

	Low	High
Total Budget	\$15,650.00	\$95,850.00
High Priority Findings	\$0.00	\$500.00
Important Priority Findings	\$14,950.00	\$84,800.00
Moderate Priority Findings	\$375.00	\$6,400.00
Low Priority Findings	\$325.00	\$4,150.00
Recommended Priority Findings	\$0.00	\$0.00



MARTIN BROTHERS CONSULTING SERVICES

INTEGRITY AND COMMON SENSE AT WORK

Inspection Date: 7/25/24
Report Generation Date: 7/25/24

Accessibility Findings Report - Excel - Template w/ Quantities

Finding Number	Section	Area Description	Item	As Built	Finding	Recommendation	Quantity	Budget Low	Budget High	Barrier Priority
1	Interior	Restrooms	Sign - Clear Floor Space	The sign is mounted too close to the door, which does not provide the required sign clear floor space. This occurs at: Women's Room Men's Room	A clear floor space is not beyond the arc of the door swing. Signs containing tactile Characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.	The current sign is not complaint to California standards due to the Braille spacing and the capitalization of the Braille. Replace the sign with a compliant sign and provide a minimum of 18" of sign clear floor space (centered on the sign) beyond the swing of the door. For the women's room, we recommend placing the sign on the adjacent wall (the wall with the men's room door). If the two restrooms are changed into two single-user toilet rooms, for the west restroom (the current women's room), replace with a sign unisex wall sign without ISA and for the south restroom, replace sign with unisex sign with ISA (indicating that it is the accessible restroom).	2	\$ 25.00	\$ 150.00	Important
2	Interior	Restrooms	Door - Closing Speed - Too Fast	The door closes in less than 1.5 seconds. This occurs at: Women's room - 1.3 seconds	The door is equipped with spring hinges and returns to a closed position too quickly. Doors and gates with spring hinges shall be adjusted so that from an open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.	1st Recommendation: Adjust closing speed of door to more than 1.5 seconds from open (90 degrees) to within +/- 3 inches from the closed position. Or replace the hinges, as needed. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.	1	\$ -	\$ 1,000.00	Important
3	Interior	Restrooms	Door - Hardware	The door opening hardware is a door knob. This occurs at: Women's Room Men's Room	The door/gate operating hardware is not accessible. Hand-activated door/gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.	1st Recommendation: Provide door operating hardware that does not require grasping and/or twisting at both bathrooms. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.	2	\$ 25.00	\$ 150.00	Important
4	Interior	Restrooms	Door - Maneuvering Clearance - Pull Side - Depth	At the men's room, less than 60" is provided perpendicular to the door to provide the necessary maneuvering clearance. The adjacent wall is 54" from the door.	The maneuvering clearance on the pull side of the door is not long enough in the direction of travel. Maneuvering clearance for interior doors on the pull side must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering clearance must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.	Change the swing of the door so that the door swings into the toilet room to provide compliant door maneuvering clearance. Coordinate with the clear floor space at bathroom fixtures.	1	\$ 500.00	\$ 1,600.00	Important
5	Interior	Restrooms	Door - Maneuvering Clearance - Pull Side - Latch Clearance	There is only 15" of latch side clearance at the women's room door.	The maneuvering clearance on the pull side of the door extends less than 18 inches beyond the latch side of the door. Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.	1st Recommendation: Make the door power assisted to provide compliant maneuvering clearance. 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.	1	\$ -	\$ 3,000.00	Important
6	Interior	Restrooms	Door - Privacy Latch	The women's room is a single person accommodation but there is no privacy latch.	The room is missing a privacy latch on the door. Doors to unisex (single-user or family) toilet rooms and unisex (single-user or family) bathing rooms shall have privacy latches.	Recommendation 1: Add a privacy latch on the inside of the door to prevent people from coming into the stall when a person is inside. 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.	1	\$ 25.00	\$ 100.00	Moderate

