

ADA Self Evaluation and Transition Plan

MiraCosta College
Learning Center Campus

09-07-2016

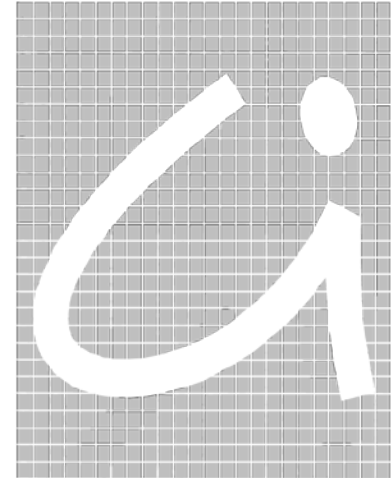


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Executive Summary

Background:

2010 marks the 20th anniversary of the Americans with Disabilities Act (ADA) which was implemented by the Department of Justice to create a framework to provide equal access to all facilities across the country. This Act, in concert with California's own Accessibility Laws as part of the California Building Code, is designed to allow all persons an equal opportunity to access the public facilities. MiraCosta College, during its continuous periods of remodeling, has always strived to maintain an accessible facility with all new work. Ongoing changes, additions and modernization projects to the various campuses, have attempted to keep up with the current accessibility requirements needed for compliance. Due to the complexities of the projects and the changing requirements found in later additions of the access codes, it has been found that many older elements of the campuses do not meet the strict requirements of the current codes.

MiraCosta College commissioned this report to provide a complete evaluation of and all College facilities from the disabled accessible parking spaces in the surface lots, along the exterior path of travel throughout each of 3 campuses and the interior spaces of each building used by faculty or students. Non-student areas, such as maintenance and storage areas were excluded.

Methodology:

Team members from Izor and Associates (CASP) obtained drawings of each of the buildings on this campus and composite aerial images from Google Earth to be used as backgrounds for the inspection and the resulting self-evaluation report. During the site inspections there was noted some minor accuracy errors in the building plans that did not materially affect the results of this inspection. During the inspections clearances were measured using a standard retractable tape measure, slopes were measured with a 24 inch long electronic level and photographic images were recorded on a digital camera. The noncompliant issues found during the inspections were noted on floor plan background sheets, Google Earth site plans and notepads. The noncompliant conditions of all toilet rooms and vertical access elements of the buildings were recorded on standard checklists proprietary to our company. The inspections were carried out over several different days with 2 to 4 staff members at a time. The inspectors were given key access to all buildings by the facility staff. Inspections were mostly scheduled at times of low student attendance or during holidays or academic breaks. This self evaluation report contains all of the noncompliance issues observed during the site inspections. The report format contains the noncompliant item, photographic documentation and recommended mitigation of the noncompliant condition. The location of each item is keyed into either a floor plan diagram or a site plan diagram for clarity. At the very end the report there is an Appendix of diagrams provided to assist in the mitigation of noncompliant conditions.

Parking:

This report confirms in detail the following summary of the existing condition of the parking facilities on this campus;

- The overall parking space count for the total number of disabled parking spaces on this campus is more than sufficient to meet the minimum number of required spaces. The total existing public parking spaces is 199 which requires a minimum of 6 disabled parking spaces, 7 have been provided.

- The disabled parking spaces are adequately distributed at different locations throughout the parking facilities on this campus.
- All of the disabled parking spaces have some minor slope issues, noncompliant signage and faded pavement marking.-
- The noncompliant disabled parking spaces can be corrected with replacing or overlaying new pavement to correct slope issues

On-site Path of Travel;

This report confirms in detail the following summary of the existing condition of the on-site path of travel on this campus;

- This campus has been built on a relatively flat site that requires very little vertical change in elevation between buildings.
- The majority of the existing paths of travel throughout the campus have compliant slope in the direction of travel.
- The stairways on site are not compliant because there are no contrasting color warning stripes on each nosing.
- Overall the on site path of travel is in fair condition with only minor noncompliance.

Building Interiors;

This report confirms in detail the following summary of the existing conditions of the building interior spaces on this campus;

- The most common noncompliant issue at the interior of all of the buildings on campus are the lack of compliant tactile exit signage adjacent to every exit door.
- Most of the classrooms provided adequate special desks for seating disabled individuals in wheelchairs. Some classrooms do not provide accessible seating. As long as a 36" minimum path of travel is maintained within the seating in every classroom, disabled access will be compliant.
- Most toilet rooms throughout the campus have only minor noncompliant issues. None of the toilet rooms are too small in size requiring major reconstruction to correct any noncompliant issues. Most noncompliance issues pertaining to location of fixtures, knee and reach clearances, signage and mounting heights of accessories that can be relatively easy to correct during future modernization work.

Abbreviations

POT	PATH OF TRAVEL	MIN	MINIMUM
ROW	RIGHT OF WAY	MAX	MAXIMUM
PROW	PUBLIC RIGHT OF WAY	AFF	ABOVE FINISH FLOOR
ISA	INTERNATIONAL SYMBOL OF ACCESSIBILITY	AFG	ABOVE FINISH GRADE
CBC	2010 CALIFORNIA BUILDING CODE, STATE	DWD	DETECTABLE WARNING DEVICES
ADA	2010 STANDARDS FOR ACCESSIBLE DESIGN, FEDERAL		

Definitions

Level Landing	A flat surface with no abrupt changes in level and sloped no more than 2% in any direction.
Accessible Path of Travel (POT)	A barrier free access without any abrupt vertical changes exceeding 1/2" at 1:2 maximum slope, except that level changes do not exceed 1/4" vertical. Maximum cross-slope 2%, slope in direction of travel 5% maximum and 48" minimum width.
Readily Achievable	Readily achievable means "easily accomplishable without much difficulty or expense." This requirement is based on the size and resources of a business. So, businesses with more resources are expected to remove more barriers than businesses with fewer resources. Determining what is readily achievable will vary from business to business and sometimes from one year to the next. Changing economic conditions can be taken into consideration in determining what is readily achievable. Economic downturns may force many public accommodations to postpone removing some barriers. The barrier removal obligation is a continuing one and it is expected that a business will move forward with its barrier removal efforts when it rebounds from such downturns.
Technically Infeasible	"Technically infeasible" means, with respect to an alteration of a building or a facility, that it has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member which is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features which are in full and strict compliance with the minimum requirements for new construction and which are necessary to provide accessibility.

Basis of Evaluation

THE REVIEW AND EVALUATION OF THIS FACILITY AND THE FOLLOWING REPORT IS BASED ON THE FEDERAL 2010 STANDARDS OF ACCESSIBLE DESIGN AND THE STATE OF CALIFORNIA, 2013 CBC. WHERE DIFFERENCES OCCUR BETWEEN THESE TWO DOCUMENTS THE 2013 CBC WAS USED AS THE LOCAL GOVERNING ORDINANCE AND MORE RESTRICTIVE REQUIREMENTS.

Determination of Readily Achievable

NO DETERMINATION OF READILY ACHIEVABLE WAS MADE AS PART OF THE MITIGATION MEASURES OF THIS REPORT UNLESS SPECIFICALLY NOTED. ANY DETERMINATION OF READILY ACHIEVABLE IS MADE BASED ON THE OWNER'S PERSONAL KNOWLEDGE OF THE FINANCIAL FEASIBILITY OF THE BUSINESS TO ACCOMPLISH THE MITIGATION MEASURES REQUIRED.

PROJECT SUMMARY

Client: Steinberg, Joe Sion

Prepared by: Izor and Associates, Inc.; Greg Izor, CASp-014

Site Name & Location: MiraCosta College, Community Learning Center, 1831 Mission Ave., Oceanside, CA 92058

Scope of Review: Parking and Exterior Path of Travel, Interior Spaces and Interior Common and Staff Areas

Dates of Site Review: 04-01-2016, 04-08-2016

Dates of Draft Report: 04-22-2016, 07-19-2016

Date of Final Report: 09-07-2016 CASp Determination: Inspected by a CASp

File Name: 090716 Learning Center ADA Report-Final

Adopted by MiraCosta College Board of Trustees on: 00-00-0000



Izor and Associates, Inc.

Accessibility Surveys • Transition Plans
Expert Witness • CASp Inspections

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Schedule of ADA Mitigation Work by Phases			NOTE: The scheduling, or Transition Plan, portion of the ADA mitigation work will be an integral part to the overall work to be completed within various projects contained within each of the Master Plan Phases. Therefore, the specific completion dates for each item of this report will be determined as each of the projects of the Master Plan are approved and scheduled.
P1	Phase 1	Master Plan Projects to be completed in 2017 - 2019	
P2	Phase 2	Master Plan Projects to be completed in 2019 - 2020	

Report

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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A. Access to Public Right of Way



A1	This portion of the POT is compliant		None Required	N/A
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#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
A2	<p>The driveway crossings are not compliant.</p> <ol style="list-style-type: none"> 1. There are no markings indicating the route. 2. There are no DWDs installed at the curb ramps. 		<ol style="list-style-type: none"> 1. Mark the crossing with high contrasting stripes (recommended white). 2. Install a 36" deep strip of truncated domes at the base of the curb ramps, extending the full width. (<i>Appendix A.13 & 14</i>) 	P1

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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B. Parking



Parking Resume:	Total Campus Public Parking Spaces:	199	Campus Disabled Spaces Provided:	7	Van Provided:	0
Note: 2013 CBC and 2010 ADA requires 1:6 van spaces			Disabled Spaces Required:	6	Van Required:	2




