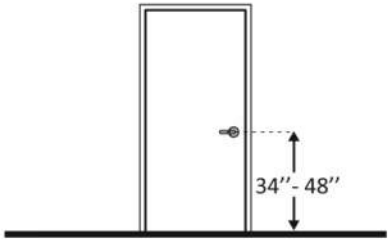
The restroom building at the Nicholson-Ford OHV Park is in excellent condition. Nearly all components of this restroom building are ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for all non-compliant items and suggested corrective work.

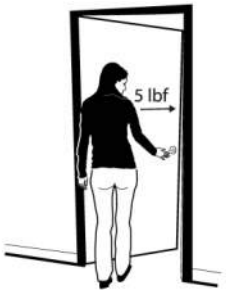
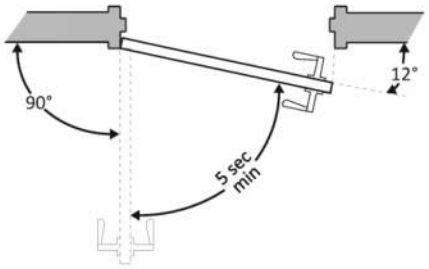
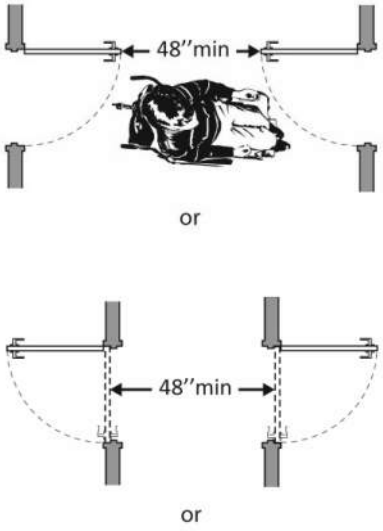
1. **Restrooms**
   - 1.1. There are two (2) public restrooms in the facility. These restrooms are newer and are part of a premanufactured restroom unit.
   - 1.2. Restroom #1 is a single-occupant men's restroom that is accessed from the north side of the restroom building. The only deficiency noted 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.

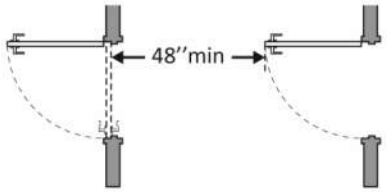
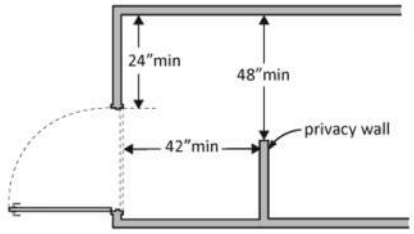
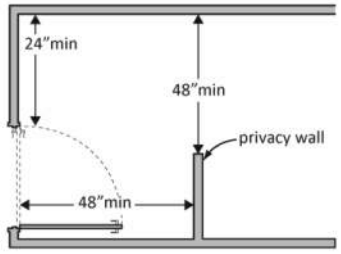
Toilet Room #2 Nicholson-Ford OHV Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Restroom signage*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒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"**			
	*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"**		*Restroom signage height*	
	So the baseline of the lowest character is at least 48 inches				

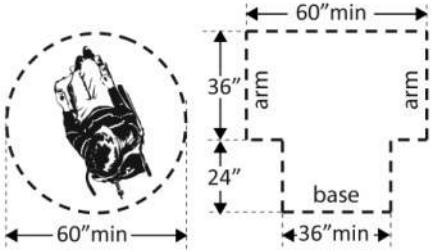
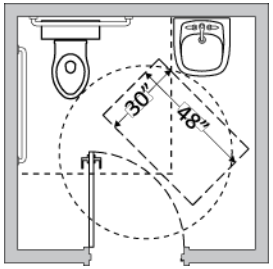
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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 entrance clear width*	

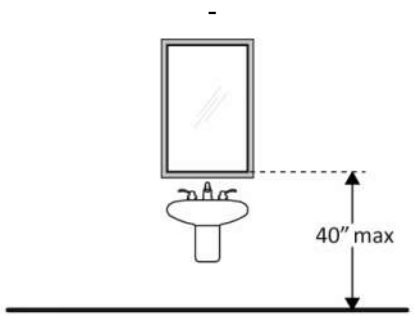
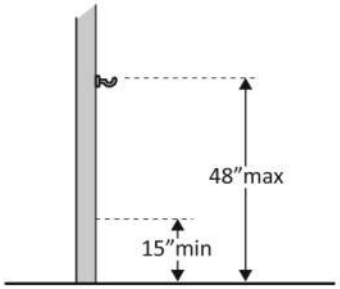
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

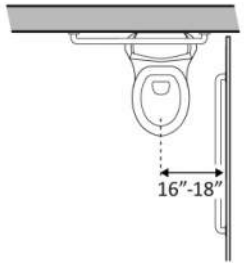
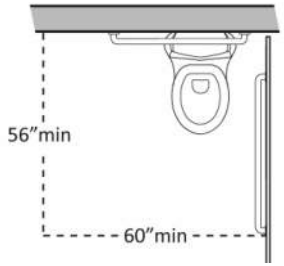
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

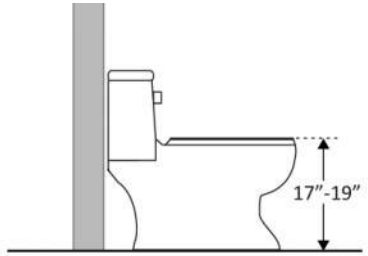
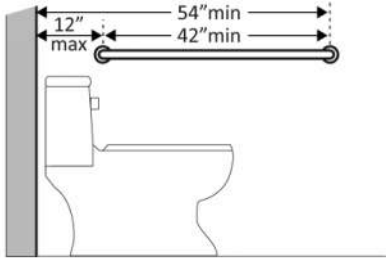
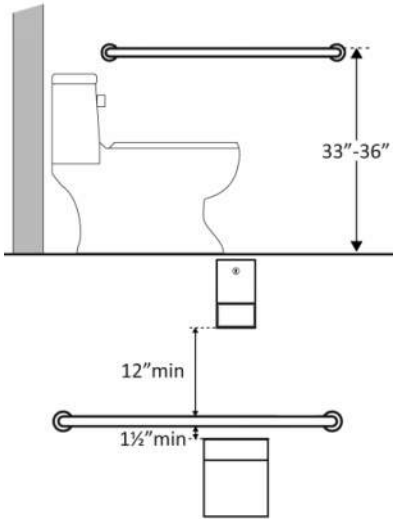
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐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			

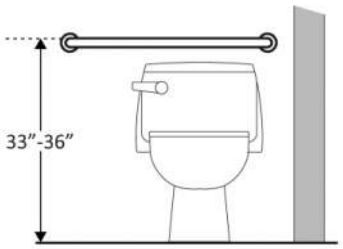
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

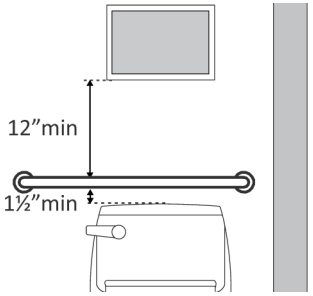
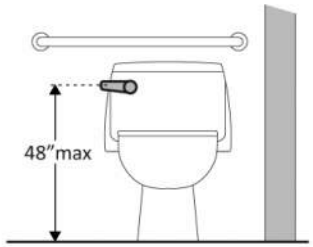
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

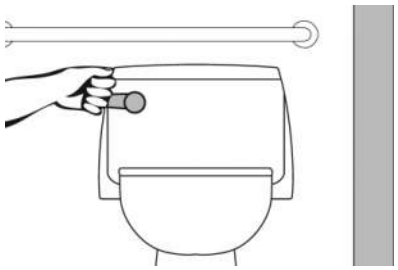
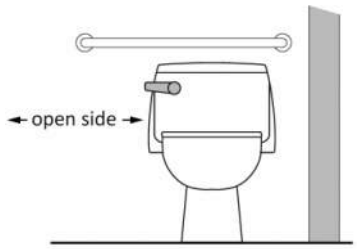
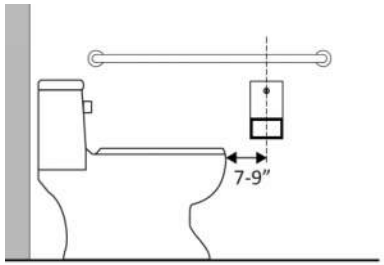
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

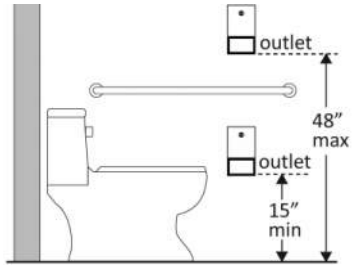
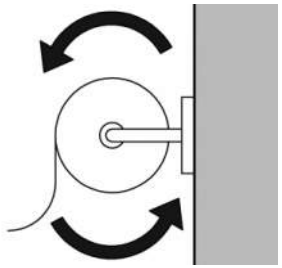
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*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**			

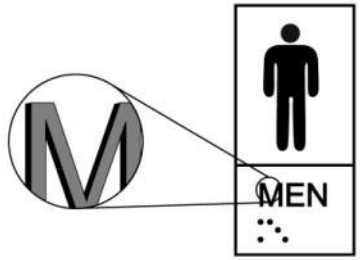
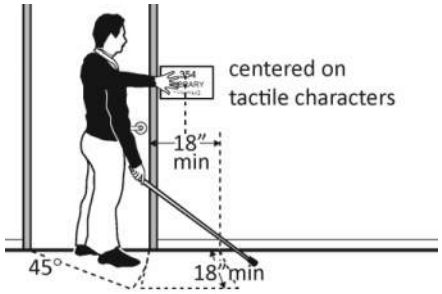
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **19"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **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"**			

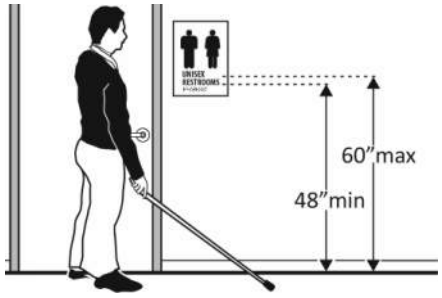
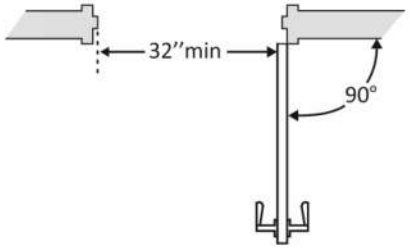
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		 *Grab bar – distance to objects below* *Gab 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*	

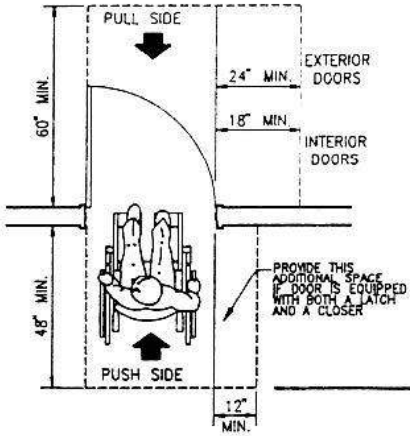
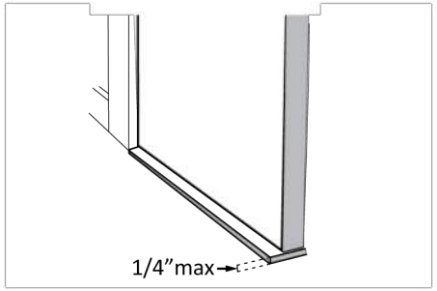
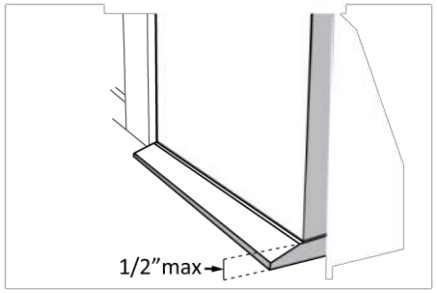
	Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the grab bar 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			

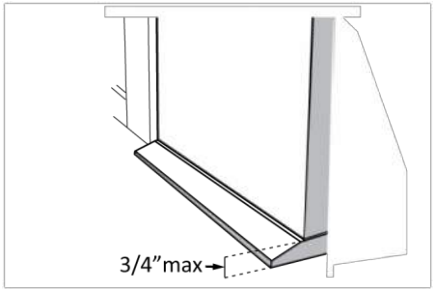
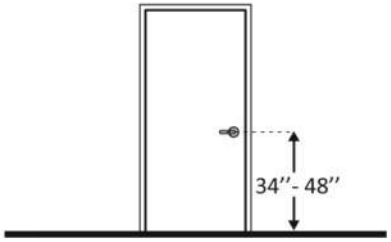
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☐Yes ☐No ☒N/A ☐Yes ☐No ☒N/A Measurement: **n/a**			
3.37	Is the flush control 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*	

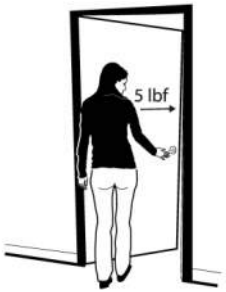
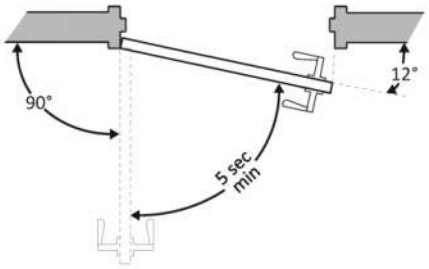
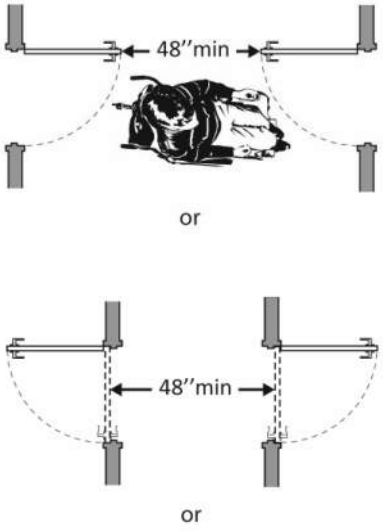
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

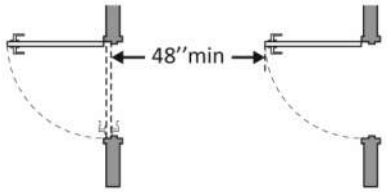
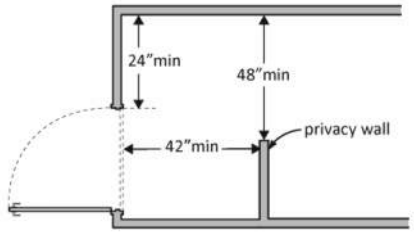
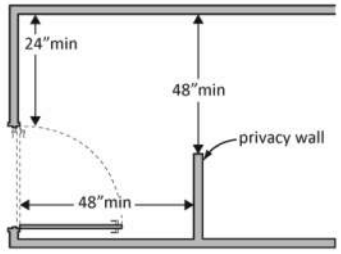
Toilet Room #2 Nicholson-Ford OHV Park Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐No ☐N/A		*Restroom signage*	
	Are text characters raised? [703.2]	☒Yes ☐No ☐N/A			
	Is there Braille? [703.3]	☒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"**			
	*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"**		*Restroom signage height*	
	So the baseline of the lowest character is at least 48 inches				

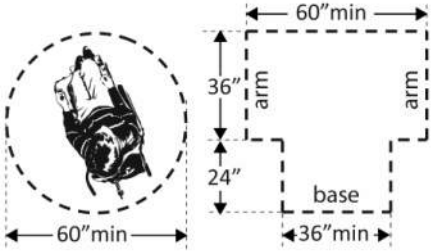
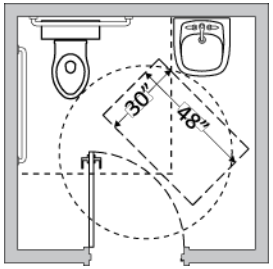
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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 entrance clear width*	

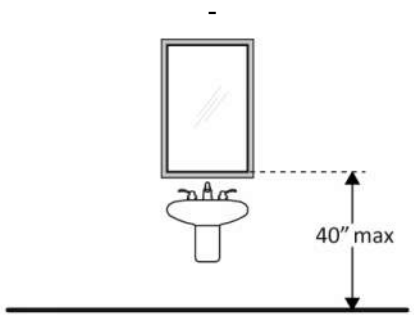
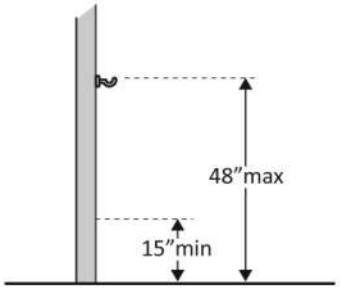
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

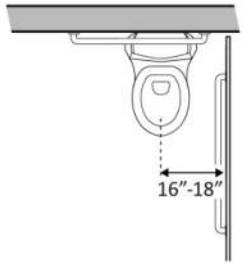
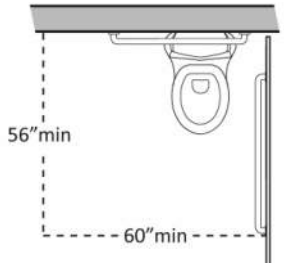
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

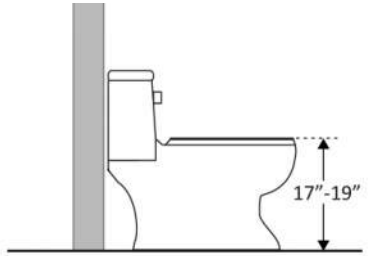
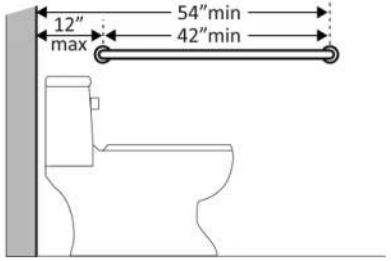
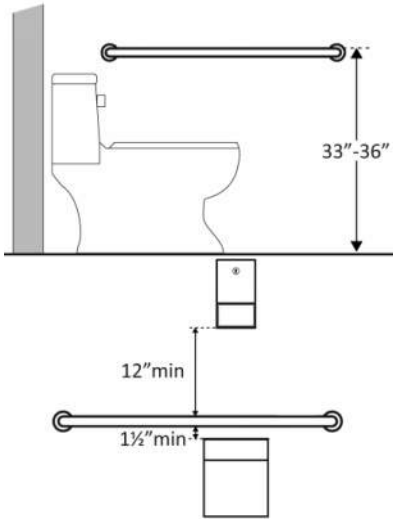
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐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			

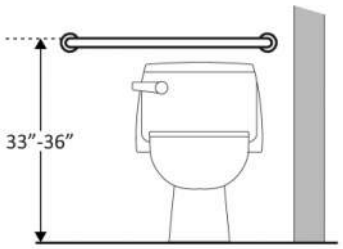
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

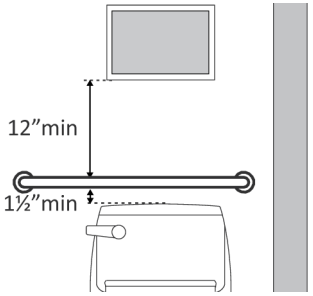
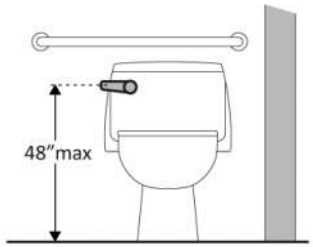
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

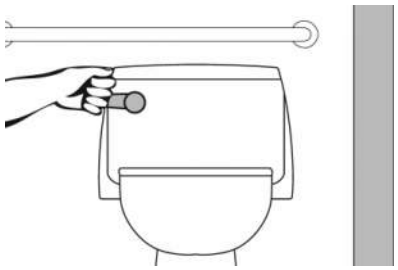
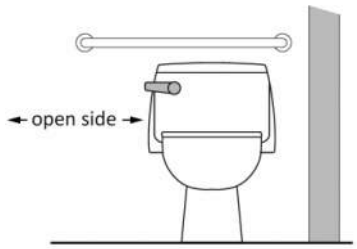
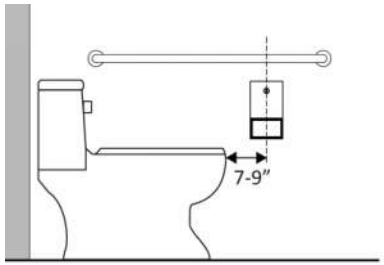
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

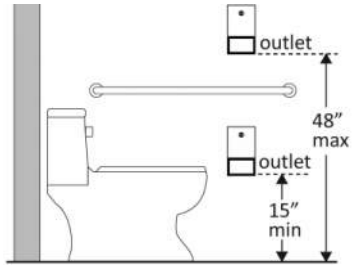
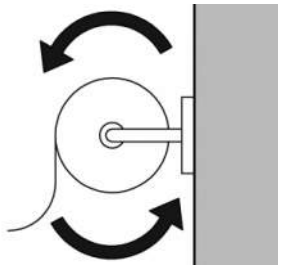
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*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

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.

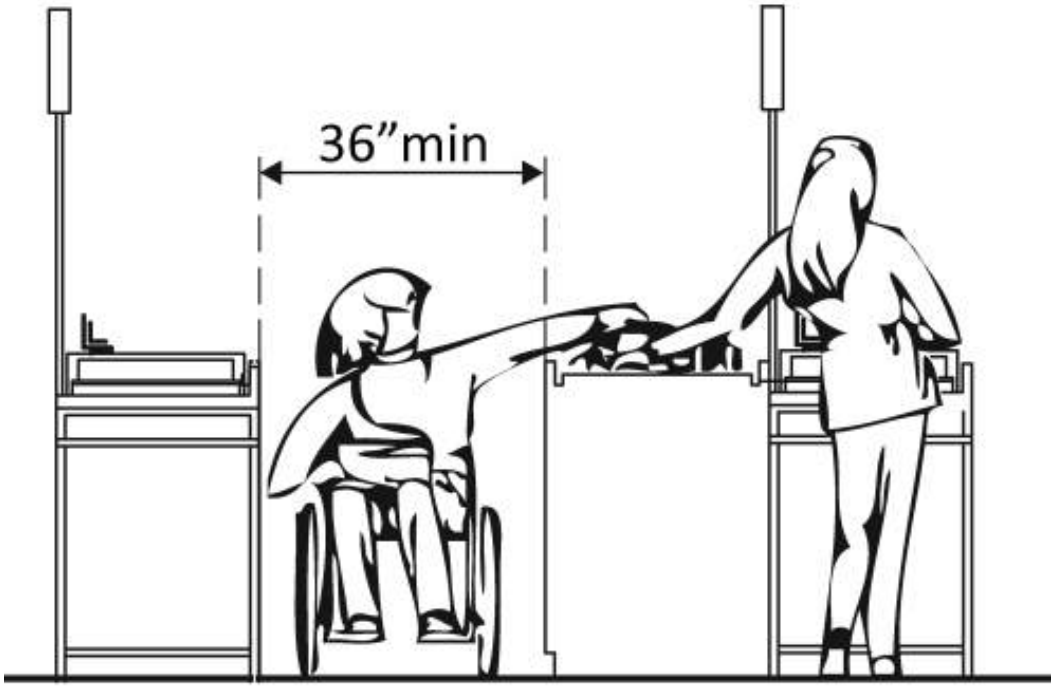
10.2. Restroom #1 is a multi-occupant men's restroom that is accessed from within the building. There are some deficiencies including the configuration of the water closet and dedicated accessible stall that should be corrected as part of a building alteration project.