7	Interior	Restrooms	Accessories - Clear Floor Space - Soap Dispenser	<p>The soap dispenser is mounted too high and is not within reach range because there is no clear floor space at the lavatory.</p> <p>This occurs in the men's room.</p>	<p>The soap dispenser is not accessible because there is not adequate clear floor space for either a forward or side approach.</p> <p>The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.</p>	<p>Install dispensers at a location that provides a 30" x 48" clear space and is mounted at 40" maximum AFF to operable part.</p>	1	\$ 50.00	\$ 500.00	Important
8	Interior	Restrooms	Accessories - Height - Soap Dispenser	<p>The soap dispenser is mounted too high.</p> <p>This occurs at: Women's Room - 49.75" AFF</p>	<p>The soap dispenser's operation mechanism is too high off the floor.</p> <p>Dispensers must have all operable parts a maximum of 48 inches above the floor.</p>	<p>1st Recommendation: Install dispensers at a location that provides a 30" x 48" clear space and is mounted at 40" maximum AFF to operable part.</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.</p>	1	\$ -	\$ 500.00	Important
9	Interior	Restrooms	Accessories - Toilet Paper Dispenser	<p>The centerline of the toilet paper dispenser is mounted too far from the front edge of the toilet.</p> <p>This occurs at: Women's Room - 12.5" from the front end of the toilet (front end of toilet is 30.5" from the back wall, centerline of toilet paper dispenser is 43" from the back wall) Men's Room - 13.5" from the front end of the toilet (front end of toilet is 31" from the back wall, centerline of toilet paper dispenser is 44.5" from the back wall)</p>	<p>The toilet paper is not installed within the compliant range in front of the toilet.</p> <p>Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.</p>	<p>1st Recommendation: Relocate toilet paper dispenser to 7" - 9" beyond front of water closet to the centerline of the dispenser.</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).</p>	2	\$ 75.00	\$ 1,000.00	Important
10	Interior	Restrooms	Grab Bar - Obstruction - Pipe	<p>There is a pipe obstructing the rear grab bar so that there is less than 1.5" of clearance to the wall.</p> <p>This occurs at: Women's Room Men's Restroom</p>	<p>The grab bar is not correctly spaced from the wall or partition.</p> <p>Grab bars shall be 1-1/2 inches from wall.</p> <p>This occurs at: Women's Room Men's Room</p>	<p>1st Recommendation: Adjust the plumbing so that it does not obstruct the grab bar and the wall.</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).</p>	2	\$ 150.00	\$ 1,500.00	Important
11	Interior	Restrooms	Grab Bar - Obstruction - Seat Cover Dispenser(s)	<p>The seat cover dispensers are mounted less than 12" above the grab bars, obstructing the grab bars.</p> <p>This occurs at: Women's Room - Both rear and side grab bars Men's Room - Rear grab bar</p>	<p>The toilet seat cover dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface.</p> <p>Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.</p>	<p>1st Recommendation: Relocate the seat covers to provide an unobstructed space of no less than 12" above the grab bar. The seat covers cannot be installed higher than 40" AFF.</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).</p>	2	\$ 50.00	\$ 1,000.00	Important
12	Interior	Restrooms	Grab Bar - Rear - Mounting Location	<p>The rear grab bar is not mounted so that it extends 24" beyond the centerline of the toilet on the wide side of the toilet.</p> <p>This occurs at: Women's - 17" beyond the centerline Men's - 18.5" beyond the centerline</p>	<p>The rear grab bar does not extend adequately past the toilet on the wide side.</p> <p>The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side.</p> <p>Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.</p>	<p>1st Recommendation: Provide a rear grab bar that is 42" minimum in length. Install the rear grab bar to extend 24" from the centerline of the toilet to the wide side of the toilet.</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).</p>	2	\$ 75.00	\$ 1,000.00	Important
13	Interior	Restrooms	Grab Bar - Side - Mounting Location	<p>The grab bar is mounted less than 54" from the rear wall.</p> <p>This occurs at: Women's Room - 53.5" from the rear wall</p>	<p>The side grab bar does not extend far enough from the rear wall.</p> <p>The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall.</p> <p>Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface.</p>	<p>1st Recommendation: Provide a 42" side grab bar mounted no more than 12" from the rear wall, extends 54" from the rear wall and extends a minimum of 24" beyond the front of the toilet</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).</p>	1	\$ 75.00	\$ 1,000.00	Important