B1	<p>These parking space and the access aisles serving them is not compliant as follows:</p> <ol style="list-style-type: none"> 1. The required signage is not provided 2. The stall markings are faded and/or they do not meet the minimum requirements 3. The slope is greater than 2% 		<ol style="list-style-type: none"> 1. Signage <ol style="list-style-type: none"> a. Mount all signage so that it is visible while a vehicle is parked in the stall. (80" high recommended) b. Add the "min fine of \$250" signage below the ISA sign c. For van accessible spaces include a mount "van accessible" sign separate, below the other signage. (See Appendix A7 & A8) 2. Stall Markings <ol style="list-style-type: none"> a. Re-paint the access aisle, the perimeter stripping should be blue and the cross-hatching white include the "no parking" at the base of the aisle. A minimum width 8' for van accessible spaces and 5' for non-van accessible should be provided (See appendix A1.) b. The parking stall should have a minimum width of 9' and a minimum length of 18' 3. Repave the parking spaces and the access aisle so that the slope does not exceed 2% in any direction 	P2
B2	<p>These parking space and the access aisles serving them is not compliant as follows:</p> <ol style="list-style-type: none"> 1. The required signage is not provided 2. The stall markings are faded and/or they do not meet the minimum requirements 3. The slope is greater than 2% 		<ol style="list-style-type: none"> 1. Signage <ol style="list-style-type: none"> a. Mount all signage so that it is visible while a vehicle is parked in the stall. (80" high recommended) b. Add the "min fine of \$250" signage below the ISA sign c. For van accessible spaces include a mount "van accessible" sign separate, below the other signage. (See Appendix A7 & A8) 2. Stall Markings <ol style="list-style-type: none"> a. Re-paint the access aisle, the perimeter stripping should be blue and the cross-hatching white include the "no parking" at the base of the aisle. A minimum width 8' for van accessible spaces and 5' for non-van accessible should be provided (See appendix A1.) b. The parking stall should have a minimum width of 9' and a minimum length of 18' 3. Repave the parking spaces and the access aisle so that the slope does not exceed 2% in any direction 	P2


#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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C. Onsite Path of Travel

C1	The POT serving Building A is Compliant		1. None Required	N/A
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#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
C2	<p>The curb cut curb ramps throughout the facility are not compliant.</p> <p>There are no DWDs provided.</p>		<p>Install a 36" deep strip of truncated domes at the base of the curb ramp, extending the full width. (<i>Appendix A.13 & 14</i>)</p>	P2
C3	<p>These stairs are not compliant.</p> <p>The required high contrasting warning stripes are not provided.</p>		<p>1. Provided a 2" high contrasting warning stripe on the nosing of each tread riser.</p>	P2


#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
C4	These stairs are not compliant. The required high contrasting warning stripes are not provided.		1. Provided a 2" high contrasting warning stripe on the nosing of each tread riser.	P2
C5	The ramp is compliant.		None Required	N/A
C6	The landings at the entrances to building C are not compliant. The slope exceeds 2%		Reconstruct the landings so that there is a slope of no greater than 2% in any direction, for 60" beyond the threshold, and 18" on the strike side of the jamb.	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
C7	The POT serving building B is compliant.		None required.	N/A



D. Building Interior Spaces, Entrances/Exits Horizontal Path of Travel



D1. Bldg. A - Classrooms/Offices



D1.1	1. The entrance to the main office is not compliant. The force to open exceeds 5 LBS. To operate.		Adjust the door closer so that the force to operate the door is less than 5 LBS.	P2
D1.2	The reception desk is compliant.		None required.	N/A

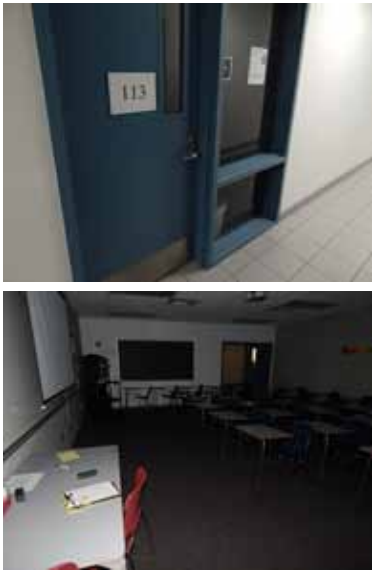

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.3	<p>The interior POT is not compliant. The required exit signage is not provided.</p>		<p>Provide compliant exit signage according to appendix D.8</p>	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.4	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.5	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.6	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.7	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of this classroom does not have the required 36" wide POT maintained through the class room. 4. The required wheelchair accessible workstation is not provided 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. Maintain the desks so that a 36" wide POT is provided 4. Provide a wheel chair accessible work station. 	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.8	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.9	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.10	Not used.			N/A



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.11	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.12	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2




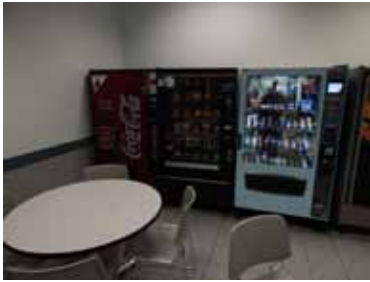
#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.13	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.14	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2





#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.15	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.16	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2




#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.17	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of this classroom does not have the required 36" wide POT maintained through the class room. 4. The required wheelchair accessible workstation is not provided 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. Maintain the desks so that a 36" wide POT is provided 4. Provide a wheel chair accessible work station. 	P2
D1.18	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to Appendix B.14 - B.17 3. None required. 	P2





#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.19	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant. 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to Appendix B.14 - B.17 3. None required. 	P2
D1.20	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant. 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to Appendix B.14 - B.17 3. None required. 	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.21	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.22	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.23	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 	 	<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.24	<p>The student resource center is compliant.</p>	 	None required	N/A

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.25	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 	 	<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D1.26	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 	 	<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.27	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of this classroom does not have the required 36" wide POT maintained through the class room. 4. The required wheelchair accessible workstation is not provided 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. Maintain the desks so that a 36" wide POT is provided 4. Provide a wheel chair accessible work station. 	P2
D1.28	The drinking fountains are compliant		None required.	N/A
Men				
D1.29	<p>The entry door to this restroom is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The door symbol is mounted incorrectly and the sign finish is not non-glare. 2. Door symbol is not contrasting in color from the finish of the door 3. The required wall signage provided on the latch side of the door is not provided at 60" AFF. 		<ol style="list-style-type: none"> 1. Replace the door symbol with a non-glare contrasting finish and mount at 60" AFF. 2. Replace the door symbol with a symbol that is 70% contrast in color from the finish of the door. OR Provide a white border 1" wide around the symbol. 3. Provide a compliant wall sign on the latch side of the door mounted at 60" AFF to the TOP of the sign and 4" from the jamb. (Refer to Appendix B.14- B.17) 	P2



#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.30	<p>The accessible lavatory is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The hot water and drain pipes and sharp objects under the sink have not been insulated or covered adequately. 		<ol style="list-style-type: none"> 1. Provide adequate insulation and covering of all exposed pipes and sharp objects under the sink. 	P2
D1.31	The urinal is compliant		Non Required	N/A
D1.32	<p>The accessible toilet and stall are not compliant as follows;</p> <ol style="list-style-type: none"> 1. The rear grab bar does not extend 24" minimum beyond the centerline of the fixture on the wide side. (22") 2. The side grab bar does not extend 54" minimum beyond the rear wall. (52") 3. The toilet tissue dispenser is located too high or too far from the front of the toilet. 4. The stall door is not self closing. 		<ol style="list-style-type: none"> 1. Replace the rear grab bar or relocate the rear grab bar so that it extends 24" beyond the centerline of the toilet to the wide side. 2. Replace the side grab bar or relocate the side grab bar so that it extends 25" beyond the Rear wall 3. Relocate the toilet tissue dispenser so that it is located 7"- 9" on the front of the toilet and 19" AFF. (Locate to the centerline of the dispenser) 4. Adjust the stall door so that it is self-closing. 	P2
Women				
D1.33	<p>The entry door to this restroom is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The door symbol is mounted incorrectly and the sign finish is not non-glare. 2. Door symbol is not contrasting in color from the finish of the door 3. The required wall signage provided on the latch side of the door is not provided at 60" AFF. 		<ol style="list-style-type: none"> 1. Replace the door symbol with a non-glare contrasting finish and mount at 60" AFF. 2. Replace the door symbol with a symbol that is 70% contrast in color from the finish of the door. OR Provide a white border 1" wide around the symbol. 3. Provide a compliant wall sign on the latch side of the door mounted at 60" AFF to the TOP of the sign and 4" from the jamb. (Refer to Appendix B.14- B.17) 	P2

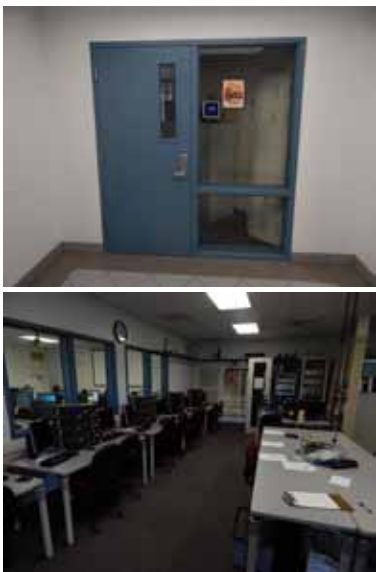

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D1.34	<p>The accessible lavatory is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The hot water and drain pipes and sharp objects under the sink have not been insulated or covered adequately. 		<ol style="list-style-type: none"> 1. Provide adequate insulation and covering of all exposed pipes and sharp objects under the sink. 	P2
D1.35	<p>The accessible toilet and stall are not compliant as follows;</p> <ol style="list-style-type: none"> 1. The rear grab bar does not extend 24" minimum beyond the centerline of the fixture on the wide side. (22") 2. The side grab bar does not extend 54" minimum beyond the rear wall. (52") 3. The toilet tissue dispenser is located too high or too far from the front of the toilet. 4. The stall door is not self closing. 		<ol style="list-style-type: none"> 1. Replace the rear grab bar or relocate the rear grab bar so that it extends 24" beyond the centerline of the toilet to the wide side. 2. Replace the side grab bar or relocate the side grab bar so that it extends 25" beyond the Rear wall 3. Relocate the toilet tissue dispenser so that it is located 7"- 9" on the front of the toilet and 19" AFF. (Locate to the centerline of the dispenser) 4. Adjust the stall door so that it is self-closing. 	P2




