

Photo Report
Lower Scholl Canyon Park
Programs, Services, and Activities

17-Jul-07

Finding: The Lower Scholl Canyon Park, located at 2849 East Glenoaks in Glendale California, was inspected by Disability Access Consultants, Inc., on June 12, 2007.



Alternative *
Rec:
(Where Available)

Full Rec: Any renovation or new construction that occurred after January 26, 1992, is subject to meet full code specifications for the California Building Code and ADAAG requirements. All recommendations in this report are based on ADAAG and CBC title 24 requirements. Consult with your design professional to determine which elements are affected by these requirements. It is recommended that Disability Access Consultants, Inc. is consulted for inspection of any new construction or renovation at the facility.

Citations: ADAAG 4.1.2; ADAAG 4.1.3; ADAAG 4.1.5; ADAAG 4.1.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00
Record Number::	780
Priority:	

Lower Scholl Canyon Park

Parking

Finding: There are two accessible parking spaces out of 49 parking spaces which is sufficient in number as required for compliance. The accessible parking space at the right measures 108 inches wide and 228 inches long. The accessible parking space at the left measures 107 1/2 inches wide and 228 inches long. The accessible parking spaces share a common access aisle measuring 60 inches wide. The access aisle does not contain "NO PARKING" in 12" high white letters. There is no van-accessible parking space provided in the parking lot.



Alternative *

Rec:
(Where Available)

Full Rec: Two out of the 49 total number of marked parking spaces meets the number required to be designated exclusively for accessible parking according to ADAAG and CBC 1129B. Restripe the designated accessible parking spaces to create one van-accessible and one standard accessible parking space, each measuring at least 108 inches wide and 216 inches long with an access aisle measuring at least 96 inches wide (8 feet) shared between the two accessible parking spaces (see CBC 1129B). The accessible parking space with the access aisle to the right of the space shall be designated "van-accessible." Add the words NO PARKING in 12 inch high white letters at the entrance to each accessible parking access aisle.

Citations: CBC 1129B; ADAAG 4.6; ADAAG A4.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$270.00
Maximum Estimated Cost:	\$270.00

Record Number:: 781

Priority:

Lower Scholl Canyon Park

Parking

Finding: The surface of the accessible parking spaces in the parking lot has a slope greater than 2%.



Alternative *

Rec:
(Where Available)

Full Rec: Pave the parking lot at the accessible spaces to provide a level surface. Parking surfaces and access aisles shall be located in areas not exceeding 2% slope in all directions (see CBC 1129B and ADAAG 4.6.3).

Citations: CBC 1129B; ADAAG 4.6.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$900.00
Maximum Estimated Cost:	\$900.00

Record Number:: 782

Priority:

Parking

Finding: There is no device at the head of the accessible parking space at the right to prevent vehicles from encroaching into the minimum width of the accessible walkway.



Alternative *

Rec:
(Where Available)

Full Rec: Install a wheelstop at the head of the accessible parking space at the right. Wheelstops shall be used to prevent vehicles from encroaching into accessible aisles or walkways, but shall not present addition encroachment into those areas (see CBC 1129B.4.3).

Citations: CBC 1129B.4.3; ADAAG 4.6.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$150.00

Record Number:: 783

Priority:

Lower Scholl Canyon Park

Parking

Finding: The bottom edge of the post-mounted signage designating the accessible parking spaces is less than 80 inches above the level of the parking space and cannot be viewed when a vehicle is parked in the space.



Alternative *

Rec:
(Where Available)

Full Rec: Modify the height or replace the post-mounted signage designating the accessible parking spaces to provide at least 80 inches from the parking space finished grade to the bottom edge of the sign. The sign shall be located so that it cannot be obscured by a vehicle parked in the space (see CBC 1129B.5).

Citations: CBC 1129B.5; ADAAG 4.6.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$150.00

Record Number:: 784

Priority:

Parking

Finding: There is warning signage posted at the entrance to the parking lot regarding unauthorized use of accessible parking spaces in the parking lot, though the blank spaces which should furnish the point of contact and telephone number for reclaiming towed vehicles have been left blank.



Alternative *

Rec:
(Where Available)

Full Rec: Fill in the blank spaces which are required to furnish the point of contact and telephone number for reclaiming towed vehicles with the appropriate information as a permanent part of the sign and maintain the currency of the information (see CBC 1129B.5). Make sure to add the CVC22511.8(a)(d) to the sign.

Citations: CBC 1129B.5; ADAAG 4.6.4 CVC 22511.8(a)(d).

