



# Clear Risk Solutions ADA Review

City of Waitsburg-City Hall

Complete

Score	46.62%	Failed items	0	Actions	0
Member	City of Waitsburg				
Member Name-Building Name	City of Waitsburg-City Hall				
Document No.	000005				
Conducted on	28th Oct, 2020				
Prepared by	Blair Kok				
Location	147 Main St Waitsburg WA				
Personnel	Randy Hinchliffe				

# Assessment

46.62%

## Picture of Location



Photo 1

## 1 Approach & Entrance

59.18%

### Check for Approach & Entrance

1.1 Is there at least one route from site arrival points (parking, passenger loading zones, public sidewalks and public transportation stops) that does not require use of stairs? [See 2010 ADA Standards for Accessible Design-206.2.1]

No

Location of route:

#### Possible Solutions

- Add a ramp
- Regrade to 1:20 maximum slope
- Add a lift if site constraints prevent other solutions

## Parking

0%

Parking- Accessible parking spaces should be identified by size, access aisle and signage.

1.2 If parking is provided for the public, are an adequate number of accessible spaces provided? [208.2]

No

Total number of spaces:

8

Total number of accessible spaces:

0

#### Possible Solutions:

- Reconfigure by repainting lines

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2% of total
More than 1,000	20 plus one for each 100 over 1,000

1.3 Of the accessible spaces, is at least one a van accessible space?\*[208.2.4]

No

Possible Solutions:

If constructed before 3/15/2012, parking is compliant if at least 1 in every 8 accessible spaces is van accessible. Reconfigure by repainting lines

\*For every 6 or fraction of 6 parking spaces required by the table above, at least 1 should be van accessible space.

1.4 Are accessible spaces at least 8 feet wide with an access aisle at least 5 feet wide? [502.2, 502.3]

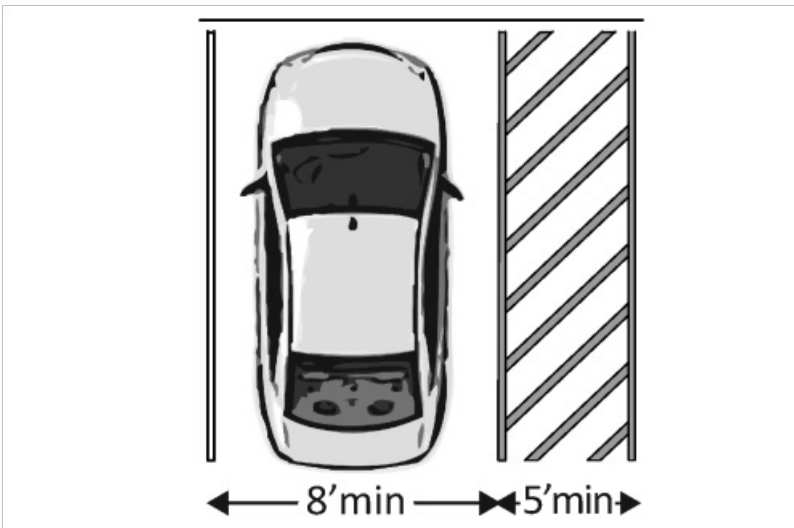
No

Note: Two spaces may share an access aisle. Check state/local requirements: some specify that each space have its own aisle.

Measurement:

Possible Solutions:

Reconfigure by repainting lines



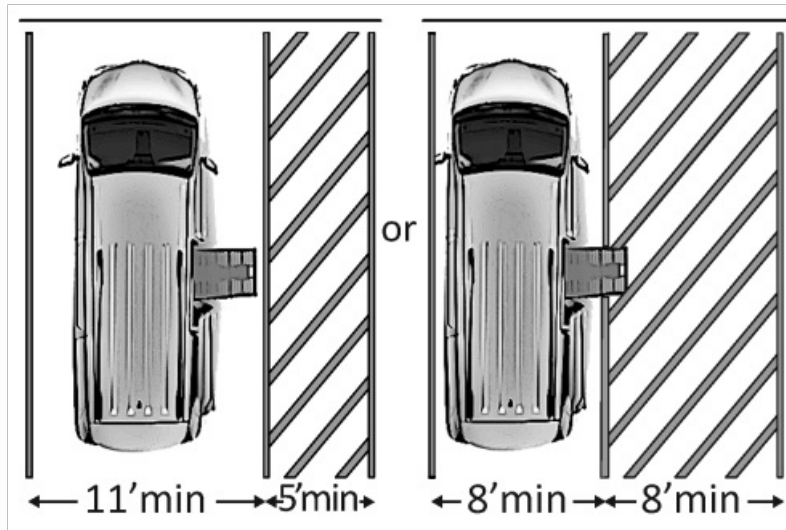
1.5 Is the van accessible space: At least 11 feet wide with an access aisle at least 5 feet wide? or At least 8 feet wide with an access aisle at least 8 ft wide? [502.2]