#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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D2. Bldg. B - Computer Lab

D2.01	<p>The interior POT is not compliant. The required exit signage is not provided.</p>		<p>Provide compliant exit signage according to appendix D.8</p>	P2
D2.02	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D2.03	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D2.04	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2


#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D2.05	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
D2.06	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2


#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D2.07	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The required door signage is not provided. 3. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. Install compliant door signage according to appendix B.14 - B.17 3. None required. 	P2
Men				
D2.08	<p>The entry door to this restroom is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The door symbol is mounted incorrectly and the sign finish is not non-glare. 2. Door symbol is not contrasting in color from the finish of the door 3. The required wall signage provided on the latch side of the door is not provided at 60" AFF. 		<ol style="list-style-type: none"> 1. Replace the door symbol with a non-glare contrasting finish and mount at 60" AFF. 2. Replace the door symbol with a symbol that is 70% contrast in color from the finish of the door. OR Provide a white border 1" wide around the symbol. 3. Provide a compliant wall sign on the latch side of the door mounted at 60" AFF to the TOP of the sign and 4" from the jamb. (Refer to Appendix B.14- B.17) 	P2
D2.09	<p>The accessible lavatory is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The hot water and drain pipes and sharp objects under the sink have not been insulated or covered adequately. 		<ol style="list-style-type: none"> 1. Provide adequate insulation and covering of all exposed pipes and sharp objects under the sink. 	P2

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D2.10	The urinal is compliant		None required	N/A
D2.11	<p>The accessible toilet and stall are not compliant as follows;</p> <ol style="list-style-type: none"> 1. The rear grab bar does not extend 24" minimum beyond the centerline of the fixture on the wide side. (22") 2. The side grab bar does not extend 54" minimum beyond the rear wall. (52") 3. The toilet tissue dispenser is located too high or too far from the front of the toilet. 4. The stall door is not self closing. 		<ol style="list-style-type: none"> 1. Replace the rear grab bar or relocate the rear grab bar so that it extends 24" beyond the centerline of the toilet to the wide side. 2. Replace the side grab bar or relocate the side grab bar so that it extends 25" beyond the Rear wall 3. Relocate the toilet tissue dispenser so that it is located 7"- 9" on the front of the toilet and 19" AFF. (Locate to the centerline of the dispenser) 4. Adjust the stall door so that it is self-closing. 	P2
Women				
D2.12	<p>The entry door to this restroom is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The door symbol is mounted incorrectly and the sign finish is not non-glare. 2. Door symbol is not contrasting in color from the finish of the door 3. The required wall signage provided on the latch side of the door is not provided at 60" AFF. 		<ol style="list-style-type: none"> 1. Replace the door symbol with a non-glare contrasting finish and mount at 60" AFF. 2. Replace the door symbol with a symbol that is 70% contrast in color from the finish of the door. OR Provide a white border 1" wide around the symbol. 3. Provide a compliant wall sign on the latch side of the door mounted at 60" AFF to the TOP of the sign and 4" from the jamb. (Refer to Appendix B.14- B.17) 	P2
D2.13	<p>The accessible lavatory is not compliant as follows;</p> <ol style="list-style-type: none"> 1. The hot water and drain pipes and sharp objects under the sink have not been insulated or covered adequately. 		<ol style="list-style-type: none"> 1. Provide adequate insulation and covering of all exposed pipes and sharp objects under the sink. 	P2

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D2.14	<p>The accessible toilet and stall are not compliant as follows;</p> <ol style="list-style-type: none"> 1. The rear grab bar does not extend 24" minimum beyond the centerline of the fixture on the wide side. (22") 2. The side grab bar does not extend 54" minimum beyond the rear wall. (53") 3. The toilet tissue dispenser is located too high or too far from the front of the toilet. 4. The stall door is not self closing. 		<ol style="list-style-type: none"> 1. Replace the rear grab bar or relocate the rear grab bar so that it extends 24" beyond the centerline of the toilet to the wide side. 2. Replace the side grab bar or relocate the side grab bar so that it extends 25" beyond the Rear wall 3. Relocate the toilet tissue dispenser so that it is located 7" - 9" on the front of the toilet and 19" AFF. (Locate to the centerline of the dispenser) 4. Adjust the stall door so that it is self-closing. 	P2

D3. Bldg. C - Classrooms

D3.01	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. None Required 	P2
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#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
D3.02	<p>This Classroom is not compliant.</p> <ol style="list-style-type: none"> 1. The entry door requires more than 5 LBS. Of pressure to operate. 2. The interior of the classroom is compliant 		<ol style="list-style-type: none"> 1. Adjust the door closer so that it requires less than 5LBS of pressure to operate. 2. None Required 	P2

D4. Bldg. D - Small Business Development Center

D4.01	<p>The interior of this building was not open for inspection and the staff was informed that the building was no longer used for instructional purposes. Therefore, no inspection was performed.</p>	[No photo provided]	N/A	N/A
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End of Report

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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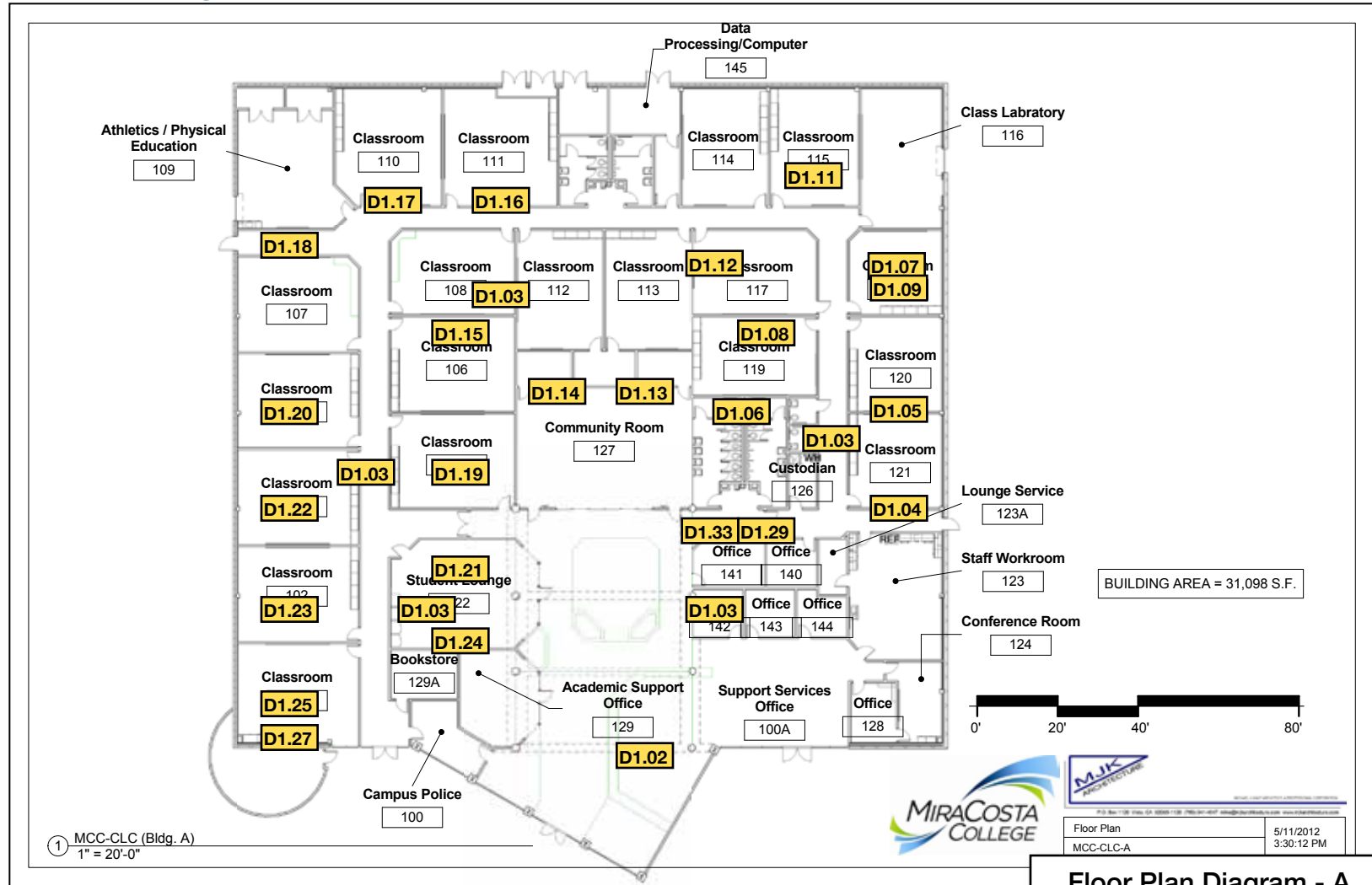
#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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G. Site Plan Diagram



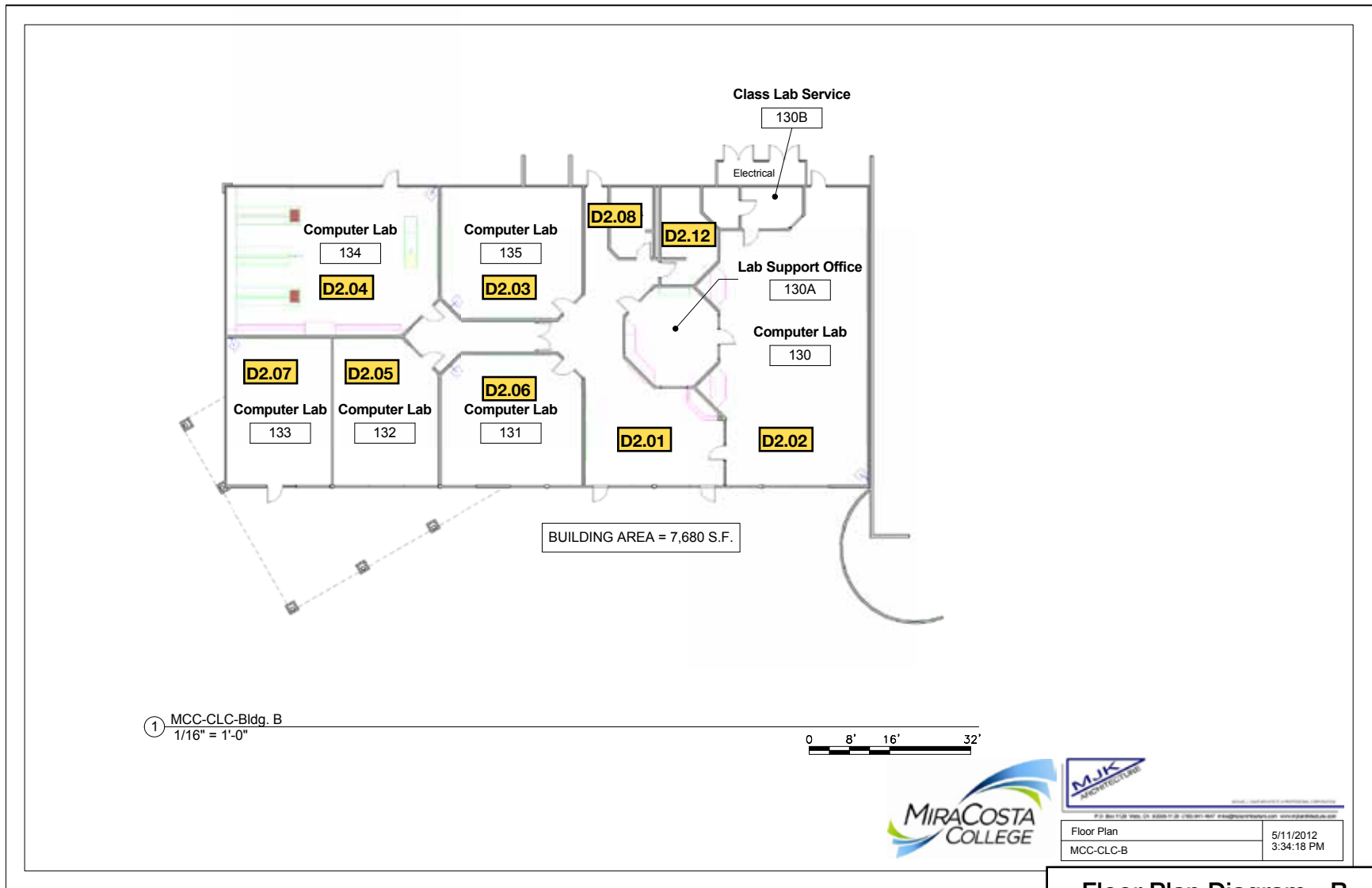
#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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H. Floor Plan Diagrams



Building A - Learning Center

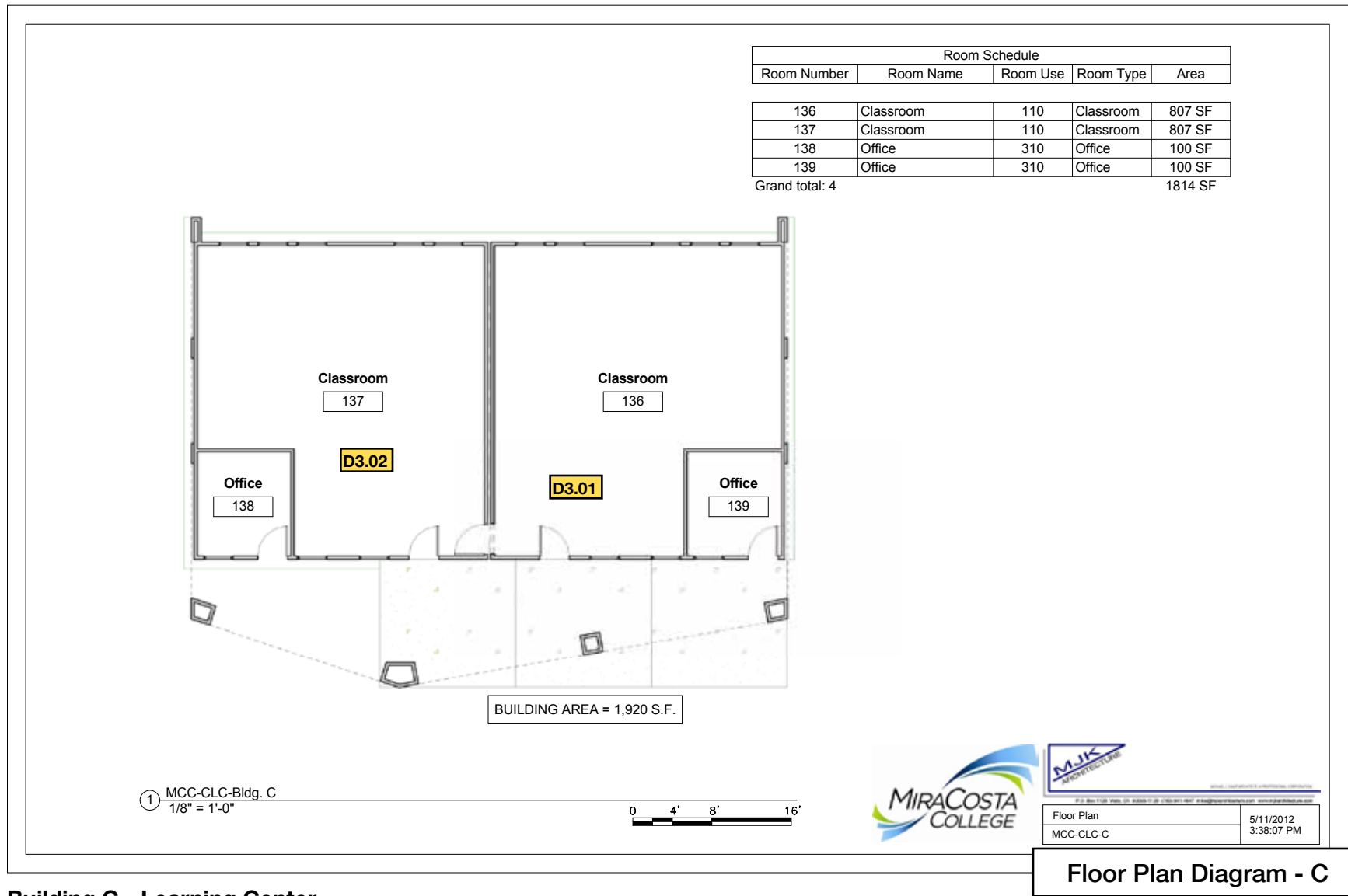
#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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Floor Plan Diagram - B

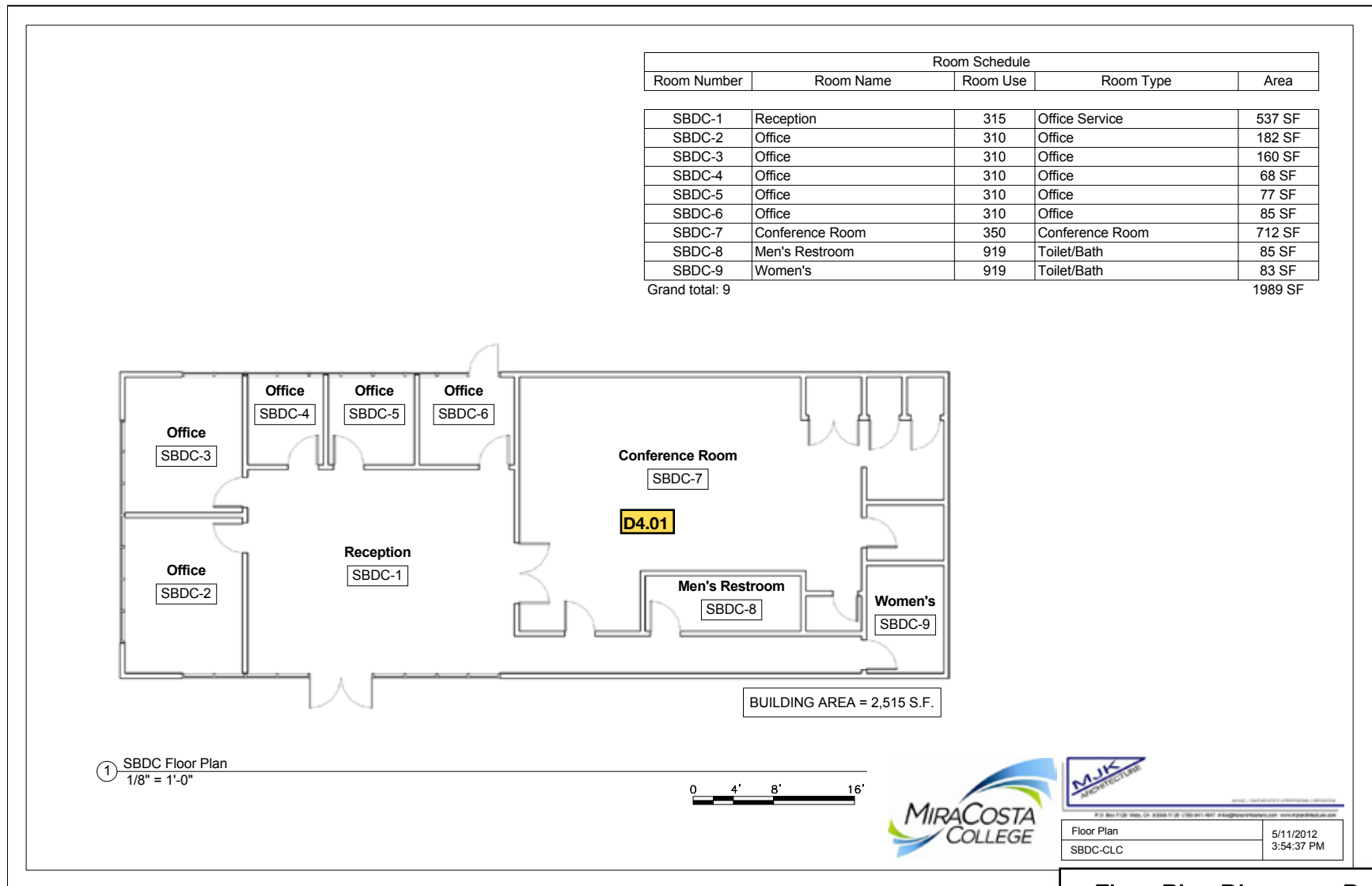
Building B - Learning Center

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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Building C - Learning Center

#	ITEM	PHOTO or DIAGRAM	MITIGATION MEASURE	PHASE
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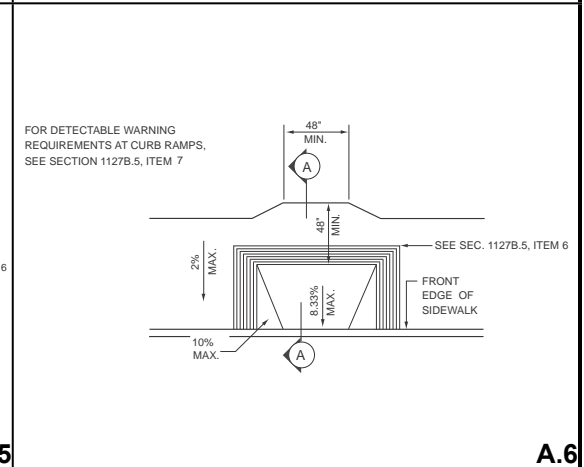
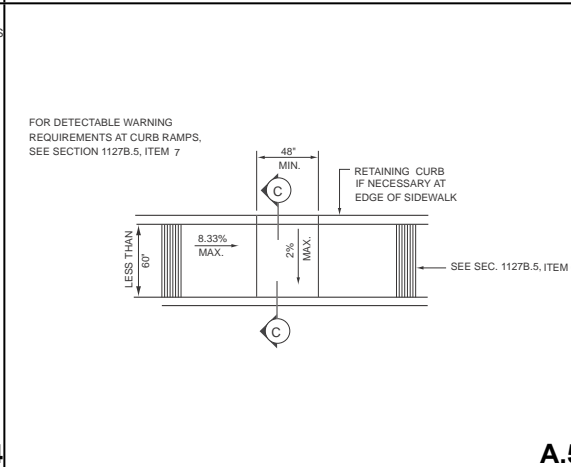
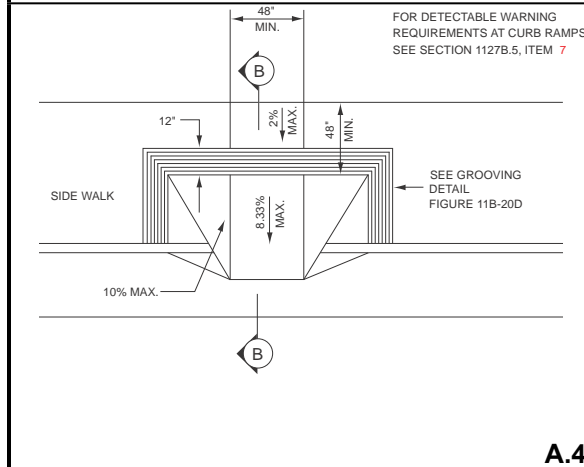
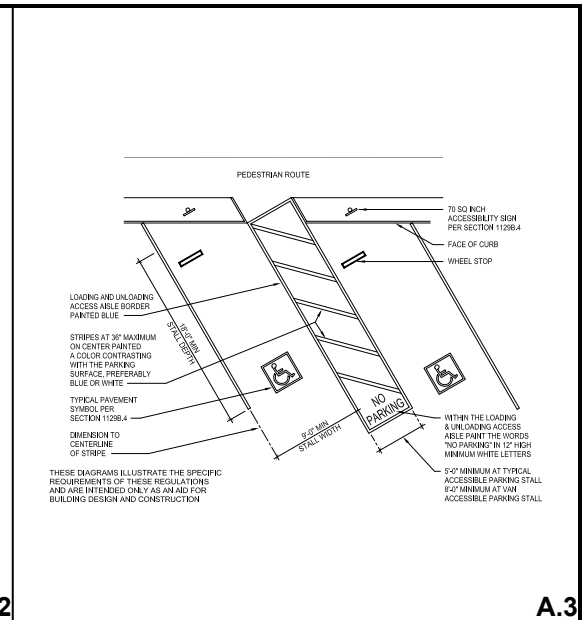
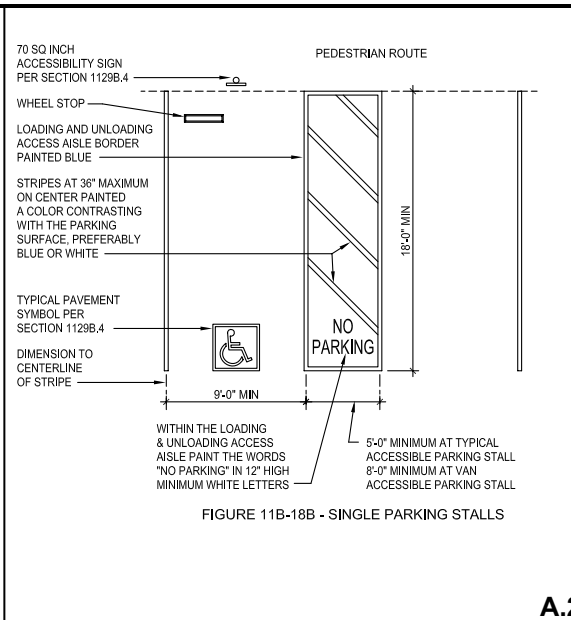
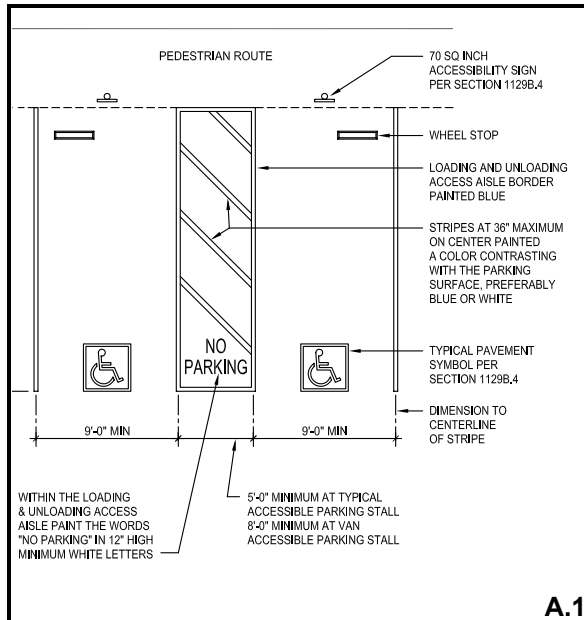
Floor Plan Diagram - D

Building D - Small Business Development Center

Appendix: Diagrams

Note: *The following diagrams are offered as guidelines for barrier removal and are excerpted from the 2010 AND 2013 CBC. They are not architectural documents intended for construction purposes and may not be used as such.*

APPENDIX A.1-6 Parking and Curb Ramps



APPENDIX A.7-9 Parking Signage



R99 (CA)

NOTE: For symbol details, see Standard Highway Signs, Appendix, "Handicapped".

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

Add additional signage at van space indicating: "Van Accessible" as required.



R99B (CA)

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

A.7



Add additional signage at van space indicating: "Van Accessible" as required.

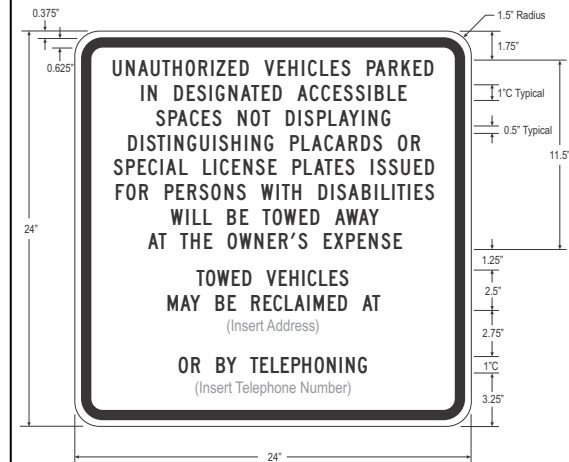
NOTE: For symbol details, see Standard Highway Signs, Appendix, "Handicapped".

Mount all signage at 80" minimum from finished grade or paving.

R99C (CA)

COLORS: BORDER & LEGEND - WHITE (RETROREFLECTIVE)
BACKGROUND - BLUE (RETROREFLECTIVE)

A.8



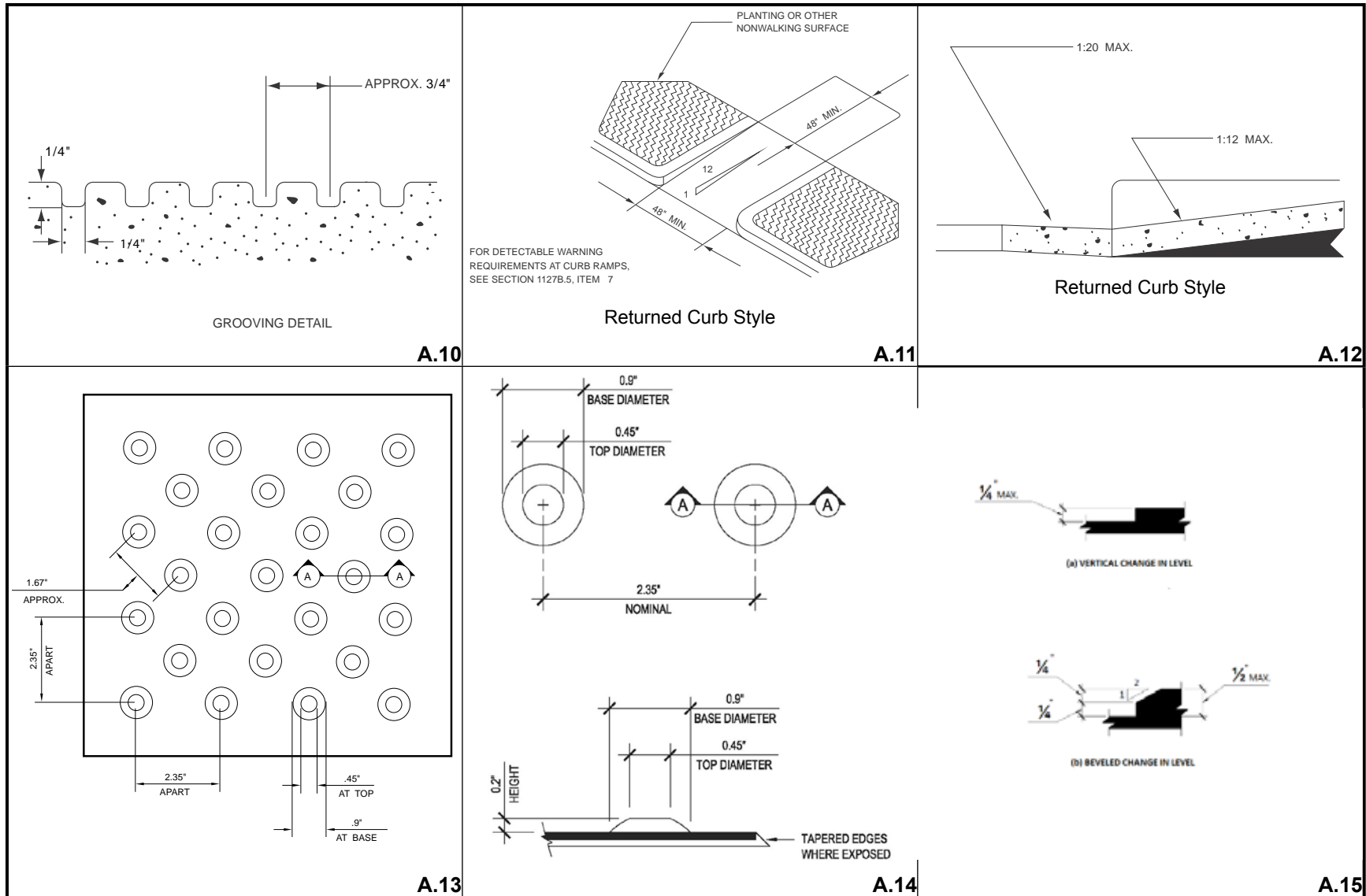
R100B (CA)

COLORS: BORDER & LEGEND - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)

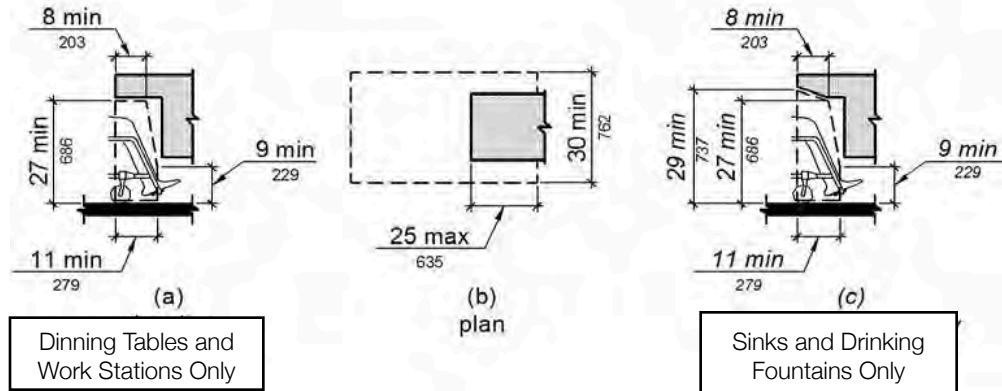
Mount all signage at 80" minimum from finished grade or paving.

A.9

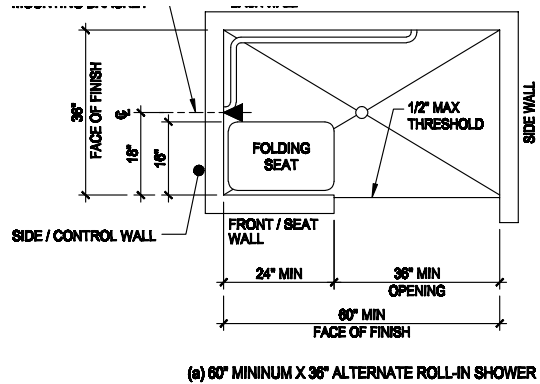
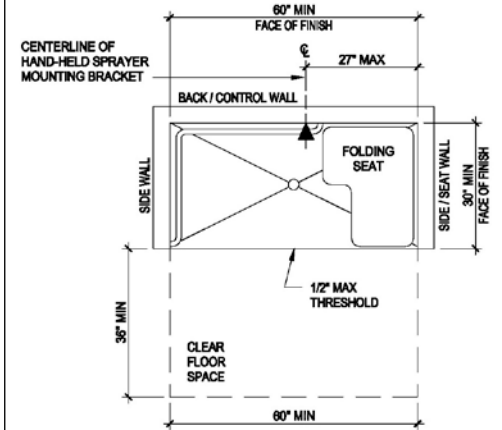
APPENDIX A.10-15 Curb Ramps and Detectable Warning Devices



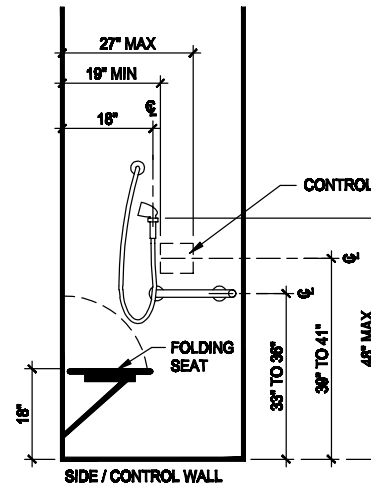
APPENDIX B.1-4 Sinks and Showers



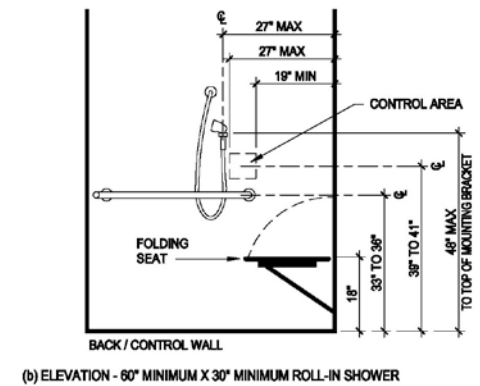
B.1



B.2

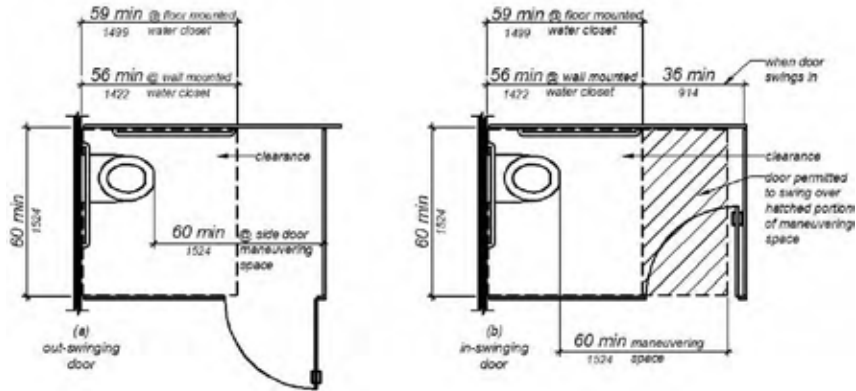


B.3

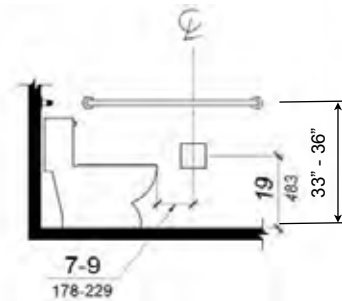


B.4

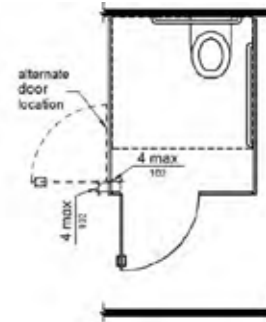
APPENDIX B.5-8 Toilet Rooms



Side Entry Door Placement

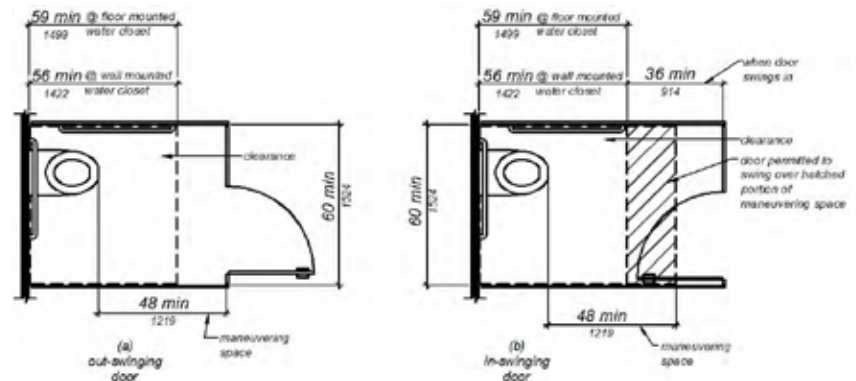


Dispenser Placement

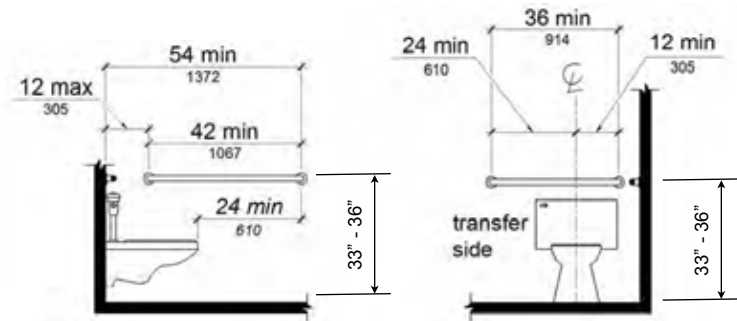


Door Placement

B.6



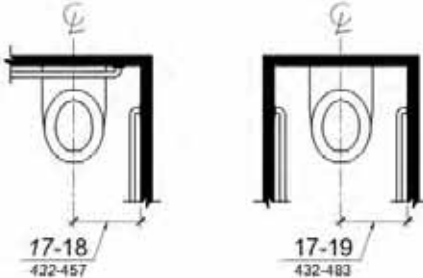
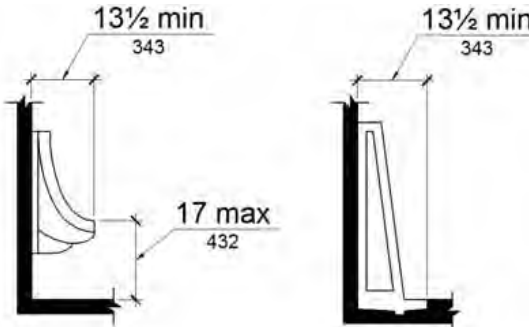
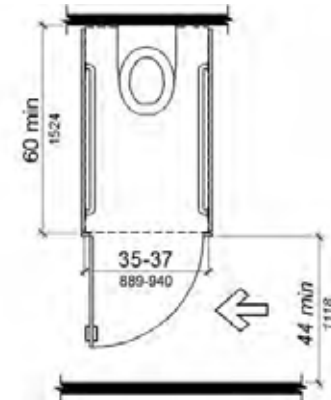
Front Entry Door Placement

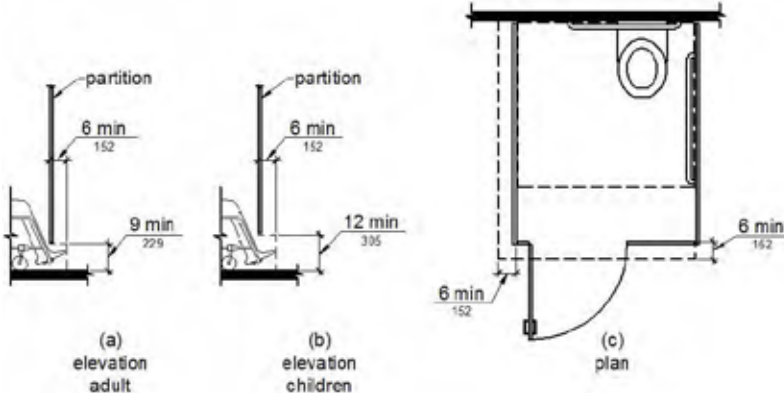
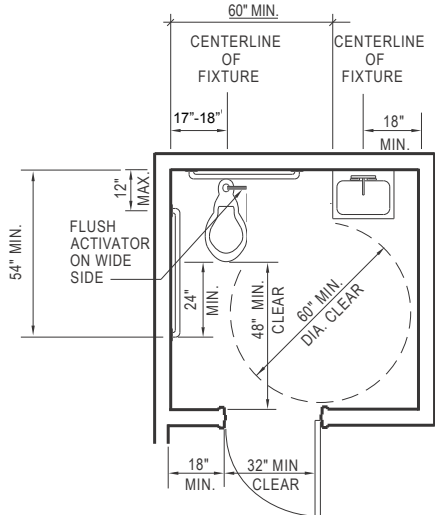


Grab Bar Placement

B.8

APPENDIX B.9-13 Drinking Fountains

 <p>(a) wheelchair accessible water closets 17-18 432-457</p> <p>(b) ambulatory accessible water closets 17-19 432-483</p>	 <p>(a) wall hung type 13½ min 343 17 max 432</p> <p>(b) stall type 13½ min 343</p> <p>Urinals</p>	 <p>Ambulatory Toilet Stall</p>
<p>B.9</p>	<p>B.10</p>	<p>B.11</p>

 <p>(a) elevation adult partition 6 min 152 9 min 229</p> <p>(b) elevation children partition 6 min 152 12 min 305</p> <p>(c) plan 6 min 152</p> <p>Additional Toe Clearance at Toilet Stalls</p>	 <p>Single Accommodation Toilet</p>
<p>B.12</p>	<p>B.13</p>

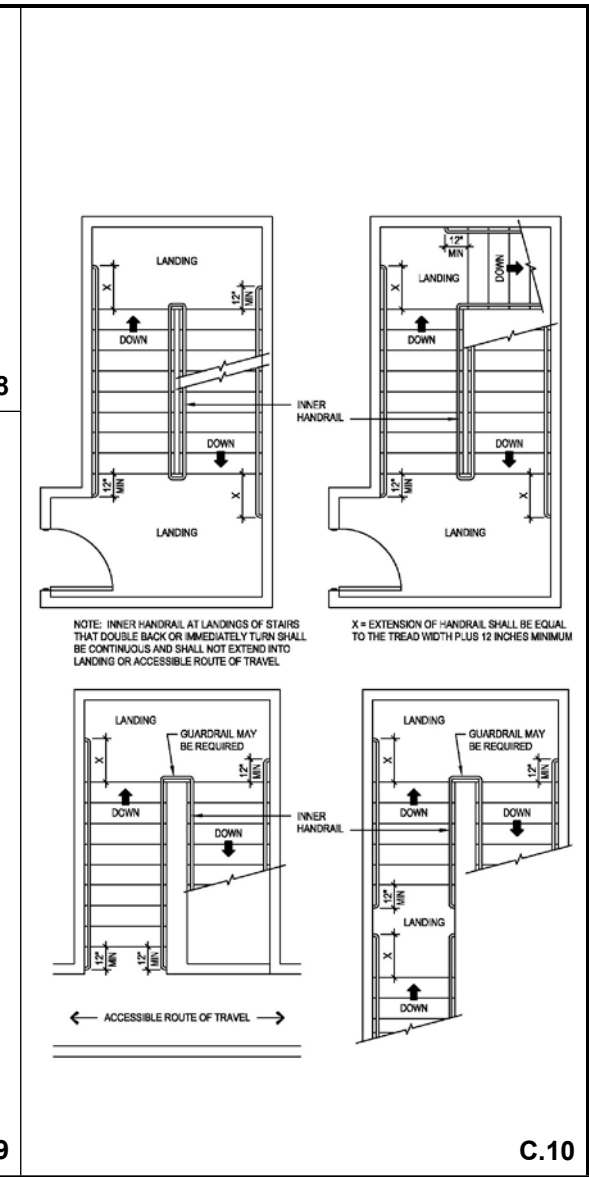
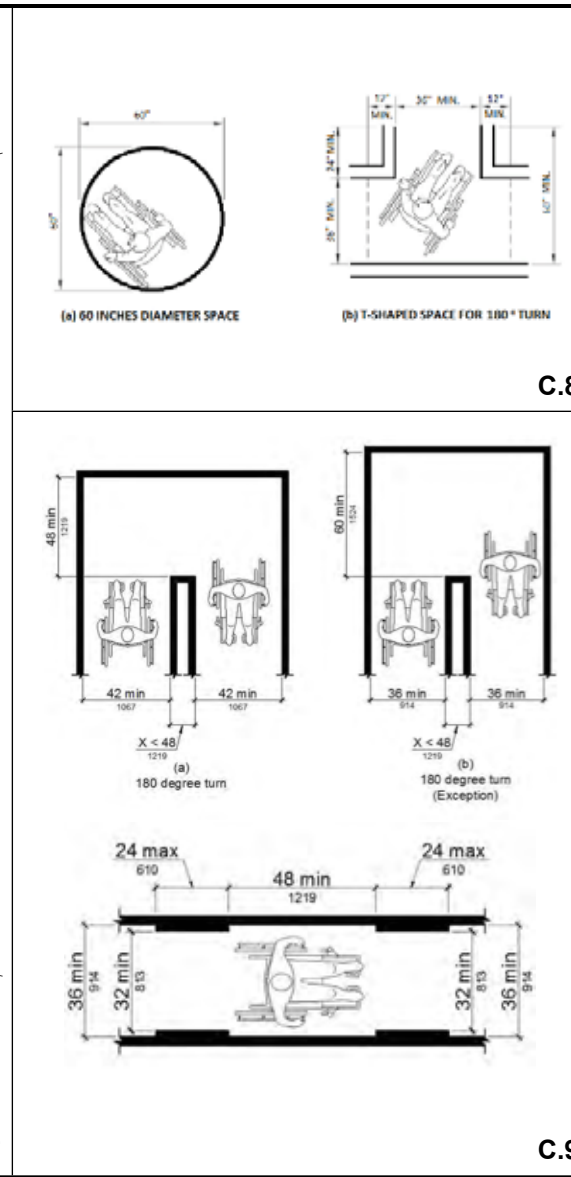
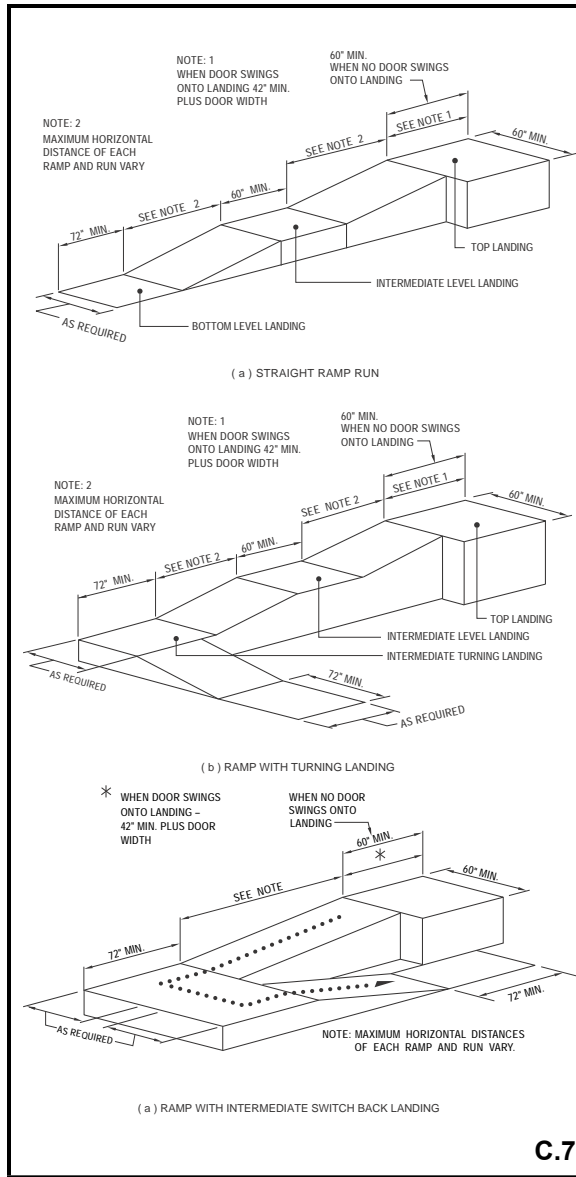
APPENDIX B.14-19 Toilet Room Signage

<p>General Wall Sign Specifications</p> <p>B.14</p>	<p>General Door Sign Specifications</p> <p>B.15</p>	<p>General Mounting Locations</p> <p>B.16</p>
<p>Accepted Door- / Wall Sign Combinations :</p> <p>For Non Accessible Restrooms :</p> <p>For Accessible Restrooms :</p> <p>Examples shown illustrate unisex restrooms only, but these combinations apply to men's and women's restrooms as well.</p> <p>B.17</p>	<p>Assistive Listening Systems</p> <p>B.18</p>	<p>B.19</p>

APPENDIX C.1-6 Ramps and Stairs

<p>(a) SIDEWALK OBSTRUCTIONS RAMPS & SIDEWALKS</p> <p>C.1</p>	<p>(b) GUIDE RAIL RAMPS & SIDEWALKS</p> <p>C.2</p>	<p>(c) WHEEL GUIDE RAMPS & SIDEWALKS</p> <p>C.3</p>
<p>WARNING STRIPES & HANDRAIL EXTENSIONS</p> <p>C.4</p>	<p>C.5</p>	<p>C.6</p>

APPENDIX C.7-10 Ramps and Stairs



APPENDIX D.1-3 ISA, Reach Ranges and Door Clearances



(a) SYMBOL PROPORTIONS



(b) DISPLAY CONDITIONS

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

International Symbol of Accessibility

D.1

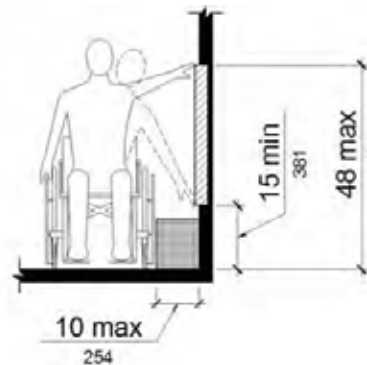


FIGURE 11B-308.2.1
UNOBSTRUCTED FORWARD REACH

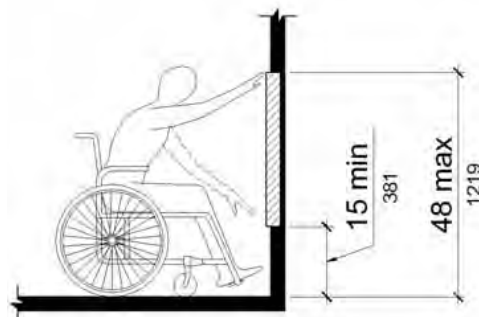
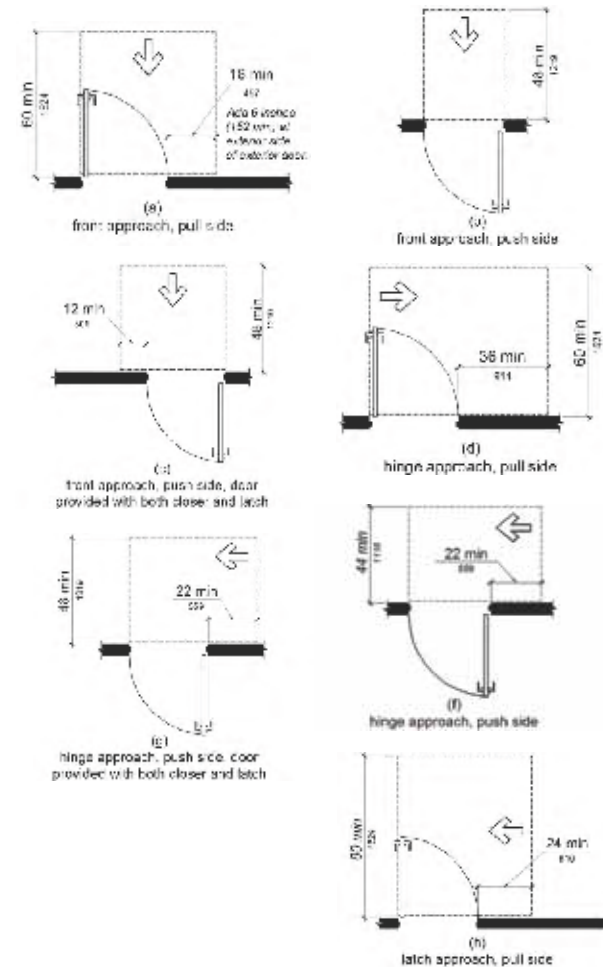


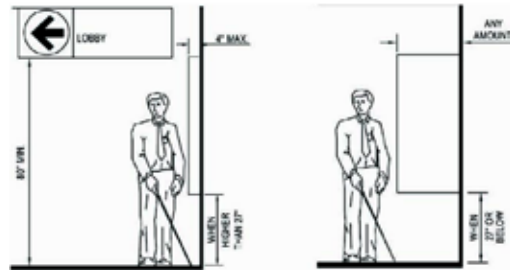
FIGURE 11B-308.3.1
UNOBSTRUCTED SIDE REACH

D.2

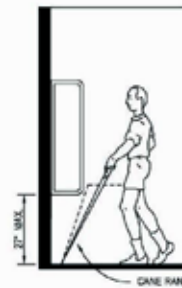


D.3

APPENDIX D.4-6 Elevators and Protruding Objects

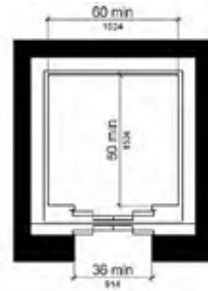


WALKING PARALLEL TO A WALL



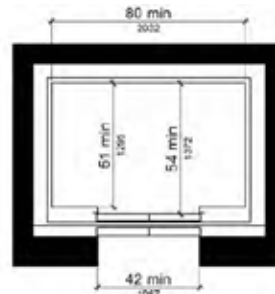
WALKING PERPENDICULAR TO WALL

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

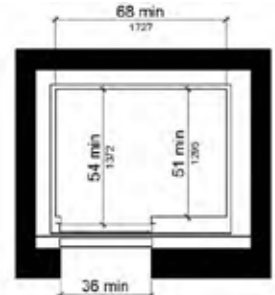


(d)
any door location

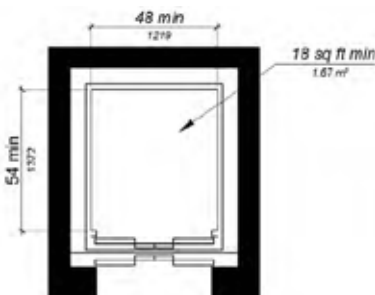
D.4



(a)
centered door

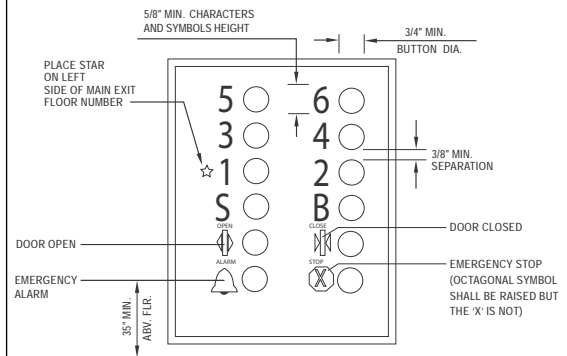


(b)
side (off-centered) door

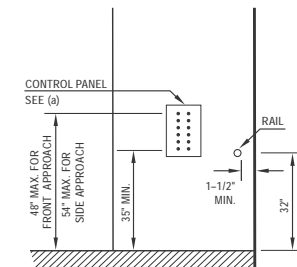


(c)
Exception
existing elevator car configuration

D.5



(a) ELEVATOR CONTROL PANEL DETAIL



(b) MAXIMUM INSTALLATION HEIGHTS ABOVE CAB FLOOR



(c)
any door location

D.6

APPENDIX D.7-11 Elevators and Residential Kitchen and Bathrooms

