

Photo Report
Sparr Heights Senior Center Community Building
Programs, Services, and Activities

Finding: The Sparr Heights Senior Center Community Building, located at 1613 Glencoe Way in Glendale California, consists of one single story structure built in July 2004. The facility was inspected by Disability Access Consultants, Inc., on June 7, 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: 1360
 Priority:

Parking

Finding: There is one parallel parking space designated accessible on Paloma Avenue. There is signage designating the parallel parking spaces as accessible.



Alternative *
Rec:
(Where Available)

Full Rec: Discontinue designating parallel parking spaces as accessible. Parallel parking spaces do not meet the requirements set forth by ADAAG regarding access aisle and encroachment of other vehicles or objects and requires individuals to travel behind vehicles other than their own in some situations. If no other off-street parking is available, make certain that the facility provides an accessible passenger loading zone located on the shortest route to the primary entrance.

Citations: CBC 1129B; ADAAG 4.6.4
 Minimum Quantity: 1
 Maximum Quantity: 1
Minimum Estimated Cost: \$0.00
Maximum Estimated Cost: \$0.00
 Record Number: 1362
 Priority:

Sparr Heights Senior Center Community Building

Path of Travel

Finding: There is no accessible route from the public right of way to the accessible entrance of the facility.



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: 1361

Priority:

Alternative Rec: Post directional signage.

(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 are only stairs on the path of travel to the primary entrance, preventing access to individuals with mobility impairments. There is no signage posted directing individuals with disabilities to the accessible entrance.



Path of Travel to the Main Entrance

Citations: CBC 1114B.1.2; ADAAG 4.1; ADAAG 4.3.2; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$107.00
Maximum Estimated Cost:	\$9,515.00

Record Number: 1374

Priority:

Alternative Rec: Post signage at the nonaccessible primary entrance directing individuals to the accessible entrance (see CBC 1103.2.4.2, ADAAG 4.1.2(7), ADAAG 4.1.3(8)(d), ADAAG 4.1.3(16) and ADAAG 4.30).

Full Rec: At least one accessible entrance shall serve as primary entrance to the facility and shall be located on the ground level (CBC 1114B.1.2, ADAAG 4.1.2(7), ADAAG 4.1.3(8)(d), ADAAG 4.1.3(16) and ADAAG 4.30). Install a ramp or other means of vertical access at the LOCATION, if technically feasible. Post signage or directional signage complying with CBC and ADAAG guidelines.

Sparr Heights Senior Center Community Building Path of Travel

Finding: The door closing device limits the vertical headroom clearance to less than 80 inches in height and protrudes into the primary path of travel.

Alternative *
Rec:
(Where Available)

Full Rec: Replace the door closing device with a device that fits above the door casing and does not protrude into the primary path of travel.



Protruding Object

Citations: CBC 1121B.2; ADAAG 4.4.2

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$308.00
Maximum Estimated Cost:	\$308.00

Record Number: 1373

Priority:

Platform Lifts

Finding: There is a platform lift to the stage in the Verdugo Room. The platform lift provides accessible vertical path of travel to the stage. The platform lift is capable of providing independent operation.

Alternative *
Rec:
(Where Available)

Full Rec: Platform lifts must be capable of independent operation. Platform lifts shall not be modified in any manner or serve as an accessible means of egress. Platform lifts shall comply with CBC 1105.3, CBC 1104.1.4, ADAAG 4.11 and ASME A17.1 Safety Code for Elevators and Escalators, Section XX, 1990.



Platform Lift to the Stage in the Verdugo Room

Citations: CBC 1105.3; CBC 1104.1.4; ADAAG 4.11

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

Record Number: 1370

Priority:

Sparr Heights Senior Center Community Building Platform Lifts

Finding: There is no level landing provided at the entrance to the platform lift.

Alternative *
Rec:
(Where Available)



Platform Lift to the Stage in the Verdugo Room

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

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: 1372

Priority:

Stairs

Finding: There is no detectable striping on the top and bottom treads of the interior stairway.

Alternative *
Rec:
(Where Available)



Interior Stairs to the Stage in the Verdugo Room

Full Rec: Affix detectable contrasting striping to the top and bottom treads 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.

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: 1368

Priority:

Sparr Heights Senior Center Community Building

Stairs

Finding: There is only one handrail on the stairway. The handrail does not provide 12-inch extensions beyond the top and bottom treads.