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

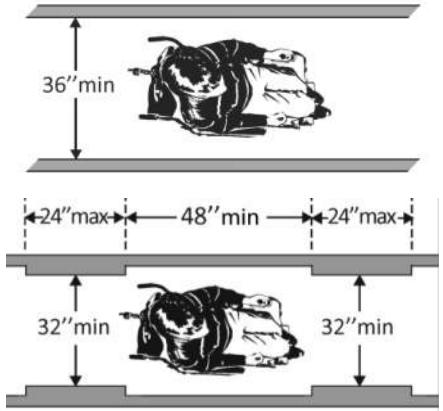
Location: 402 Woodland St, Marshalltown, Iowa 50158

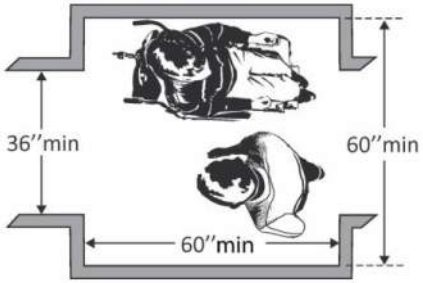
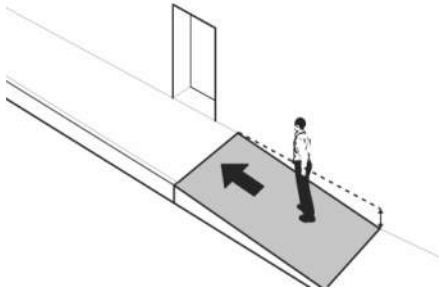
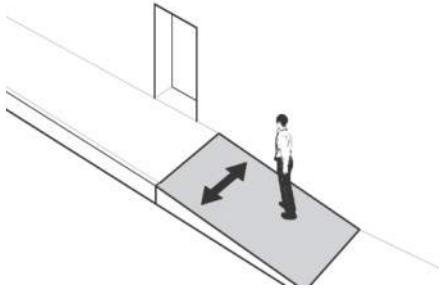
Date: 07/18/2019

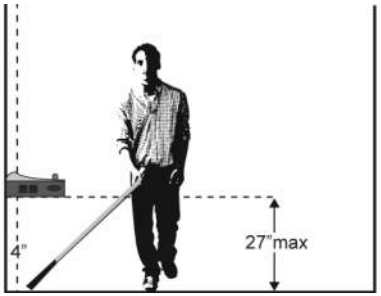
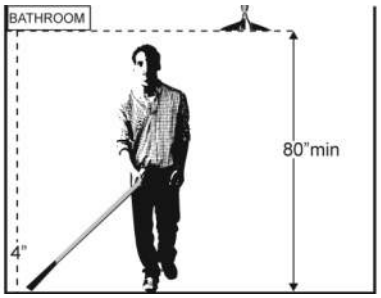
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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

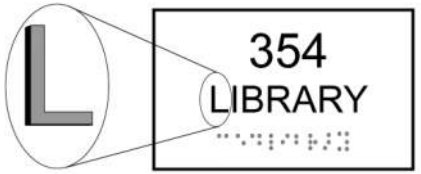
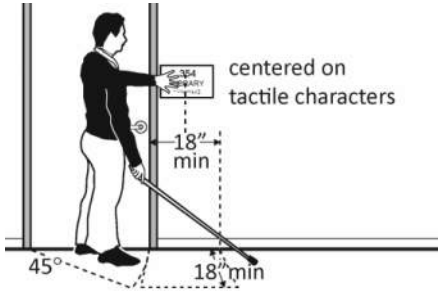
The layout of the building should allow people with disabilities to obtain goods and services and to participate in activities without assistance.

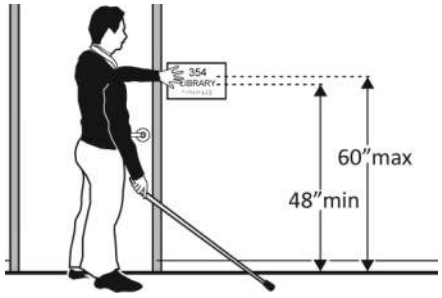
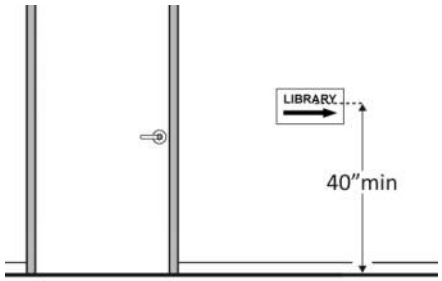
Part 2 – Access to Goods & Services				Photos / Comments	Possible Solutions
2.1	Does the accessible entrance provide direct access to the main floor, lobby and elevator? [See 2010 ADA Standards for Accessible Design – 206.4]	☐Yes ☐No ☒N/A			
Interior Accessible Route					
2.2	Are all public spaces on 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			

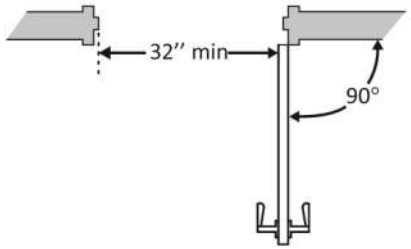
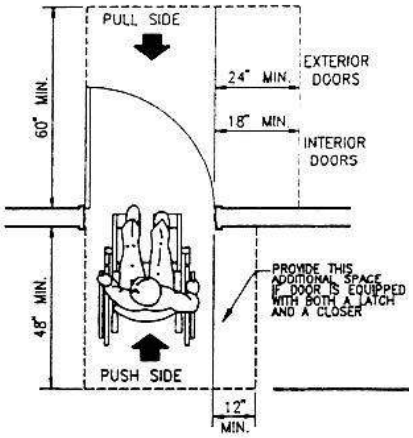
2.5	If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]	☒Yes ☐No ☐N/A			
2.6	Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3] Note: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

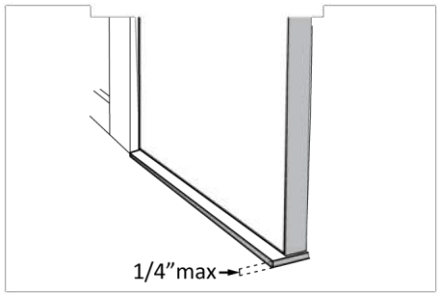
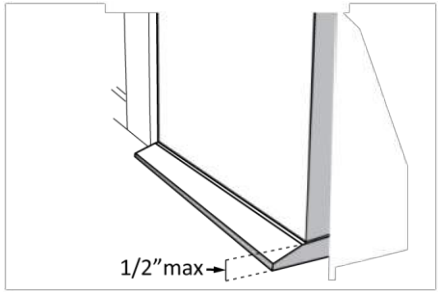
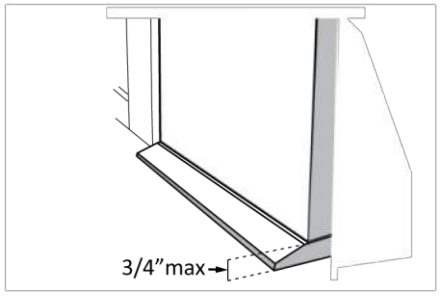
2.8	Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path? Or	☐Yes ☐N/A ☒No **4 ¼”**	 Or	 *F.E. protrusion*	
	If an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2] Or	☐Yes ☐N/A ☒No	 Or	 *F.E. protrusion*	
	Is the bottom leading edge at 80 inches or higher above the floor? [307.4]	☐Yes ☐N/A ☒No			
2.9	Are there elevators or platform lifts to all public stories?	☐Yes ☐No ☒N/A			

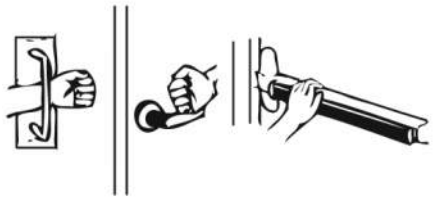
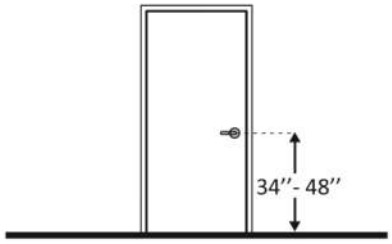
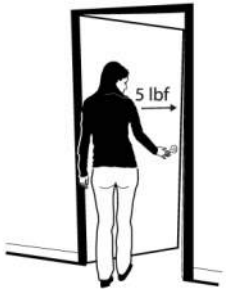
Signs "Tactile characters" are read using touch, i.e. raised characters and Braille.

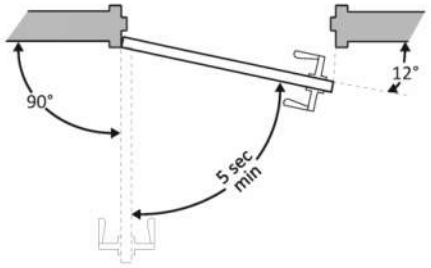
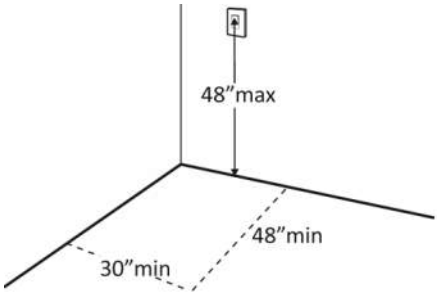
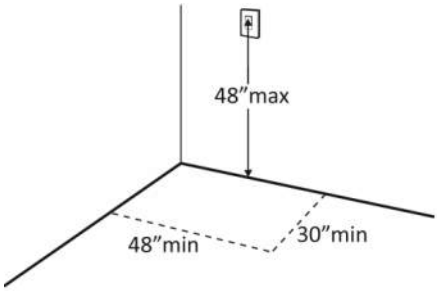
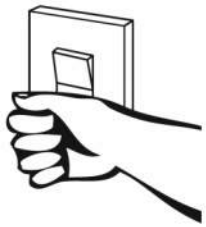
2.38	If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2]				• Add compliant signage for rooms
	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐N/A ☒No			
	Are text characters raised? [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**	  		

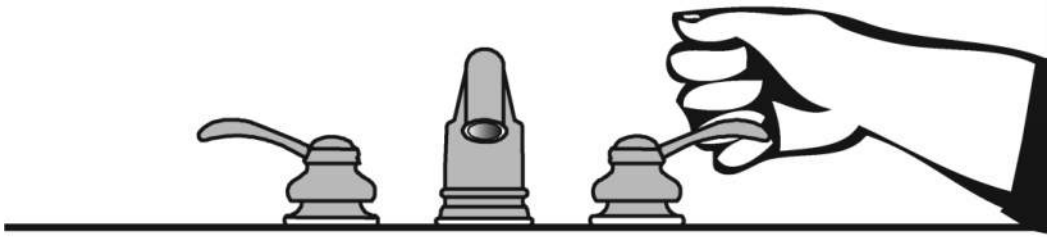
2.43	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A		 *Door hardware*	
2.44	Are the operable parts of the hardware no less than 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

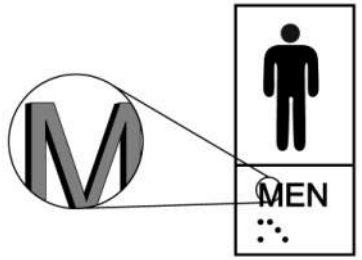
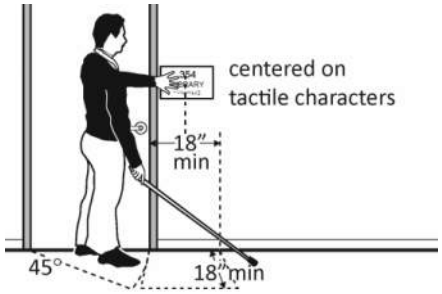
Date: 07/18/2019

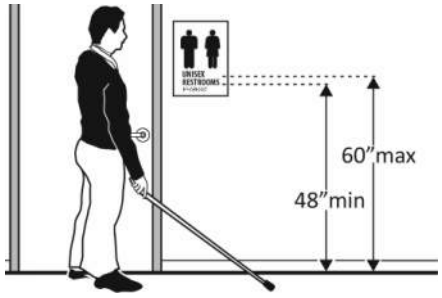
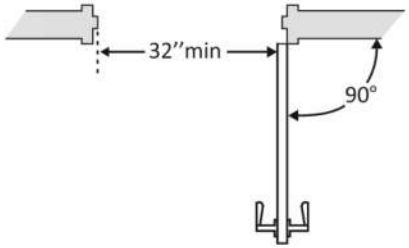
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

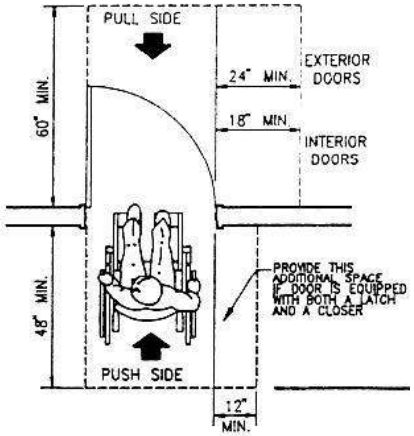
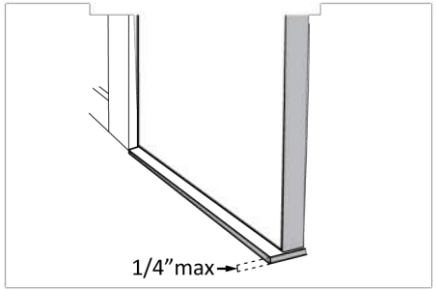
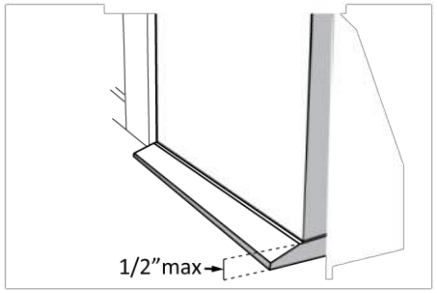
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

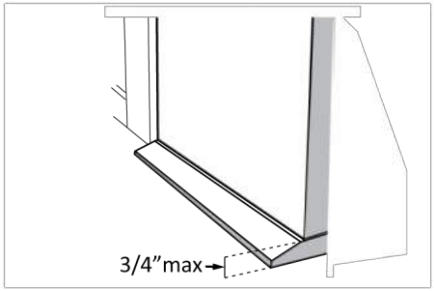
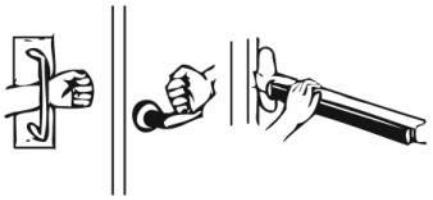
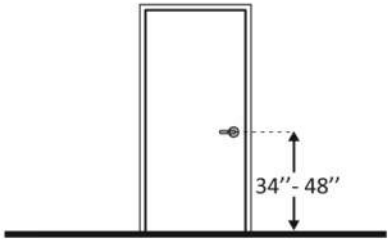
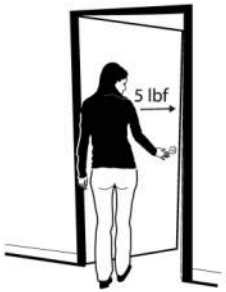
When toilet rooms are open to the public they should be accessible to people with disabilities.

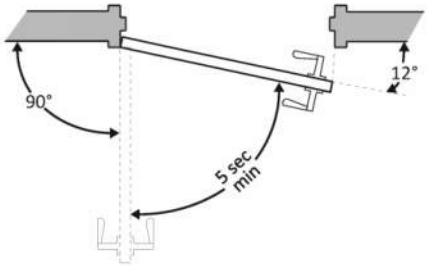
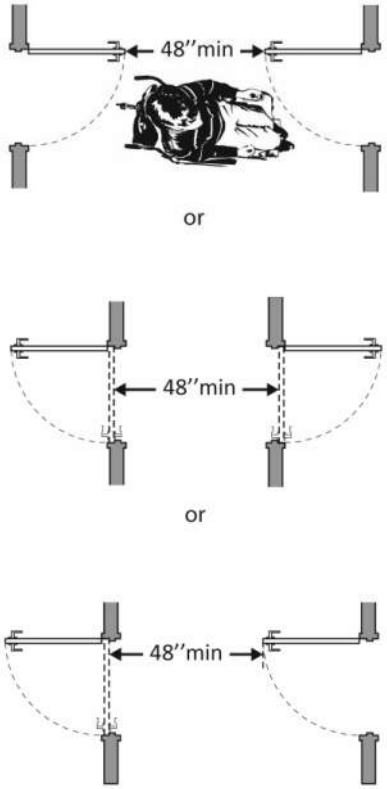
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			
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			

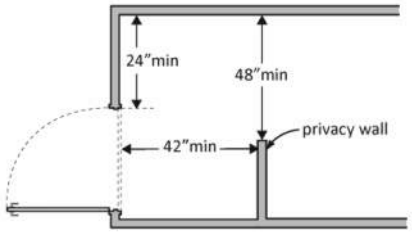
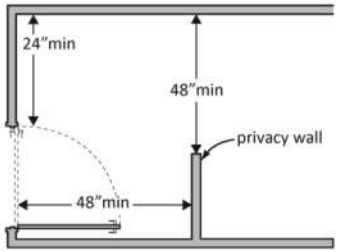
Toilet Room #1 Community Building Men's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		 *Restroom signage height*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	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					

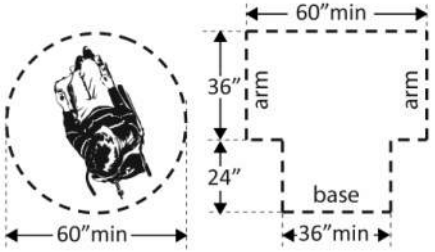
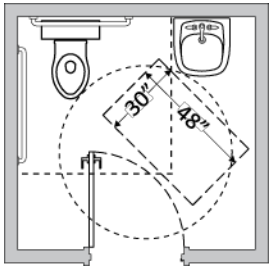
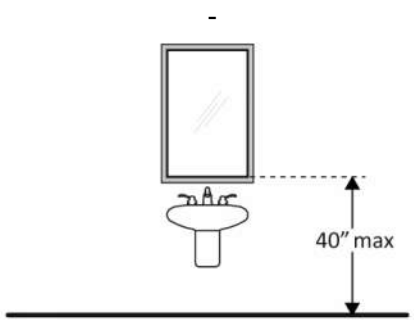
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

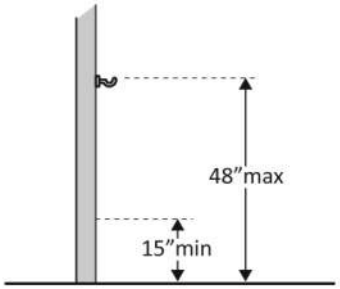
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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	 		

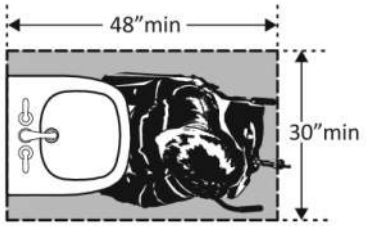
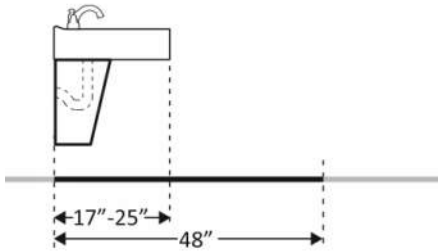
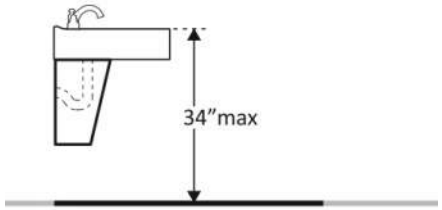
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

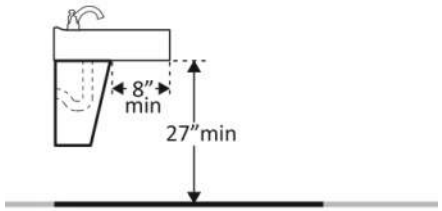
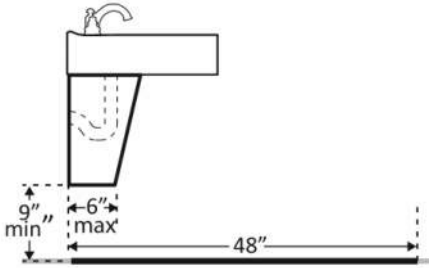
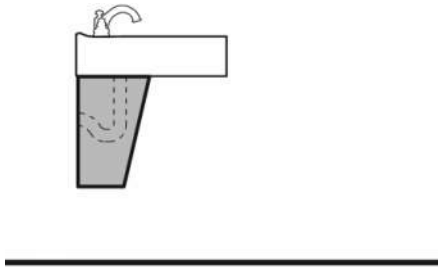
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between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

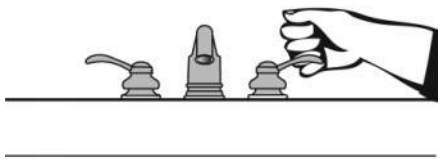
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

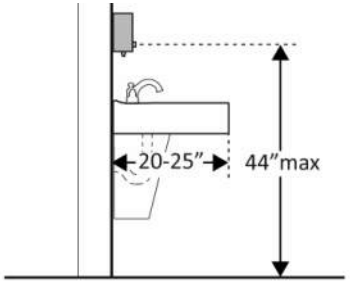
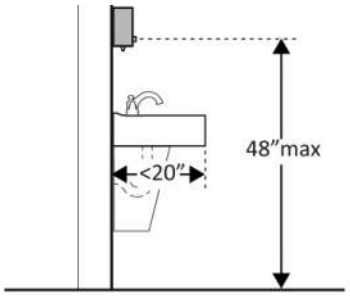
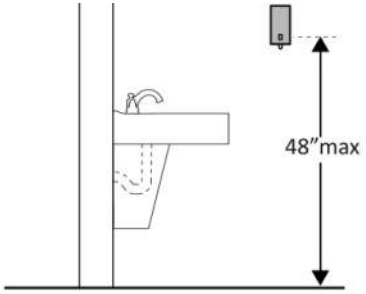
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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

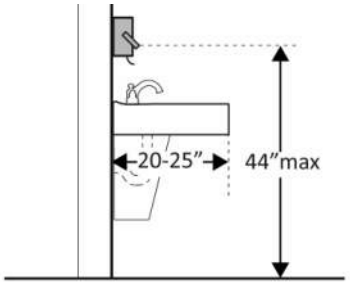
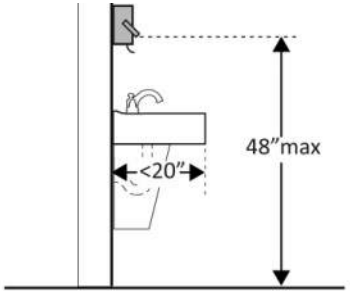
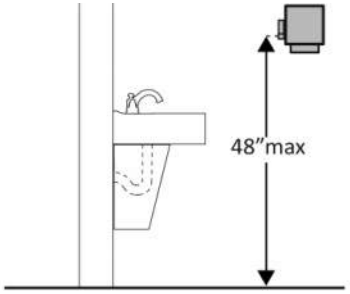
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

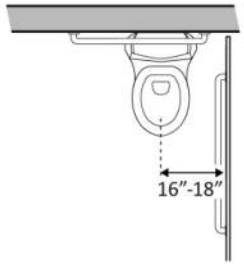
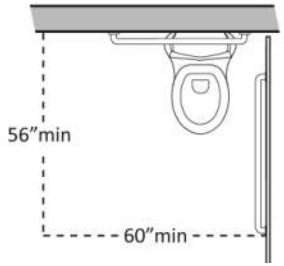
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28 ¼"**		*Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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			

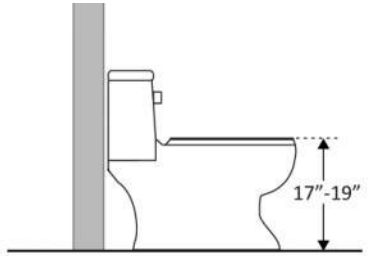
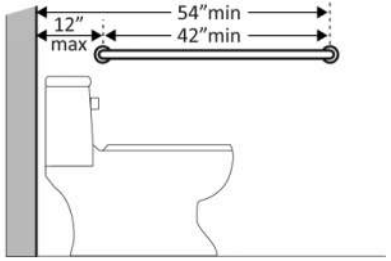
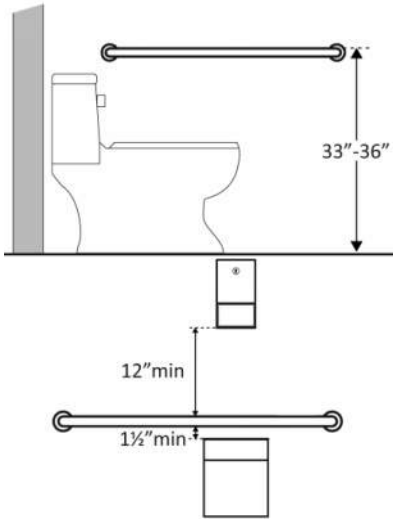
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

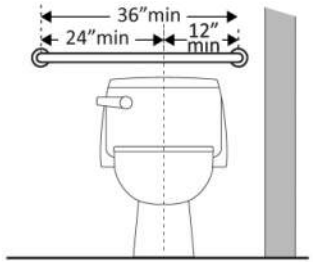
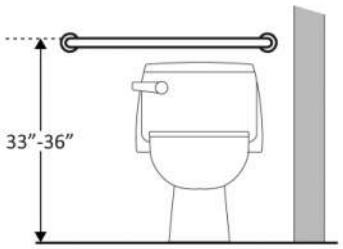
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

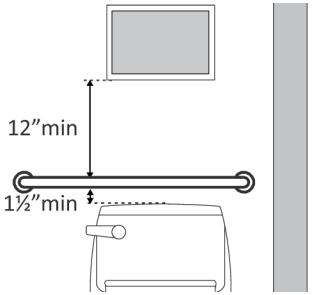
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☒Yes ☐No ☐N/A Measurement: **43 ½"**		*Soap dispenser height*	
	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**			

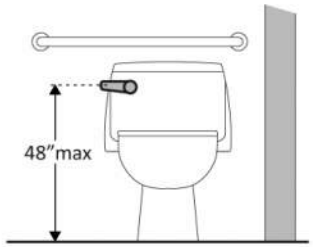
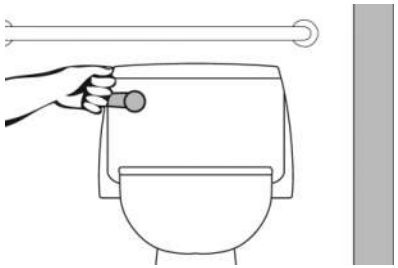
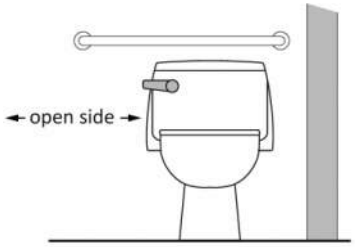
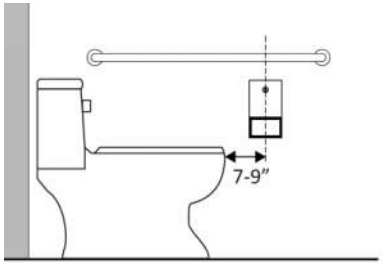
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?			*Hand dryer height*	
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**			
	Above 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**			

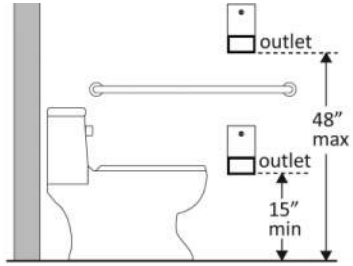
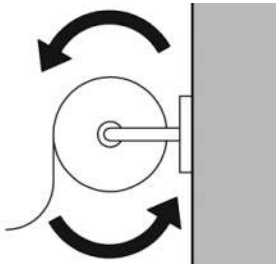
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19"**		 *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

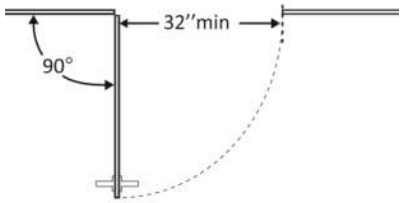
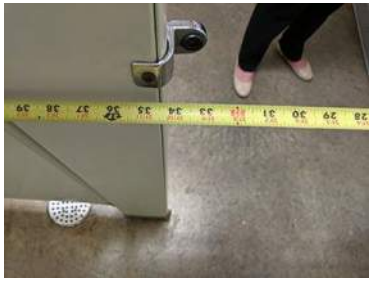
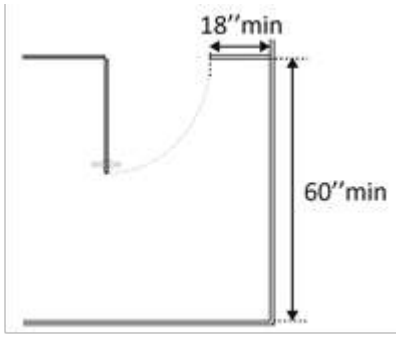
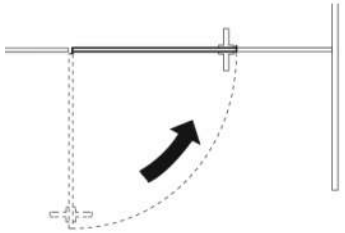
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ½"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **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"**			

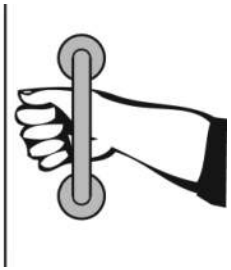
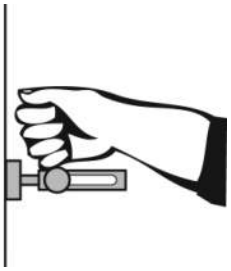
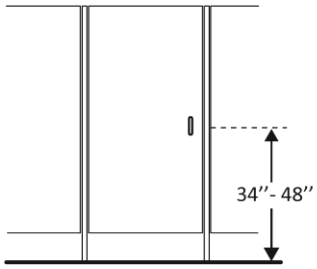
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards			*Grab bar distance to objects below*	
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		*Grab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

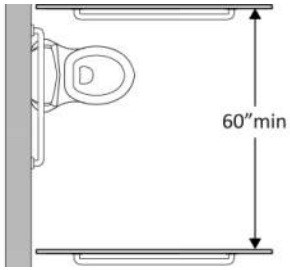
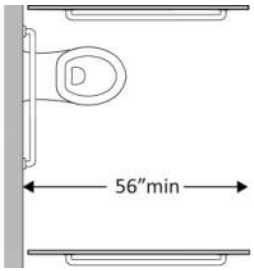
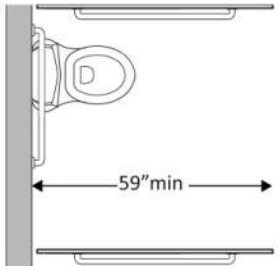
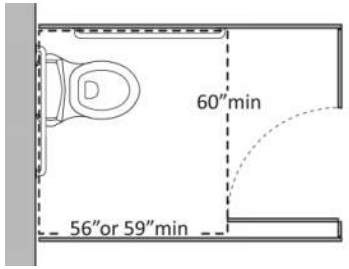
Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar distance to 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*	

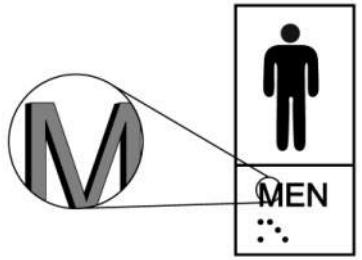
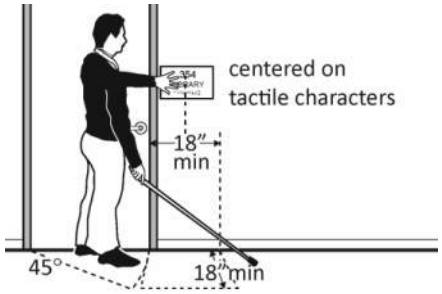
3.35	If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]	☒Yes ☐No ☐N/A **27 ½"**		*Flush handle height*	
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of 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*	

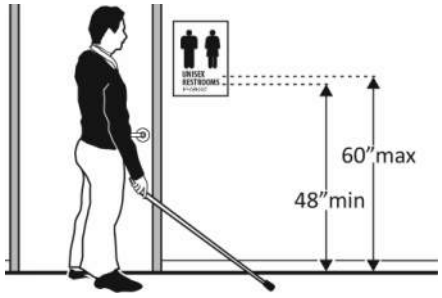
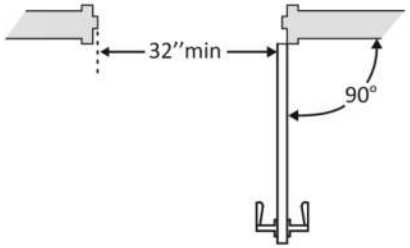
	within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet				
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A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

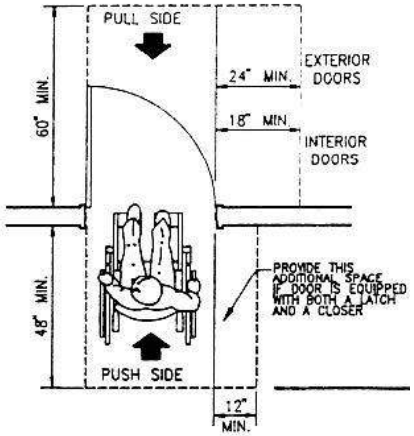
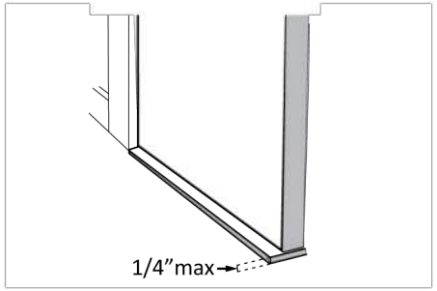
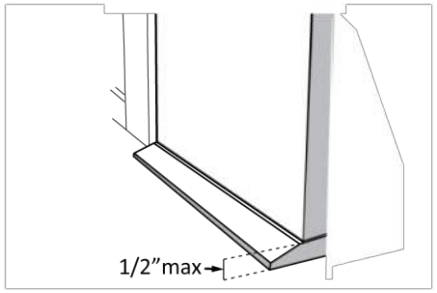
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 ¼"**		 *Door opening clear width*	
3.42	If there is a front approach to the pull side of 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

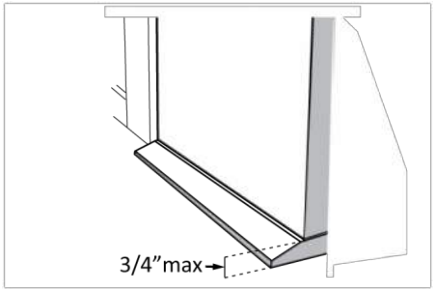
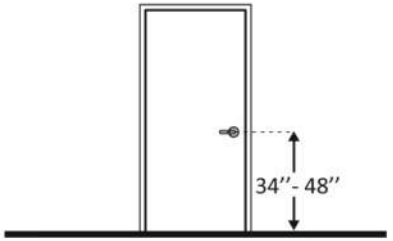
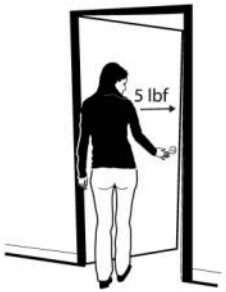
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☐Yes ☒No ☐N/A		 *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*	

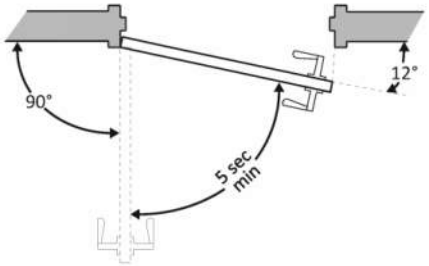
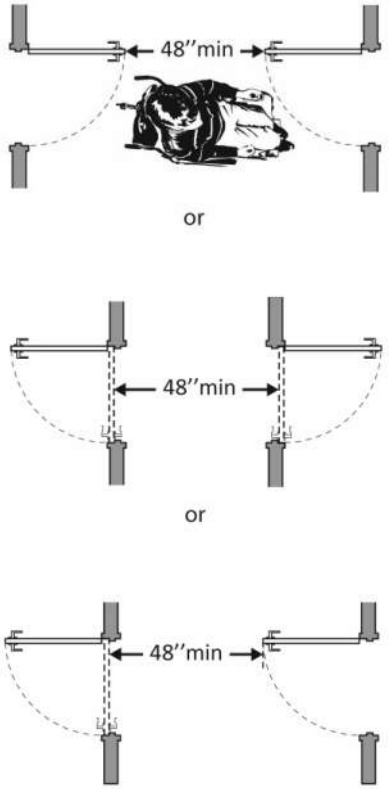
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☐Yes ☒No ☐N/A Measurement: **59"**			• Relocate partition wall to comply
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor 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

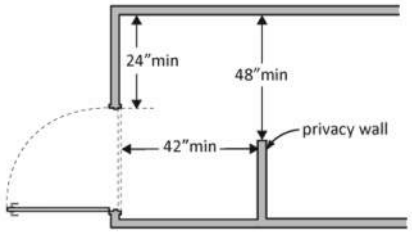
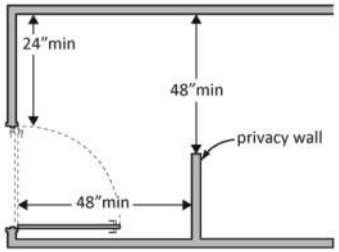
Toilet Room #2 Community Building Women's Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage height*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	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 ½"**	☐No			
	So the baseline of the lowest character is at least 48 inches					

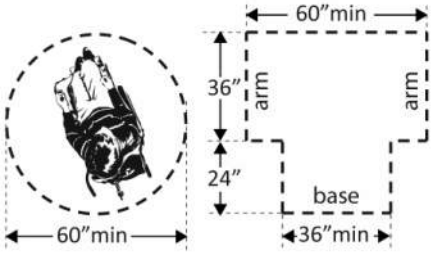
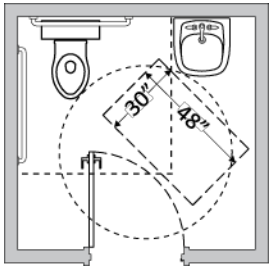
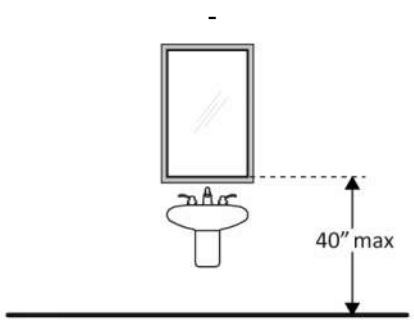
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

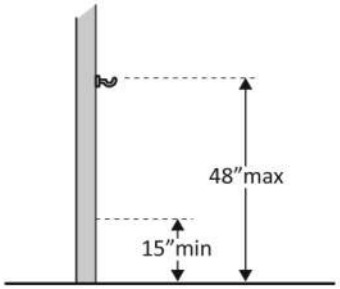
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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	 		

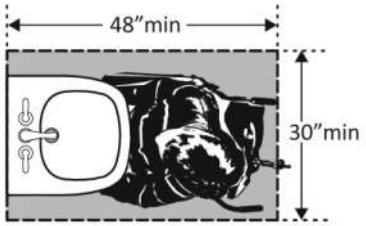
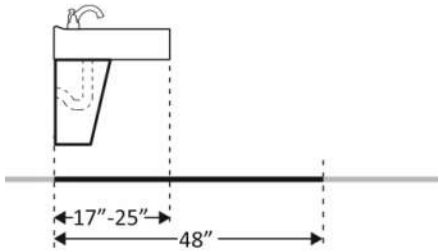
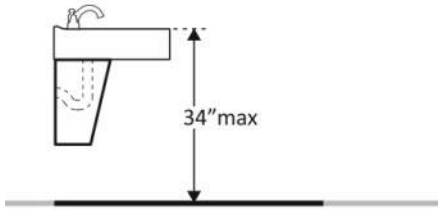
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

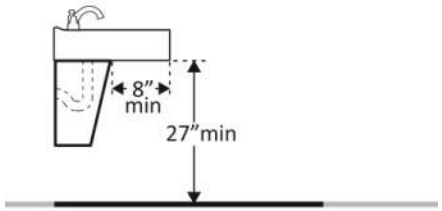
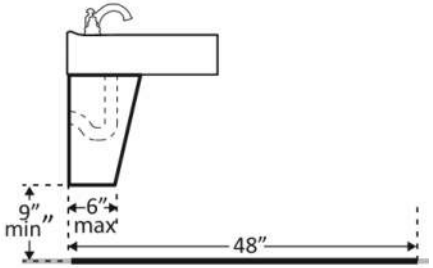
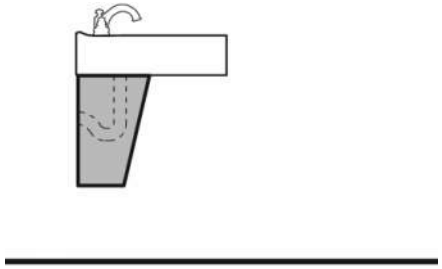
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **2 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between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

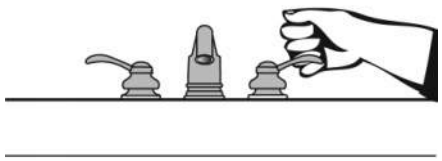
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

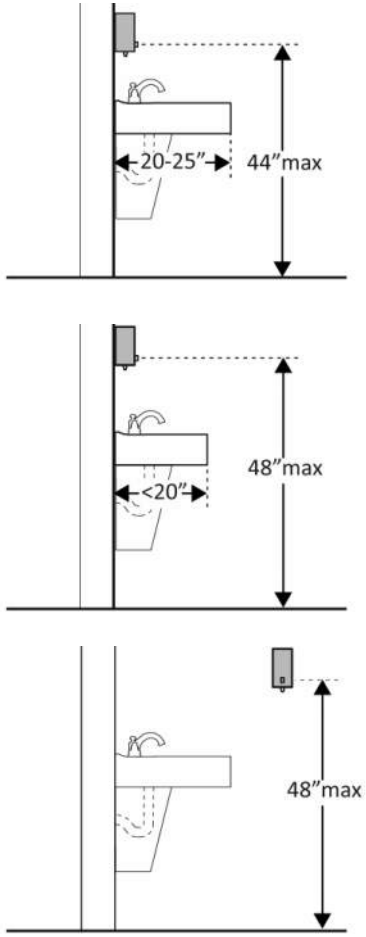
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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

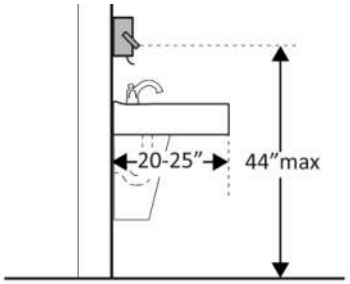
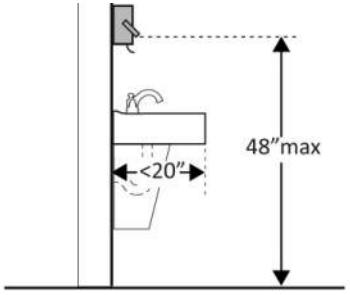
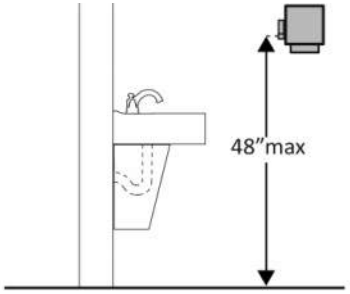
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

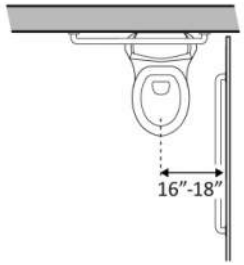
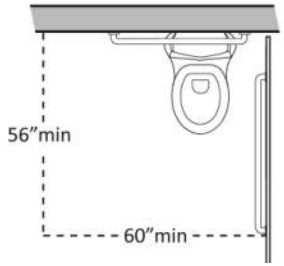
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **28 ¼"**		*Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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			

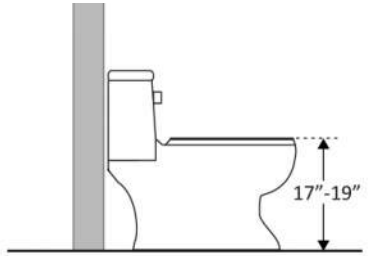
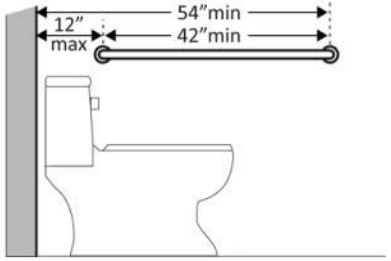
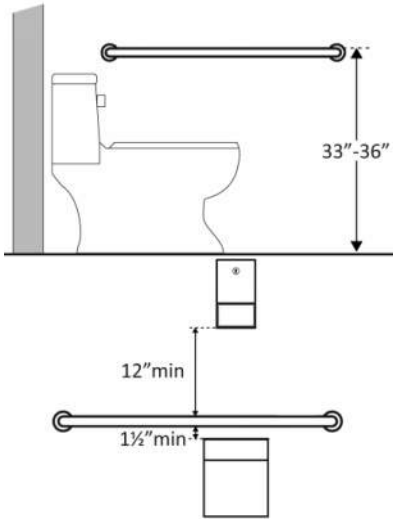
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **4 lbs**		 *Faucet handle*	

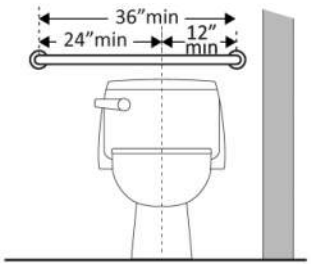
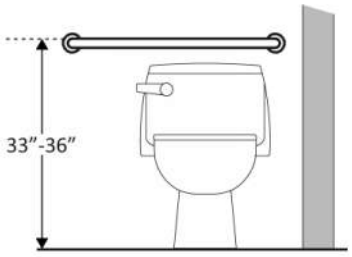
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

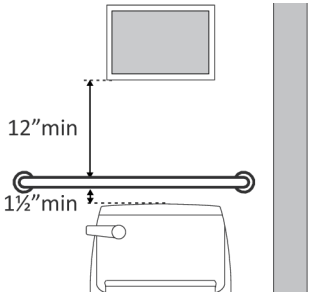
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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*	

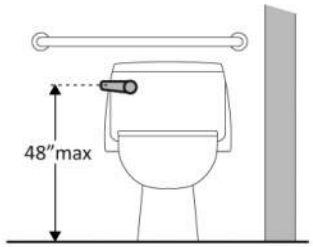
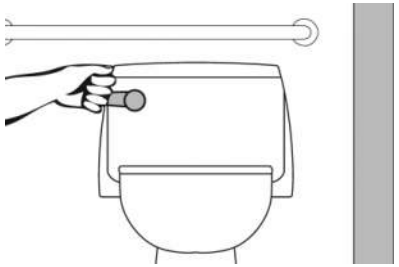
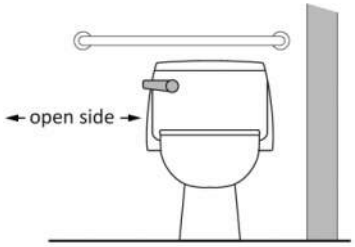
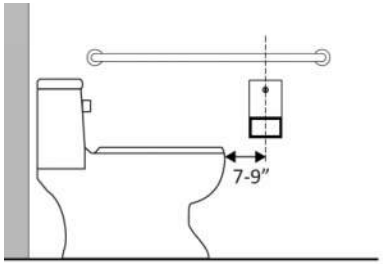
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Hand dryer height*	
	Above 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**			

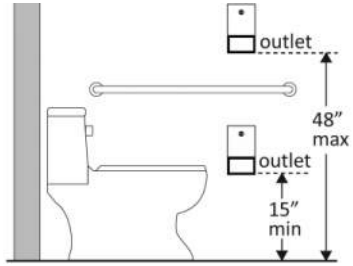
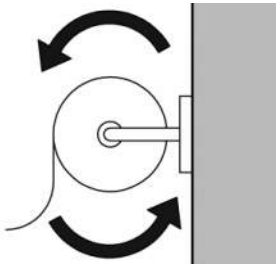
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *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**			

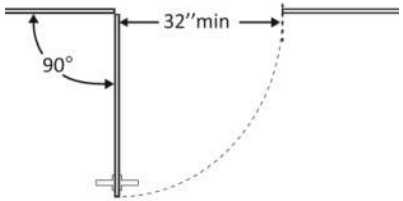
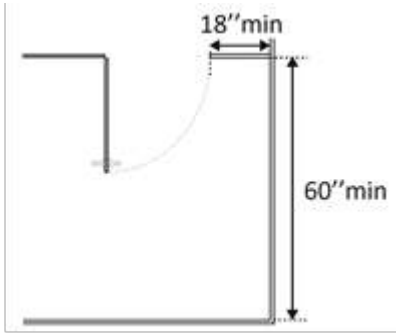
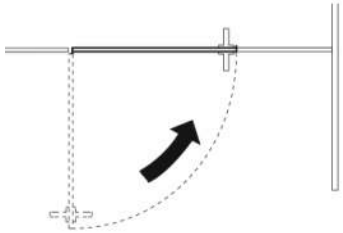
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **17 ¾"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☒Yes ☐No ☐N/A Measurement: **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"**			

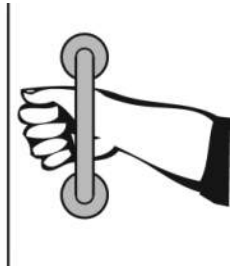
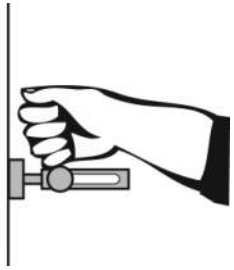
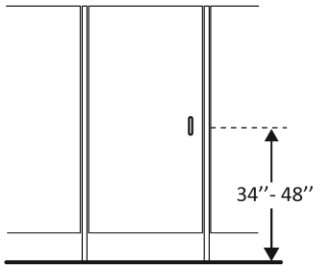
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards			*Grab bar distance to objects below*	
	Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 5/8"**		*Grab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

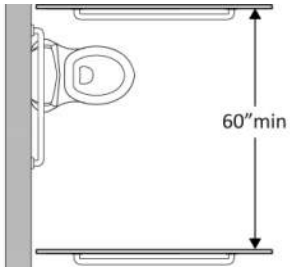
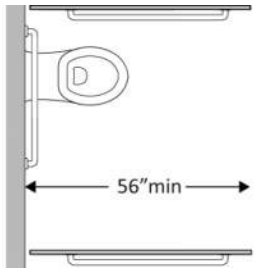
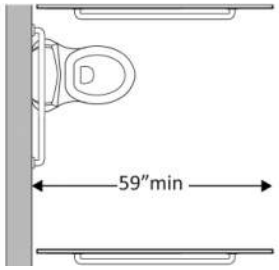
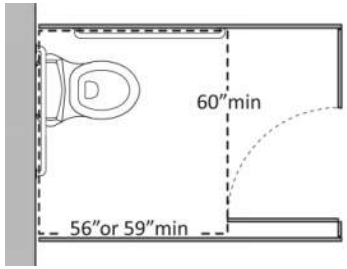
Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Grab bar height*	
Are 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.

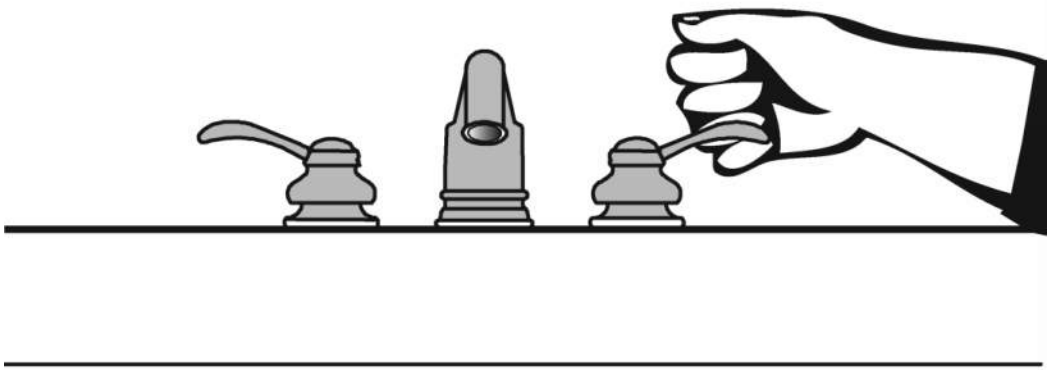
Facility Notes

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

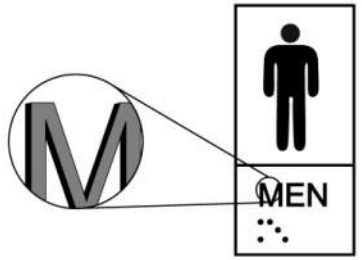
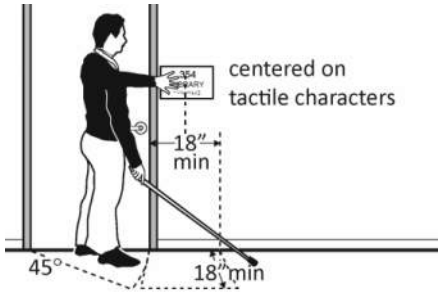
Date: 07/18/2019

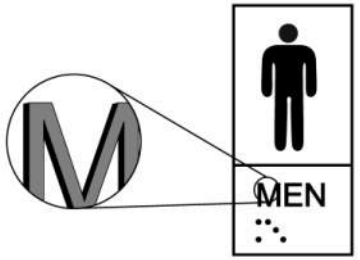
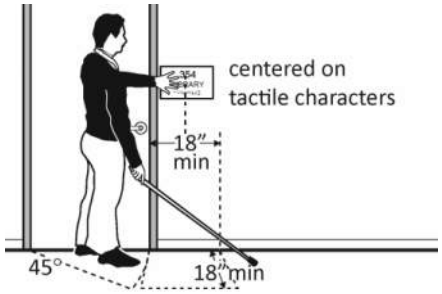
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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

SVPA ARCHITECTS

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

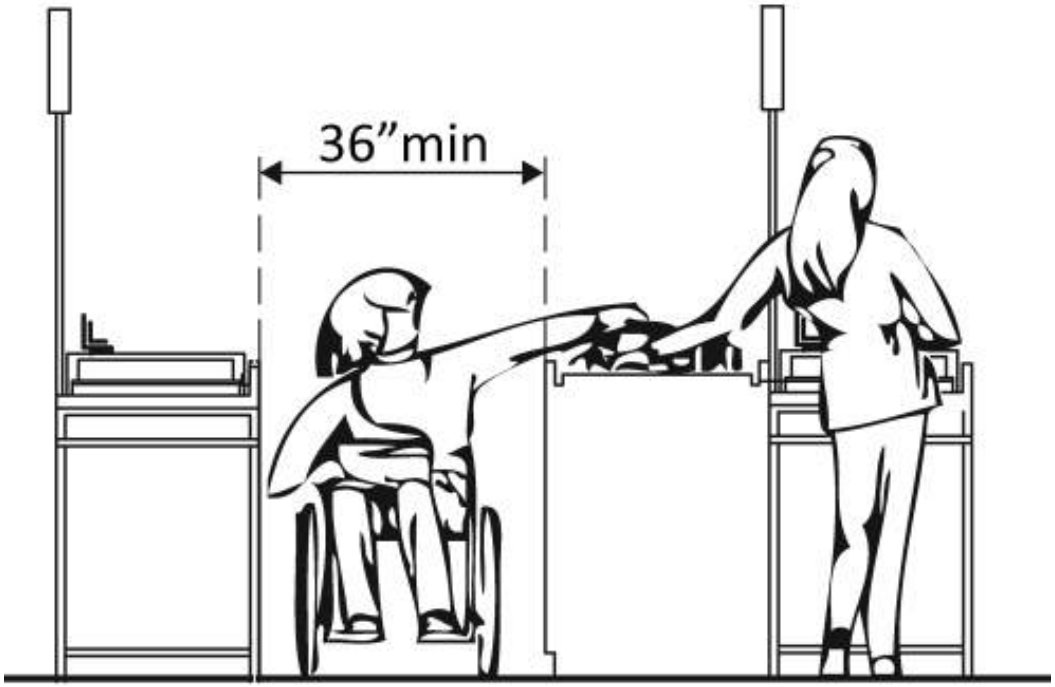
The newer restroom building at Riverview Park is in excellent condition. Nearly all components of this restroom building are ADA-compliant. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report 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

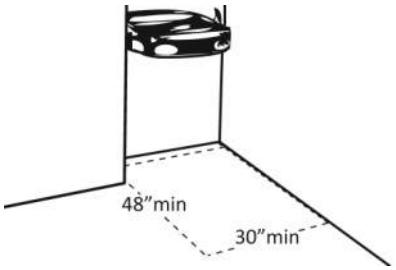
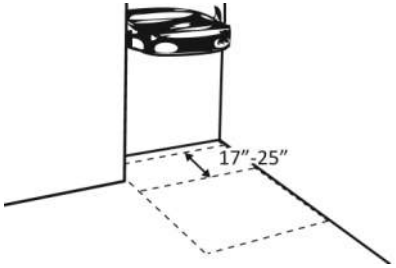
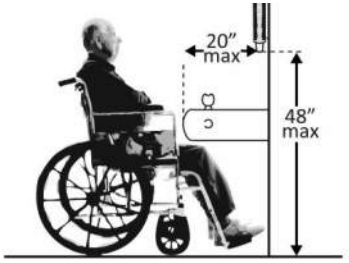
Location: 402 Woodland St, Marshalltown, Iowa 50158

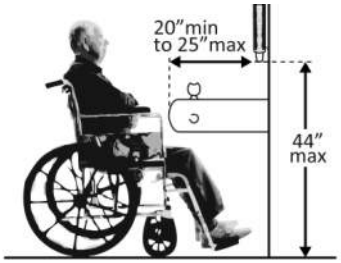
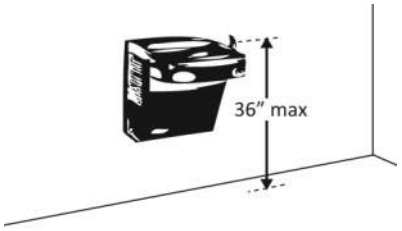
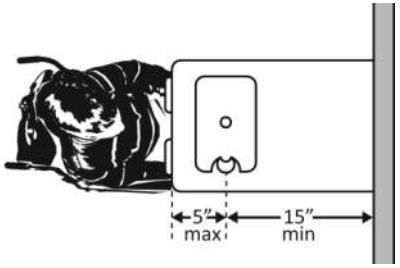
Date: 07/18/2019

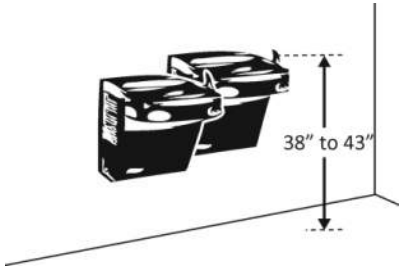
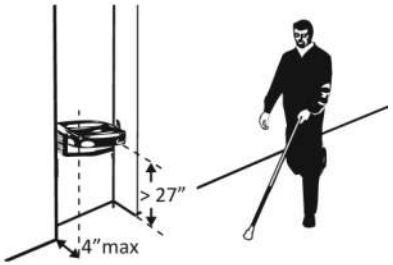
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

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			

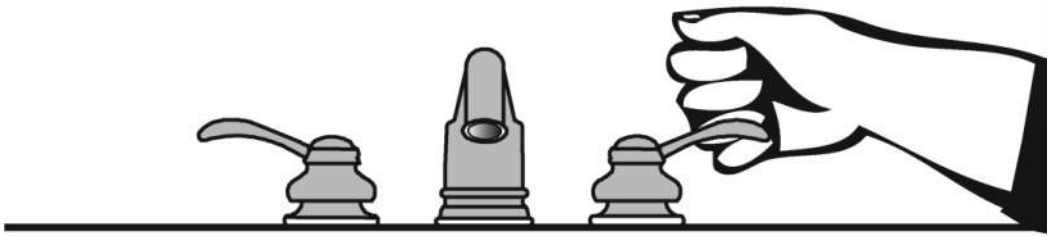
4.4	If the drinking fountain is no less than 20 inches and no greater than 25 inches deep, are the operable parts no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A			
4.5	Can the control be operated with one hand and without tight grasping, pinching or twisting of the wrist? Is the force 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

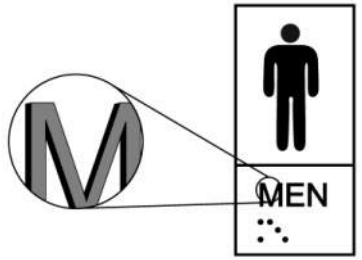
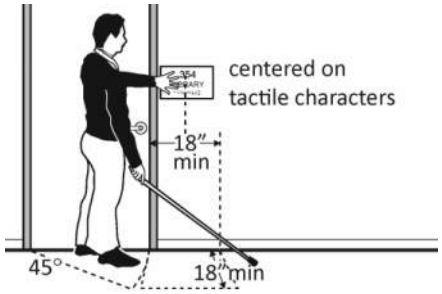
Date: 07/18/2019

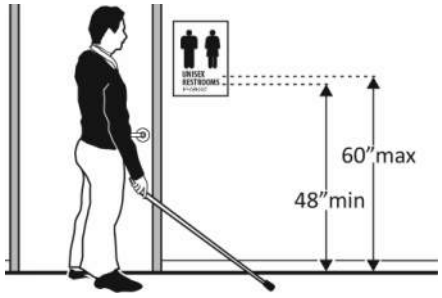
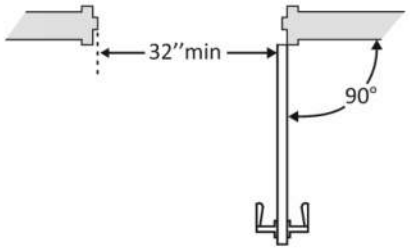
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

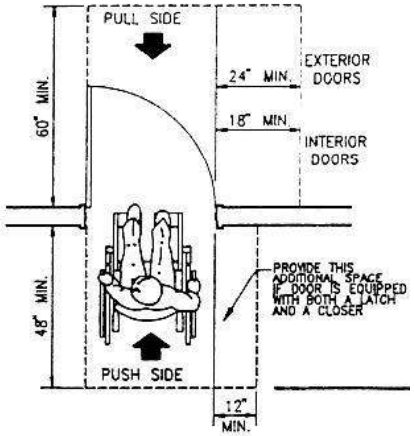
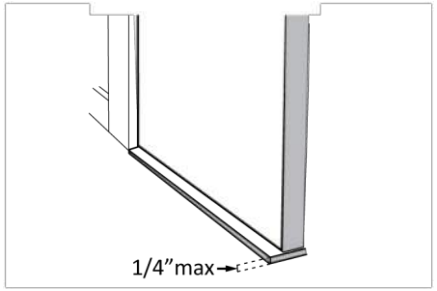
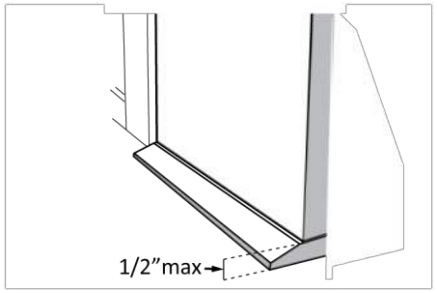
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

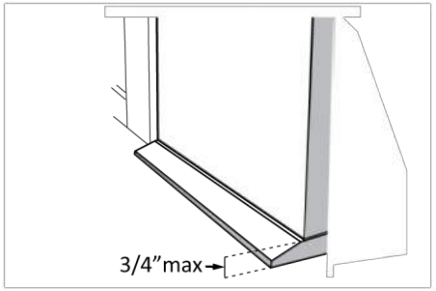
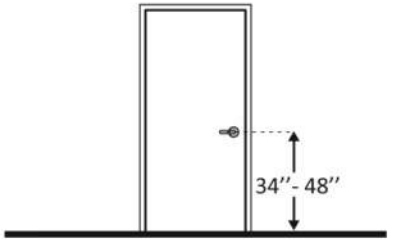
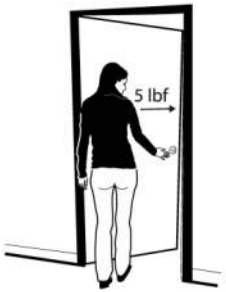
When toilet rooms are open to the public they should be accessible to people with disabilities.

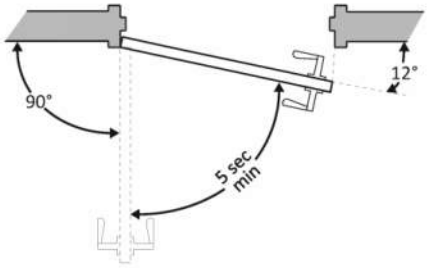
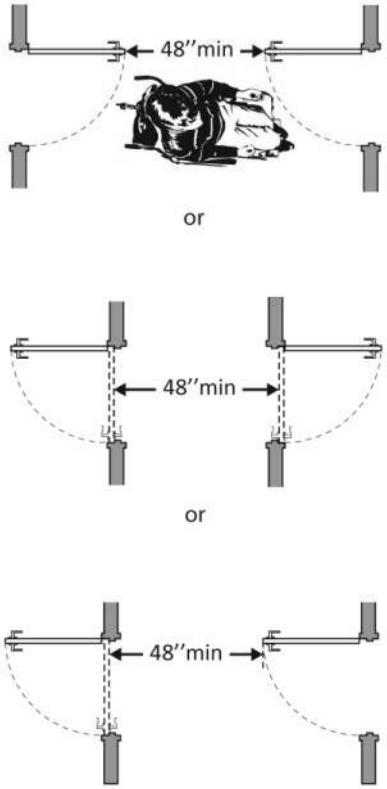
Part 3 – Toilet Rooms General Comments				**Photos / Comments**	**Possible Solutions**
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day 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			

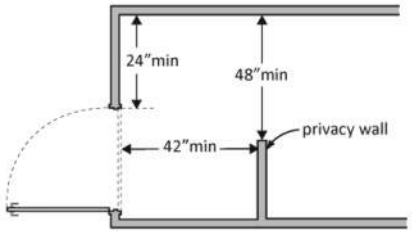
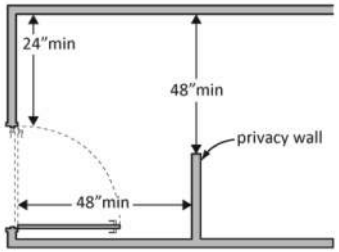
Toilet Room #1 Men's Pre-fab Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage height*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐N/A	☐No		
	Is the sign mounted: On the wall on the latch side of the door? [703.4.2]	☒Yes ☐N/A	☐No		*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 ☐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				

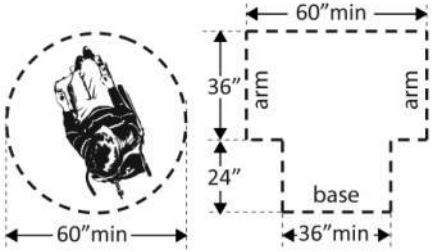
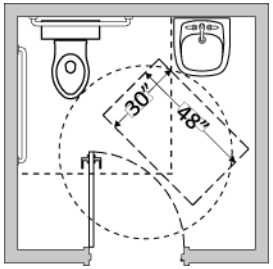
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

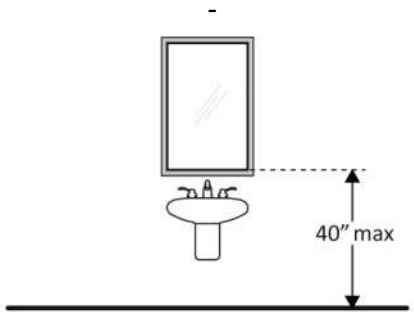
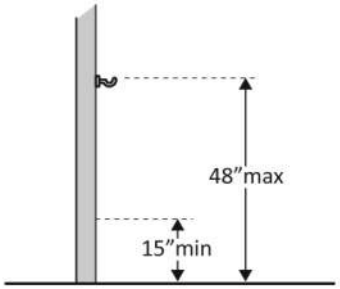
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

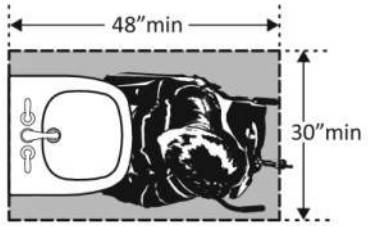
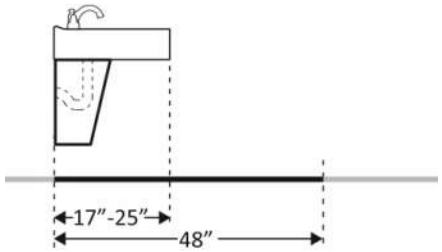
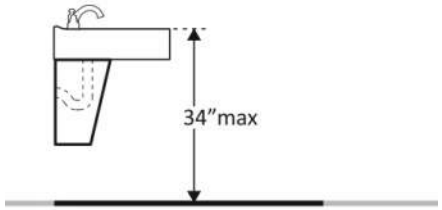
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

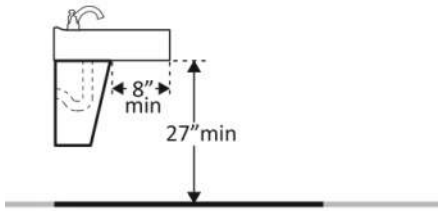
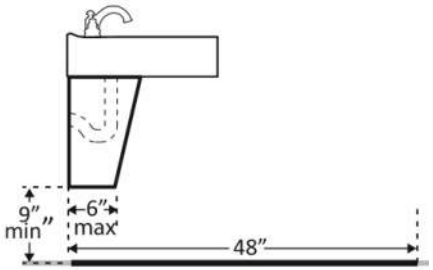
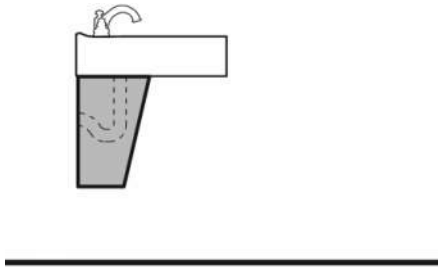
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **4 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]	☐Yes ☐No ☒N/A			

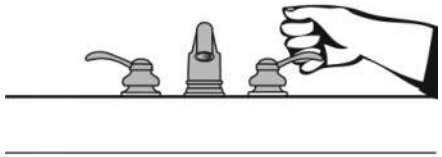
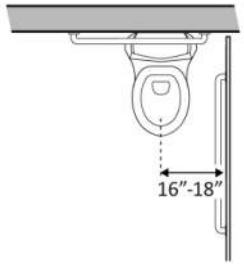
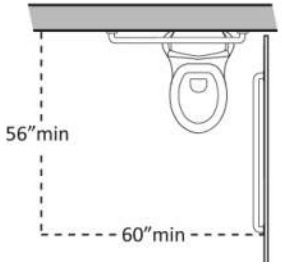
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

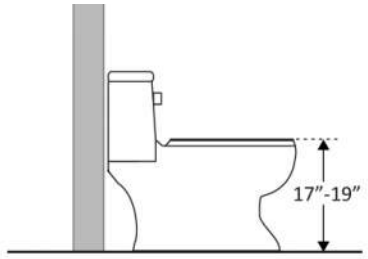
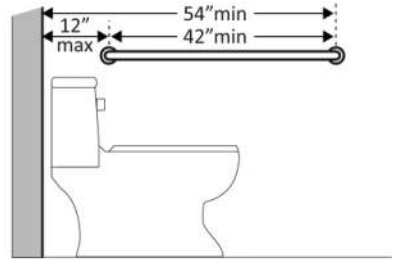
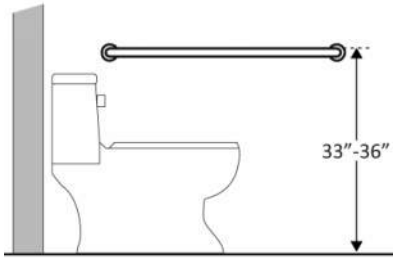
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

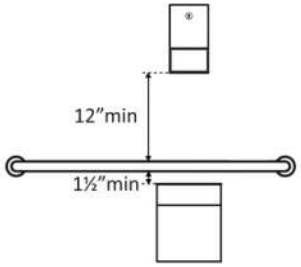
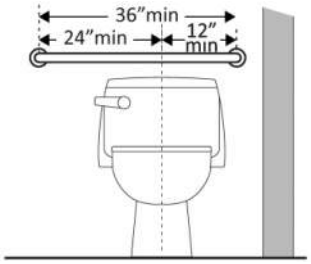
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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*	

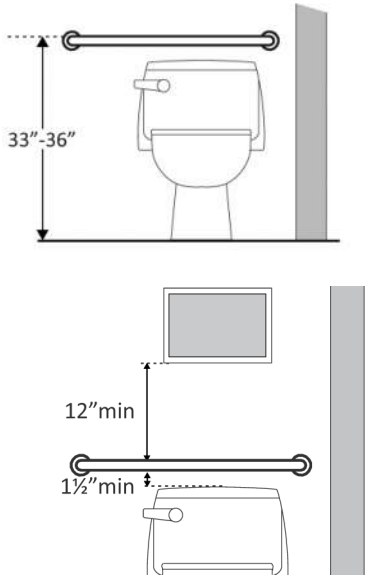
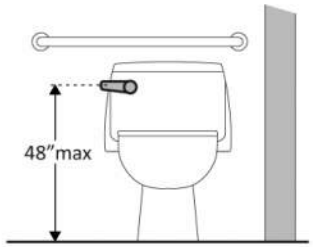
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