14	Interior	Restrooms	Lavatory - Alcove	The wall to the left of the lavatory is greater than 24" long (25.25") and the alcove is less than 36" wide (34.875").	The lavatory is confined on three sides and is considered to be installed in an alcove. Lavatories installed in alcoves or with wing walls or partitions that extend greater than 24 inches must provide a clear space in front of the lavatory that is a minimum of 36 inches wide.	Remove the alcove or reduce to less than 24" deep.	1	\$ 1,000.00	\$ 3,500.00	Important
15	Interior	Restrooms	Lavatory - Knee Clearance	The lavatory does not provide knee clearance. This occurs at: Women's Room - at 27" AFF, the depth is 3.25" Men's Room - at 27" AFF, the depth is 3.25"	Knee clearance at 27 inches off the floor is not 8 inches minimum deep. The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.	1st Recommendation: 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).	2	\$ 1,000.00	\$ 4,500.00	Important
16	Interior	Restrooms	Protrusion - Hand Dryer	The hand dryer protrudes too far from the wall and is not cane detectable. This occurs at: Women's Room - protrudes 7" at 44" AFF Men's Room - protrudes 6.5" at 43" AFF	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	1st Recommendation: Replace the hand dryer with one that does not protrude more than 4" from the wall. 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is, however, this would still need to be made compliant in the south restroom (the current men's room).	2	\$ 150.00	\$ 2,000.00	Low
17	Interior	Restrooms	Toilet - Clearance - Lavatory	In the women's room, the lavatory is mounted less than 60" from the toilet side wall. It is 49.875" from the toilet side wall.	The clear floor space between the lavatory and the toilet is too narrow. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. Clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.	1st Recommendation: Relocate the lavatory out of the water closet clear floor space. Note: The lavatory faucet needs to be 18" from the side wall. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.	1	\$ -	\$ 6,500.00	Important
18	Interior	Restrooms	Toilet - Clearance - Obstructed	The trash can is within the 60" wide by 56" deep toilet clearance. This occurs at: Women's Room Men's Room	The width of the toilet room is too narrow. Where a water closet is installed within an accessible water closet room, clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.	Remove the trash can or move it to an area where it is out the door and fixture clearances. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this is completed, the west bathroom (current women's room) may remain as-is.	2	\$ -	\$ 100.00	Important
19	Interior	Restrooms	Toilet - Distance to Wall	The centerline of the toilet is greater than 18" from the side wall. This occurs at: Women's Room - 21" from the side wall Men's Room - 20.25" from the side wall	The toilet is not located within the range allowed from the side wall or partition. The centerline of the toilet must be 16 to 18 inches from the side wall.	1st Recommendation: Relocate toilet to between 17" and 18" from the side wall to the centerline of the toilet. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom. If this recommendation is used, then the men's restroom only needs to be fixed.	2	\$ 250.00	\$ 1,500.00	Important
20	Interior	Restrooms	Toilet Compartment - Door - Self Closing	The compartment door in the Men's room is not self-closing.	The compartment door is not self-closing. The water closet compartment shall be equipped with a door that has an automatic-closing device.	Adjust the toilet compartment door to be self-closing. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom.	1	\$ -	\$ 500.00	Important
21	Interior	Restrooms	Toilet Compartment Door - Handle Missing	In the men's room, the toilet compartment door is does not have a pull handle on the inside of the compartment door.	The water closet compartment is missing a loop handle on the one side of the door. Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door near the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.	Provide the water closet compartments with a door that has a loop or U-shaped handle on both sides of the door immediately below the latch. OR 2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom.	1	\$ -	\$ 150.00	Important