No

Measurement:

Possible Solutions:

Reconfigure to provide van-accessible space(s)



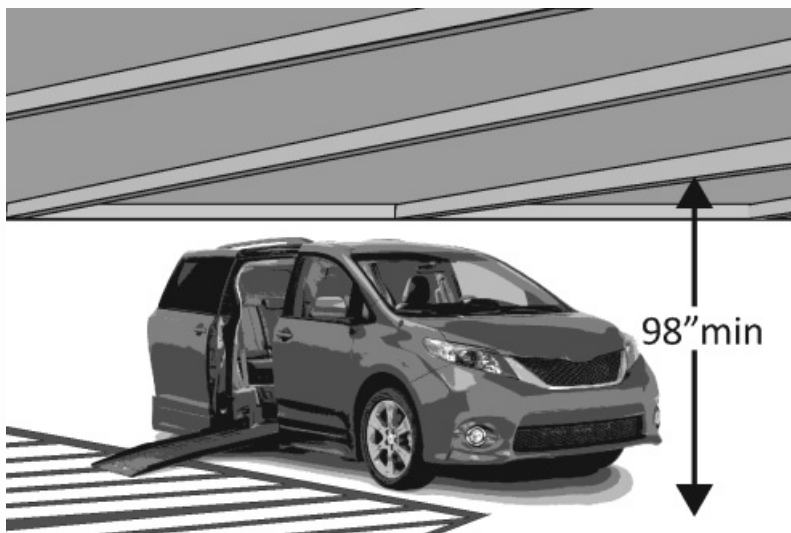
1.6 Is at least 98 inches of vertical clearance provided for the van accessible space? [502.5]

No

Measurement:

Possible Solutions:

Reconfigure to provide van-accessible space(s)



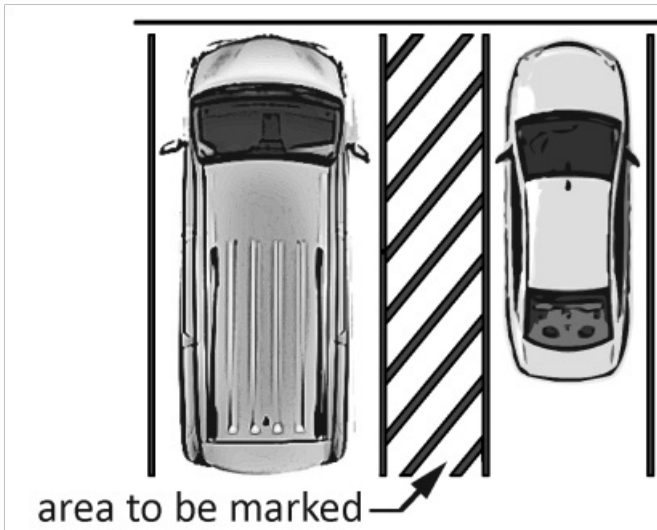
1.7 Are the access aisles marked so as to discourage parking in them? [502.2.3]

Note: The marking method and color may be addressed by state/local requirements.

No

Possible Solutions:

Mark access aisles



1.8 Is the slope of the accessible parking spaces and access aisles no steeper than 1:48 in all directions? [502.4]

No

Measurements:

Possible Solutions:  
Regrade surface

1.9 Do the access aisles adjoin an accessible route? [502.3]



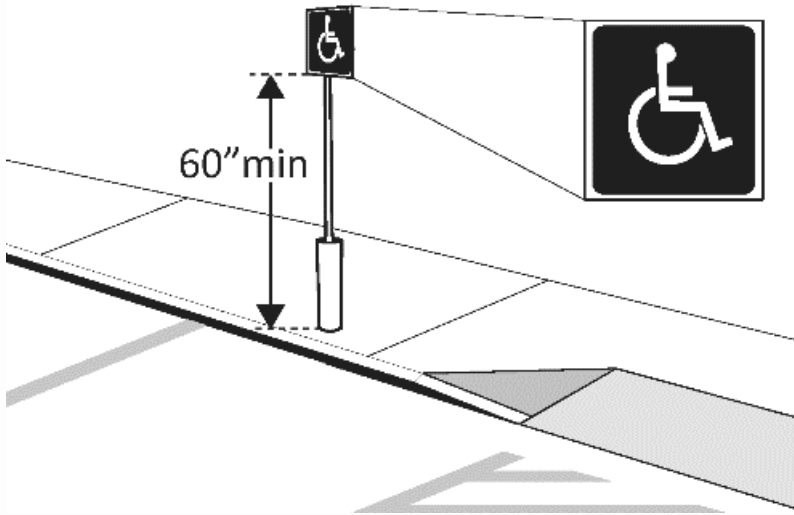
1.10 Are accessible spaces identified with a sign that includes the International symbol of Accessibility?  
Is the bottom of the sign at least 60 inches above the ground? [502.6]  
Note: The International Symbol of Accessibility is not required on the ground.