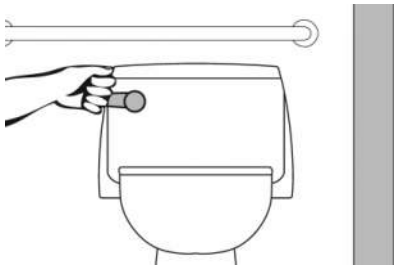
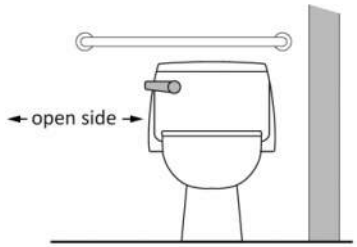
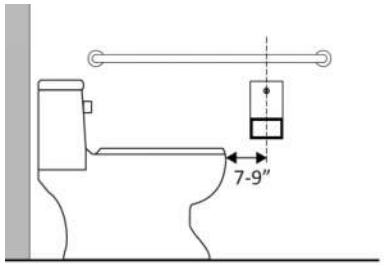
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26"**		*Under lavatory clear space*	• Relocate lavatory
3.25	Is there toe clearance at least 9 inches high? [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

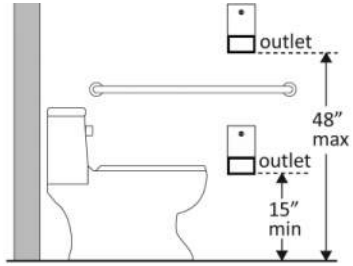
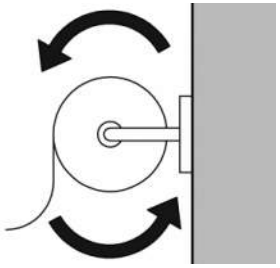
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **5 lbs**			
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer 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*	

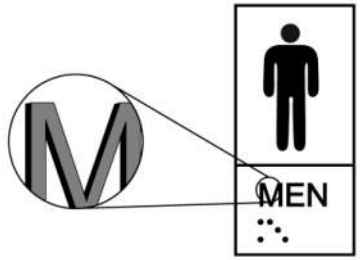
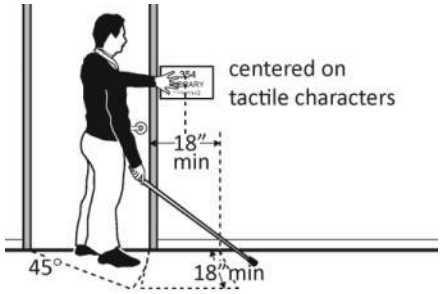
	(such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐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*	

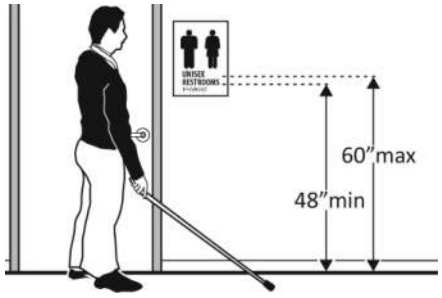
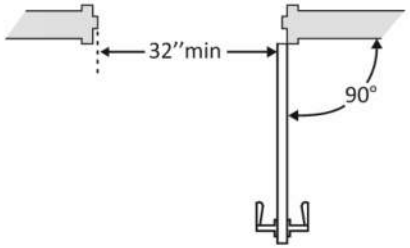
	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below 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*	

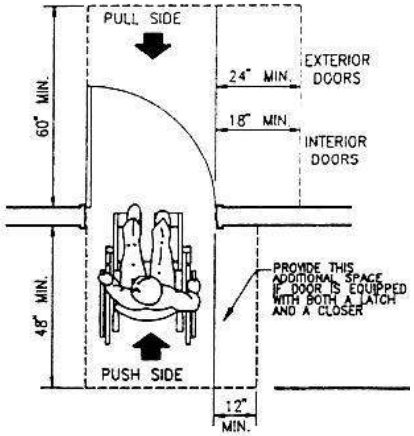
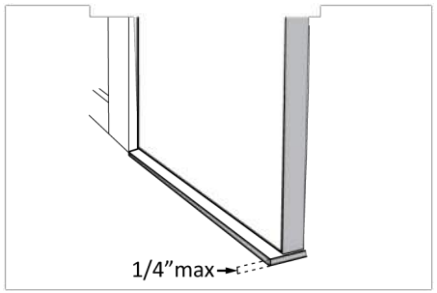
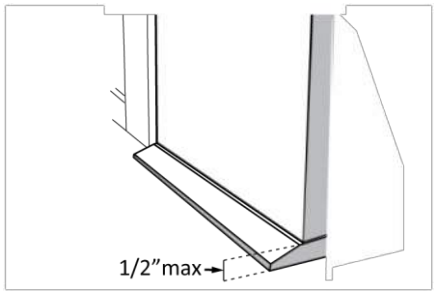
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are 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*	

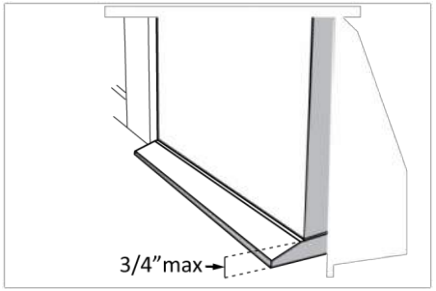
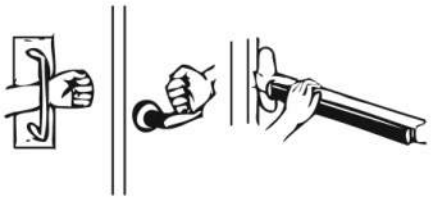
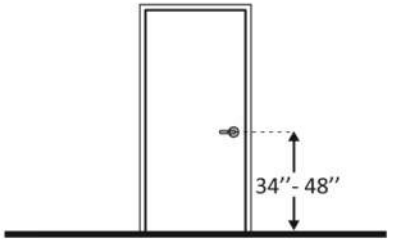
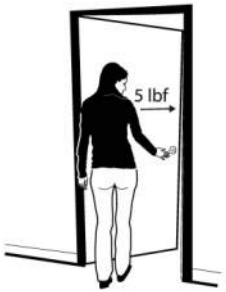
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **7 lbs**			• Replace flush control
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*	

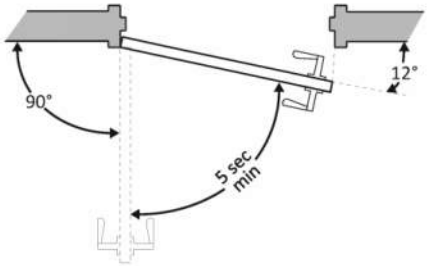
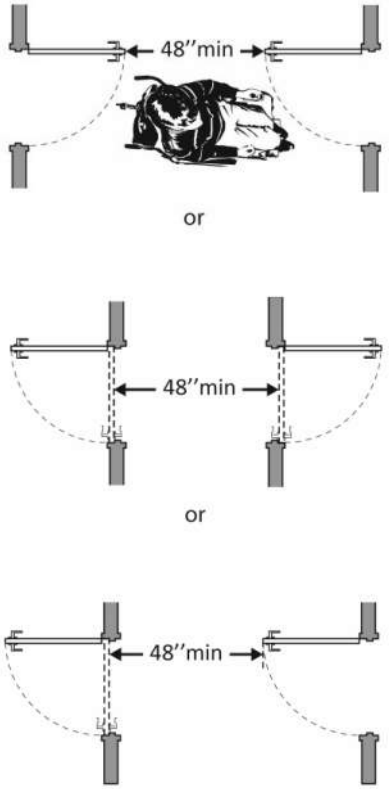
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **27 ½"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

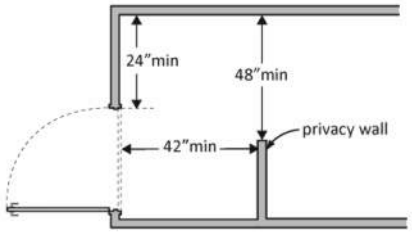
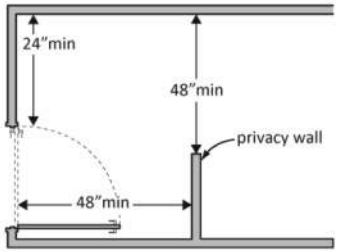
Toilet Room #2 Women's Pre-fab Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage height*
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No		
	Is there Braille? [703.3]	☒Yes ☐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				

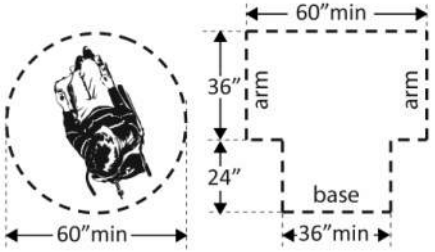
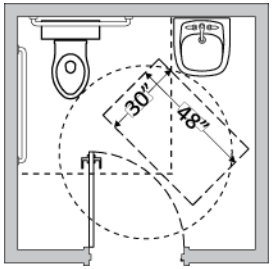
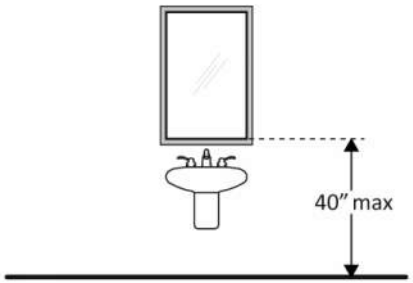
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

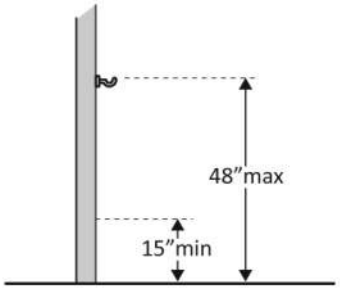
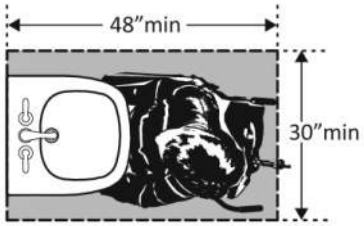
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

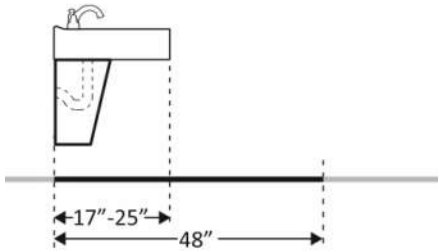
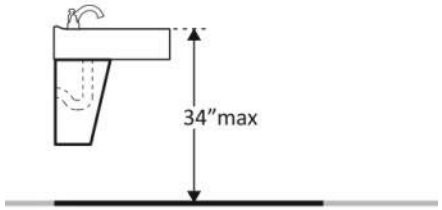
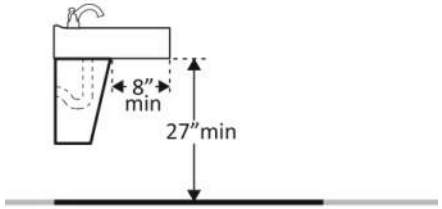
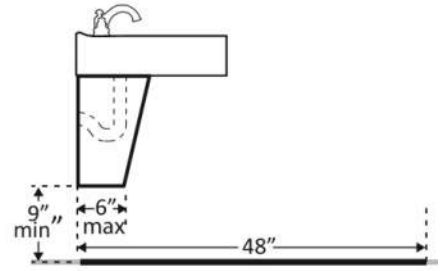
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

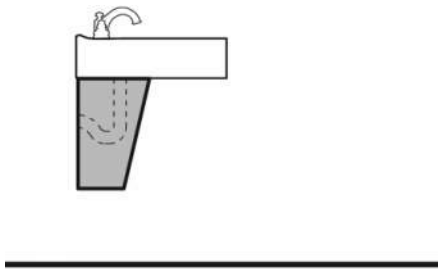
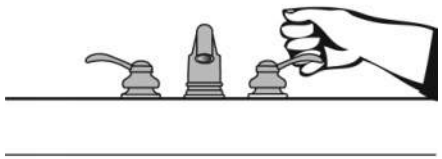
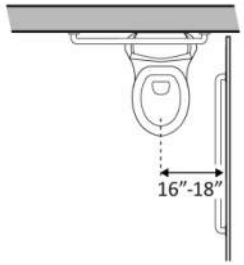
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least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

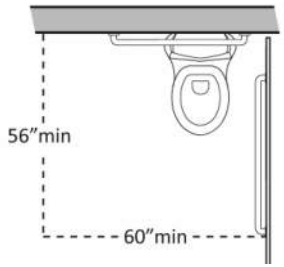
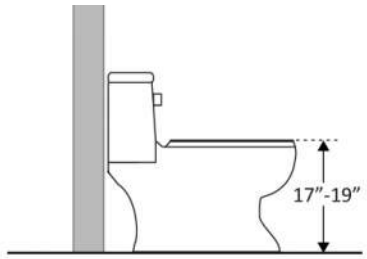
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

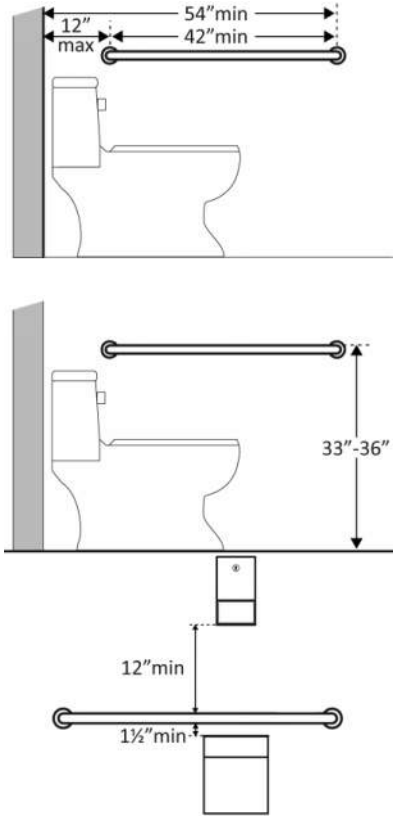
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☒Yes ☐No ☐N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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*	

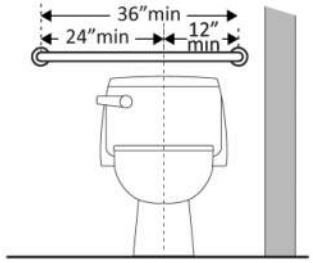
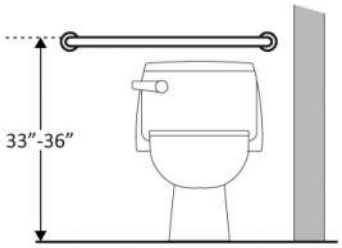
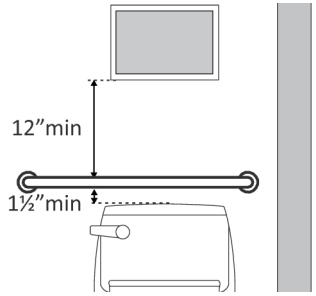
	If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches 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			

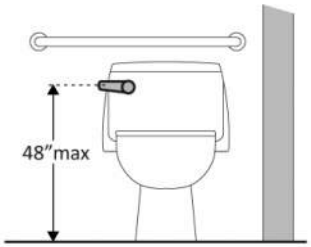
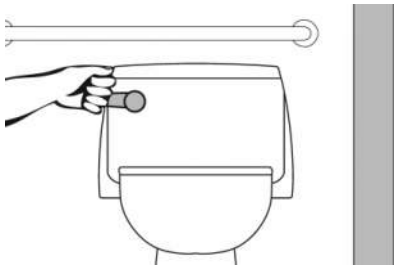
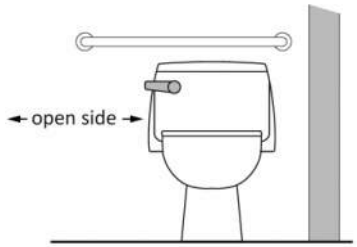
3.22	Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]	☒Yes ☐No ☐N/A Measurement: **18"**		*Lavatory clear floor space*	
3.23	Is the front of the lavatory or 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			

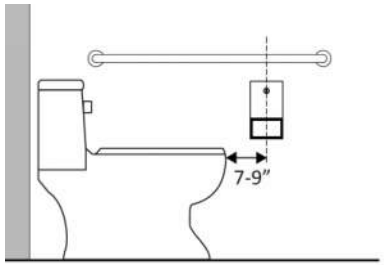
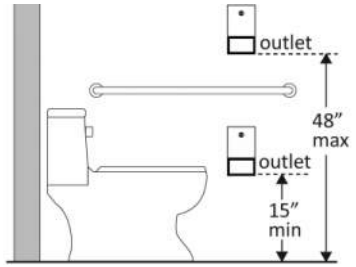
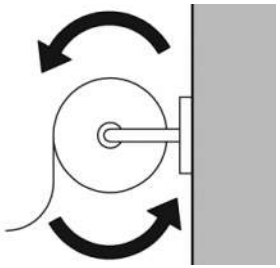
3.26	Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]	☐Yes ☒No ☐N/A			• Add insulation around pipes
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 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* *Grab bar height* *Grab bar distance to objects below*	
	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"**			
	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 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

SVPA ARCHITECTS

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

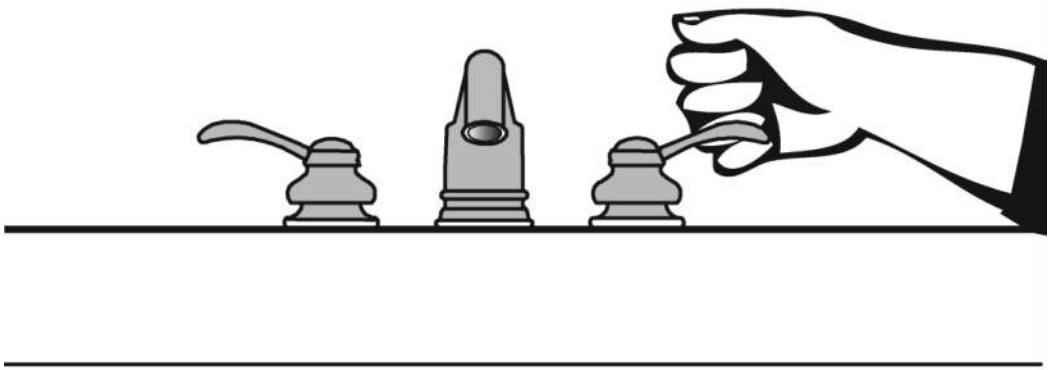
The shower/restroom facility of the Riverview Park Campground is generally in fair condition. Some portions of the building are ADA-compliant, some are not. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to 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

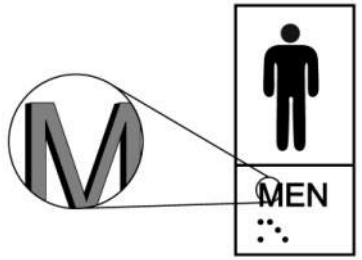
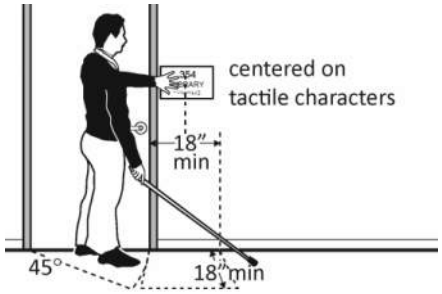
Date: 07/18/2019

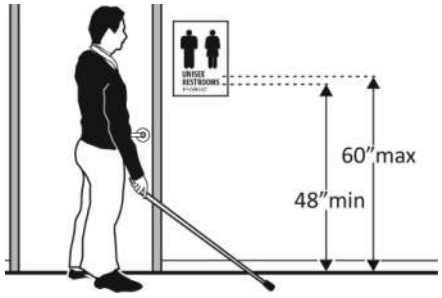
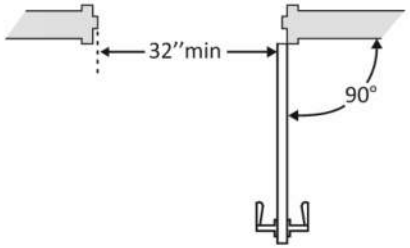
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

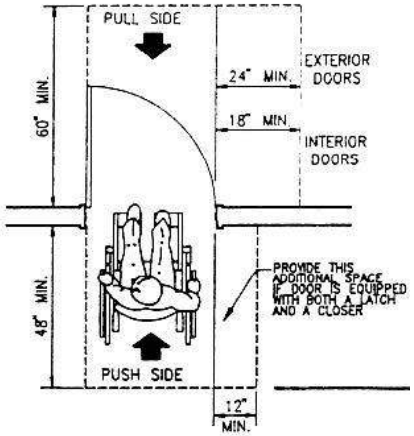
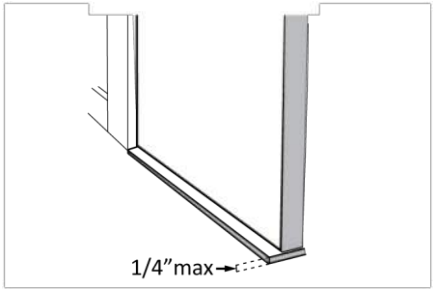
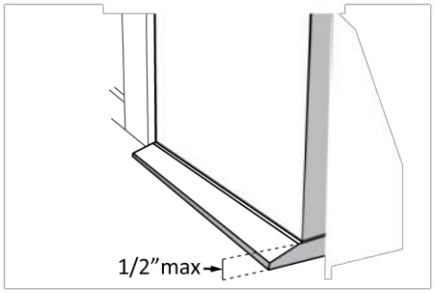
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

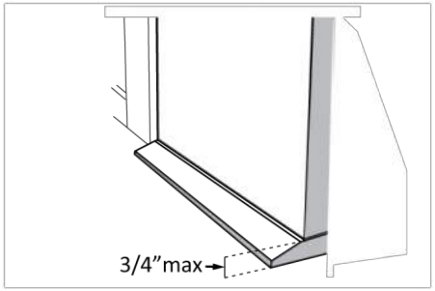
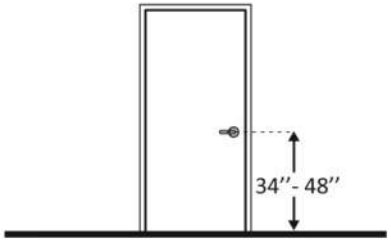
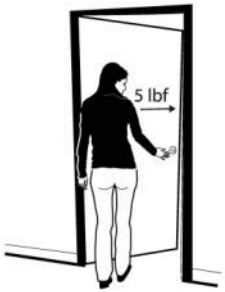
When toilet rooms are open to the public they should be accessible to people with disabilities.

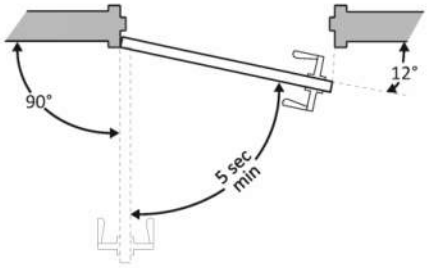
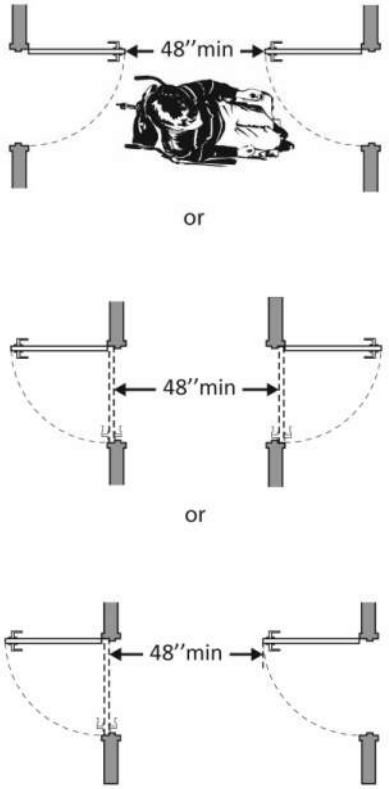
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			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			

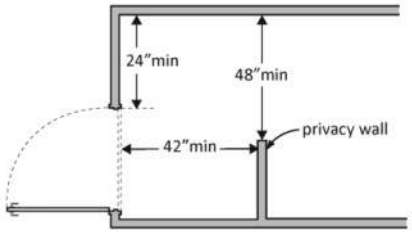
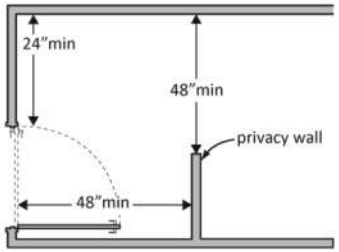
Toilet Room #1 Riverview Park Men's Showers/Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage height*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	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"**				

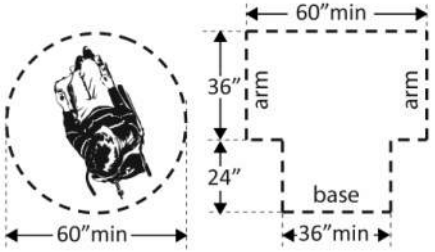
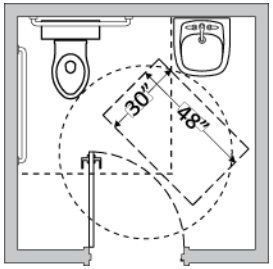
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

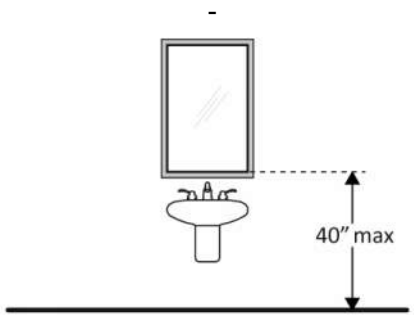
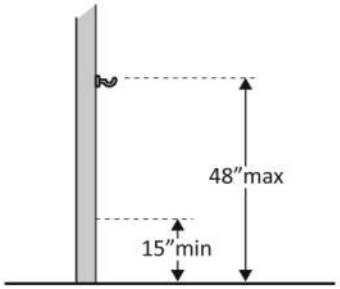
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

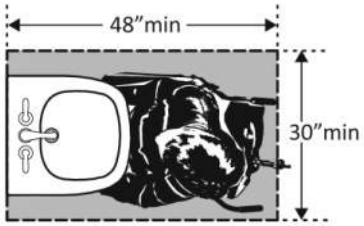
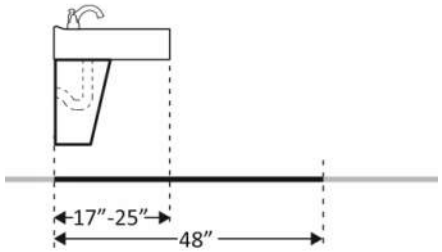
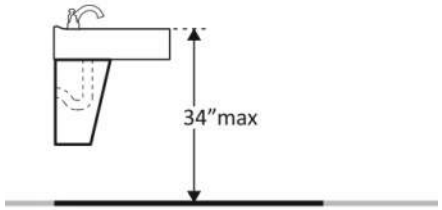
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes ☐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

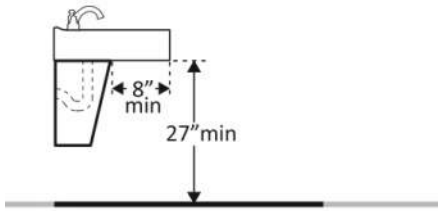
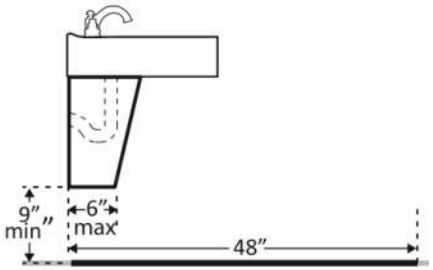
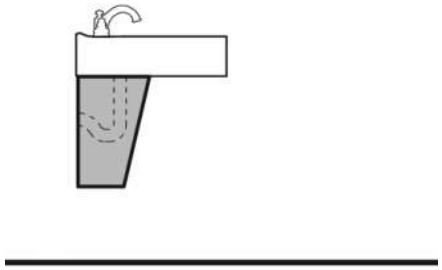
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Replace closer
3.13	If there are two doors in a series, e.g. vestibule, is the distance between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

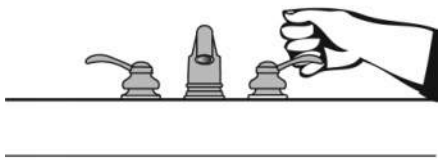
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

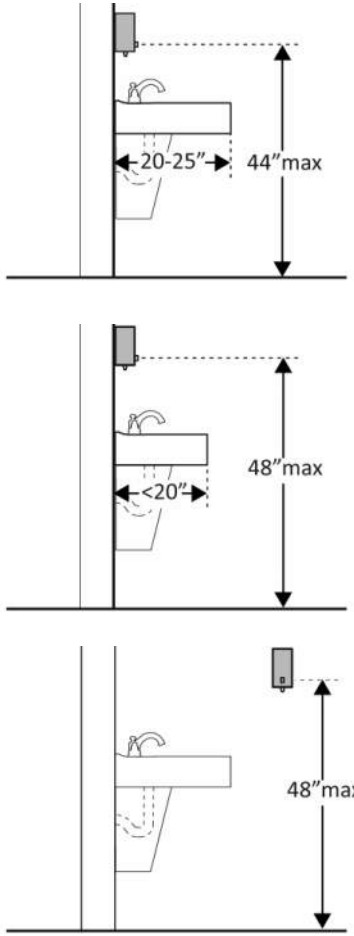
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

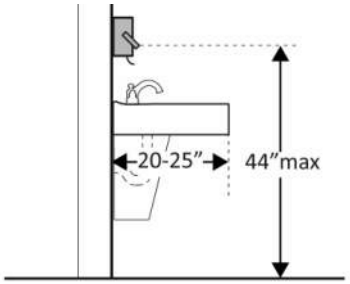
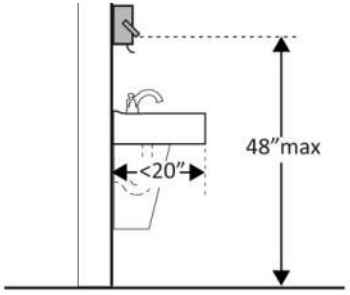
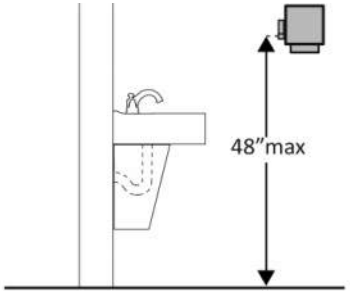
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clear floor space*	
3.22	Do no less than 17 inches and no greater 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*	

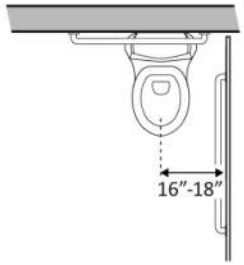
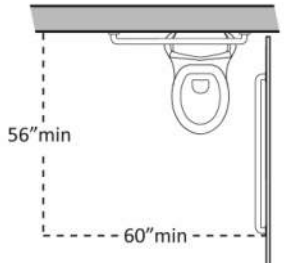
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27"**		*Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

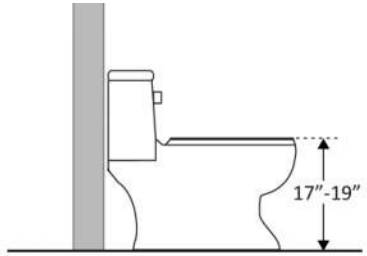
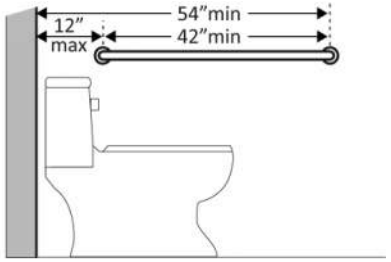
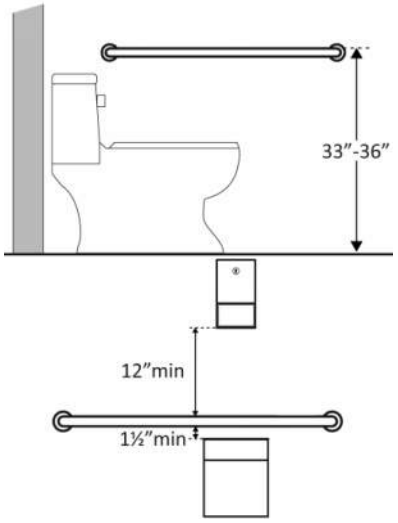
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **2 lbs**		 *Faucet handle*	

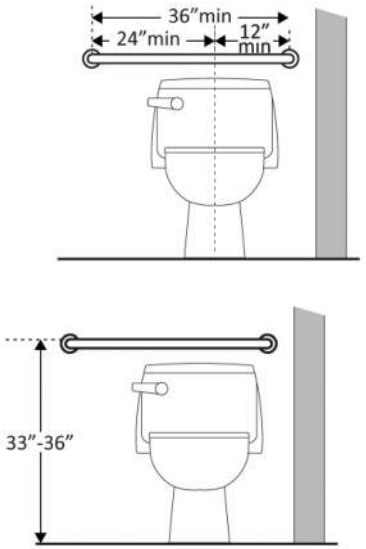
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

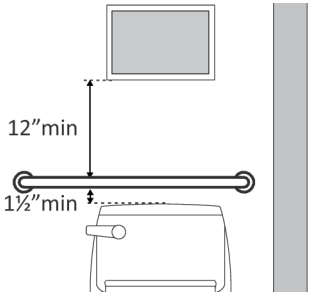
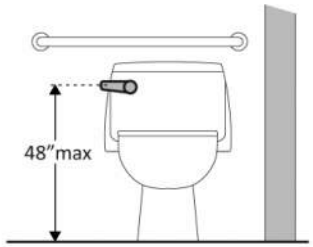
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2] Above lavatories less than 20 inches deep: no higher than 48 inches above 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

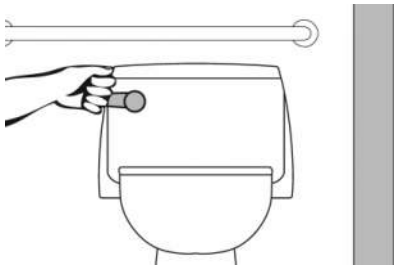
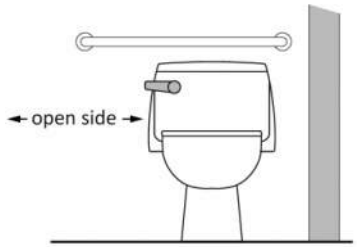
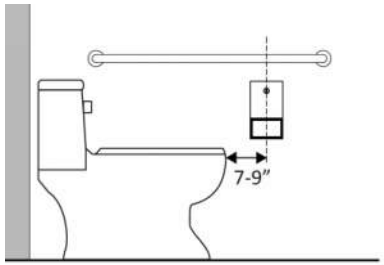
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Hand dryer height*	
	Above 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**			

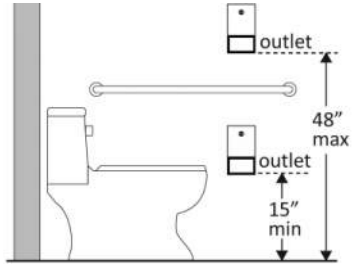
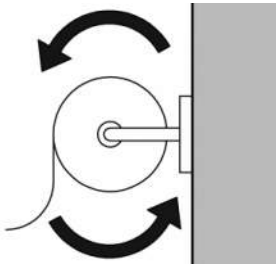
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **18 ½"**		 *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**			

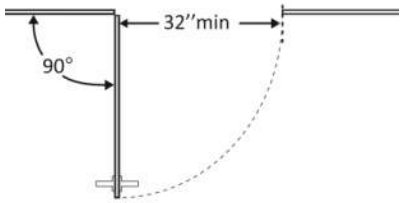
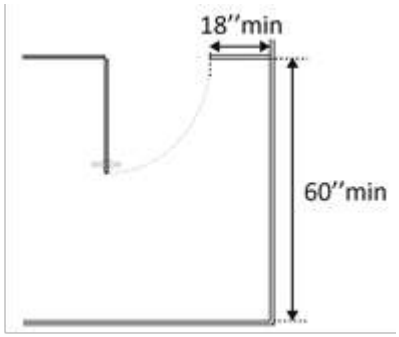
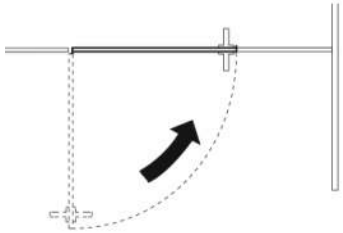
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18 ½"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **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"**			

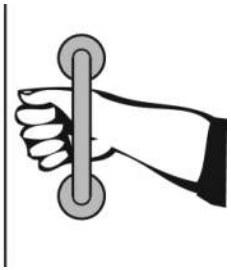
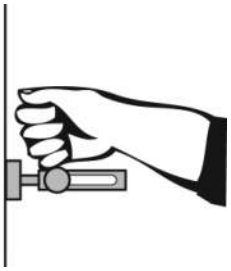
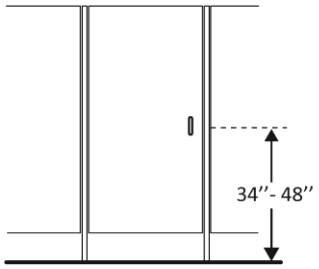
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☐Yes ☒No ☐N/A Measurement: **1 1/8"**		 *Grab bar distance to objects below* *Grab 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

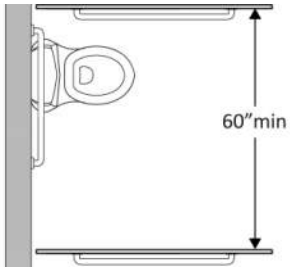
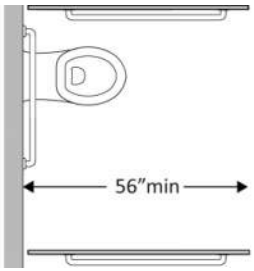
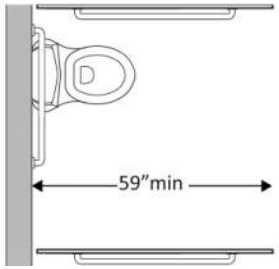
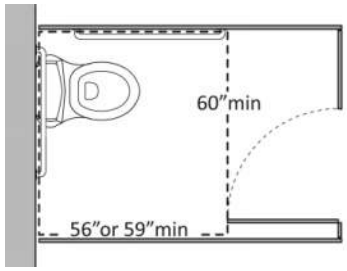
	[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the 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*	

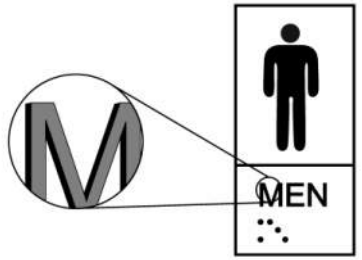
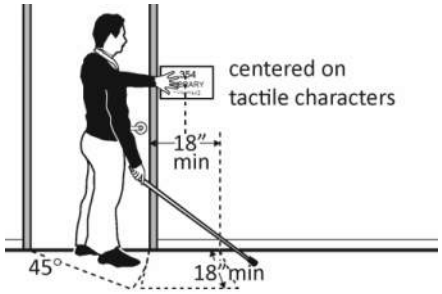
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A Measurement: **6 lbs**			• Replace flush control
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*	

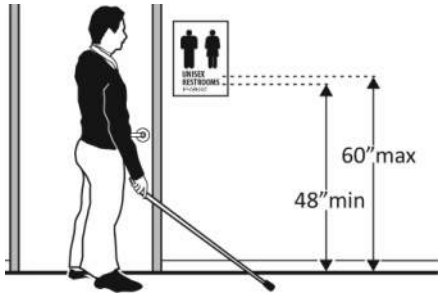
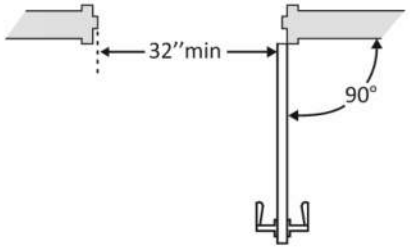
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A **26"** ☒Yes ☐No ☐N/A		 *Toilet paper dispenser height*	
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

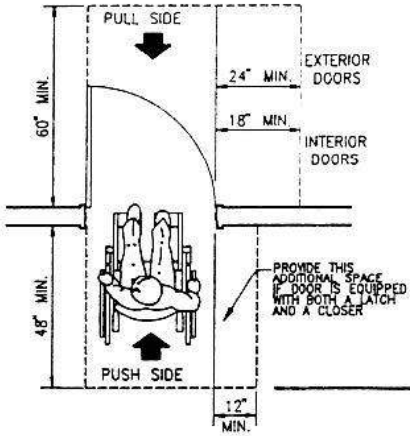
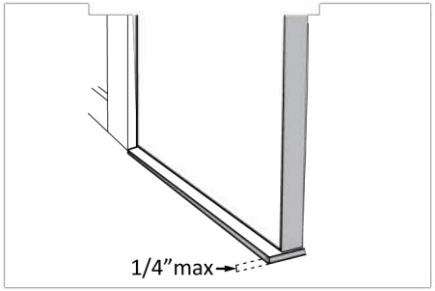
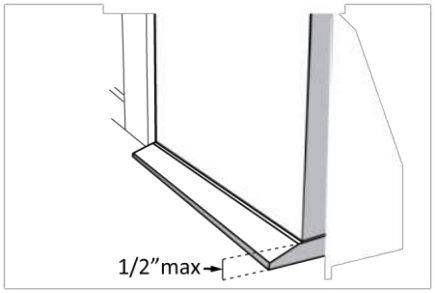
Toilet Compartments (Stalls)					
3.41	Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [604.8.1.2]	☒Yes ☐No ☐N/A Measurement: **34 ½"**		*Door opening clear width*	
3.42	If there is a front approach to the pull side of the 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

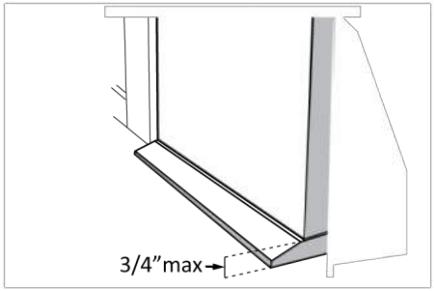
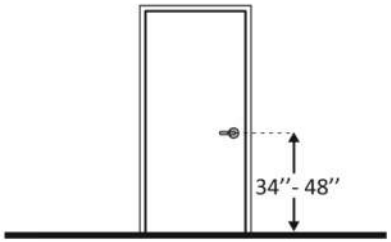
3.44	Are there door pulls on both sides of the door that are operable with one hand and do not require tight grasping pinching or twisting of the wrist?* [604.8.1.2] * If constructed before 3/15/2012 door pulls do not need to be added; door pulls are not required in the 1991 Standards	☒Yes ☐No ☐N/A		 *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*	

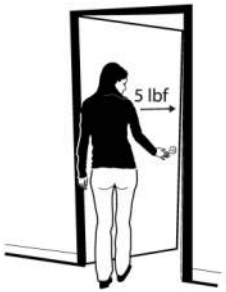
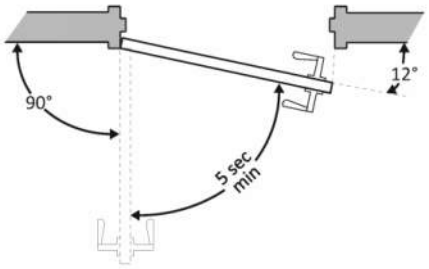
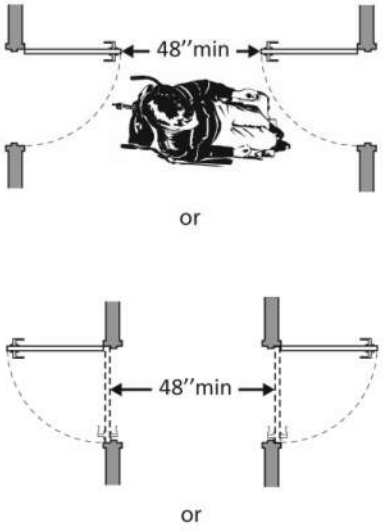
3.47	Is the compartment at least 60 inches wide? [604.8.1.1]	☒Yes ☐No ☐N/A Measurement: **60"**			
3.48	If the water closet is wall hung, is the compartment at least 56 inches deep? [604.8.1.1]	☐Yes ☐No ☒N/A Measurement: **n/a**			
3.49	If the water closet is floor mounted, is the compartment at least 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**			

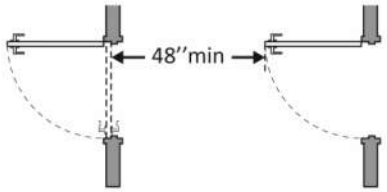
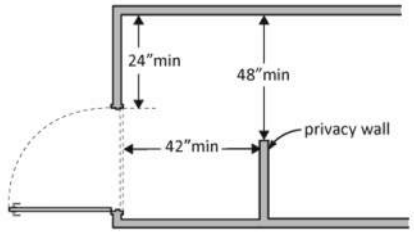
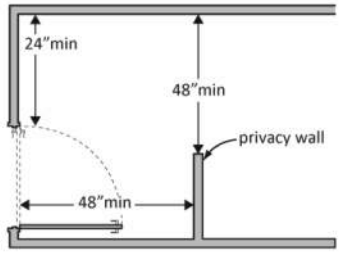
Toilet Room #2 Riverview Park Women's Showers/Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☒Yes ☐N/A	☐No		*Restroom signage*	• Relocate signage
	Are text characters raised? [703.2]	☒Yes ☐N/A	☐No			
	Is 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	☒No			
	So the baseline of the lowest character is at least 48 inches	**71"**				

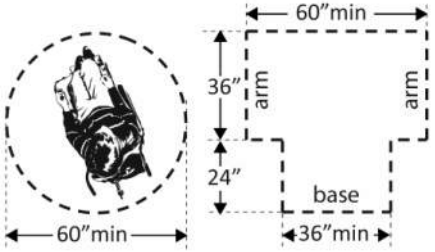
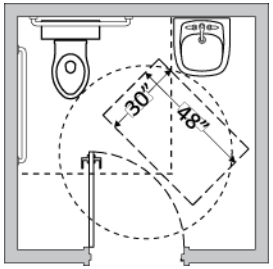
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

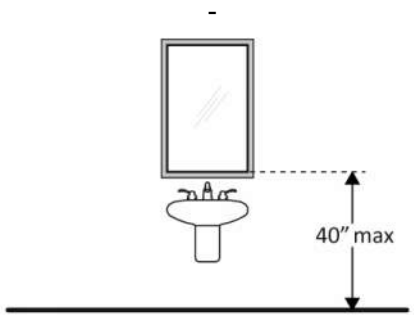
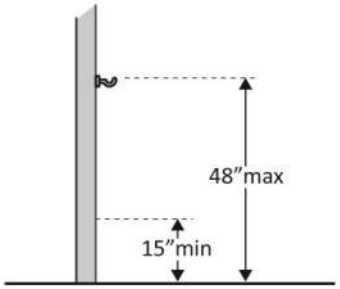
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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

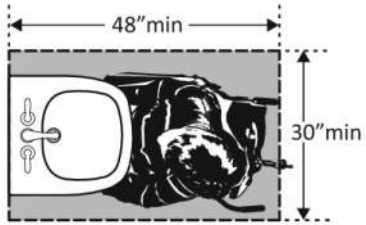
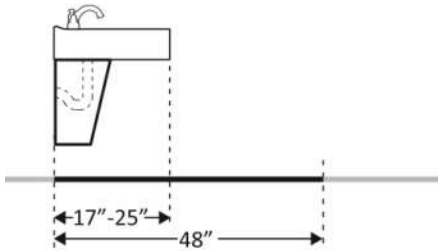
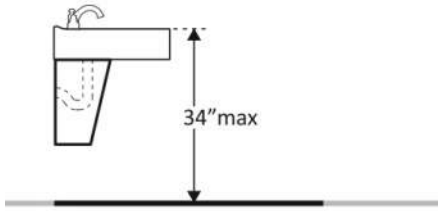
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☒Yes ☐No ☐N/A ☒Yes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

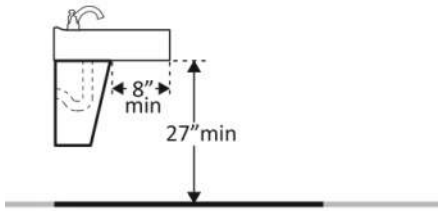
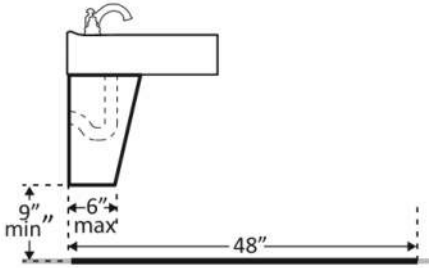
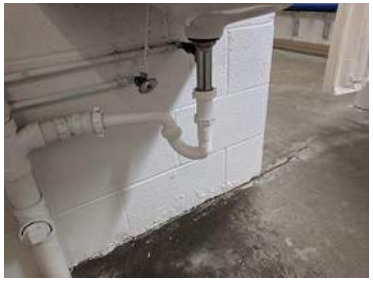
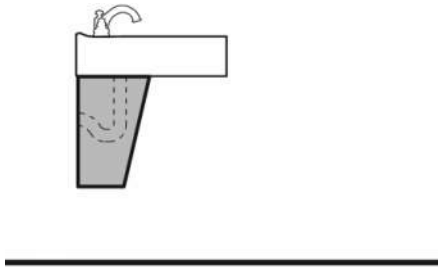
3.11	Can the door be opened easily (5 pounds maximum force)? [404.2.9] Method of test: door pressure gauge.	☐Yes ☒No ☐N/A Measurement: **9 lbs**			• Replace door
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from 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			

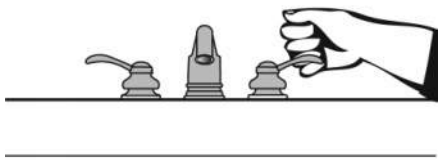
					
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

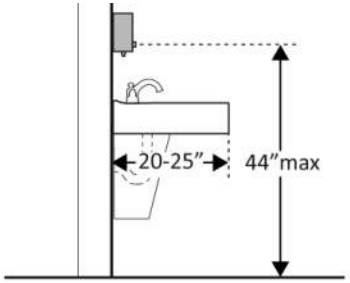
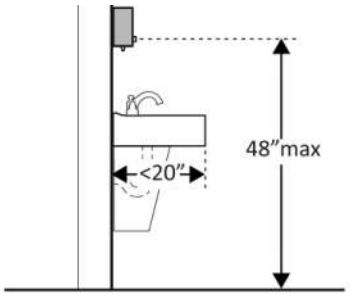
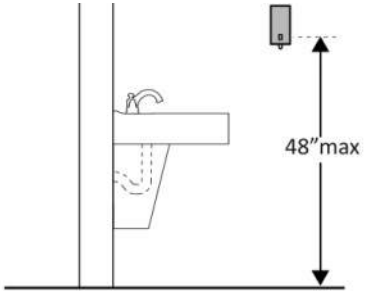
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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

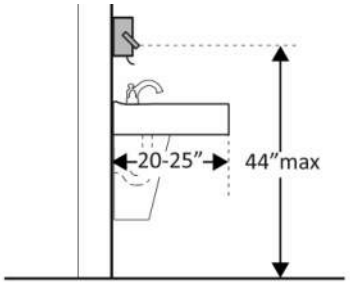
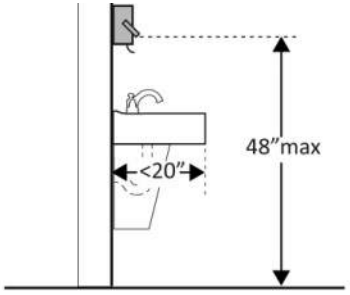
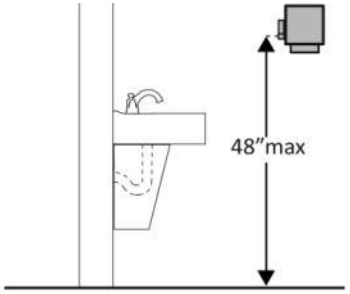
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A			
3.22	Do no less than 17 inches and no greater than 25 inches of the clear 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

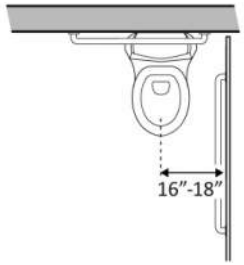
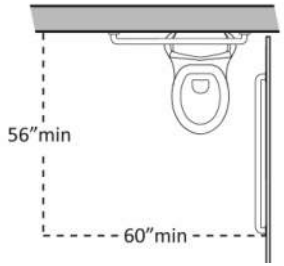
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27 ½"**		*Under lavatory clear space*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: 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

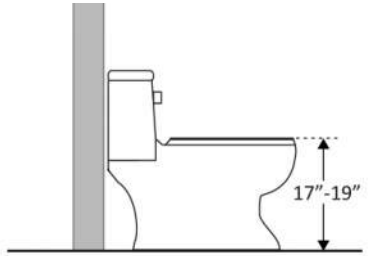
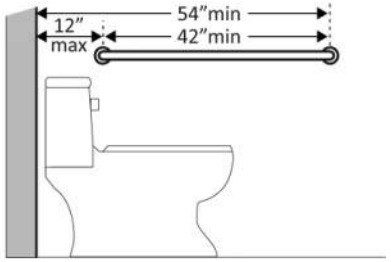
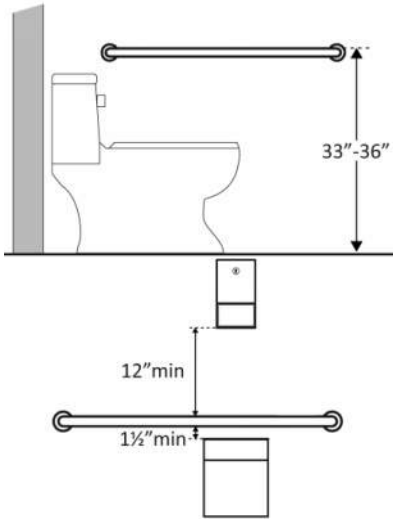
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A **2 lbs**		 *Faucet handle*	

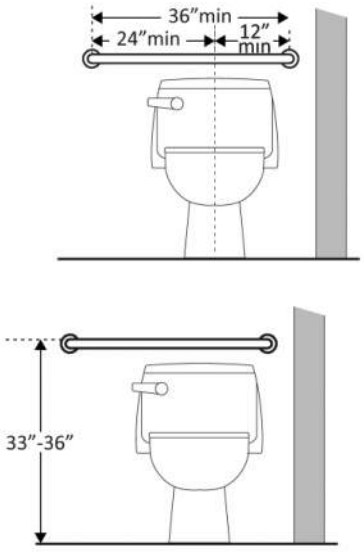
Soap Dispensers and Hand Dryers *(2010 Standards – 603)*

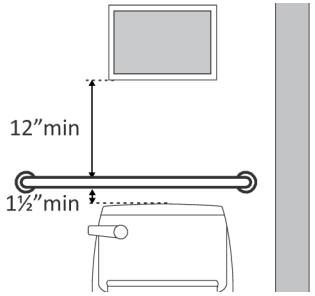
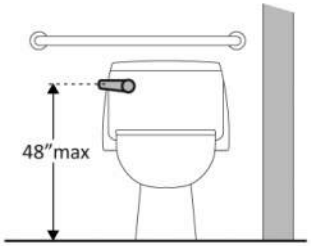
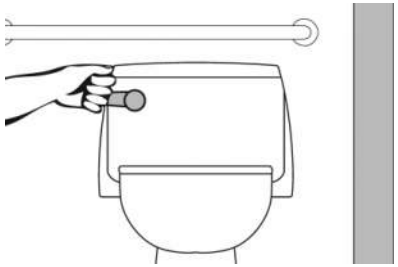
3.28	Are the operable parts of the soap dispenser within one of the following reach ranges? Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]	☐Yes ☐No ☒N/A Measurement: **n/a**		 *Soap dispenser height*	
	Above 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**			

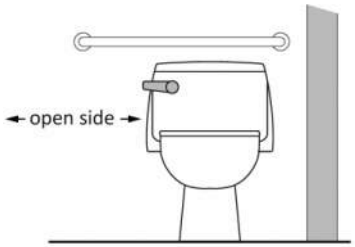
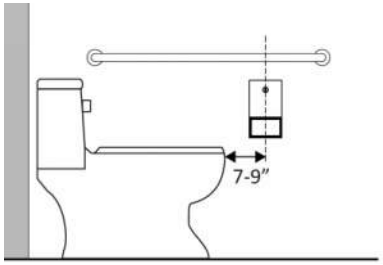
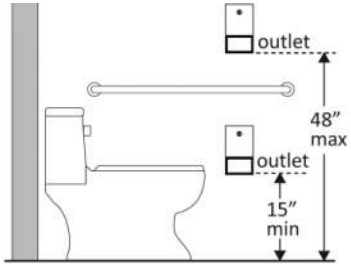
3.29	Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges?				
	Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?	☐Yes ☐No ☒N/A Measurement: **n/a**		*Hand dryer height*	
	Above 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: **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**			

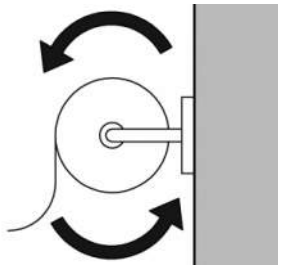
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.					
3.30	Is the centerline of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition? [604.2]	☐Yes ☒No ☐N/A Measurement: **19"**		 *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**			

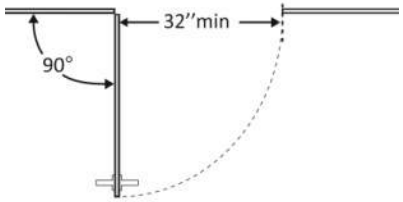
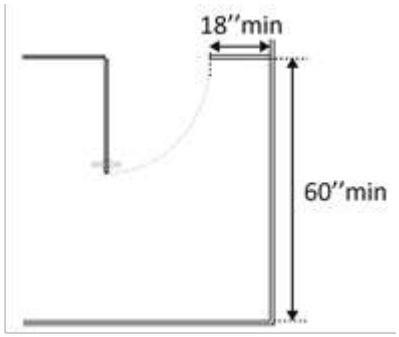
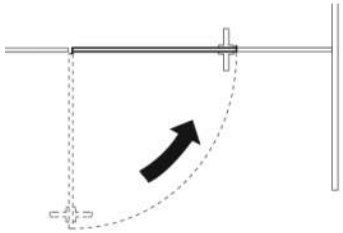
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]	☒Yes ☐No ☐N/A Measurement: **18 ¾"**		*Water closet height*	
3.33	Is there a grab bar at least 42 inches long on the side wall?	☐Yes ☒No ☐N/A Measurement: **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"**			

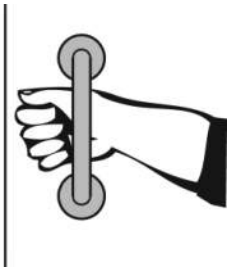
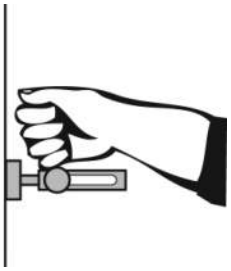
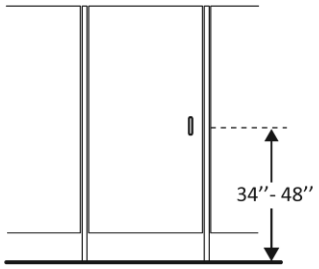
	* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Is the space between the wall and the grab bar 1 ½ inches? [609.3]	☒Yes ☐No ☐N/A Measurement: **1 ½"**		 *Grab bar distance to objects below* *Grab 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

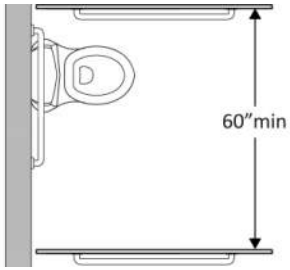
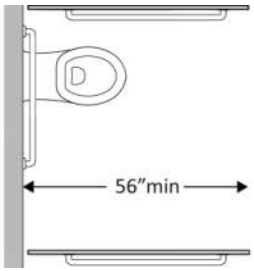
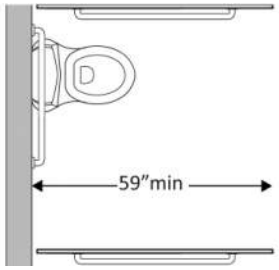
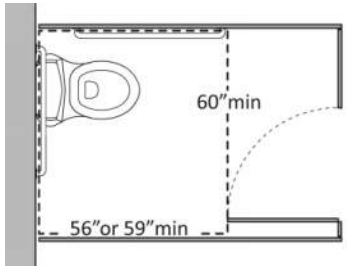
	[609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards Are there at least 1½ inches clearance between the 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 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

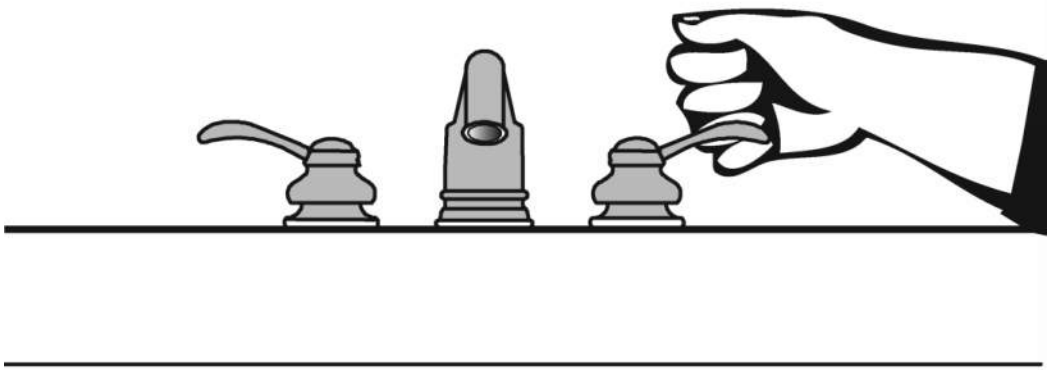
The restroom building at Timber Creek Park is generally in good condition. Some portions of the building are ADA-compliant, some are not. The following notes are meant to highlight portions of the report and to provide direction to make several priority items ADA-compliant; refer to the full report for 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

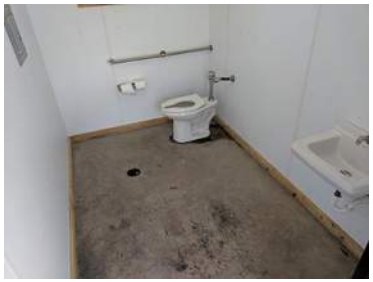
Location: 2223 Edgebrook Dr, Marshalltown, IA 50158

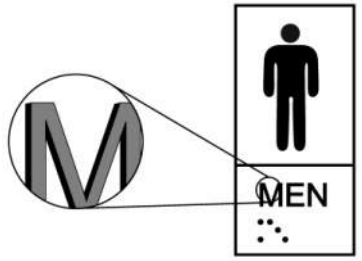
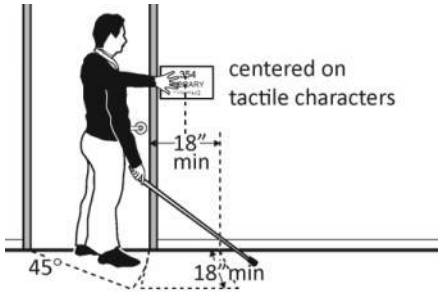
Date: 07/09/2019

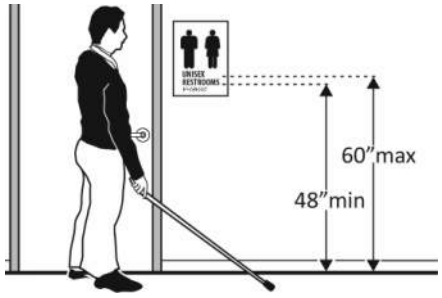
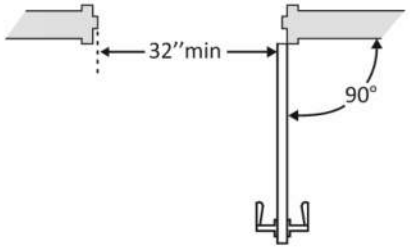
Surveyors: Josh Ridgely, AIA – SVPA Architects Inc

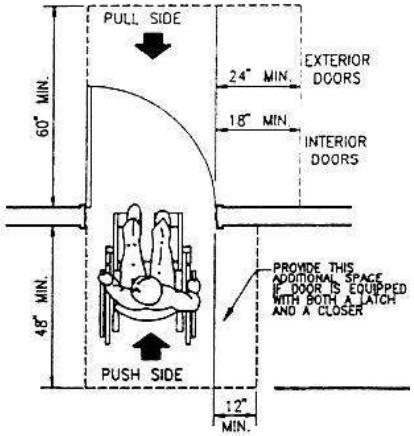
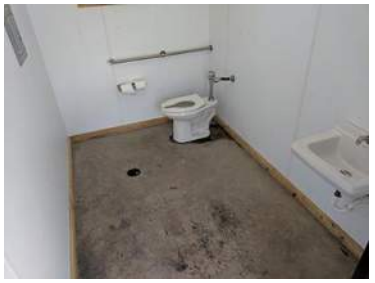
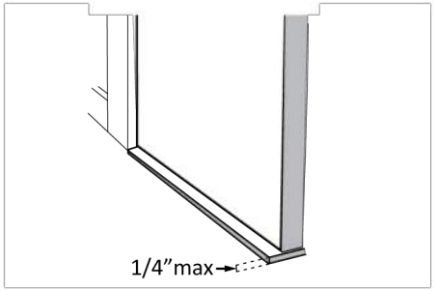
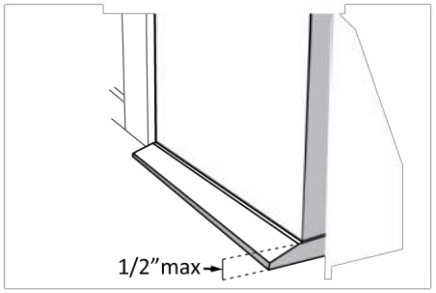
Contact Information: Phone - (515) 327-5990
Email – j-ridgely@svpa-architects.com

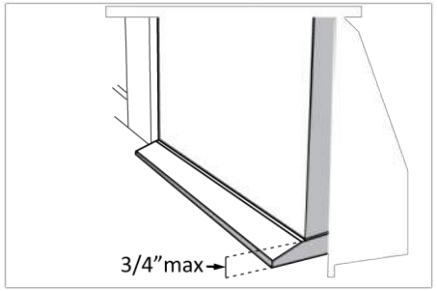
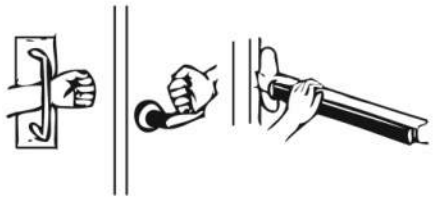
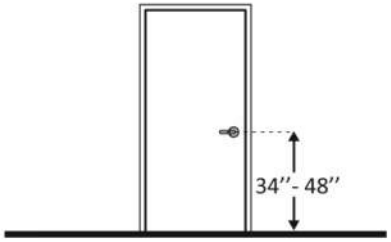
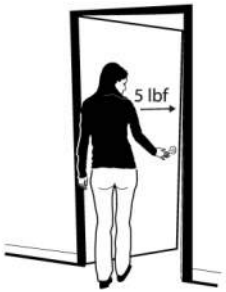
When toilet rooms are open to the public they should be accessible to people with disabilities.

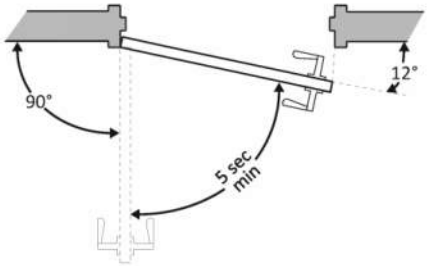
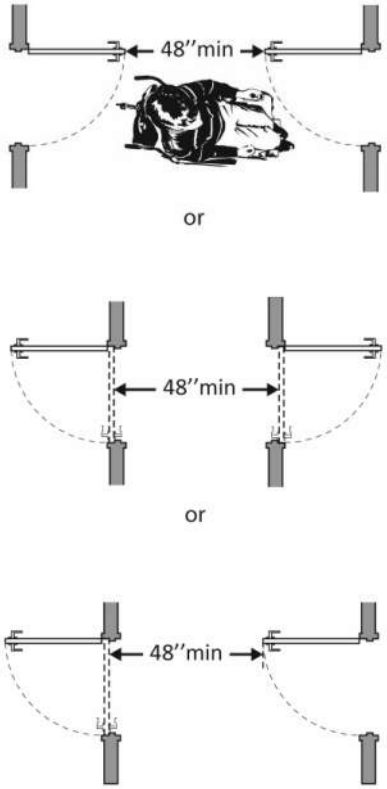
Part 3 – Toilet Rooms General Comments				Photos / Comments	Possible Solutions
3.1	If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.) Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, 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			

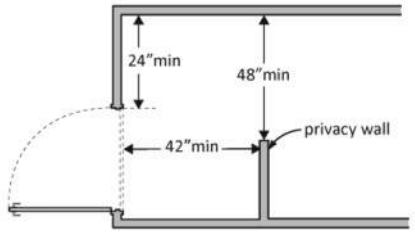
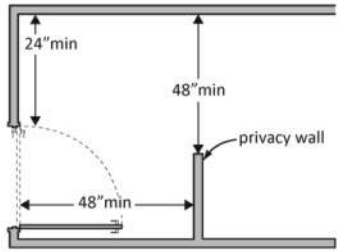
Toilet Room #1 Timber Creek Park Left Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐No ☒N/A		*Restroom entrance – no signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐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				

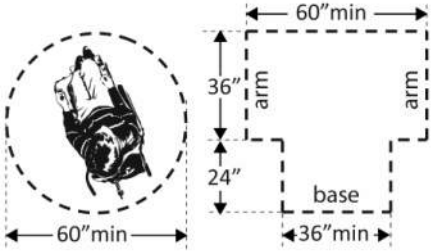
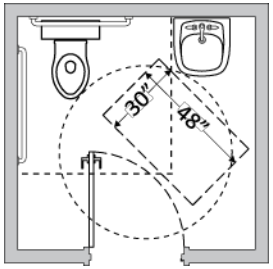
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

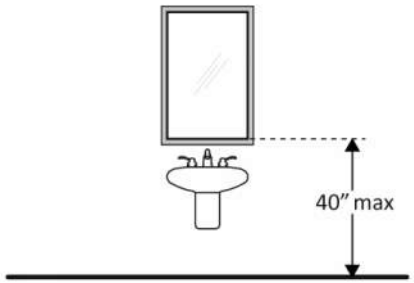
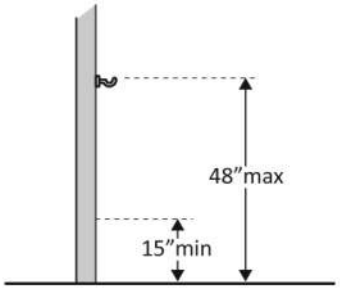
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

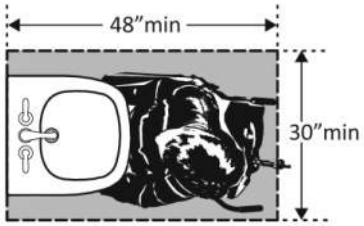
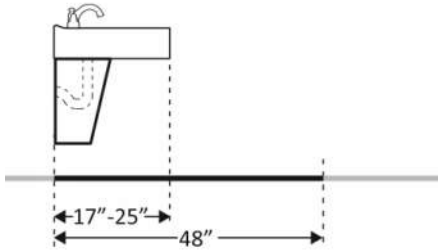
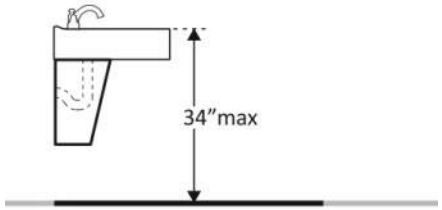
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☒Yes ☐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

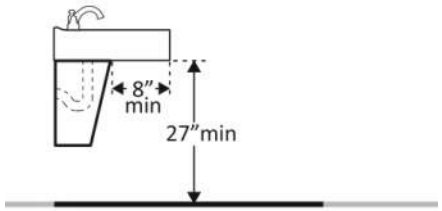
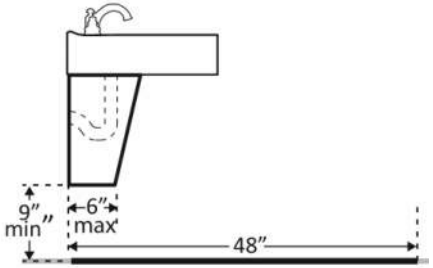
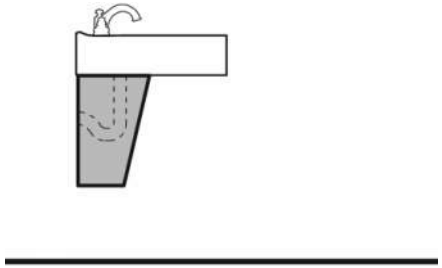
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☐Yes ☒No ☐N/A Measurement: **3 sec**			• Adjust door closer.
3.13	If there are two doors in a series, e.g. vestibule, is the distance between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