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$150.00

Record Number:: 785

Priority:

Lower Scholl Canyon Park Curbs, Curb Ramps, and Crosswalks

Finding: The slope of the curb ramp is greater than 8.33%. The slope at the bottom landing is greater than 2%. There is less than 48 inches in length of maneuvering clearance at the top landing. The slope of the side flares is greater than 10%. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.



Curb Ramp at the Accessible Parking Spaces

Citations: CBC 1127B.5.3; ADAAG 4.7.2 & 4.29

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$1,033.00
Maximum Estimated Cost:	\$1,033.00
Record Number::	786
Priority:	

Alternative *
Rec:
(Where Available)

Full Rec: Replace the curb ramp with a compliant curb ramp at least 48 inches in width that provides a slope no greater than 8.33%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp. The truncated domes may be cast in place or stamped or of a prefabricated surface treatment (see CBC 1127B.5.8).

Curbs, Curb Ramps, and Crosswalks

Finding: The accessible route from the public right of way to the lower outdoor dining area crosses a curb. There is no curb ramp provided.



Path of Travel to the Lower Outdoor Dining Area

Citations: CBC 1127B.5; ADAAG 4.7.1

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$1,033.00
Maximum Estimated Cost:	\$1,033.00
Record Number::	800
Priority:	

Alternative *
Rec:
(Where Available)

Full Rec: Install a compliant curb ramp at least 48 inches in width that provides a slope no greater than 8.33%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp. The truncated domes may be cast in place or stamped or of a prefabricated surface treatment (see CBC 1127B.5.8).

Lower Scholl Canyon Park

Path of Travel

Finding: There is no accessible route from the public right of way to the accessible entrance of the facility. The required accessible route crosses a vehicular way.



Accessible Route from the Public Right of Way

Citations: CBC 1114B.1.2; CBC 1117B.5.7; CBC 1127B.3; ADAAG 4.1.2(7); ADAAG 4.3.2; ADAAG 4.14.1

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$107.00
Maximum Estimated Cost:	\$0.00

Record Number:: 798

Priority:

Alternative Post directional signage.

Rec:
(Where Available)

Full Rec: Provide at least one accessible route from the public right of way to the accessible entrance of the facility. Make certain to post signage indicating the direction to accessible building entrances at every major junction along the accessible route. Signs shall include the International Symbol of Accessibility.

Path of Travel

Finding: There is no crosswalk provided on the path of travel from the public right of way to the facility. The required accessible route crosses a vehicular way.



Accessible Route from the Public Right of Way

Citations: ADAAG 4.7.9 ADAAG 4.2.9

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$100.00
Maximum Estimated Cost:	\$100.00

Record Number:: 799

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance of the facility. Provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%. Detectable warnings should be placed at the entrance and exit of the crosswalk.

Lower Scholl Canyon Park

Path of Travel

Finding: At the time of inspection, vegetation encroached into the primary path of travel, obstructing passage by reducing the clear width along the accessible route.



Path of Travel at the Lower Outdoor Dining Area

Citations: CBC 1127B.1; CBC 1133B.7.4; ADAAG 4.3.6; ADAAG 4.5; ADAAG 4.4

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$0.00

Maximum Estimated Cost: \$0.00

Record Number:: 802

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Maintain grass or landscaping adjacent to primary path of travel walkways to eliminate any encroachment into the accessible route.

Path of Travel

Finding: There are cross slopes greater than 2% on the primary path of travel between the men's and women's restrooms.



Path of Travel Between the Men's and Women's Restrooms

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$1,440.00

Maximum Estimated Cost: \$1,440.00

Record Number:: 811

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

Lower Scholl Canyon Park

Path of Travel

Finding: There are only stairs to the primary functions provided, preventing access to individuals with mobility impairments.

Alternative *

Rec:
(Where Available)



Path of Travel to the Lower Outdoor Dining Area

Full Rec: Since programs, services and activities to staff and the public (volunteers, etc.) are provided in this location, those programs, services and activities are required to be made accessible. It is recommended that a ramp be installed or other means of vertical access.

Citations: CBC 1133B.5; ADAAG 4.3.2

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$9,515.00
Maximum Estimated Cost:	\$9,515.00

Record Number:: 793

Priority:

Path of Travel

Finding: The sink at the outdoor dining area next to the parking lot does not provide an accessible forward approach. The height of the counter surface of the sink is greater than 34 inches above the finished floor.