No

Measurement:

Possible Solutions:  
Install sign(s)

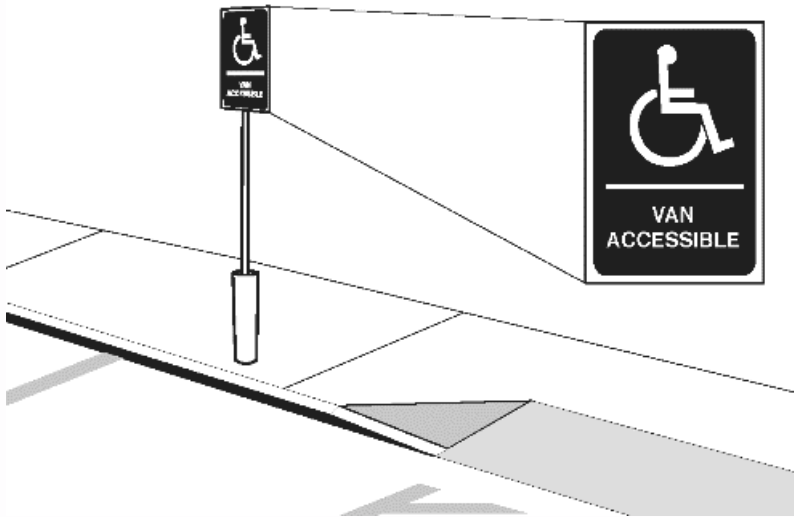




1.11 Are there signs reading "van accessible" at van accessible spaces? [502.6]

No

Possible Solutions:  
Install sign(s)



1.12 Of the total parking spaces, are the accessible spaces located on the closest accessible route to the accessible entrance(s) [208.3.1]  
Note: If parking serves multiple entrances, accessible parking should be dispersed.