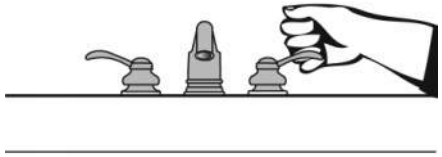
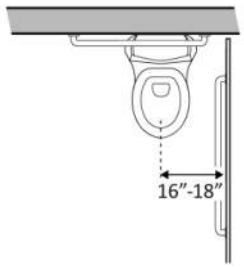
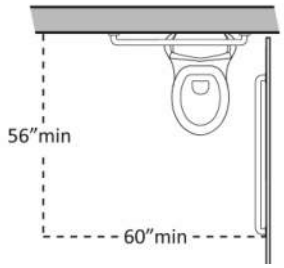
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

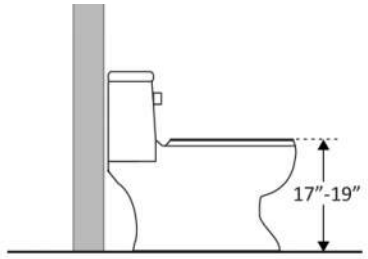
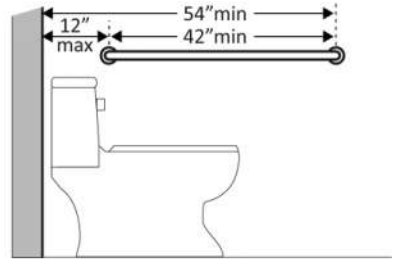
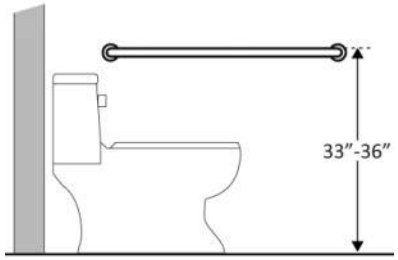
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

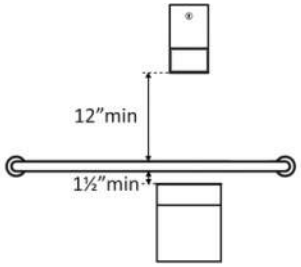
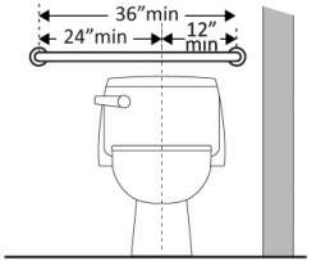
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

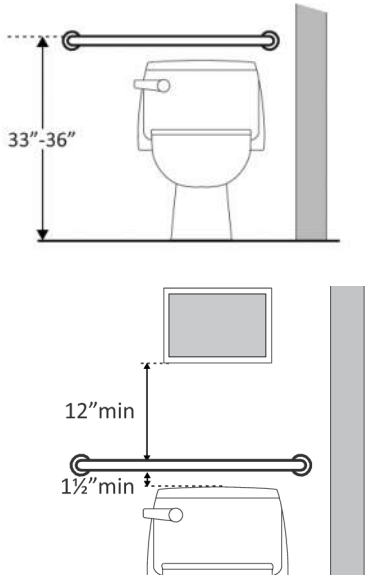
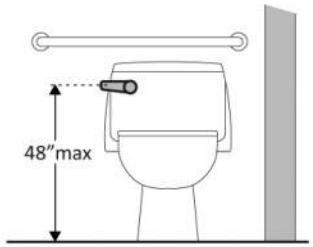
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory floor clearance*	
3.22	Do no less than 17 inches and no greater 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*	

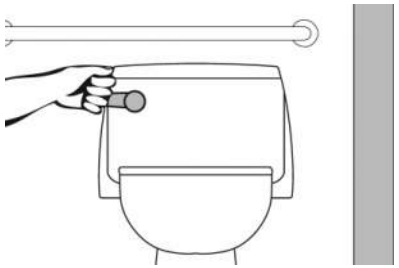
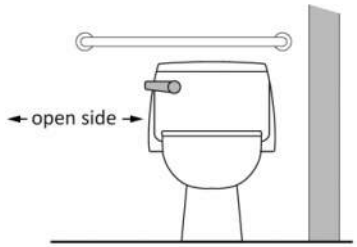
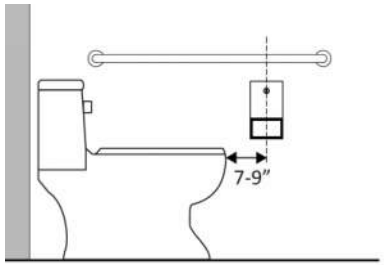
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☐Yes ☒No ☐N/A Measurement: **26”**		*Under-lavatory clearance*	• Relocate lavatory
3.25	Is there toe clearance at least 9 inches high? [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

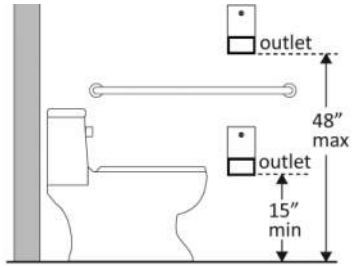
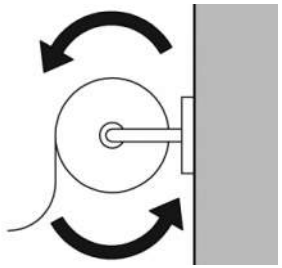
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **11 lbs**		 *Faucet handle*	• Replace handle
Water Closets in Single-User Toilet Rooms and Compartments (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*	

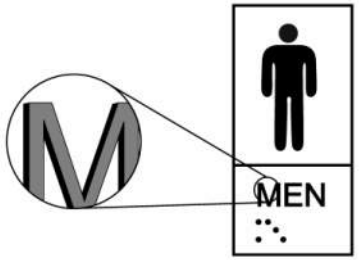
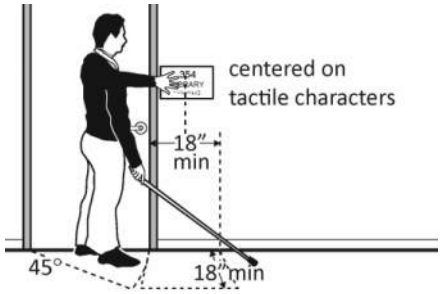
	required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the centerline of the water closet.				
3.32	Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top 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.

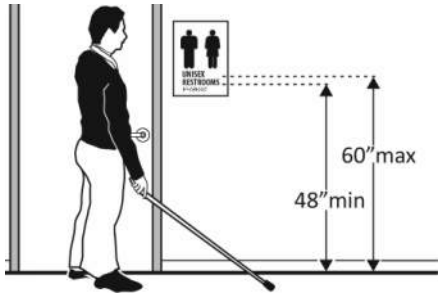
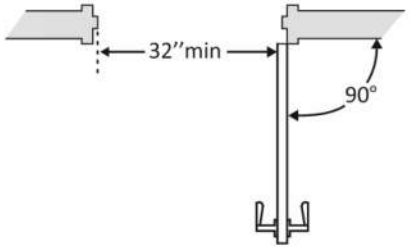
	Is there at least 12 inches clearance between the grab bar and projecting objects above?* Is there at least 1½ inches clearance between the grab bar and projecting objects below?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below 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.

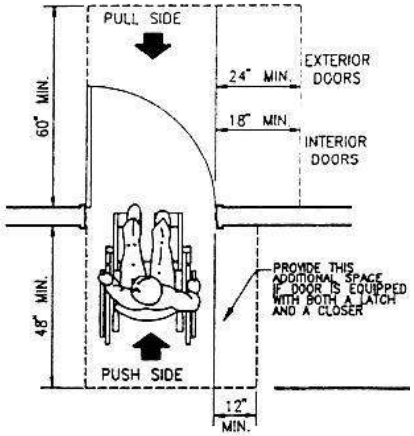
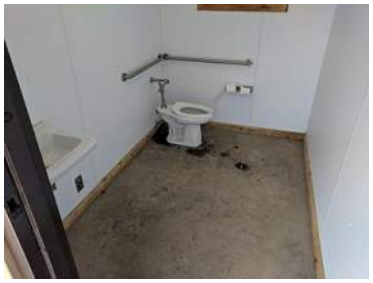
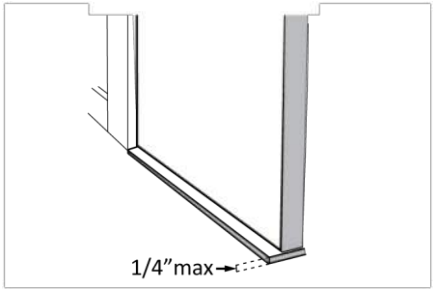
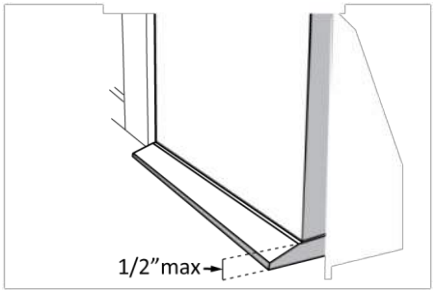
	Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4] Are there at least 12 inches clearance between the grab bar and protruding objects above?* * If constructed before 3/15/2012 grab bars do not need to be relocated; there are 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”**			

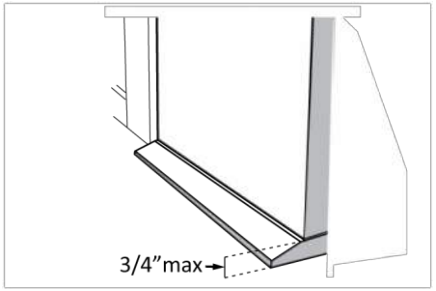
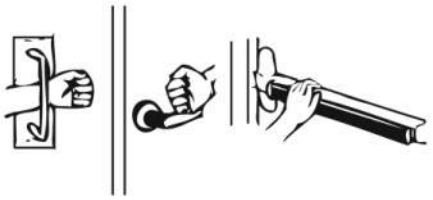
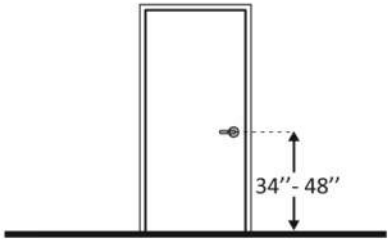
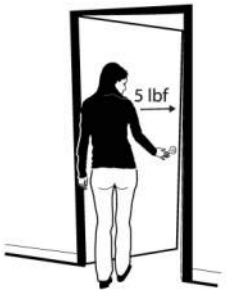
3.36	If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the flush control no greater than 5 pounds? [605.4]	☒Yes ☐No ☐N/A ☒Yes ☐No ☐N/A Measurement: **4 lbs**			
3.37	Is the flush control 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			

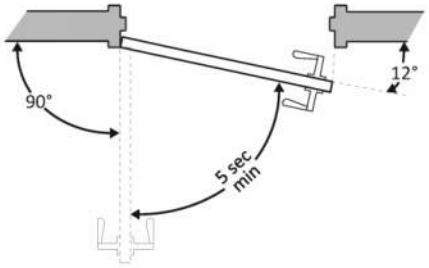
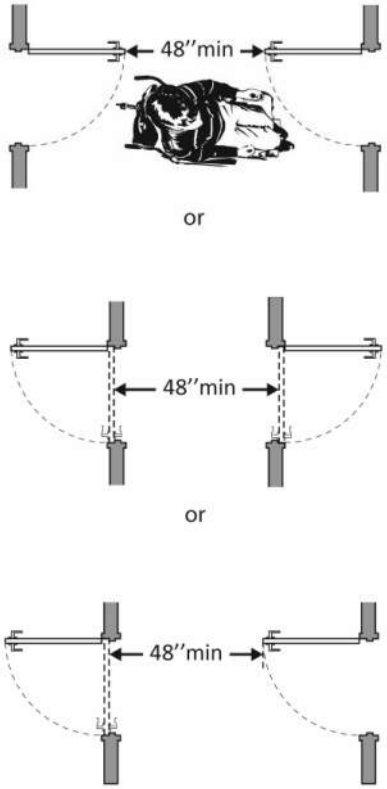
3.39	Is the outlet of the dispenser? Located no less than 15 inches and no greater than 48 inches above the floor? Not located behind grab bars? [604.7]	☒Yes ☐No ☐N/A ☐Yes ☐No ☒N/A			
3.40	Does the dispenser allow continuous paper flow? [604.7]	☒Yes ☐No ☐N/A			

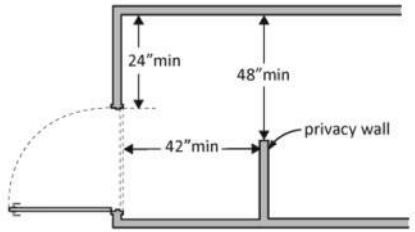
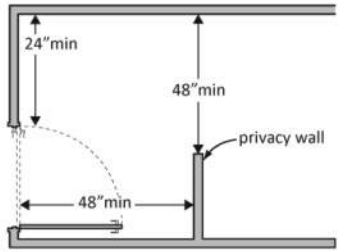
Toilet Room #2 Timber Creek Park Right Restroom				Photos / Comments	Possible Corrective Work
Signs at Toilet Rooms					
3.5	Do text characters contrast with their backgrounds? [703.5]	☐Yes ☐No ☒N/A		*Restroom entrance – no signage*	• Add ADA compliant signage.
	Are text characters raised? [703.2]	☐Yes ☐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				

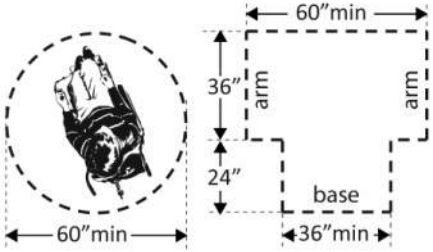
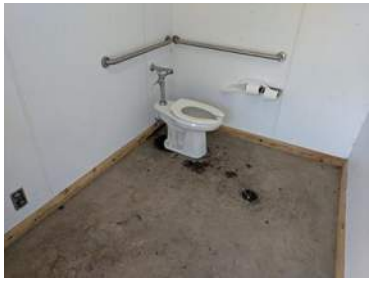
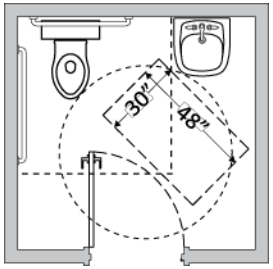
	above the floor and the baseline of the highest character is no more than 60 inches above the floor? * [703.4.1] *If constructed before 3/15/2012 and mounted no higher than 60 inches to the centerline of the sign, relocation is not required Note: If the sign is at double doors with one active leaf, the 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*	

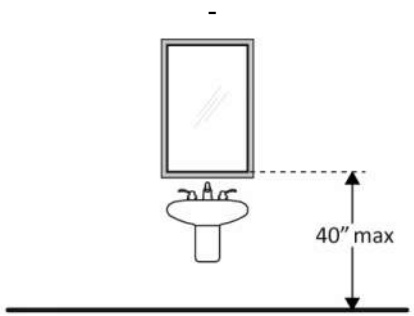
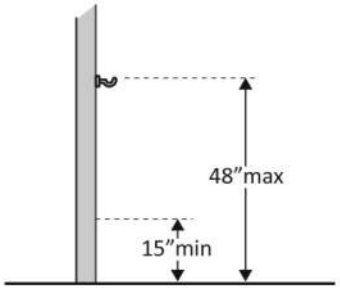
3.7	Is there a minimum of 18 inches side clearance and a minimum of 60 inches forward approach clearance on the pull side of the door from the edge of the door to the nearest obstruction? Is there a minimum of 12 inches side clearance and a minimum of 48 inches forward approach clearance on the push 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*	

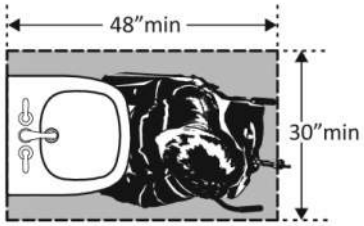
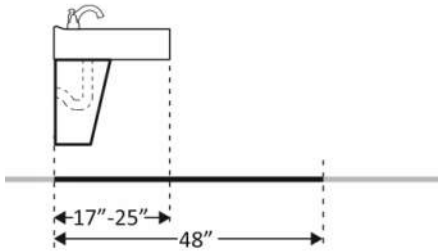
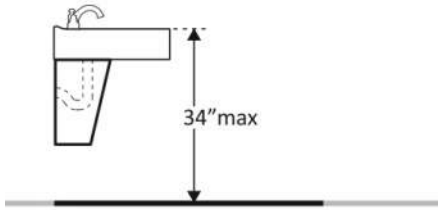
	Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.				
3.9	Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist? Door handle? Lock (if provided)? [404.2.7]	☐Yes ☒No ☐N/A ☒Yes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

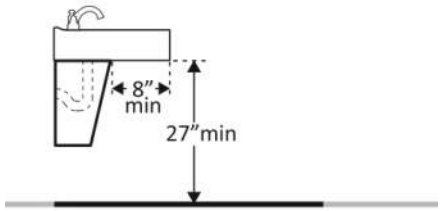
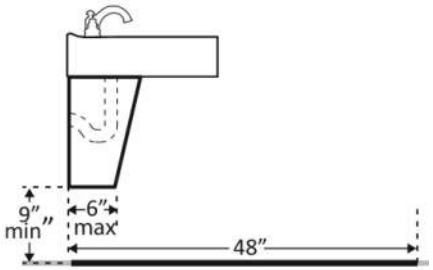
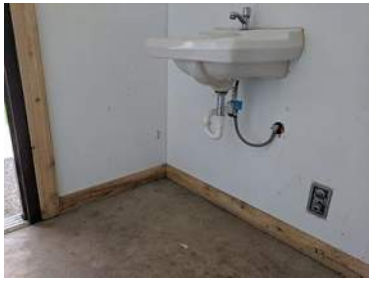
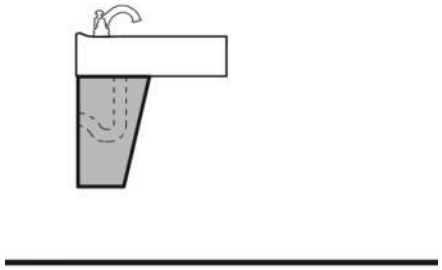
3.12	If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8.1]	☒Yes ☐No ☐N/A Measurement: **5 sec**			
3.13	If there are two doors in a series, e.g. vestibule, is the distance between the doors at least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

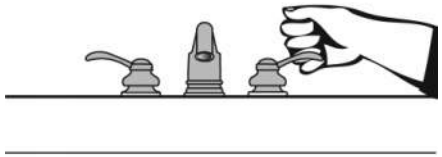
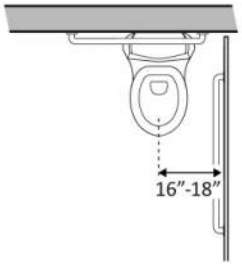
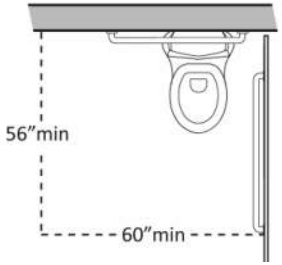
3.14	If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]	☐Yes ☐No ☒N/A			
3.15	If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance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

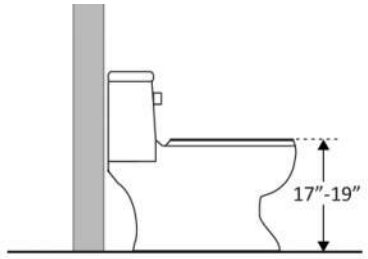
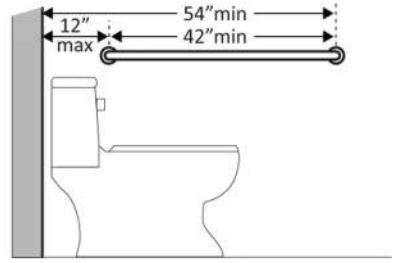
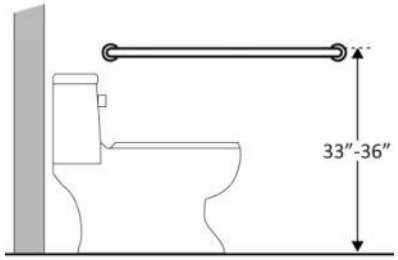
In the Toilet Room					
3.16	Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]	☐Yes ☐No ☒N/A			
3.17	Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches 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			

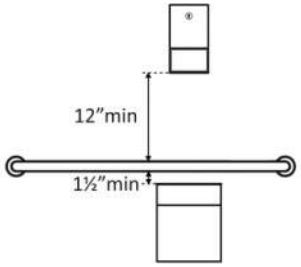
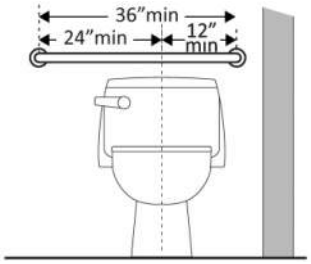
3.19	If the mirror is over a lavatory or countertop, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or countertop, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?* [603.3] * If installed 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**	 		

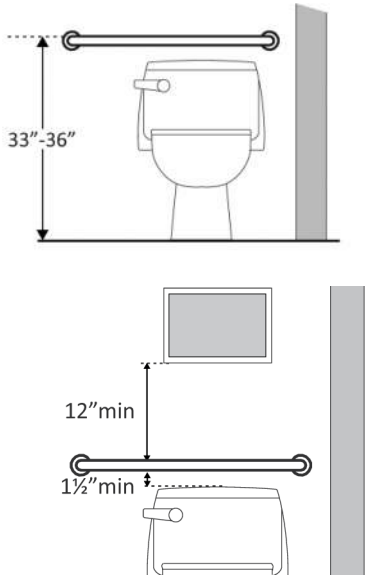
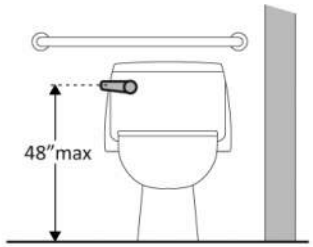
Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.					
3.21	Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long? [606.2]	☒Yes ☐No ☐N/A		*Lavatory clearance*	
3.22	Do no less than 17 inches and no greater than 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

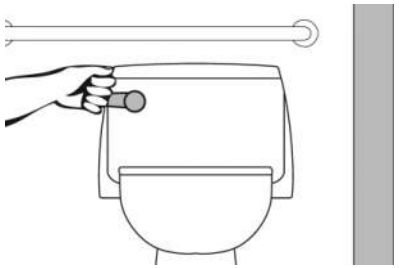
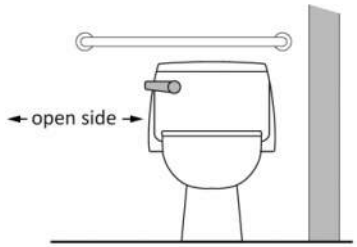
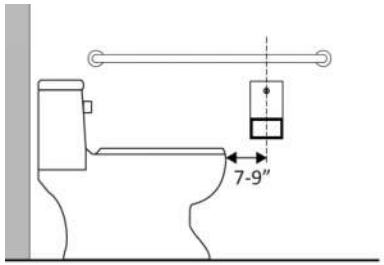
3.24	Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]	☒Yes ☐No ☐N/A Measurement: **27”**		*Under-lavatory clearance*	
3.25	Is there toe clearance at least 9 inches high? [306.3.3] Note: Space 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

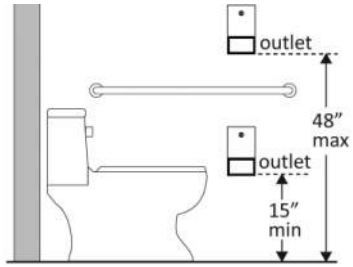
3.27	Can the faucet be operated without tight grasping, pinching, or twisting of the wrist? Is the force required to activate the faucet no greater than 5 pounds? [606.4]	☒Yes ☐No ☐N/A ☐Yes ☒No ☐N/A **8 lbs**			• Replace handle
Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 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