Alternative *

Rec:
(Where Available)



Sink at the Outdoor Dining Area

Full Rec: Sinks must provide clear floor space in front of the sink for an accessible forward approach and shall provide at least 27 inches clear knee space and a minimum of nine inches clear toe space (see ADAAG 4.19.2). If neither clear floor space and knee and toe clearance can be provided, remove the sink and replace with an accessible wall-mounted sink unit.

Citations: ADAAG 4.19.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$420.00
Maximum Estimated Cost:	\$420.00

Record Number:: 810

Priority:

Lower Scholl Canyon Park

Ramps

Finding: The slope of the bottom run of the concrete ramp is greater than 8.33%.

Alternative *

Rec:
(Where Available)

Full Rec: Modify the bottom run of the concrete ramp to provide a slope no greater than 8.33% with a cross slope not exceeding 2% (see CBC 1133B.5.3 and ADAAG 4.8.2).



Exterior Ramp Next to the Restrooms

Citations: CBC 1133B.5.3; ADAAG 4.8

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$4,920.00

Maximum Estimated Cost: \$4,920.00

Record Number:: 787

Priority:

Ramps

Finding: The ramp changes direction more than 30 degrees. The length of the intermediate switchback landing on the ramp is less than 72 inches. The slope of the intermediate landing is greater than 2%.

Alternative *

Rec:
(Where Available)

Full Rec: Modify or replace the intermediate switchback landing on the ramp to provide at least 72 inches in length in the direction of the run of the ramp (see CBC 1133B.5.4.6 and ADAAG 4.8.4).



Exterior Ramp Next to the Restrooms

Citations: CBC 1133B.5.4; ADAAG 4.8

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$0.00

Maximum Estimated Cost: \$1,872.00

Record Number:: 788

Priority:

Lower Scholl Canyon Park

Ramps

Finding: The handrails are mounted at a height less than 34 inches. There are no 12-inch extensions beyond the top of the ramp.

Alternative *

Rec:
(Where Available)



Exterior Ramp Next to the Restrooms

Citations: CBC 1133B.5.5; ADAAG 4.8.5

Full Rec: Replace the handrails on each side of the ramp to provide a height between 34 inches and 38 inches. The handrails shall provide 12-inch extensions, extending beyond the top and bottom of the ramp, that are parallel to the ground surface and return smoothly to the post or wall.

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$1,320.00
Maximum Estimated Cost:	\$1,320.00

Record Number:: 789

Priority:

Stairs

Finding: There is no detectable striping on each tread of the exterior stairway.

Alternative *

Rec:
(Where Available)



Exterior Stairs to the Lower Outdoor Dining Area (North)

Citations: CBC 1006.16.1; CBC 11133B.4.4; ADAAG 4.9.5

Full Rec: Affix detectable contrasting striping to each tread of the stairway that clearly contrasts in color from the tread and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$144.00
Maximum Estimated Cost:	\$144.00

Record Number:: 791

Priority:

Lower Scholl Canyon Park

Stairs

Finding: There are no top handrail extensions provided on the stairway.

Alternative *

Rec:
(Where Available)

Full Rec: Install 12-inch handrail extensions to the top of the handrail that extends beyond the top riser and is parallel to the floor surface at the top landing.



Exterior Stairs to the Lower Outdoor Dining Area (North)

Citations: CBC 1106.9.2 2; ADAAG 4.9.4(2)

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$425.00
Maximum Estimated Cost:	\$425.00

Record Number:: 792

Priority:

Stairs

Finding: The handrails do not provide 12-inch extensions beyond the center treads. The handrails are mounted at a height less than 34 inches.

Alternative *

Rec:
(Where Available)

Full Rec: Install handrails on each side of stairway that provide 12-inch top and bottom handrail extensions that extend beyond the top and bottom treads of the stairway which are parallel to the ground surface and return smoothly to the post or wall. Handrails shall be mounted at a height between 34 and 38 inches at a distance no less than 1 1/2 inches from the adjacent wall. To accommodate children's heights, it is recommended to install a second set of handrails at the height of 25 inches above the stairway treads.



Exterior Stairs to the Lower Outdoor Dining Area (South)

Citations: CBC 1133B.4.2; ADAAG 4.9.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$528.00
Maximum Estimated Cost:	\$528.00

Record Number:: 790

Priority:

Lower Scholl Canyon Park Stairs

Finding: There is no detectable striping on each tread of the exterior stairway.

Alternative *
Rec:
(Where Available)

Full Rec: Affix detectable contrasting striping to each tread of the stairway that clearly contrasts in color from the tread and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.