Alternative *
Rec:
(Where Available)



Interior Stairs to the Stage in the Verdugo Room

Full Rec: Install handrails on each side of stairway that provide a gripping surface between 1 1/4 to 1 7/8 inches with 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.

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: 1369

Priority:

Doors

Finding: The vertical clearance height of the entrance door provides less than 80 inches.

Alternative *
Rec:
(Where Available)



Interior Door to the Stage in the Verdugo Room

Full Rec: Consult a design professional to determine the feasibility of extending the height of the doorway to provide at least 80 inches clearance height (see CBC 1133B.2.3.1 and ADAAG 4.4.2).

Citations: CBC 1133B.2.3.1; ADAAG 4.4.2; ADAAG 4.13

Minimum Quantity:	1
Maximum Quantity	2
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number: 1371

Priority:

Sparr Heights Senior Center Community Building Doors

Finding: The vertical clearance height of the entrance door provides less than 80 inches.

Alternative *
Rec:
(Where Available)

Full Rec: Consult a design professional to determine the feasibility of extending the height of the doorway to provide at least 80 inches clearance height (see CBC 1133B.2.3.1 and ADAAG 4.4.2).



Main Entrance

Citations: CBC 1133B.2.3.1; ADAAG 4.4.2; ADAAG 4.13

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

Record Number: 1367

Priority:

Doors

Finding: The vertical clearance height of the entrance door provides less than 80 inches.

Alternative *
Rec:
(Where Available)

Full Rec: Consult a design professional to determine the feasibility of extending the height of the doorway to provide at least 80 inches clearance height (see CBC 1133B.2.3.1 and ADAAG 4.4.2).



Rear Entrance

Citations: CBC 1133B.2.3.1; ADAAG 4.4.2; ADAAG 4.13

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

Record Number: 1366

Priority:

Sparr Heights Senior Center Community Building Work Stations

Finding: The height of the main office reception counter is greater than 34 inches.



Alternative *
Rec:
(Where Available)

Full Rec: Lower at least a 36 inch wide portion of the reception counter to a maximum height between 28 and 34 inches (see CBC 1122B.4).

Citations: CBC 1122B.4; ADAAG 7.2

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$348.00
Maximum Estimated Cost:	\$348.00

Record Number: 1375

Priority:

Work Stations

Finding: The facility does not provide accessible signage at the reception counter that indicates there is assistance provided upon request.



Alternative *
Rec:
(Where Available)

Full Rec: Provide signage at the reception counter that states: "Assistance Is Available, Please Contact an Employee." The sign should contain the International Symbol of Accessibility.

Citations: CBC 1117B.2.9.3; CBC 1104B.2.4; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 1376

Priority:

Sparr Heights Senior Center Community Building Visual and Audible Communications

Finding: The facility does not provide information at the main office about accessible services, such as TDD/TTY machines, assistive listening systems (ALS), and alternative formats of facility materials.

Alternative *
Rec:
(Where Available)

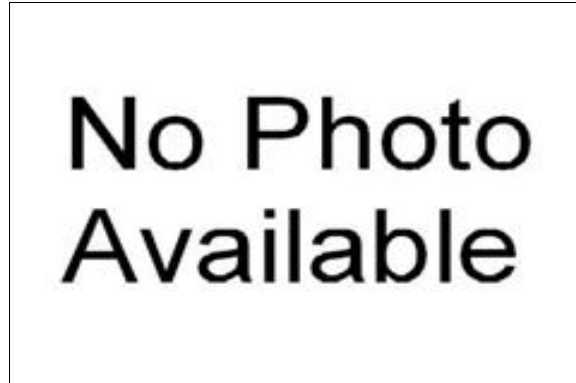
Full Rec: Provide information at the office concerning accessible services such as TDD/TTY machines (see CBC 1117B.2.9.3), assistive listening systems (ALS) (see CBC 1104B.2.4), and alternative formats of facility materials. Request forms for auxiliary aids (such as large print materials, signers at public events, etc.), should also be kept at the office. A large-print sign with wording similar to the following should be displayed at the office counter; "Access to individuals with disabilities is provided to facility programs, services and activities. Please inquire if assistance is needed."