22	Interior	Restrooms	Toilet Compartment - Door - Hardware Height	In the men's room, the toilet compartment door locking hardware is 50.5" AFF.	<p>The opening hardware exceeds maximum height requirements.</p> <p>Handles, pulls, latches, locks, and other operable parts on doors and gates shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.</p>	<p>Provide door locking hardware mounted between 34" minimum and 44" maximum above the finished floor.</p> <p>OR</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom.</p>	1	\$ -	\$ 1,500.00	Important
23	Interior	Restrooms	Toilet Compartment - Toe Clearance	The toilet compartment does not have toe clearance along the entire side or front partition. The toilet compartment is 60.25" wide.	<p>The accessible toilet compartment does not provide proper toe clearance on the front and/or side partition.</p> <p>The front partition and at least one side partition shall provide a toe clearance of 9 inches minimum above the finish floor and 6 inches deep minimum beyond the compartment-side face of the partition, exclusive of partition support members.</p> <p>Toe clearance at the front partition is not required in a compartment greater than 62 inches deep with a wall-hung water closet or 65 inches deep with a floor-mounted water closet. Toe clearance at the side partition is not required in a compartment greater than 66 inches wide.</p>	<p>Remove the wall enclosing the water closet.</p> <p>OR</p> <p>2nd Recommendation: Turn both restrooms into single user unisex restrooms and make the current men's restroom into the accessible restroom. Removal of wall and alcoves is necessary to create a compliant single user restroom.</p>	1	\$ -	\$ 1,500.00	Important
24	Interior	Restrooms	Sign - Geometric - Missing	There are no geometric signs provided at the doors.	<p>The unisex geometric sign for the room is missing.</p> <p>A combined circle and triangle symbol shall be located at entrances to unisex toilet and bathing facilities. The combined circle and triangle symbol shall consist of a circle symbol 1/4 inch thick and 12 inches in diameter with a 1/4 inch (6.4 mm) thick equilateral triangle symbol superimposed on and geometrically inscribed within the 12-inch diameter of the circle symbol. The vertices of the triangle symbol shall be located 1/4 inch maximum from the edge of the circle symbol with a vertex pointed upward. The color of the triangle symbol shall contrast with the color of the circle symbol, either light on a dark background or dark on a light background. The color of the circle symbol shall contrast with the color of the door or surface on which the combined circle and triangle symbol is mounted, either light on a dark background or dark on a light background.</p>	We believe the best option is to leave the west bathroom (the current women's room) as is and remove all alcove/compartment doors/walls in the south bathroom (the current men's room) and remodel to be accessible. This would create two single-user toilet rooms which would require geometric signs.	2	\$ 25.00	\$ 150.00	Important
25	Interior	Dining/Service	Reach Range - Condiments/Utensils	The reach range to the condiments and utensils is too high. The counter is 42.875" high.	<p>The element is not accessible because it is located over an obstruction greater than 34 inches tall.</p> <p>Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum.</p>	There is a counter that is 34" AFF or less high, however, not all condiments and utensils are provided on that station. Provide equal opportunity for the condiments. If all condiments and utensils do not fit on the station provided, consider buying a second station/surface/table.	1	\$ -	\$ 1,000.00	Important
26	Interior	Dining/Service	Signs - EXIT - Missing	There are no tactile exit signs provided at either exit door.	<p>The tactile EXIT sign is missing at the door.</p> <p>Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters.</p> <p>Where a tactile sign is provided at a door, the sign shall be located on the latch side. Where a tactile sign is provided at double doors the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.</p>	Provide tactile EXIT signs as needed at all exit doors.	2	\$ 25.00	\$ 150.00	Important
27	Interior	Dining/Service	Door - Directional Signage - Missing	The east double doors are not marked with directional signage to the nearest accessible entrance.	<p>There is no International Symbol of Accessibility at this entrance.</p> <p>In existing buildings and facilities where not all entrances are accessible doors that are accessible shall be identified by the International Symbol of Accessibility. Directional signs that indicate the location of the nearest accessible entrance shall be provided at entrances that are not accessible. Directional signs including the International Symbol of Accessibility indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path.</p>	Provide directional signage indicating the location of an accessible entrance. Provide signage in a location that will prevent backtracking.	1	\$ 25.00	\$ 150.00	Important