Exterior Stairs to the Play Equipment (Left)

Citations: CBC 1006.16.1; CBC 11133B.4.4; ADAAG 4.9.5

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$144.00
Maximum Estimated Cost:	\$144.00

Record Number:: 794

Priority:

Stairs

Finding: The handrails do not provide 12-inch extensions beyond the top and bottom treads.

Alternative *
Rec:
(Where Available)

Full Rec: Install handrails on each side of stairway that provide 12-inch top and bottom handrail extensions that extend beyond the top and bottom treads of the stairway which are parallel to the ground surface and return smoothly to the post or wall.



Exterior Stairs to the Play Equipment (Left)

Citations: CBC 1133B.4.2; ADAAG 4.9.4

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$528.00
Maximum Estimated Cost:	\$528.00

Record Number:: 795

Priority:

Lower Scholl Canyon Park

Stairs

Finding: There is no detectable striping on each tread of the exterior stairway.

Alternative *

Rec:
(Where Available)

Full Rec: Affix detectable contrasting striping to each tread of the stairway that clearly contrasts in color from the tread and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.



Exterior Stairs to the Play Equipment (Right)

Citations: CBC 1006.16.1; CBC 11133B.4.4; ADAAG 4.9.5

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$144.00
Maximum Estimated Cost:	\$144.00

Record Number:: 796

Priority:

Stairs

Finding: There are no top handrail extensions provided on the stairway.

Alternative *

Rec:
(Where Available)

Full Rec: Install 12-inch handrail extensions to the top of the handrail that extends beyond the top riser and is parallel to the floor surface at the top landing.



Exterior Stairs to the Play Equipment (Right)

Citations: CBC 1106.9.2 2; ADAAG 4.9.4(2)

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$425.00
Maximum Estimated Cost:	\$425.00

Record Number:: 797

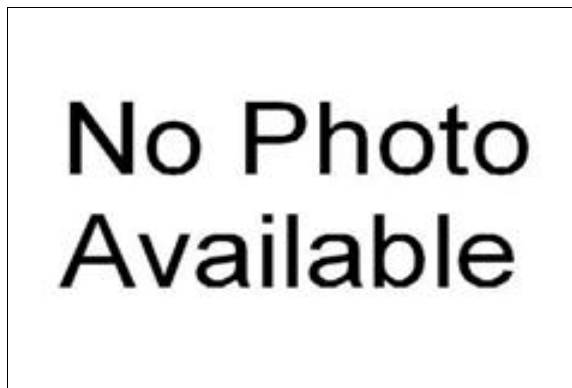
Priority:

Lower Scholl Canyon Park
Visual and Audible Communications

Finding: There is no directional signage to the accessible entrance from the public right of way or other common use areas.

Alternative *
Rec:
(Where Available)

Full Rec: Install directional signage to each common area complying with CBC 1117B.5 and ADAAG 4.30.



Directional Signage

Citations: CBC 1117B.5; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00
Record Number::	840
Priority:	

Restrooms

Finding: There is no signage indicating accessibility on the latch side of the entry door of the restroom. There is no Title 24 gender use signage on the entrance door.

Alternative *
Rec:
(Where Available)

Full Rec: The restroom is designated accessible and should be made accessible for the facility. Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible upon completion of the following items (see CBC 1115B., ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e). Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.



Men's Restroom

Citations: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7)); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00
Record Number::	825
Priority:	

Lower Scholl Canyon Park Restrooms

Finding: There is no level landing provided at the entrance door.

Alternative *
Rec:
(Where Available)



Men's Restroom

Citations: CBC 1133B.2.4.2; ADAAG 4.13.6

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$0.00

Maximum Estimated Cost: \$0.00

Record Number:: 826

Priority:

Full Rec: Provide a level and clear landing at least 60 inches in length in the direction of the door swing.

Restrooms

Finding: The height of the urinal rim in the restroom is greater than 17 inches above the finished floor. The height of the urinal flush control in the restroom is greater than 44 inches above the finished floor.

Alternative *
Rec:
(Where Available)



Men's Restroom

Citations: ADAAG 4.18.2

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$1,097.00

Maximum Estimated Cost: \$1,097.00

Record Number:: 827

Priority:

Full Rec: Lower the urinal designated to be accessible in the restroom so that the rim height is not more than 17 inches above the finished floor. Lower the flush control valve on the urinal designated to be accessible in the restroom to a height not greater than 44 inches above the finished floor (see ADAAG 4.18.4).

Lower Scholl Canyon Park

Restrooms

Finding: There is insufficient clear floor space in the stall designated to be accessible in the restroom. The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.