Visual and Audible Communications

Finding: Hearing aid compatibility and handset amplification decibel range for telephones available for use by the public (for example, in the main office) could not be determined by visual inspection.

Alternative *
Rec:
(Where Available)

Full Rec: Determine whether telephones available for use by the public are hearing aid compatible or are equipped with handset amplification. If they are not, modify or replace them with appropriate peripheral devices.

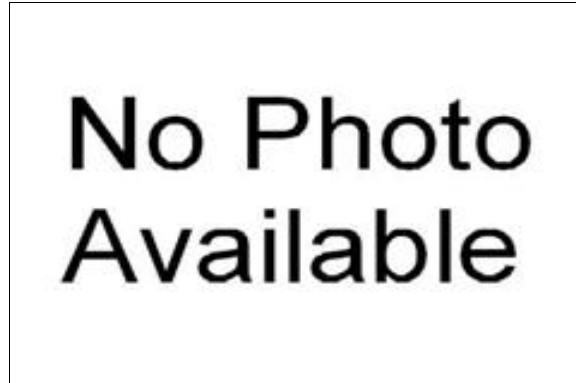


Citations: CBC 1117B.2.9.3; CBC 1104B.2.4; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 1377

Priority:



Citations: CBC 1117B.2.8

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

Record Number: 1378

Priority:

Sparr Heights Senior Center Community Building 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: 1381

Priority:

Visual and Audible Communications

Finding: The main entrance does not have accessible signage mounted on the wall adjacent to the latch side of the door.

Alternative *
Rec:
(Where Available)

Full Rec: Install signage centered at 60 inches above the finished floor on the wall adjacent to the latch side of the entry doorway stating ENTRANCE from the outside and EXIT from the inside, with raised UPPERCASE letters between 5/8 inch and 2 inches in height and Grade 2 Braille characters. The sign shall comply with the finish and contrast requirements set forth in CBC 1117B.5 and ADAAG 4.30.5. Signage should be located where a person may approach within three inches of the sign without encountering protruding objects or standing within the swing of the door.



Main Entrance

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: 1379

Priority:

Sparr Heights Senior Center Community Building Visual and Audible Communications

Finding: There is no signage with the International Symbol of Accessibility on the entrance door to the facility designating it as accessible.

Alternative *
Rec:
(Where Available)

Full Rec: The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons (see CBC 1117B.5.1). All building entrances that are accessible to and usable by persons with disabilities shall be identified with an ISA symbol (see CBC 1117B.5.7).



Rear Entrance

Citations: CBC 1117B.5.1

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 1364

Priority:

Visual and Audible Communications

Finding: The entrance door does not have accessible signage mounted on the wall adjacent to the latch side of the door.

Alternative *
Rec:
(Where Available)

Full Rec: Install signage centered at 60 inches above the finished floor on the wall adjacent to the latch side of the entry doorway stating ENTRANCE from the outside and EXIT from the inside, with raised UPPERCASE letters between 5/8 inch and 2 inches in height and Grade 2 Braille characters. The sign shall comply with the finish and contrast requirements set forth in CBC 1117B.5 and ADAAG 4.30.5. Signage should be located where a person may approach within three inches of the sign without encountering protruding objects or standing within the swing of the door.



Rear Entrance

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: 1365

Priority:

Sparr Heights Senior Center Community Building Visual and Audible Communications

Finding: Rooms have signage attached to the wall adjacent to the latch side of the doors, though the signage does not include Braille characters, raised lettering, and is not centered at 60 inches above the floor surface.

Alternative *
Rec:
(Where Available)



Room 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:	1380
Priority:	

Full Rec: Install accessible signage identifying each room on the wall adjacent to the latch side of the doorway centered at 60 inches above the finished floor. Signage should be located where a person may approach within three inches of the sign without encountering protruding objects or standing within the swing of the door. Signs shall include raised UPPERCASE letters/numbers between 5/8 inch and 2 inches in height and Grade 2 Braille characters. Color and finish shall comply with CBC 1117B.5 and ADAAG 4.30.

Restrooms

Finding: There is no signage indicating accessibility on the latch side of the entry door of the restroom. The gender use signage on the entrance door does not comply with Title 24.

Alternative *
Rec:
(Where Available)



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:	1387
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.

Sparr Heights Senior Center Community Building Restrooms

Finding: The door opening force for the interior door is greater than 5 pounds of force.