28	Interior	Dining/Service	Doors - Closing Speed -Too Fast	<p>The door closes too fast.</p> <p>This occurs at the north door, facing the accessible parking. It closes in 4 seconds.</p>	<p>The door is equipped with a door closer and returns to a closed position too quickly.</p> <p>Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.</p>	<p>Adjust closing speed of door to more than 5 seconds from open (90 degrees) to within +/- 3 inches from the closed position. Or replace the closer, as needed.</p>	1	\$ 25.00	\$ 150.00	Low
29	Interior	Dining/Service	Door - Maneuvering Clearance - Pull Side	<p>The door maneuvering clearance depth is less than 60". The handrail extension and the wall siding obstruct the door maneuvering clearance so that the depth is 53".</p>	<p>The maneuvering clearance on the pull side of the exterior door is obstructed.</p> <p>Exterior doors with a front approach must have a maneuvering clearance on the pull side that is a minimum of 60 inches in depth perpendicular to the door in a close position by a minimum width dimension of 18 inches plus the door width. The additional 18 inches must extend past the door on the latch side. The entire maneuvering clearance must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).</p>	<p>Provide a level maneuvering space of 60" minimum on the pull side of the door that is measured perpendicular to the face of the door.</p>	1	\$ 1,500.00	\$ 6,500.00	Important
30	Exterior	Ramp	Ramp - Slope - Running	<p>The ramp slopes up to 11%.</p>	<p>The ramps exceeds the maximum running slope (direction of travel) allowable of 8.33%.</p> <p>Ramps should have the least possible slope but in no case more than 8.3% (1:12).</p>	<p>There is enough room for an accessible route from the parking lot with a running slope less than 5%, which would not need to be constructed as a ramp. If the drop on either side of the walkway is greater than 4" AFF, flares or guards will need to be provided if handrails are removed.</p>	1	\$ 1,500.00	\$ 6,500.00	Important
31	Exterior	Ramp	Edge Protection - Not Provided	<p>There is no edge protection on the ramp. There is a vertical drop over 4" vertical at the top of the ramp.</p>	<p>The required edge protection is missing from the ramp run and/or ramp landing.</p> <p>Edge protection shall be provided on each side of ramp runs and at each side of ramp landings.</p> <p>The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail or a curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.</p>	<p>Provide edge protection on each side of the ramp run and/or anywhere there are vertical drops higher than 4".</p>	1	\$ 500.00	\$ 2,500.00	Important
32	Exterior	Ramp	Landing - Top - Dimensions	<p>The top landing is 50.5" deep. It is obstructed by the building decorative siding on the wall.</p>	<p>The top landing of the ramp does not meet minimum size requirements.</p> <p>The landing clear width shall be at least as wide as the widest ramp run leading to the landing (36 inches minimum) and a minimum of 60 inches in length.</p>	<p>If the ramp is altered to be a walkway with a slope of less than 5%, a top landing is not required (other than the required door maneuvering clearance).</p> <p>See solution costs for the "Ramp - Slope - Running".</p>	1	\$ -	\$ 4,000.00	Moderate
33	Exterior	Ramp	Changes in Level - Detectable Warnings	<p>There are detectable warnings in the bottom landing of the ramp.</p>	<p>The ramp run contains changes in level.</p> <p>Floor and ground surfaces shall be stable, firm, and slip resistant. Changes in level other than the running slope and cross slope are not permitted on ramp runs.</p>	<p>If this is transformed into a walkway with a running slope of 5% or less, detectable warnings may remain at the bottom of the walkway. If not, remove the detectable warning out of the ramp landing. Provide detectable warnings outside of the ramp landing.</p>	1	\$ 500.00	\$ 4,500.00	Important
34	Exterior	Ramp	Ramp - Handrails - Not Compliant	<p>The handrails are obstructing the door maneuvering clearance.</p>	<p>The ramp does not have compliant handrails.</p> <p>Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, and must extend horizontally 12 inches beyond the top and bottom of the ramp. The diameter of the handrails must be 1 1/4 inches minimum and 2 inches maximum in cross-sectional nominal dimension for circular handrails. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. The space between handrails and walls must be 1-1/2 inches minimum.</p>	<p>The ramp needs to be adjusted to become compliant. If the ramp is elongated and the slope is reduced to less than 5% the handrails can be removed. A curb or flares will need to be installed if the drop off more than 4" high remains. If the ramp slope cannot be reduced to less than 5% the handrails need to be mounted appropriately.</p>	1	\$ 250.00	\$ 1,500.00	Important
35	Exterior	Parking	Access Aisle - Abrupt Edges	<p>There is a wheel stop in the access aisle.</p>	<p>The access aisle contains abrupt edges and surface irregularities over a 1/4 inches.</p> <p>Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% in any direction.</p>	<p>Remove the wheel stop from the access aisle.</p>	1	\$ -	\$ 500.00	High
36	Exterior	Parking	Access Aisle - Blue Outline	<p>The access aisle is not completely outlined in blue.</p>	<p>The access aisle is not outlined with a blue border.</p> <p>Although only required if alterations have occurred (other than those to specifically increase accessibility), we recommend repainting the access way adjacent to the stall according to current California Building Code standards. This is a relatively small cost and may prevent serial litigants from targeting this property.</p>	<p>Provide access aisles that are completely outlined with a blue border.</p>	2	\$ 150.00	\$ 1,000.00	Moderate
37	Exterior	Parking	Access Aisle - Built-Up Ramp	<p>The accessible parking stall's access aisle contains a built-up curb ramp which results in significant slopes greater than 2 percent.</p>	<p>The accessible parking stall's access aisle contains a built-up curb ramp which results in significant slopes greater than 2 percent.</p> <p>Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed one unit vertical in 50 units, horizontal (2-percent slope) in any direction.</p>	<p>Move the accessible stall over to provide a 108" wide stall and a 60" wide access aisle, away from the walkway up to the door.</p>	1	\$ 1,500.00	\$ 4,500.00	Important