Alternative *

Rec:
(Where Available)

Full Rec: Modify or replace the stall designated to be accessible in the restroom so that it complies with ADAAG 4.17.3, CBC 1115B and CBC Figures 11B-1A and 1B. Standard accessible stalls require 60 inches in width with 56 inches depth for wall-mounted toilets or 59 inches depth for floor-mounted toilets to accommodate individuals in wheelchairs. The minimum width of a front-approach doorway shall provide at least 32 inches and a side-approach doorway shall provide at least 34 inches. The door shall swing outward, close automatically and provide accessible hardware.

Restrooms

Finding: There is no back grab bar in the stall designated to be accessible in the restroom.

Alternative *

Rec:
(Where Available)

Full Rec: Install a 36-inch back grab bar at a height of 33 inches above the finished floor in the stall designated to be accessible of the restroom. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.



Men's Restroom

Citations: CBC 1115B; ADAAG 4.17.3; ADAAG A4.17.3

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$4,000.00
Maximum Estimated Cost:	\$4,000.00
Record Number::	828
Priority:	



Men's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$531.00
Maximum Estimated Cost:	\$531.00
Record Number::	829
Priority:	

Lower Scholl Canyon Park

Restrooms

Finding: The height of the side grab bar in the stall designated to be accessible of the restroom is greater than 33 inches above the finished floor.



Men's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$448.00
Maximum Estimated Cost:	\$448.00

Record Number:: 830

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Remount the side grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Restrooms

Finding: The length of the side grab bar in the stall designated to be accessible in the restroom is less than 42 inches.



Men's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$531.00
Maximum Estimated Cost:	\$531.00

Record Number:: 831

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Replace the side grab bar in the stall designated to be accessible in the restroom with a 42-inch/ 48 -inch side grab bar complying with ADAAG 4.26 and CBC 1115B.8. The front end of the grab bar shall extend at least 54 inches from the back wall and the back end of the grab bar shall be mounted within 12 inches from the back wall. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Lower Scholl Canyon Park

Restrooms

Finding: The distance from the end of the side grab bar to the back wall in the stall designated to be accessible in the restroom is greater than 12 inches.

Alternative *

Rec:
(Where Available)

Full Rec: Remount the side grab bar in the stall designated to be accessible in the restroom so that it is not more than 12 inches from the back wall (see ADAAG Figure 29 and CBC 1115B.8). Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.



Men's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$448.00
Maximum Estimated Cost:	\$448.00

Record Number:: 832

Priority:

Restrooms

Finding: The flush control on the toilet in the stall designated to be accessible in the restroom is not on the wide (approach) side of the toilet.

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the flush control on the toilet in the stall designated to be accessible in the restroom so that it is on the wide (approach) side of the toilet area (see ADAAG 4.16.5). Flush controls shall be hand-operated or automatic mechanisms.



Men's Restroom

Citations: ADAAG 4.16.5; ADAAG 4.27.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$127.00
Maximum Estimated Cost:	\$127.00

Record Number:: 833

Priority:

Lower Scholl Canyon Park

Restrooms

Finding: The distance from the center of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is less than 18 inches.



Men's Restroom

Citations: CBC 1115B.7.1.3 ADAAG 4.17.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$1,143.00
Maximum Estimated Cost:	\$1,143.00

Record Number:: 834

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the toilet or stall side wall so that the distance from the centerline of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is exactly 18 inches (see ADAAG Figure 28).

Restrooms

Finding: The knee clearance space under the lavatory designated to be accessible in the restroom is less than 29 inches. The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.



Men's Restroom

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$1,286.00
Maximum Estimated Cost:	\$1,286.00

Record Number:: 835

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Replace the lavatory designated to be accessible in the restroom to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron. Make sure to provide at least 27 inches at 8 inches under the apron (see ADAAG 4.19.2).

Lower Scholl Canyon Park

Restrooms

Finding: The pipes under the lavatory in the restroom do not provide protection against contact.

Alternative *

Rec:
(Where Available)

Full Rec: Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.



Men's Restroom

Citations: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$39.00
Maximum Estimated Cost:	\$39.00
Record Number::	836
Priority:	

Restrooms

Finding: The distance from the center of the lavatory to the adjacent side wall in the restroom is less than 18 inches.

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the lavatory to provide a centerline of at least 18 inches. Make sure to provide at least 30 inches in width and 48 inch length of clear floor space to allow an accessible forward approach (see ADAAG 4.19.3).



Men's Restroom

Citations: ADAAG 4.19.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00
Record Number::	837
Priority:	

Lower Scholl Canyon Park

Restrooms

Finding: The bottom edge of the reflecting surface of the mirror in the restroom is greater than 40 inches above the finished floor.



Alternative *

Rec:
(Where Available)

Men's Restroom

Full Rec: Lower the mirror in the restroom so that the bottom edge of the reflecting surface is no higher than 40 inches above the finished floor and the topmost portion of the reflecting surface extends at least 74 inches above the finished floor (see ADAAG A4.19.6). A single, full-length mirror is recommended since it can accommodate all people. Make certain to provide a minimum clear floor space in front of the mirror of 30 inches in width and 48 inches in length.

Citations: ADAAG A4.19.6; CBC 1115B.9.1.2; ADAAG 4.19.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$291.00
Maximum Estimated Cost:	\$291.00
Record Number::	838
Priority:	

Restrooms

Finding: The height of the controls and operating mechanisms for the hand dryer in the restroom is greater than 40 inches.



Alternative *

Rec:
(Where Available)

Men's Restroom

Full Rec: Relocate the hand dryer in the restroom to a maximum height of 40 inches for all the controls and operating mechanisms (see CBC 1115B.9.2).

Citations: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$277.00
Maximum Estimated Cost:	\$277.00
Record Number::	839
Priority:	

Lower Scholl Canyon Park

Restrooms

Finding: There is no signage indicating accessibility on the latch side of the entry door of the restroom. There is no Title 24 gender use signage on the entrance door.

Alternative *
Rec:
(Where Available)



Women's Restroom

Citations: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00
Record Number::	812
Priority:	

Full Rec: The restroom is designated accessible and should be made accessible for the facility. Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible upon completion of the following items (see CBC 1115B., ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e). Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

Restrooms

Finding: There is insufficient clear floor space in the stall designated to be accessible in the restroom. The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.

Alternative *
Rec:
(Where Available)



Women's Restroom

Citations: CBC 1115B; ADAAG 4.17.3; ADAAG A4.17.3

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$4,000.00
Maximum Estimated Cost:	\$4,000.00
Record Number::	813
Priority:	

Full Rec: Modify or replace the stall designated to be accessible in the restroom so that it complies with ADAAG 4.17.3, CBC 1115B and CBC Figures 11B-1A and 1B. Standard accessible stalls require 60 inches in width with 56 inches depth for wall-mounted toilets or 59 inches depth for floor-mounted toilets to accommodate individuals in wheelchairs. The minimum width of a front-approach doorway shall provide at least 32 inches and a side-approach doorway shall provide at least 34 inches. The door shall swing outward, close automatically and provide accessible hardware.

Lower Scholl Canyon Park

Restrooms

Finding: There is no back grab bar in the stall designated to be accessible in the restroom.



Women's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$531.00
Maximum Estimated Cost:	\$531.00

Record Number:: 814

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Install a 36-inch back grab bar at a height of 33 inches above the finished floor in the stall designated to be accessible of the restroom. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Restrooms

Finding: The height of the side grab bar in the stall designated to be accessible of the restroom is greater than 33 inches above the finished floor.



Women's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$448.00
Maximum Estimated Cost:	\$448.00

Record Number:: 815

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Remount the side grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Lower Scholl Canyon Park

Restrooms

Finding: The length of the side grab bar in the stall designated to be accessible in the restroom is less than 42 inches. The side grab bar in the stall designated to be accessible in the restroom does not extend 54 inches from the back wall.

Alternative *

Rec:
(Where Available)

Full Rec: Replace the side grab bar in the stall designated to be accessible in the restroom with a 42-inch/ 48 -inch side grab bar complying with ADAAG 4.26 and CBC 1115B.8. The front end of the grab bar shall extend at least 54 inches from the back wall and the back end of the grab bar shall be mounted within 12 inches from the back wall. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.



Women's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$531.00
Maximum Estimated Cost:	\$531.00
Record Number::	816
Priority:	

Restrooms

Finding: The distance from the end of the side grab bar to the back wall in the stall designated to be accessible in the restroom is greater than 12 inches.

Alternative *

Rec:
(Where Available)

Full Rec: Remount the side grab bar in the stall designated to be accessible in the restroom so that it is not more than 12 inches from the back wall (see ADAAG Figure 29 and CBC 1115B.8). Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.



Women's Restroom

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$448.00
Maximum Estimated Cost:	\$448.00
Record Number::	817
Priority:	

Lower Scholl Canyon Park

Restrooms

Finding: The flush control on the toilet in the stall designated to be accessible in the restroom is not on the wide (approach) side of the toilet.

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the flush control on the toilet in the stall designated to be accessible in the restroom so that it is on the wide (approach) side of the toilet area (see ADAAG 4.16.5). Flush controls shall be hand-operated or automatic mechanisms.



Women's Restroom

Citations: ADAAG 4.16.5; ADAAG 4.27.4

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$127.00

Maximum Estimated Cost: \$127.00

Record Number:: 818

Priority:

Restrooms

Finding: The distance from the center of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is less than 18 inches.

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the toilet or stall side wall so that the distance from the centerline of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is exactly 18 inches (see ADAAG Figure 28).



Women's Restroom

Citations: CBC 1115B.7.1.3 ADAAG 4.17.3

Minimum Quantity: 1

Maximum Quantity: 1

Minimum Estimated Cost: \$1,143.00

Maximum Estimated Cost: \$1,143.00

Record Number:: 819

Priority:

Lower Scholl Canyon Park

Restrooms

Finding: The knee clearance space under the lavatory designated to be accessible in the restroom is less than 29 inches. The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.

Alternative *
Rec:
(Where Available)

Full Rec: Replace the lavatory designated to be accessible in the restroom to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron. Make sure to provide at least 27 inches at 8 inches under the apron (see ADAAG 4.19.2).



Women's Restroom

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$1,286.00
Maximum Estimated Cost:	\$1,286.00

Record Number:: 820

Priority:

Restrooms

Finding: The pipes under the lavatory in the restroom do not provide protection against contact.

Alternative *
Rec:
(Where Available)

Full Rec: Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.



Women's Restroom

Citations: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$39.00
Maximum Estimated Cost:	\$39.00

Record Number:: 821

Priority:

Lower Scholl Canyon Park

Restrooms

Finding: The distance from the center of the lavatory to the adjacent side wall in the restroom is less than 18 inches.



Women's Restroom

Citations: ADAAG 4.19.3

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number:: 822

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the lavatory to provide a centerline of at least 18 inches. Make sure to provide at least 30 inches in width and 48 inch length of clear floor space to allow an accessible forward approach (see ADAAG 4.19.3).

Restrooms

Finding: The bottom edge of the reflecting surface of the mirror in the restroom is greater than 40 inches above the finished floor.



Women's Restroom

Citations: ADAAG A4.19.6; CBC 1115B.9.1.2; ADAAG 4.19.6

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$291.00
Maximum Estimated Cost:	\$291.00

Record Number:: 823

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Lower the mirror in the restroom so that the bottom edge of the reflecting surface is no higher than 40 inches above the finished floor and the topmost portion of the reflecting surface extends at least 74 inches above the finished floor (see ADAAG A4.19.6). A single, full-length mirror is recommended since it can accommodate all people. Make certain to provide a minimum clear floor space in front of the mirror of 30 inches in width and 48 inches in length.

Lower Scholl Canyon Park

Restrooms

Finding: The height of the controls and operating mechanisms for the hand dryer in the restroom is greater than 40 inches.

Alternative *

Rec:
(Where Available)

Full Rec: Relocate the hand dryer in the restroom to a maximum height of 40 inches for all the controls and operating mechanisms (see CBC 1115B.9.2).



Women's Restroom

Citations: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$277.00
Maximum Estimated Cost:	\$277.00
Record Number::	824
Priority:	

Drinking Fountains

Finding: There are two drinking fountains on primary paths of travel.

Alternative *

Rec:
(Where Available)

Full Rec: Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirement. Fountains not located in alcoves need side rails or wing walls on both sides.



Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00
Record Number::	803
Priority:	

Lower Scholl Canyon Park Drinking Fountains

Finding: The drinking fountain is not a "high-low" design.

Alternative *
Rec:
(Where Available)

Full Rec: Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain.



Drinking Fountain at the Lower Outdoor Dining Area

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$2,216.00
Maximum Estimated Cost:	\$2,216.00
Record Number::	804
Priority:	

Drinking Fountains

Finding: The drinking fountain is not a "high-low" design.

Alternative *
Rec:
(Where Available)

Full Rec: Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain.



Drinking Fountain Next to the Restrooms

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$2,216.00
Maximum Estimated Cost:	\$2,216.00
Record Number::	809
Priority:	

Lower Scholl Canyon Park Commons/Lunch Area

Finding: There is no accessible route to the picnic tables in the outdoor dining area. The surface around the outdoor dining area picnic tables is grass, preventing access of individuals with mobility impairments.



Lower Outdoor Dining Area

Citations: ADAAG 5.8; ADAAG A4.2.5; ADAAG A4.2.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$1,440.00
Maximum Estimated Cost:	\$1,440.00

Record Number:: 801

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Install a 48-inch wide path to the picnic tables in the outdoor dining area that provides a smooth, stable, firm and slip resistant surface. Provide a maneuvering space sufficient to provide a 60-inch diameter turning radius adjacent to at least one of the picnic tables in the outdoor dining area.

Commons/Lunch Area

Finding: The tables at the outdoor dining area next to the parking lot are nonaccessible by design.



Outdoor Dining Area

Citations: CBC 1122B.3; ADAAG 4.32.2; ADAAG 4.32.5(2)

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$174.00
Maximum Estimated Cost:	\$174.00

Record Number:: 808

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Modify or replace one of the tables in the outdoor dining area to provide knee clearance of at least 27 inches in height, 30 inches in width and 19 inches in depth (see CBC 1122B.3, ADAAG 4.32.2 and ADAAG Figure 45). The table top height shall not exceed 34 inches above the finished floor.

Lower Scholl Canyon Park Playground and Outdoor Sports Areas

Finding: The surface beneath the play equipment is wood chips, making the area nonaccessible to individuals with mobility impairments.



Lower Play Equipment

Citations: CBC 1118B.3; ADAAG 4.5; ADAAG A4.5.1)

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$300.00
Maximum Estimated Cost:	\$300.00
Record Number::	807
Priority:	

Full Rec: The play area should be made an accessible play area for the facility. Provide a maneuvering space with an accessible resilient surface beneath the play components and adjacent to the play components where technically feasible. An adequate maneuvering space has an accessible surface and is not less than 60 inches by 60 inches where an individual with a mobility impairment can be a part of the activities provided at the play components.

Playground and Outdoor Sports Areas

Finding: There are only stairs on the path of travel to the play area, preventing access to individuals with mobility impairments.



Upper Play Equipment

Citations: CBC 1104B.1.2; ADAAG 4.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$9,515.00
Maximum Estimated Cost:	\$9,515.00
Record Number::	805
Priority:	

Full Rec: Stairs shall not be part of an accessible route (see CBC 1104B.1.2). Install a ramp, platform lift, or other means of vertical access.

Alternative *
Rec:
(Where Available)

Lower Scholl Canyon Park Playground and Outdoor Sports Areas

Finding: The surface beneath the play equipment is wood chips, making the area nonaccessible to individuals with mobility impairments.



Upper Play Equipment

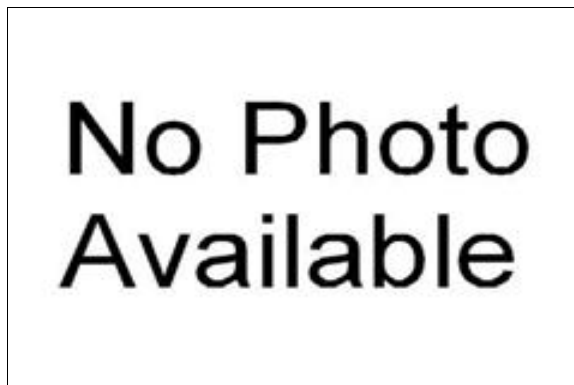
Citations: CBC 1118B.3; ADAAG 4.5; ADAAG A4.5.1)

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$300.00
Maximum Estimated Cost:	\$300.00
Record Number::	806
Priority:	

Full Rec: The play area should be made an accessible play area for the facility. Provide a maneuvering space with an accessible resilient surface beneath the play components and adjacent to the play components where technically feasible. An adequate maneuvering space has an accessible surface and is not less than 60 inches by 60 inches where an individual with a mobility impairment can be a part of the activities provided at the play components.

Emergency Warning Systems

Finding: There are no visual warning devices in the restrooms at the facility.



Alternative Rec: Altering a facility's programs, or addressing higher priority barriers can reduce or eliminate the need for an area of rescue assistance, such as making certain that an individual with a disability participates in programs located near an already accessible exit. Otherwise creating an accessible exit can provide an acceptable alternative to providing an area of rescue assistance.

Full Rec: Install visual warning devices integrated with the facility's alarm system complying with CBC 1114B.2.5, ADAAG 4.1.3(14) and ADAAG 4.28 in all common areas such as hallways, general use rooms, and in accessible restrooms and other accessible rooms.

Citations: CBC 1114B.2.4; ADAAG 4.1.3(14); ADAAG 4.28

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$288.00
Record Number::	841
Priority:	