Alternative *
Rec:
(Where Available)

Full Rec: Adjust the closers on all interior doors to a maximum door opening force of 5 pounds of force (see ADAAG 4.13.11 & CBC 1133B.2.5).



Men's Restroom

Citations: CBC 1133B.2.5.; ADAAG 4.13.11

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$5.00
Maximum Estimated Cost:	\$5.00

Record Number: 1388

Priority:

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.

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.



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: 1389

Priority:

Sparr Heights Senior Center Community Building 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.8.1; ADAAG 4.26

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

Record Number: 1390

Priority:

Restrooms

Finding: The height of the controls and operating mechanisms for the paper towel dispenser in the restroom is greater than 40 inches.

Alternative *
Rec:
(Where Available)

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



Men'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: 1391

Priority:

Sparr Heights Senior Center Community Building Restrooms

Finding: There is no signage indicating accessibility on the latch side of the entry door of the restroom. The gender use signage on the entrance door does not comply with Title 24.



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: 1382

Priority:

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.

Restrooms

Finding: The door opening force for the interior door is greater than 5 pounds of force.



Women's Restroom

Citations: CBC 1133B.2.5.; ADAAG 4.13.11

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$5.00
Maximum Estimated Cost:	\$5.00

Record Number: 1383

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Adjust the closers on all interior doors to a maximum door opening force of 5 pounds of force (see ADAAG 4.13.11 & CBC 1133B.2.5).

Sparr Heights Senior Center Community Building Restrooms

Finding: The door to the stall designated to be accessible in the restroom does not close automatically.

Alternative *
Rec:
(Where Available)

Full Rec: Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the stall door to the stall designated to be accessible in the restroom (see ADAAG A4.17.5). Accessible hardware on the inside and outside of the stall designated to be accessible door shall be equipped with a loop or U-shaped handle mounted immediately below the latch. The latch shall be flip-over style, sliding or other hardware not requiring grasping or twisting. Make certain that the inside and outside door hardware is mounted no more than 48 inches above the finished floor (see CBC 115B.7.1.3 and ADAAG 4.13.9).

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 greater 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: ADAAG A4.17.5

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$269.00
Maximum Estimated Cost:	\$269.00

Record Number: 1384

Priority:



Women's Restroom

Citations: CBC 115B.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: 1385

Priority:

Sparr Heights Senior Center Community Building Restrooms

Finding: The height of the controls and operating mechanisms for the paper towel dispenser in the restroom is greater than 40 inches.

Alternative *
Rec:
(Where Available)



Women's Restroom

Full Rec: Relocate the paper towel dispenser 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: 1386

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: 1392

Priority:

Sparr Heights Senior Center Community Building Drinking Fountains

Finding: The drinking fountain is not a "high-low" design. The spout outlet height is greater than 36 inches.



Drinking Fountain at the Rear Entrance

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: 1394

Priority:

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. The height of the spout outlet shall not exceed 36 inches in height.

Drinking Fountains

Finding: The drinking fountain is not a "high-low" design. The spout outlet height is greater than 36 inches.



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: 1393

Priority:

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. The height of the spout outlet shall not exceed 36 inches in height.

Sparr Heights Senior Center Community Building Commons/Lunch Area

Finding: The knee space at the tables in the outdoor dining area is less than 19 inches deep.

Alternative *
Rec:
(Where Available)



Outdoor Dining Area

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.

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: 1363

Priority:

Emergency Warning Systems

Finding: The facility shall have a fire and life safety emergency plan approved by the local building official that specifically addresses the evacuation of individuals with disabilities.

Alternative *
Rec:
(Where Available)



Full Rec: A fire and life safety emergency plan that specifically addresses the evacuation of individuals with disabilities must be approved by local building officials and the state fire official and comply with CFC Part 9 and CBC 1114B.2 for areas of rescue assistance.

Citations: CFC Part 9 & CBC 1114B.2

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

Record Number: 1395

Priority:

Sparr Heights Senior Center Community Building Emergency Warning Systems

Finding: There are visual warning devices provided in common areas of the facility.



Alternative *
Rec:
(Where Available)

Full Rec: Since visual warning devices are provided in all common areas of the facility, no additional action is required.

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:	\$0.00

Record Number: 1396

Priority: