



**WESTSIDE COMMUNITY CENTER
2932 S IH Frontage Road
New Braunfels, TX 78130**

ADA SELF-EVALUATION FACILITY SURVEY

Conducted by



About This Report

This report has been developed as part of an overall self-evaluation and transition planning effort undertaken by the City of New Braunfels and as required by the Americans with Disabilities Act Title II Regulations for state and local government entities. The conditions cited within this report represent the findings of our team at the time of evaluation on May 11, 2021, and May 12, 2021. Our survey included public areas and other areas where city programs are offered.

ADA Standards

The building or facility was evaluated for compliance with the 2010 ADA Standards. It should be noted that any renovation or alteration projects that are undertaken at this time and in the future must be designed to comply with the 2010 ADA Standards (or the most current adopted standard in effect at the time).

Prioritization

The non-compliant issues cited in this report have been assigned a prioritization for remediation – Priorities 1 through 4. This prioritization system is based upon priorities for barrier removal as published in the ADA Title III (§36.304). Although Title II entities are not required to undertake barrier removal steps in the same way as places of public accommodation, this system is considered a “best practice” for taking the necessary steps to bring buildings and facilities into compliance with the ADA.

Priority 1:	Accessible Approach and Entry
Priority 2:	Access to Goods and Services
Priority 3:	Toilet Rooms
Priority 4:	Additional Access

Recommendations and Cost

For each non-compliant item cited, a recommendation for remediation is included along with a rough order of magnitude cost. It should be noted that in many instances, there may be more than one way to correct an issue. We have made every effort to suggest the most logical and least expensive method of correction; however, other methods may prove to be more easily accomplished or less expensive. Additionally, our recommendations are based upon our visual observations and may not reflect hidden conditions that might render our suggestions infeasible or less cost-effective. The costs provided take in to account materials and labor but do not include any professional design fees.

New Braunfels Westside Community Center

Prepared by Kim Goss

Jun 29, 2021

Description

50 tasks in this report.

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#37 Priority 1: Accessible Routes

Status

Open

Location

Route from Public ROW

Description

Sidewalk has a cross slope of approximately 2.6%.

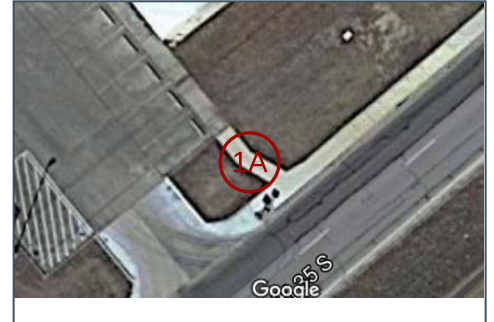
Recommendation: Remove and replace sidewalk.

(1 panel, 30 SF)

Note: Due to the relatively low severity of the issue, this correction may be considered low priority.

Sheet

C2



Cost Impact

300

Photos



Kim Goss
May 12, 2021 8:57 AM



Kim Goss
May 12, 2021 8:58 AM



Kim Goss
May 12, 2021 8:58 AM

#38 Priority 1: Accessible Routes

Status

Open

Location

Route from Accessible
Parking

Description

A portion of the sidewalk has
a cross slope of up to 2.7%,
excessive gaps and
excessive change in level.

Recommendation: Remove
and replace sidewalk. (2
panels, 50 SF)

Sheet

C2



Cost Impact

500

Photos

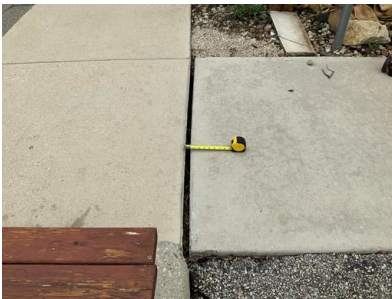


Photo May 12, 9 04 59 AM

Kim Goss

May 12, 2021 9:05 AM



Photo May 12, 9 05 05 AM

Kim Goss

May 12, 2021 9:05 AM



Photo May 12, 9 05 54 AM

Kim Goss

May 12, 2021 9:05 AM



Kim Goss
May 12, 2021 9:06 AM



Photo May 12, 9 07 24 AM
Kim Goss
May 12, 2021 9:07 AM



Photo May 12, 9 07 30 AM
Kim Goss
May 12, 2021 9:07 AM



Photo May 12, 9 07 45 AM
Kim Goss
May 12, 2021 9:07 AM



Photo May 12, 9 07 51 AM
Kim Goss
May 12, 2021 9:07 AM

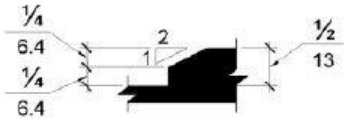


Figure 303.3 Beveled Change in Level

303.3(a)
Kim Goss
Jun 29, 2021 4:13 PM

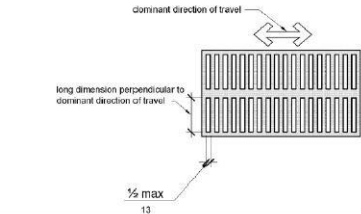


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

302.3
Kim Goss
Jun 29, 2021 4:13 PM

#39 Priority 1: Accessible Routes

Status
Open

Sheet
C2

Location
Route from Public ROW

Description
The route has an approximate 1" gap on each side of the metal coverplate.

Recommendation: Add caulking material.



Cost Impact
200

Photos



Photo May 12, 8 59 48 AM
Kim Goss
May 12, 2021 8:59 AM



Photo May 12, 8 59 55 AM
Kim Goss
May 12, 2021 8:59 AM



Photo May 12, 9 00 06 AM
Kim Goss
May 12, 2021 9:00 AM

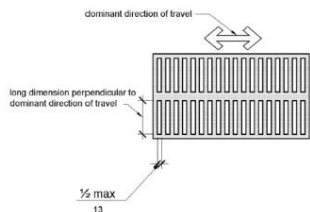


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

392,3
Kim Goss
Jun 28, 2021 11:10 AM

#40 Priority 1: Accessible Routes

Status

Open

Location

Route from Public ROW

Description

Sidewalk has approximate 1" wide openings between panels in two locations.

Recommendation: Add caulking material.

Sheet

C2



Cost Impact

200

Photos



Photo May 12, 9 00 59 AM

Kim Goss

May 12, 2021 9:00 AM

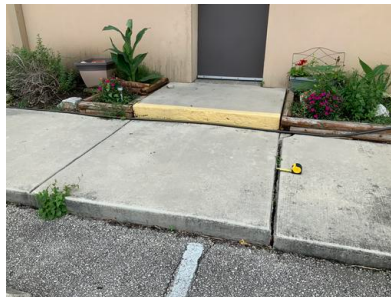


Photo May 12, 9 01 05 AM

Kim Goss

May 12, 2021 9:01 AM



Photo May 12, 9 01 10 AM

Kim Goss

May 12, 2021 9:01 AM

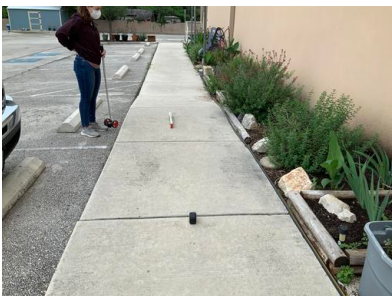


Photo May 12, 9 02 16 AM

Kim Goss

May 12, 2021 9:02 AM



Photo May 12, 9 02 21 AM

Kim Goss

May 12, 2021 9:02 AM



Photo May 12, 9 02 27 AM

Kim Goss

May 12, 2021 9:02 AM

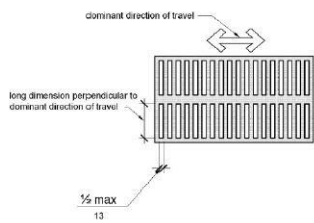


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

302.3

Kim Goss

Jun 29, 2021 4:17 PM

#41 Priority 1: Accessible Routes

Status
Open

Location
Route from Accessible
Parking

Description
Sidewalk has approximate 1"
wide openings between
panels in two locations.

Recommendation: Add
caulking material.

Sheet
C2



Cost Impact
200

Photos



Photo May 12, 9 09 10 AM
Kim Goss
May 12, 2021 9:09 AM



Photo May 12, 9 09 15 AM
Kim Goss
May 12, 2021 9:09 AM



Photo May 12, 9 09 29 AM
Kim Goss
May 12, 2021 9:09 AM

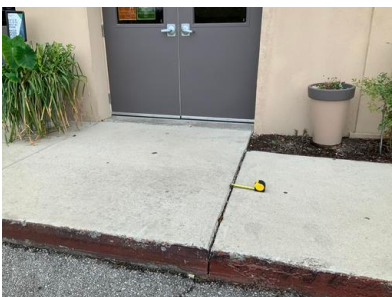


Photo May 12, 9 09 35 AM
Kim Goss
May 12, 2021 9:09 AM



Photo May 12, 9 09 41 AM
Kim Goss
May 12, 2021 9:09 AM

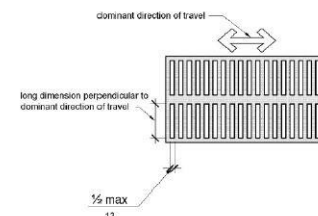


Figure 302.3 Elongated Openings in Floor or Ground Surfaces

302.3

Kim Goss
Jun 29, 2021 4:19 PM

#36 Priority 1: Parking

Status

Open

Location

Parking Lot

Description

All 4 accessible parking spaces and access aisles have running slopes ranging from 4.3% to 5.9% and a crack in the asphalt.

Recommendation: Remove and replace asphalt in this area.

Sheet

C2



Cost Impact

13500

Photos



Photo May 12, 8 51 51 AM

Kim Goss

May 12, 2021 8:51 AM



Photo May 12, 8 51 59 AM

Kim Goss

May 12, 2021 8:51 AM



Photo May 12, 8 52 17 AM

Kim Goss

May 12, 2021 8:52 AM



Photo May 12, 8 52 26 AM

Kim Goss

May 12, 2021 8:52 AM



Photo May 12, 8 52 40 AM

Kim Goss

May 12, 2021 8:52 AM

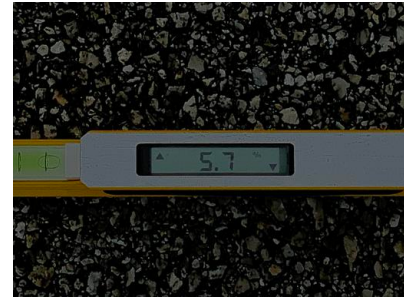


Photo May 12, 8 52 52 AM

Kim Goss

May 12, 2021 8:52 AM



Photo May 12, 8 53 06 AM

Kim Goss

May 12, 2021 8:53 AM



Photo May 12, 8 53 15 AM

Kim Goss

May 12, 2021 8:53 AM



Photo May 12, 8 54 05 AM

Kim Goss

May 12, 2021 8:54 AM



Photo May 12, 8 54 11 AM

Kim Goss

May 12, 2021 8:54 AM



Kim Goss

May 12, 2021 8:56 AM

#1 Priority 2: Accessible Routes

Status

Open

Location

Stage

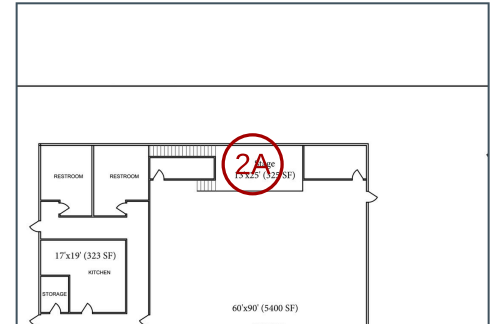
Description

No accessible route is provided to the stage or vending machines.

Recommendation: Install a platform lift for access to the stage.

Sheet

A1



Cost Impact

10000

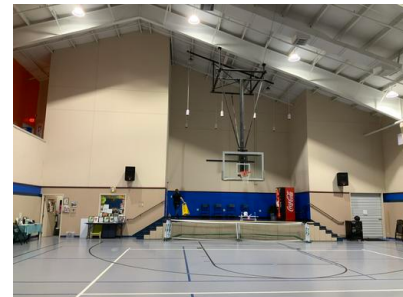
Photos



Kim Goss
May 11, 2021 3:02 PM



Kim Goss
May 11, 2021 3:02 PM



Kim Goss
May 11, 2021 3:02 PM

#7 Priority 2: Counters

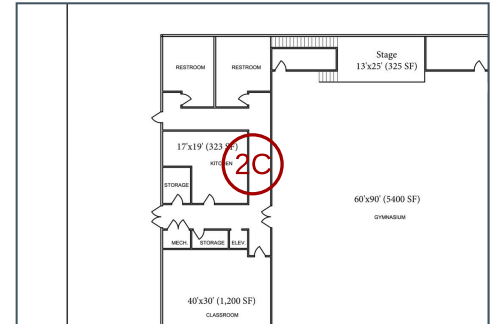
Status
Open

Location
Lunchroom Corridor

Description
The kitchen serving counter is 35" high.

Recommendation: Modify at least a portion of counter to a maximum 34" height.

Sheet
A1



Cost Impact
3500

Photos



Kim Goss
May 11, 2021 3:12 PM



Kim Goss
May 11, 2021 3:12 PM



Kim Goss
May 11, 2021 3:12 PM

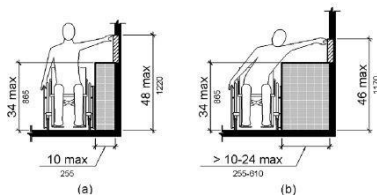


Figure 308.3.2 Obstructed High Side Reach

308.3.2

Kim Goss
Jun 28, 2021 11:22 AM

#4 Priority 2: Doors

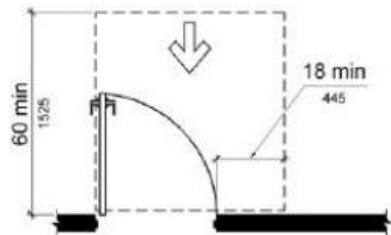
Status
Open

Location
Lunchroom/Classroom

Description
Door has only 16" of clearance past the latch on the pull side.

Recommendation: Modify door configuration to provide a minimum 18" clearance past the latch.

Photos



404.2.4.1(a)

Kim Goss

May 16, 2020 12:37 PM



Kim Goss

May 11, 2021 3:08 PM



Kim Goss

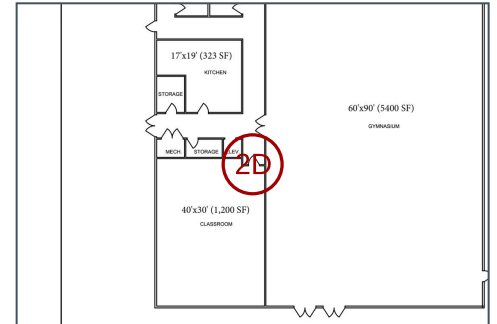
May 11, 2021 3:08 PM



Kim Goss

May 11, 2021 3:08 PM

Sheet
A1



Cost Impact
2750

#25 Priority 2: Doors

Status

Open

Location

Gymnasium

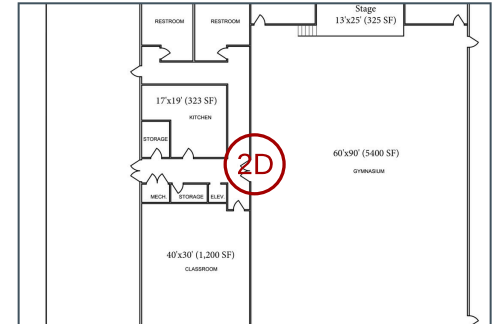
Description

Two sets of double doors have vision panels positioned with the bottom of the glass 44" high.

Recommendation: Replace doors with ones have vision panels positioned with the bottom no more than 43".
(Note: If the doors were installed prior to March 15, 2012, they may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

3000

Photos



Kim Goss
May 11, 2021 3:40 PM



Kim Goss
May 11, 2021 3:40 PM



Kim Goss
May 11, 2021 3:40 PM



Kim Goss

May 11, 2021 3:41 PM

#28 Priority 2: Doors

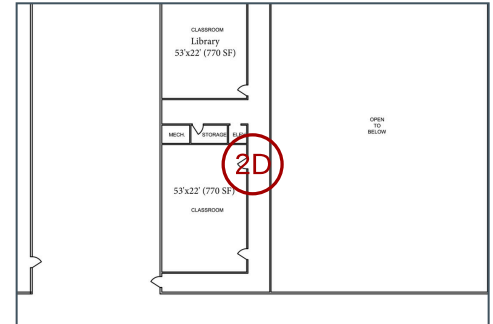
Status
Open

Location
Upstairs Corridor

Description
Vision panels in 4 doors have the bottom of the glass positioned 45-1/2" high.

Recommendation: Replace doors with ones have vision panels positioned with the bottom no more than 43".
(Note: If the doors were installed prior to March 15, 2012, they may enjoy safe harbor until replaced.)

Sheet
A1



Cost Impact
3000

Photos

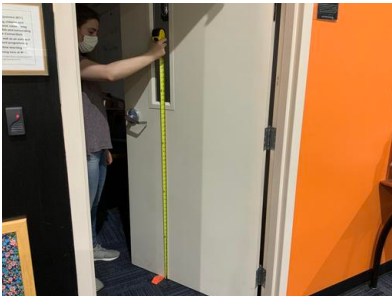


Photo May 11, 3 45 02 PM
Kim Goss
May 11, 2021 3:45 PM



Photo May 11, 3 45 08 PM
Kim Goss
May 11, 2021 3:45 PM



Kim Goss
May 11, 2021 3:46 PM



Kim Goss
May 11, 2021 3:46 PM



Kim Goss
May 11, 2021 3:46 PM



Kim Goss
May 11, 2021 3:46 PM

#27 Priority 2: Elevators

Status

Open

Location

Elevator

Description

The emergency alarm button is centered 31" high.

Recommendation: Relocate panel with alarm button 35" high minimum.

Photos



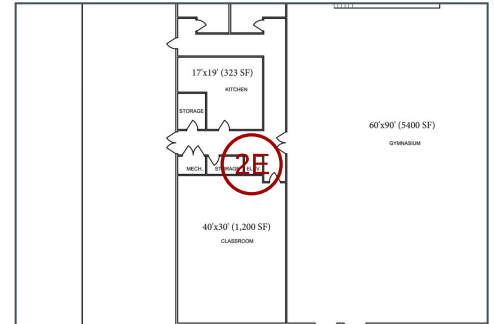
Kim Goss
May 11, 2021 3:44 PM



Kim Goss
May 11, 2021 3:44 PM

Sheet

A1



Cost Impact

1000

#35 Priority 2: Reach Range

Status
Open

Location
Library

Description

Coat hooks are positioned 66" high.

Recommendation: Install at least one hook no higher than 48".

Photos

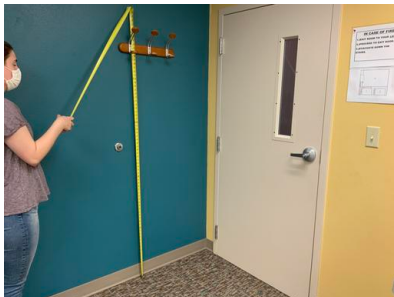
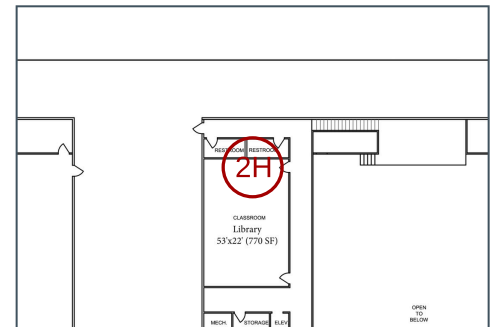


Photo May 11, 4 01 03 PM
Kim Goss
May 11, 2021 4:01 PM



Photo May 11, 4 01 10 PM
Kim Goss
May 11, 2021 4:01 PM

Sheet
A1



Cost Impact
50

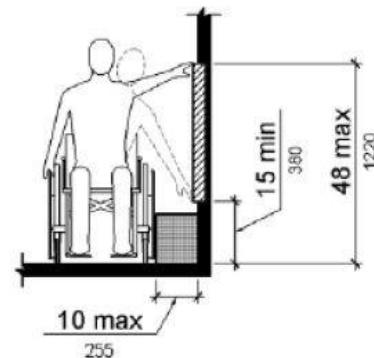


Figure 308.3.1 Unobstructed Side Reach

308.3.1

Kim Goss

Jun 29, 2021 4:26 PM

#3 Priority 2: Protruding Objects

Status

Open

Location

Lunchroom Corridor

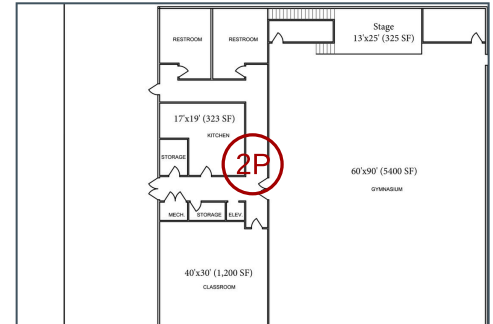
Description

The bleeding control kit projects 10" at 45" high.

Recommendation: Relocate or add cane barrier below.

Sheet

A1



Cost Impact

500

Photos



Photo May 11, 3 05 56 PM

Kim Goss

May 11, 2021 3:05 PM



Photo May 11, 3 06 03 PM

Kim Goss

May 11, 2021 3:06 PM



Photo May 11, 3 06 11 PM

Kim Goss

May 11, 2021 3:06 PM

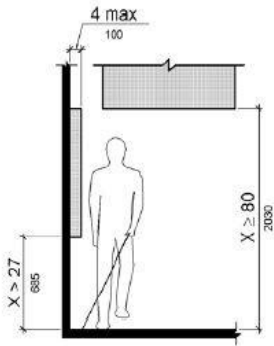


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 29, 2021 4:28 PM

#5 Priority 2: Protruding Objects

Status

Open

Location

Elevator Lobby

Description

Drinking fountains project approximately 7" from the base at 28-1/2" and 32" high.

Recommendation: Lower accessible fountain so the bottom of the apron is exactly 27", and install an apron to the high fountain.

Photos



Photo May 11, 3 08 00 PM

Kim Goss

May 11, 2021 3:08 PM

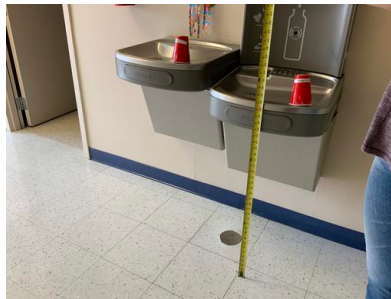


Photo May 11, 3 08 55 PM

Kim Goss

May 11, 2021 3:08 PM



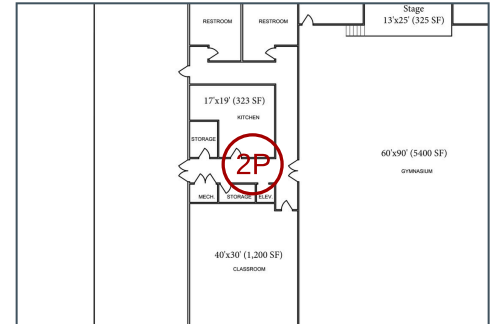
Photo May 11, 3 09 02 PM

Kim Goss

May 11, 2021 3:09 PM

Sheet

A1



Cost Impact

3700

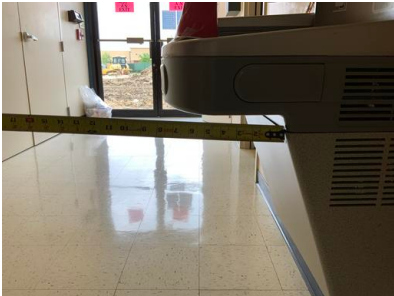


Photo May 11, 3 09 17 PM
Kim Goss
May 11, 2021 3:09 PM



Photo May 11, 3 09 25 PM
Kim Goss
May 11, 2021 3:09 PM



Photo May 11, 3 09 30 PM
Kim Goss
May 11, 2021 3:09 PM



Photo May 11, 3 09 36 PM
Kim Goss
May 11, 2021 3:09 PM

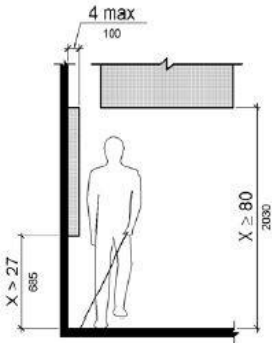


Figure 307.2 Limits of Protruding Objects

307.2
Kim Goss
Jun 29, 2021 4:32 PM

#6 Priority 2: Protruding Objects

Status

Open

Location

Elevator Lobby

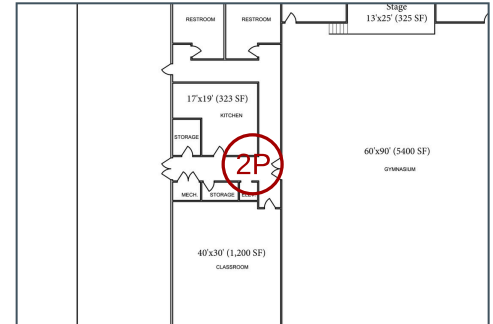
Description

The defibrillator box projects 7-1/2" at 48" high.

Recommendation: Relocate box or install a partially recessed model.

Sheet

A1



Cost Impact

500

Photos



Kim Goss
May 11, 2021 3:11 PM



Kim Goss
May 11, 2021 3:11 PM



Kim Goss
May 11, 2021 3:11 PM



Kim Goss
May 11, 2021 3:11 PM

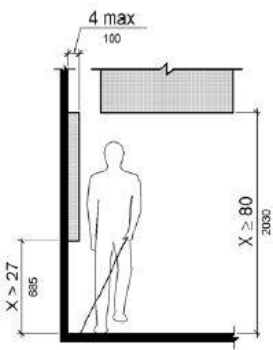


Figure 307.2 Limits of Protruding Objects

307.2
Kim Goss
Jun 28, 2021 11:20 AM

#26 Priority 2: Protruding Objects

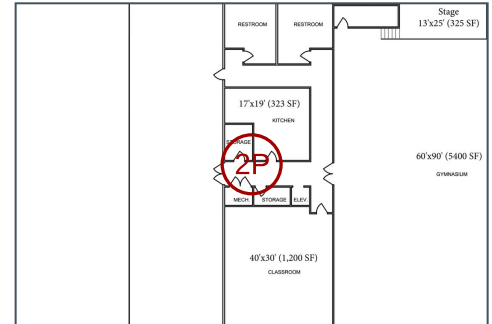
Status
Open

Location
Elevator Lobby

Description
Alarm panel box projects 5" from the wall at 52" high.

Recommendation: Provide cane barrier below.

Sheet
A1



Cost Impact
500

Photos



Kim Goss
May 11, 2021 3:42 PM



Kim Goss
May 11, 2021 3:42 PM



Kim Goss
May 11, 2021 3:42 PM

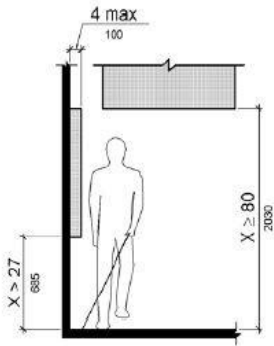


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 28, 2021 11:17 AM

#29 Priority 2: Protruding Objects

Status

Open

Location

Upstairs Corridor

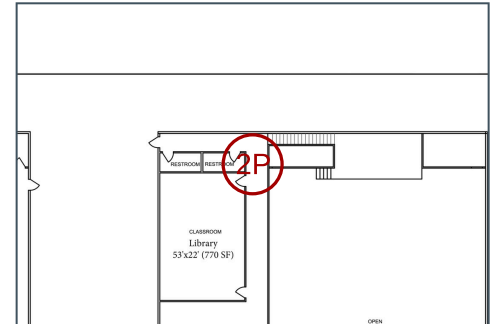
Description

The high drinking fountain projects approximately 7" from the base at 33" high.

Recommendation: Install an apron to the high fountain to bring the bottom to no more than 27" high.

Sheet

A1



Cost Impact

300

Photos



Kim Goss
May 11, 2021 3:48 PM



Kim Goss
May 11, 2021 3:48 PM



Kim Goss
May 11, 2021 3:48 PM

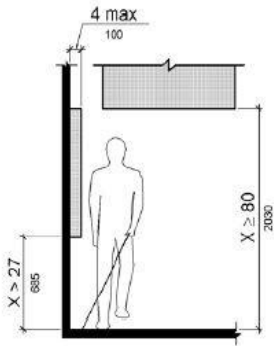


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 28, 2021 1:39 PM

#15 Priority 3: Baby Changing Stations

Status

Open

Location

Women's Restroom

Description

The baby changing station requires a side reach height of 51" to open and has a surface slope of approximately 7.5% within the clear floor space.

Recommendation: Replace baby changing station and locate it where the floor is level and outside of circulation paths. TDLR requires baby changing stations to be considered in their open position when considering protruding objects.

Photos



Photo May 11, 3 24 26 PM
Kim Goss
May 11, 2021 3:24 PM



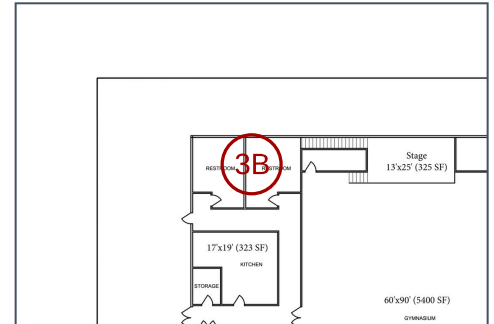
Photo May 11, 3 24 29 PM
Kim Goss
May 11, 2021 3:24 PM



Photo May 11, 3 24 47 PM
Kim Goss
May 11, 2021 3:24 PM

Sheet

A1



Cost Impact

1000



Photo May 11, 3 24 51 PM
Kim Goss
May 11, 2021 3:24 PM



Photo May 11, 3 26 13 PM
Kim Goss
May 11, 2021 3:26 PM



Photo May 11, 3 26 19 PM
Kim Goss
May 11, 2021 3:26 PM

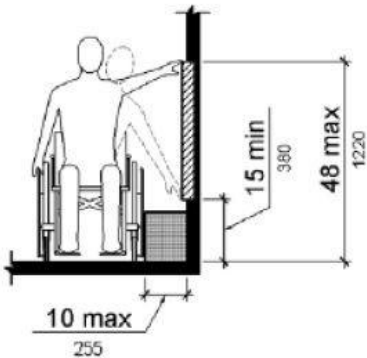


Figure 308.3.1 Unobstructed Side Reach

308.3.1
Kim Goss
Jun 29, 2021 4:35 PM

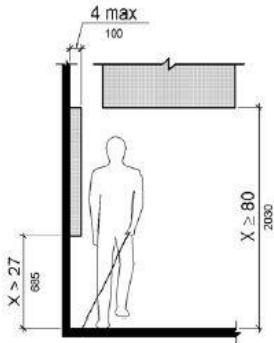


Figure 307.2 Limits of Protruding Objects

307.2
Kim Goss
Jun 29, 2021 4:35 PM

#12 Priority 3: Toilet Compartments

Status

Open

Location

Women's Restroom

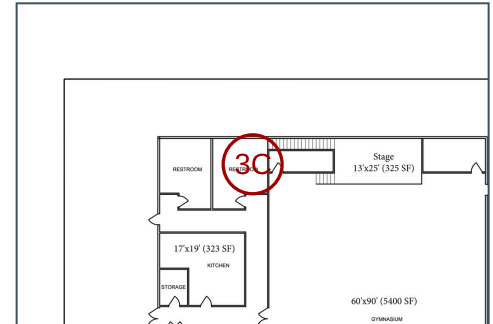
Description

The door to the wheelchair accessible toilet stall is not self-closing and does not have a pull on the inside.

Recommendation: Adjust door hinges. Install door pull.

Sheet

A1



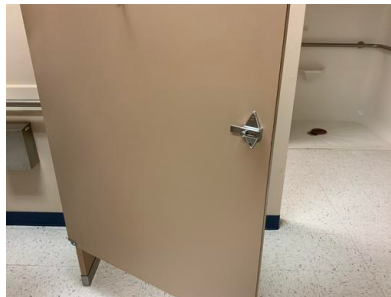
Cost Impact

325

Photos



Kim Goss
May 11, 2021 3:22 PM



Kim Goss
May 11, 2021 3:22 PM

#21 Priority 3: Toilet Compartments

Status

Open

Location

Men's Restroom

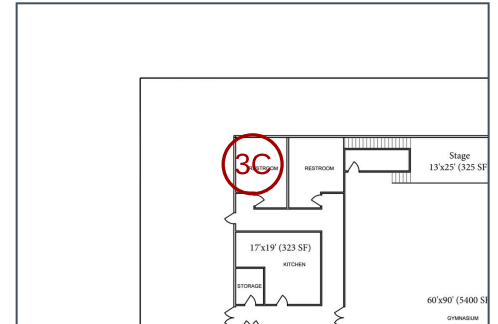
Description

The door to the wheelchair accessible toilet stall is not self-closing and does not have a pull on the inside.

Recommendation: Adjust door hinges. Install door pull.

Sheet

A1



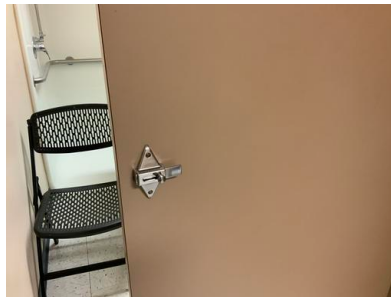
Cost Impact

325

Photos



Kim Goss
May 11, 2021 3:36 PM



Kim Goss
May 11, 2021 3:36 PM

#8 Priority 3: Doors

Status

Open

Location

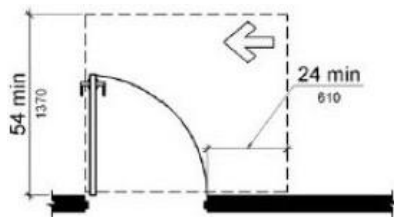
Women's Restroom

Description

Restroom entry door has only 51" of side approach clearance.

Recommendation: Modify toilet partitions to provide a full 54".

Photos



404.2.4.1(i)

Kim Goss

May 16, 2020 12:29 PM



Kim Goss

May 11, 2021 3:16 PM

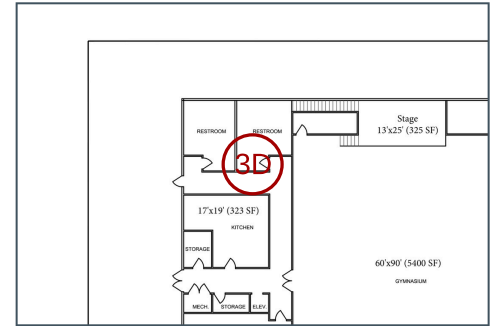


Kim Goss

May 11, 2021 3:16 PM

Sheet

A1



Cost Impact

1250

#17 Priority 3: Doors

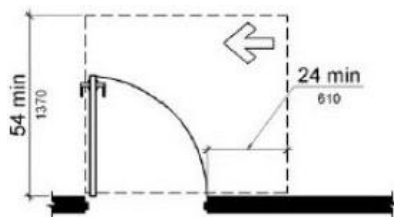
Status
Open

Location
Men's Restroom

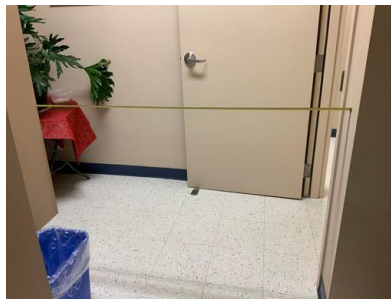
Description
Restroom entry door has only 53" of side approach clearance.

Recommendation: Modify toilet partition to provide a full 54".
Note: Due to the relatively low severity of the issue, this correction may be considered low priority.

Photos



404.2.4.1(i)
Kim Goss
May 16, 2020 12:29 PM

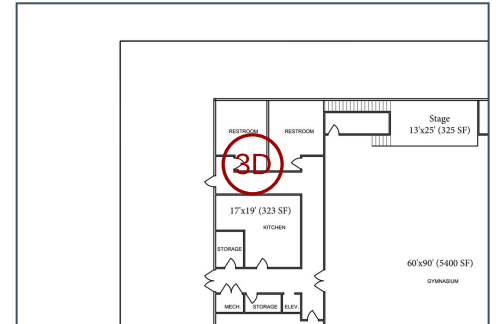


Kim Goss
May 11, 2021 3:33 PM



Kim Goss
May 11, 2021 3:33 PM

Sheet
A1



Cost Impact
1250



Kim Goss

May 11, 2021 3:33 PM

#30 Priority 3: Doors

Status

Open

Location

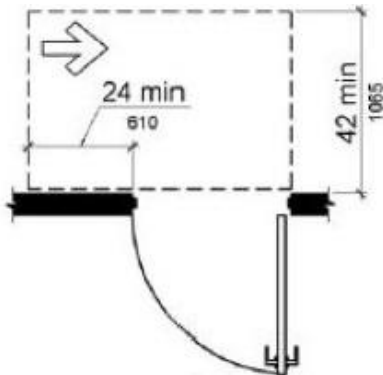
Upstairs Women's Restroom

Description

The door has a side approach width of only 40-1/2".

Recommendation: Install automatic door opener.
Alternatively, replace lavatory with a more shallow fixture, swing door outward and remove closer.

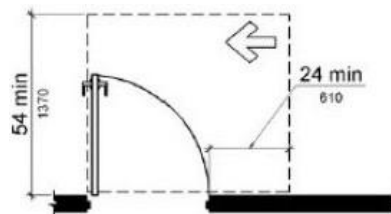
Photos



404.2.4.1(j)

Kim Goss

May 16, 2020 12:29 PM



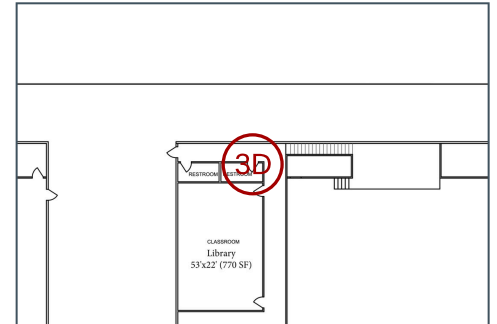
404.2.4.1(i)

Kim Goss

May 16, 2020 12:29 PM

Sheet

A1



Cost Impact

4000



Photo May 11, 3 50 30 PM

Kim Goss

May 11, 2021 3:50 PM



Kim Goss

May 11, 2021 3:50 PM

#44 Priority 3: Doors

Status

Open

Location

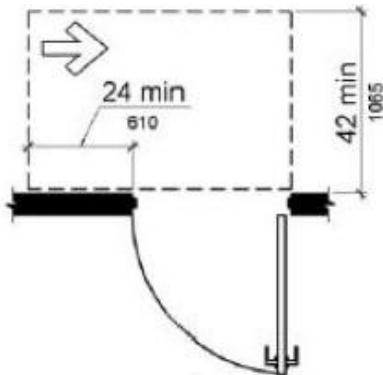
Upstairs Men's Restroom

Description

The door has a side approach width of only 39-1/2".

Recommendation: Install automatic door opener.
Alternatively, replace lavatory with a more shallow fixture, swing door outward and remove closer.

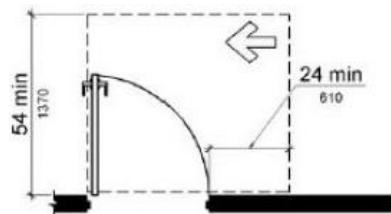
Photos



404.2.4.1(j)

Kim Goss

May 16, 2020 12:29 PM



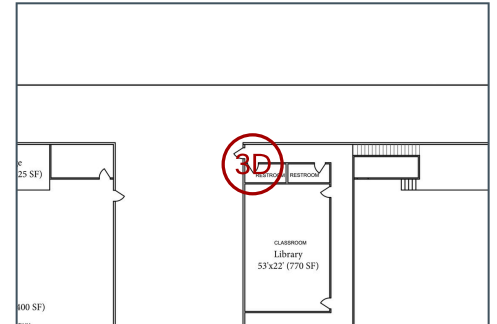
404.2.4.1(i)

Kim Goss

May 16, 2020 12:29 PM

Sheet

A1



Cost Impact

4000



Photo May 11, 3 56 17 PM

Kim Goss

May 11, 2021 3:56 PM



Photo May 11, 3 56 22 PM

Kim Goss

May 11, 2021 3:56 PM

#14 Priority 3: Grab Bars

Status
Open

Location
Women's Restroom

Description
The rear grab bar in the wheelchair accessible toilet stall has only 1" of clearance below the bar.

Recommendation:
Reposition bar to 1-1/2" above toilet tank.
(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Photos

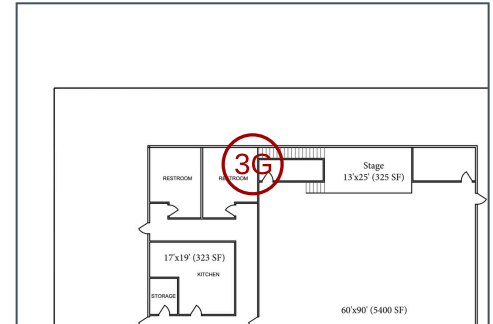


Kim Goss
May 11, 2021 3:23 PM



Kim Goss
May 11, 2021 3:23 PM

Sheet
A1



Cost Impact
200

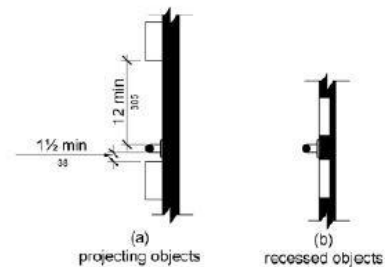


Figure 609.3 Spacing of Grab Bars

609.3
Kim Goss
Jun 28, 2021 1:28 PM

#22 Priority 3: Grab Bars

Status

Open

Location

Men's Restroom

Description

The rear grab bar in the wheelchair accessible toilet stall has only 1" of clearance below the bar.

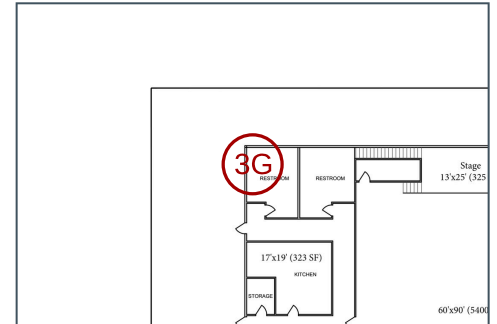
Recommendation:

Reposition bar to 1-1/2" above toilet tank.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

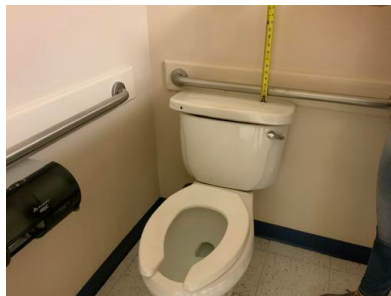
200

Photos



Kim Goss

May 11, 2021 3:38 PM



Kim Goss

May 11, 2021 3:38 PM

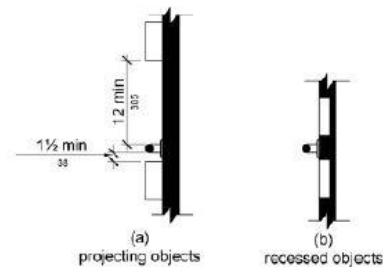


Figure 609.3 Spacing of Grab Bars

609.3

Kim Goss

Jun 28, 2021 1:25 PM

#34 Priority 3: Grab Bars

Status
Open

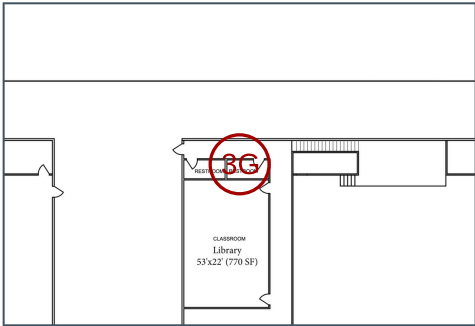
Location
Upstairs Women's Restroom

Description
The side grab bar is only 36" long and extends only 48" from the rear wall.

Recommendation: Replace with a minimum 42" long grab bar extending 54" from the back wall.

Photos

Sheet
A1



Cost Impact
285



Kim Goss
May 11, 2021 3:54 PM



Kim Goss
May 11, 2021 3:55 PM



Kim Goss
May 11, 2021 3:55 PM

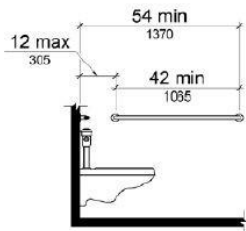


Figure 604.5.1 Side Wall Grab Bar at Water Closets
604.5.1
Kim Goss
Jun 28, 2021 2:04 PM

#50 Priority 3: Grab Bars

Status

Open

Location

Upstairs Men's Restroom

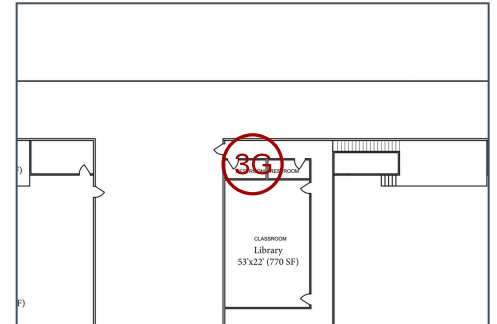
Description

The side grab bar is only 36" long and extends only 48" from the rear wall.

Recommendation: Replace with a minimum 42" long grab bar extending 54" from the back wall.

Sheet

A1



Cost Impact

285

Photos



Photo May 11, 3 57 24 PM

Kim Goss

May 11, 2021 3:57 PM



Photo May 11, 3 57 28 PM

Kim Goss

May 11, 2021 3:57 PM



Photo May 11, 3 57 31 PM

Kim Goss

May 11, 2021 3:57 PM

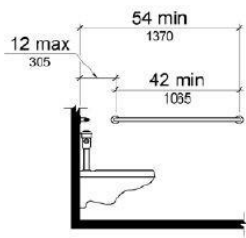


Figure 604.5.1 Side Wall Grab Bar at Water Closets

604.5.1

Kim Goss

Jun 28, 2021 2:20 PM

#16 Priority 3: Showers

Status

Open

Location

Women's Restroom

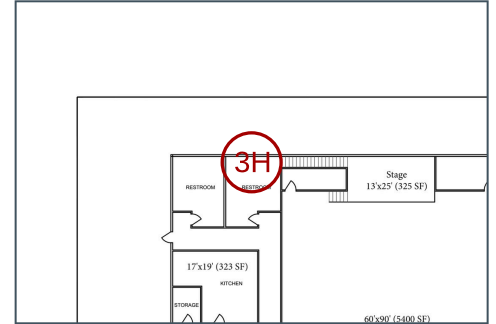
Description

The accessible shower is not equipped with a handheld shower wand (missing), and the knob adjustment requires tight grasping and twisting of the wrist.

Recommendation: Install a compliant handheld shower assembly.

Sheet

A1



Cost Impact

600

Photos



Kim Goss
May 11, 2021 3:29 PM



Kim Goss
May 11, 2021 3:29 PM



Kim Goss
May 11, 2021 3:29 PM

#24 Priority 3: Showers

Status

Open

Location

Men's Restroom

Description

The accessible shower is not equipped with a handheld shower wand (missing), and the knob adjustment requires tight grasping and twisting of the wrist.

Recommendation: Install a compliant handheld shower assembly.

Photos



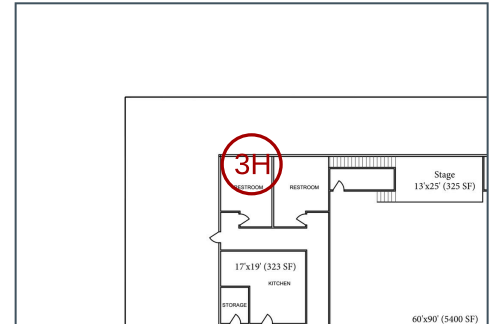
Kim Goss
May 11, 2021 3:39 PM



Kim Goss
May 11, 2021 3:39 PM

Sheet

A1



Cost Impact

600

#9 Priority 3: Lavatories

Status

Open

Location

Women's Restroom

Description

The lavatory has a rim height of 35" and no knee space below.

Recommendation:

Reconfigure lavatory with rim 34" high maximum and knee and toe space for a forward approach.

Photos



Kim Goss
May 11, 2021 3:18 PM



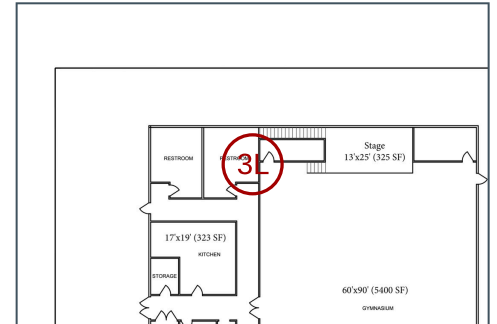
Kim Goss
May 11, 2021 3:18 PM



Kim Goss
May 11, 2021 3:18 PM

Sheet

A1



Cost Impact

1750



Kim Goss
May 11, 2021 3:18 PM

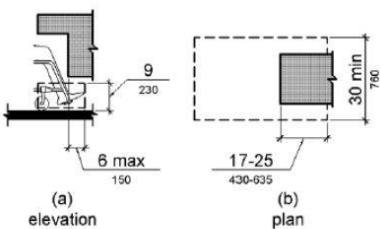


Figure 306.2 Toe Clearance

306.2
Kim Goss
Jun 28, 2021 1:26 PM

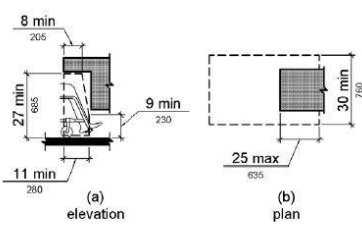


Figure 306.3 Knee Clearance

306.3
Kim Goss
Jun 28, 2021 1:26 PM

#19 Priority 3: Lavatories

Status
Open

Location
Men's Restroom

Description
The lavatory has a rim height of 35" and no knee space below.

Recommendation:
Reconfigure lavatory with rim 34" high maximum and knee and toe space for a forward approach.

Photos

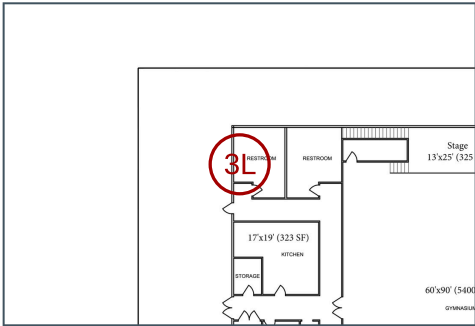


Kim Goss
May 11, 2021 3:35 PM



Kim Goss
May 11, 2021 3:35 PM

Sheet
A1



Cost Impact
1750

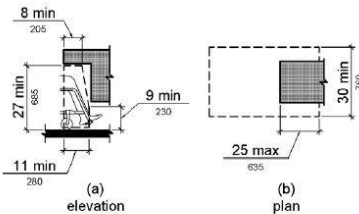


Figure 306.3 Knee Clearance

306.3
Kim Goss
Jun 28, 2021 1:21 PM

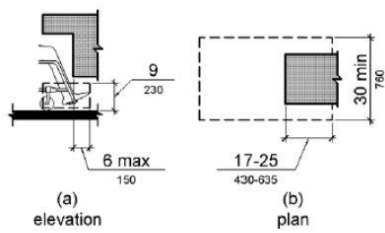


Figure 306.2 Toe Clearance

306.2

Kim Goss

Jun 28, 2021 1:21 PM

#32 Priority 3: Lavatories

Status

Open

Location

Upstairs Women's Restroom

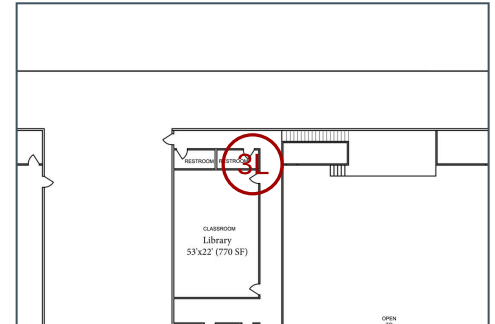
Description

Lavatory drainpipes do not have insulation.

Recommendation: Install pipe insulation kit.

Sheet

A1



Cost Impact

200

Photos



Kim Goss

May 11, 2021 3:52 PM

#46 Priority 3: Lavatories

Status

Open

Location

Upstairs Men's Restroom

Description

Lavatory drainpipes do not have insulation.

Recommendation: Install pipe insulation kit.

Photos



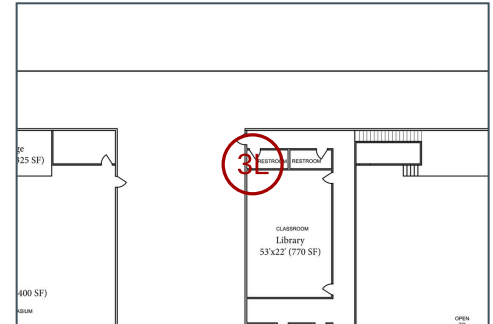
Photo May 11, 3 56 38 PM

Kim Goss

May 11, 2021 3:56 PM

Sheet

A1



Cost Impact

200

#10 Priority 3: Protruding Objects

Status

Open

Location

Women's Restroom

Description

The paper towel dispenser projects 9" at a 47" high.

Recommendation: Relocate dispenser.

Sheet

A1



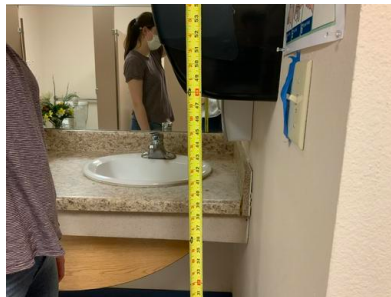
Cost Impact

500

Photos



Kim Goss
May 11, 2021 3:23 PM



Kim Goss
May 11, 2021 3:23 PM



Kim Goss
May 11, 2021 3:23 PM

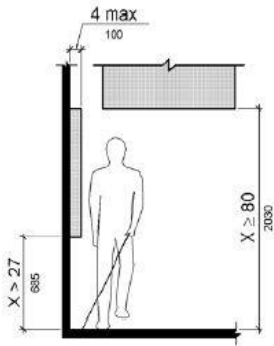


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 28, 2021 12:06 PM

#18 Priority 3: Protruding Objects

Status

Open

Location

Men's Restroom

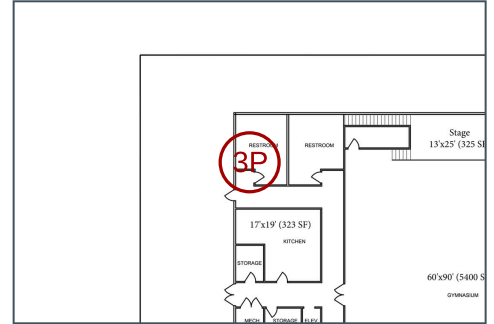
Description

The paper towel dispenser projects 9" at a 47" high.

Recommendation: Relocate dispenser.

Sheet

A1



Cost Impact

500

Photos



Kim Goss
May 11, 2021 3:34 PM



Kim Goss
May 11, 2021 3:34 PM



Kim Goss
May 11, 2021 3:34 PM

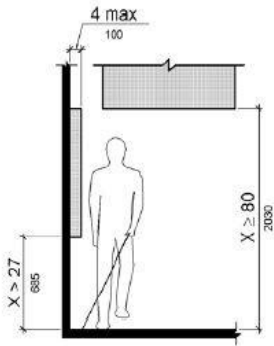


Figure 307.2 Limits of Protruding Objects

307.2

Kim Goss

Jun 28, 2021 12:06 PM

#11 Priority 3: Reach Range

Status
Open

Location
Women's Restroom

Description
The coat hook in the wheelchair accessible toilet stall is mounted 53" high.

Recommendation: Install hook at a maximum height of 48".
(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Photos

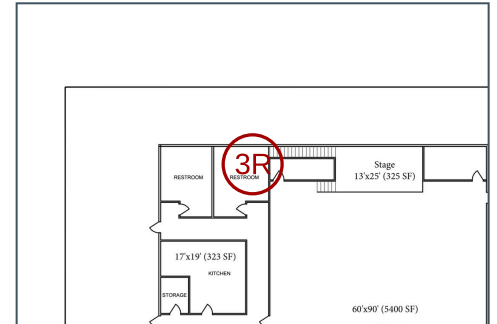


Kim Goss
May 11, 2021 3:21 PM



Kim Goss
May 11, 2021 3:21 PM

Sheet
A1



Cost Impact
50

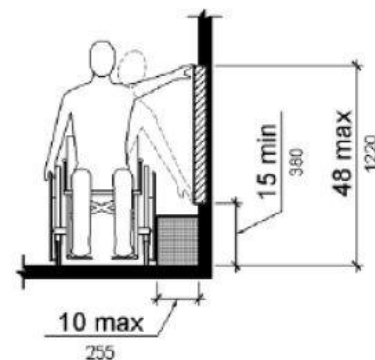


Figure 308.3.1 Unobstructed Side Reach

308.3.1
Kim Goss
Jun 29, 2021 4:39 PM

#20 Priority 3: Reach Range

Status

Open

Location

Men's Restroom

Description

The coat hook in the wheelchair accessible toilet stall is mounted 53" high.

Recommendation: Install hook at a maximum height of 48".

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Photos



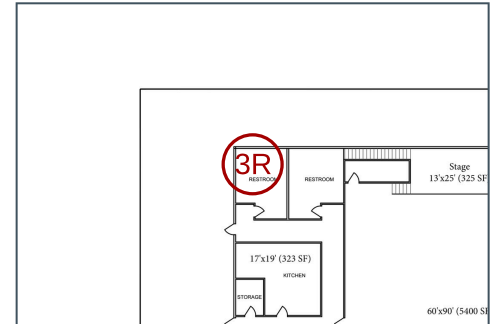
Kim Goss
May 11, 2021 3:36 PM



Kim Goss
May 11, 2021 3:36 PM

Sheet

A1



Cost Impact

50

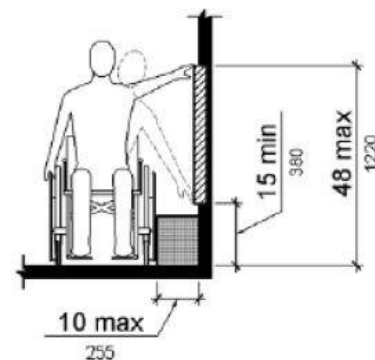


Figure 308.3.1 Unobstructed Side Reach

308.3.1

Kim Goss

Jun 29, 2021 4:39 PM

#31 Priority 3: Reach Range

Status

Open

Location

Upstairs Women's Restroom

Description

Coat hook is mounted 68" high.

Recommendation: Install a coat hook no higher than 48".

Photos



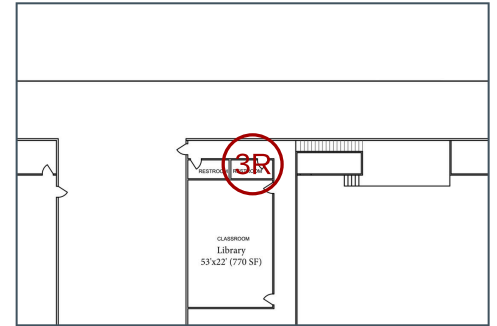
Kim Goss
May 11, 2021 3:51 PM



Kim Goss
May 11, 2021 3:51 PM

Sheet

A1



Cost Impact

50

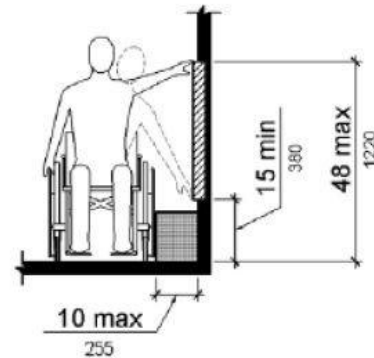


Figure 308.3.1 Unobstructed Side Reach

308.3.1

Kim Goss

Jun 28, 2021 1:52 PM

#45 Priority 3: Reach Range

Status

Open

Location

Upstairs Men's Restroom

Description

Coat hook is mounted 68" high.

Recommendation: Install a coat hook no higher than 48".

Photos



Photo May 11, 3 56 50 PM

Kim Goss

May 11, 2021 3:56 PM



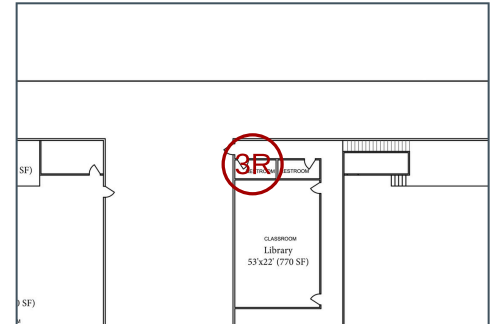
Photo May 11, 3 56 55 PM

Kim Goss

May 11, 2021 3:56 PM

Sheet

A1



Cost Impact

50

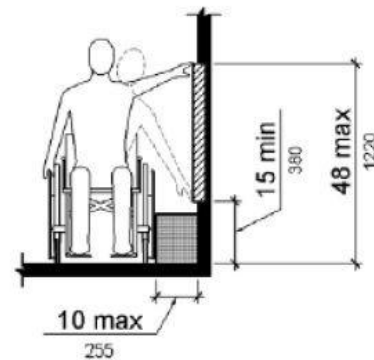


Figure 308.3.1 Unobstructed Side Reach

308.3.1

Kim Goss

Jun 28, 2021 2:07 PM

#13 Priority 3: Water Closets

Status

Open

Location

Women's Restroom

Description

The toilet paper dispenser in the wheelchair accessible toilet stall is centered 4" from the front of the water closet.

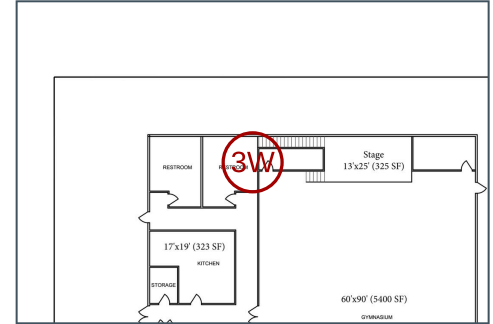
Recommendation:

Reposition dispenser with centerline 7" to 9" in front of water closet.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

225

Photos



Kim Goss

May 11, 2021 3:22 PM

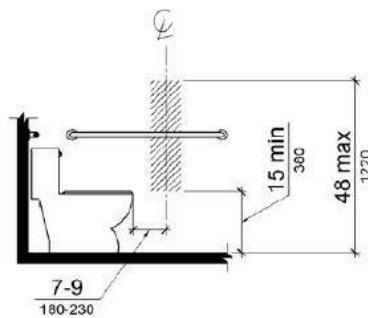


Figure 604.7 Dispenser Outlet Location

604.7

Kim Goss

Jun 28, 2021 1:27 PM

#23 Priority 3: Water Closets

Status

Open

Location

Men's Restroom

Description

The toilet paper dispenser in the wheelchair accessible toilet stall is centered 4" from the front of the water closet.

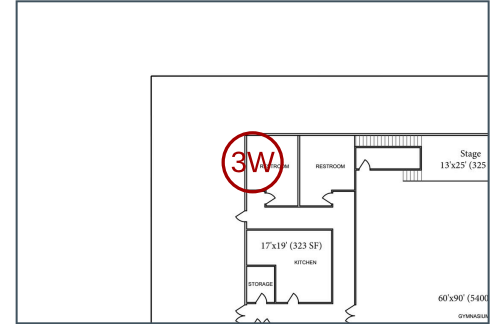
Recommendation:

Reposition dispenser with centerline 7" to 9" in front of water closet.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

225

Photos



Kim Goss

May 11, 2021 3:38 PM

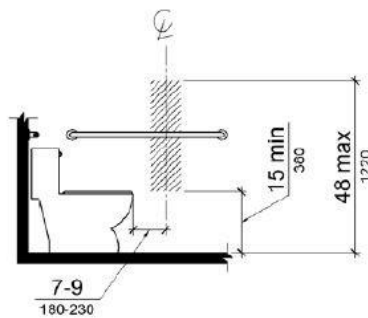


Figure 604.7 Dispenser Outlet Location

604.7

Kim Goss

Jun 28, 2021 1:20 PM

#33 Priority 3: Water Closets

Status

Open

Location

Upstairs Women's Restroom

Description

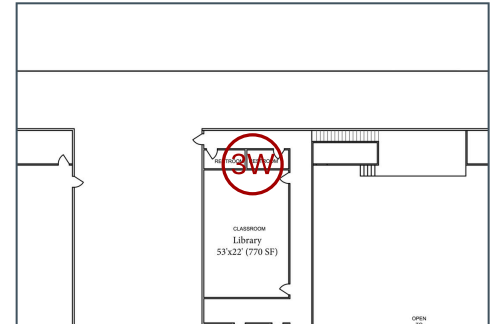
Water closet is centered
18-1/2" from side wall and
seat height is only 16".

Recommendation: Replace
water closet and install with
centerline 16" to 18" from
wall. Ensure seat height of
17" to 19".

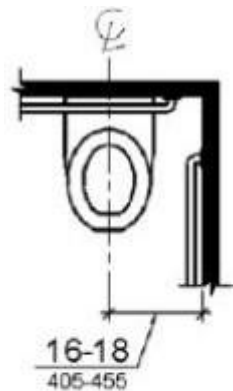
(Note: If this element was
installed prior to March 15,
2012, the centerline
dimension may enjoy safe
harbor until replaced. Add a
thicker seat to achieve a
height of 17" to 19".)

Photos**Sheet**

A1

**Cost Impact**

2625



(a)
wheelchair
accessible
water closets

604.2 (a)
Kim Goss
May 16, 2020 1:40 PM



Photo May 11, 3 53 09 PM
Kim Goss
May 11, 2021 3:53 PM



Photo May 11, 3 53 17 PM
Kim Goss
May 11, 2021 3:53 PM



Kim Goss
May 11, 2021 3:53 PM



Photo May 11, 3 53 37 PM
Kim Goss
May 11, 2021 3:53 PM

#42 Priority 3: Water Closets

Status

Open

Location

Upstairs Women's Restroom

Description

The toilet paper dispenser is centered 4" from the front of the water closet.

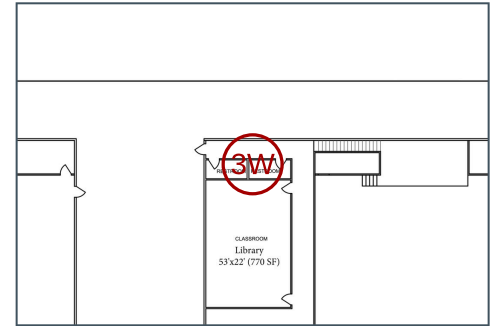
Recommendation:

Reposition dispenser with centerline 7" to 9" in front of water closet.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

225

Photos



Photo May 11, 3 55 17 PM

Kim Goss

May 11, 2021 3:55 PM

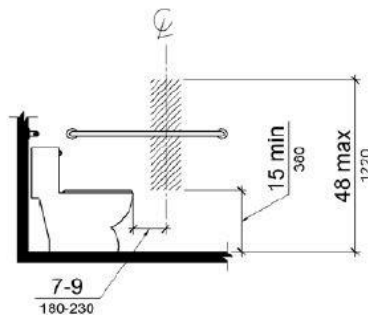


Figure 604.7 Dispenser Outlet Location

604.7

Kim Goss

Jun 28, 2021 2:02 PM

#43 Priority 3: Water Closets

Status

Open

Location

Upstairs Women's Restroom

Description

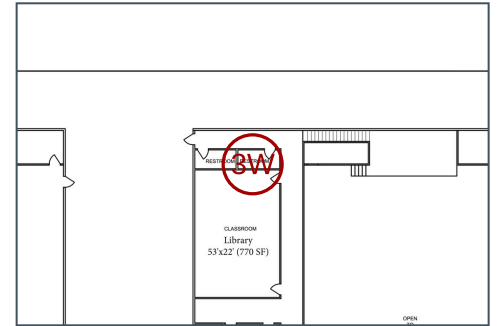
The paper towel dispenser overlaps the 60" wide clear floor space at the water closet.

Recommendation: Relocate paper towel dispenser outside of required water closet clearance.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

200

Photos

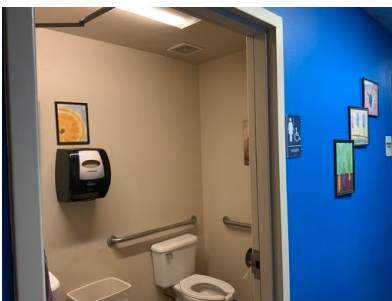


Photo May 11, 3 48 56 PM

Kim Goss

May 11, 2021 3:48 PM



Photo May 11, 3 58 47 PM

Kim Goss

May 11, 2021 3:58 PM



Photo May 11, 3 58 52 PM

Kim Goss

May 11, 2021 3:58 PM

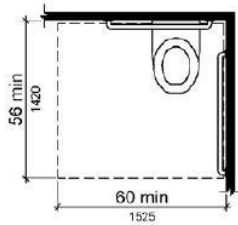


Figure 604.3.1 Size of Clearance at Water Closets

604.3.1

Kim Goss

Jun 28, 2021 2:00 PM

#47 Priority 3: Water Closets

Status

Open

Location

Upstairs Men's Restroom

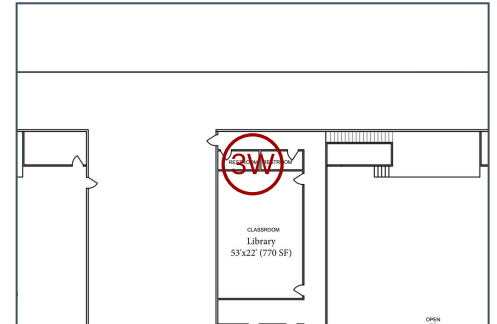
Description

Water closet has a seat height of only 16", and the flush is mounted on the wall side of the fixture.

Recommendation: Replace water closet.

Sheet

A1



Cost Impact

1000

Photos



Photo May 11, 3 55 49 PM

Kim Goss

May 11, 2021 3:55 PM



Photo May 11, 3 57 10 PM

Kim Goss

May 11, 2021 3:57 PM



Photo May 11, 3 57 14 PM

Kim Goss

May 11, 2021 3:57 PM

#48 Priority 3: Water Closets

Status

Open

Location

Upstairs Men's Restroom

Description

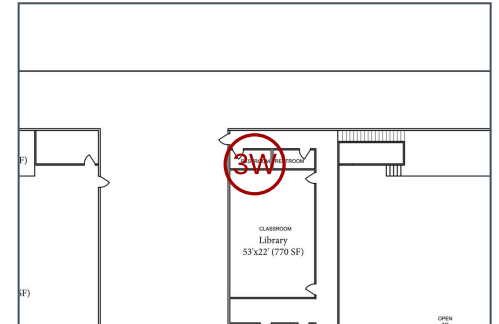
The paper towel dispenser overlaps the 60" wide clear floor space at the water closet.

Recommendation: Relocate paper towel dispenser outside of required water closet clearance.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

200

Photos



Photo May 11, 3 58 13 PM

Kim Goss

May 11, 2021 3:58 PM



Photo May 11, 3 58 16 PM

Kim Goss

May 11, 2021 3:58 PM

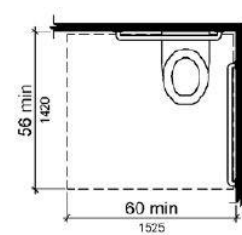


Figure 604.3.1 Size of Clearance at Water Closets

604.3.1

Kim Goss

Jun 28, 2021 2:18 PM

#51 Priority 3: Water Closets

Status

Open

Location

Upstairs Men's Restroom

Description

The toilet paper dispenser is centered approximately 5" from the front of the water closet.

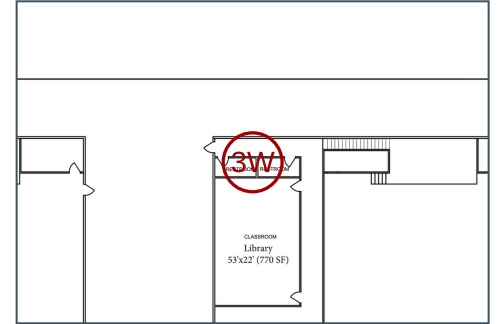
Recommendation:

Reposition dispenser with centerline 7" to 9" in front of water closet.

(Note: If this element was installed prior to March 15, 2012, it may enjoy safe harbor until replaced.)

Sheet

A1



Cost Impact

225

Photos

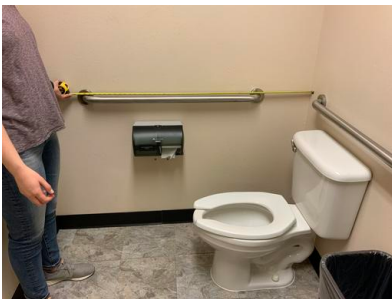


Photo May 11, 3 57 24 PM

Kim Goss

May 11, 2021 3:57 PM

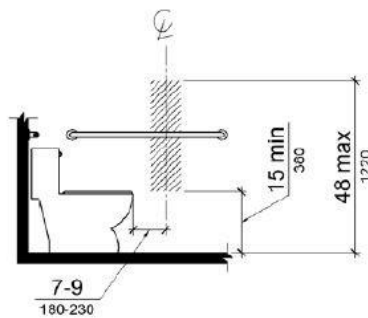


Figure 604.7 Dispenser Outlet Location

604.7

Kim Goss

Jun 28, 2021 2:22 PM

#2 Priority 4: Vending Machines

Status
Open

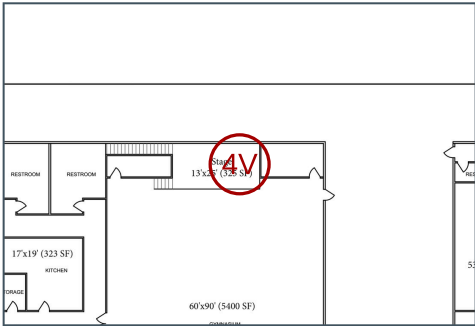
Location
Stage

Description
The card slide at the vending machine is 54" high.

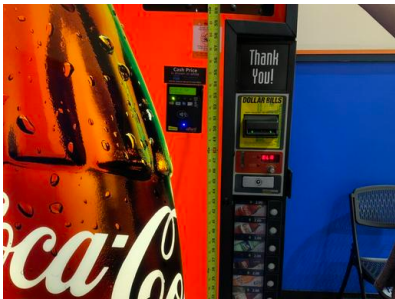
Recommendation: Replace vending machine.

Photos

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A1



Kim Goss
May 11, 2021 3:04 PM



Kim Goss
May 11, 2021 3:04 PM



Kim Goss
May 11, 2021 3:04 PM

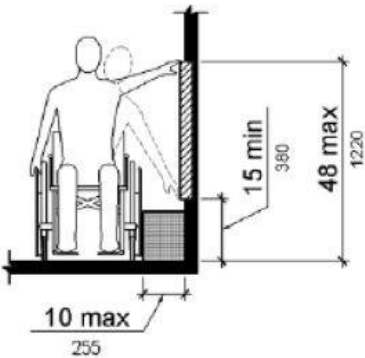


Figure 308.3.1 Unobstructed Side Reach

308.3.1
Kim Goss
Jun 28, 2021 11:10 AM