38	Exterior	Parking	Access Aisle - NO PARKING Marking	The "NO PARKING" marking is missing at the back of the access aisle.	<p>The loading/unloading access aisle does not contain the words "NO PARKING" with a minimum of 12" white letters.</p> <p>The words "NO PARKING" shall be painted on the ground within each loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to from the adjacent vehicular way.</p>	Provide "NO PARKING" marking in the access aisle. Provide the marking in 12" high letters and verify that it is visible from the vehicular way.	1	\$ 150.00	\$ 1,000.00	Important
39	Exterior	Parking	Parking Stall - Abrupt Edges	The accessible parking signs are mounted on a pole that is mounted in the accessible parking stall. The pole mountings are creating abrupt changes in level in both accessible parking stalls.	<p>The parking stall contains abrupt edges and surface irregularities over a 1/4 inch vertical.</p> <p>Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% in any direction.</p>	Remove the signpost from the parking stall and mount it on the wall in front of the accessible parking stall.	1	\$ 1,500.00	\$ 6,500.00	Important
40	Exterior	Parking	Parking Stall - Slope	The left parking stall is sloped up to 3%.	<p>The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%.</p> <p>The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.</p>	Provide accessible parking spaces and access aisles that have slopes that are less than 1:48 (2.083%) in all directions.	1	\$ 2,500.00	\$ 6,500.00	Important
41	Exterior	Parking	Tow-Away Sign - Not Filled In	The tow-away signs that are provided do not have the name of the reclaim site.	<p>The blank spaces of the tow-away sign have not been filled in.</p> <p>There must be a tow-away sign posted in a conspicuous place at each entrance, or immediately adjacent to each space. The sign shall not be less than 17 inches by 22 inches in size with 1 inch high minimum lettering which clearly and conspicuously states the following:</p> <p>Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at_____or by telephoning_____.</p> <p>Blank spaces are to be filled in with appropriate information as a permanent part of the sign.</p>	Fill in the tow-away sign with the appropriate information.	2	\$ 25.00	\$ 150.00	Moderate