No

Possible Solutions:  
Reconfigure spaces

**Exterior Accessible Route**

100%

1.13 Is the route stable, firm and slip-resistant? [302.1]

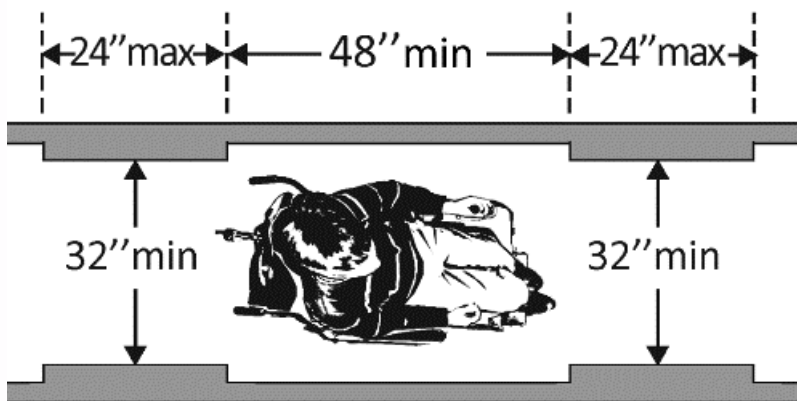
N/A

1.14 Is the route at least 36 inches wide? [403.5.1]

N/A

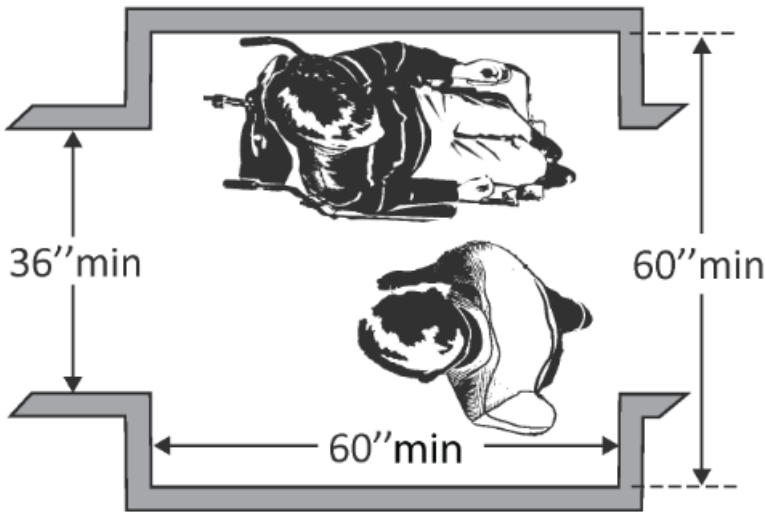


Note: The accessible route can narrow to 32 inches min for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other



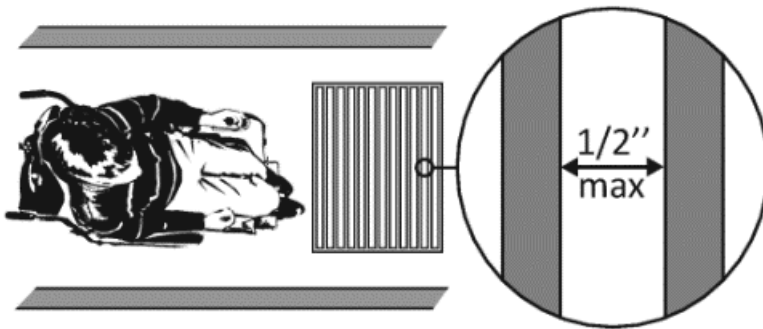
1.15 If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]

N/A



1.16 If there are grates or openings on the route, are the openings no larger than 1/2 inches?  
 Is the long dimension perpendicular to the dominant direction of travel?  
 [302.3]

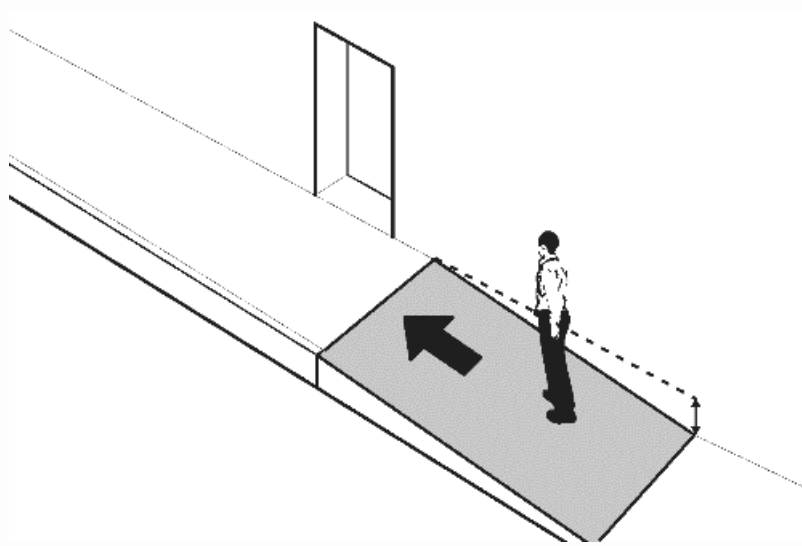
N/A



1.17 Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3]  
 Note: If the running slope is steeper than 1:20, treat as a ramp and add feature such as edge protection and handrails.

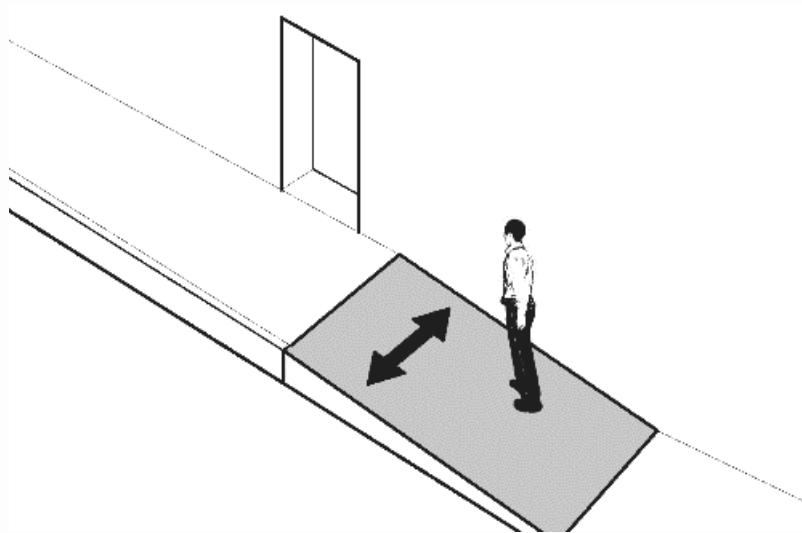
N/A





1.18 Is the cross slope no steeper than 1:48? [403.3]

N/A

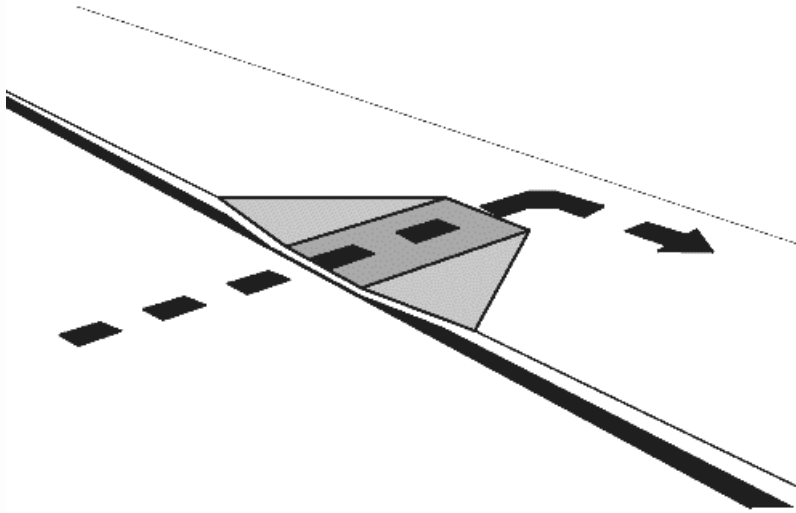


## Curb Ramps

100%

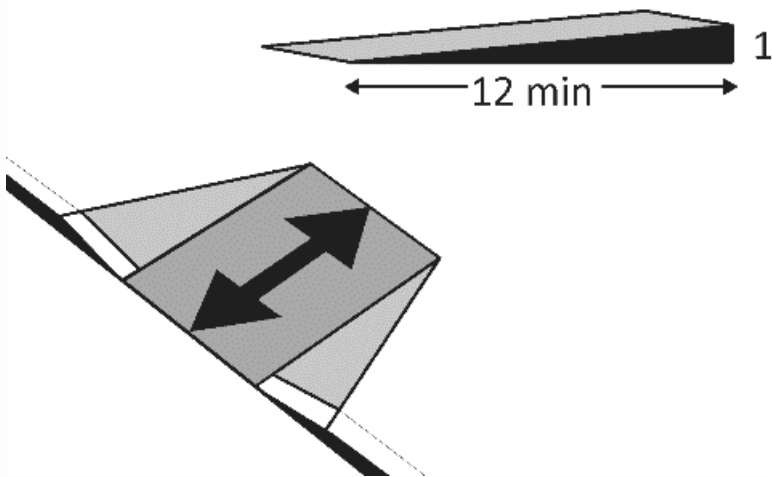
1.19 If the accessible route crosses a curb, is there a curb ramp? [402.2]

N/A



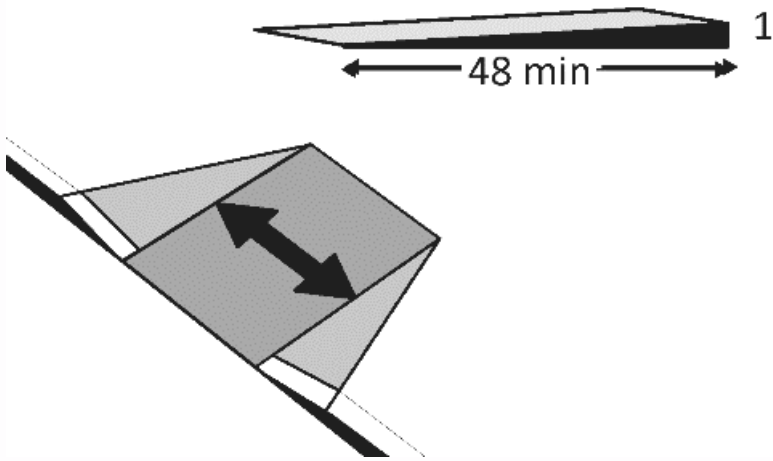
1.20 Is the running slope of the curb ramp no steeper than 1:12. i.e. for every inch of height change there are at least 12 inches of curb ramp run? [406.1, 405.2]

N/A



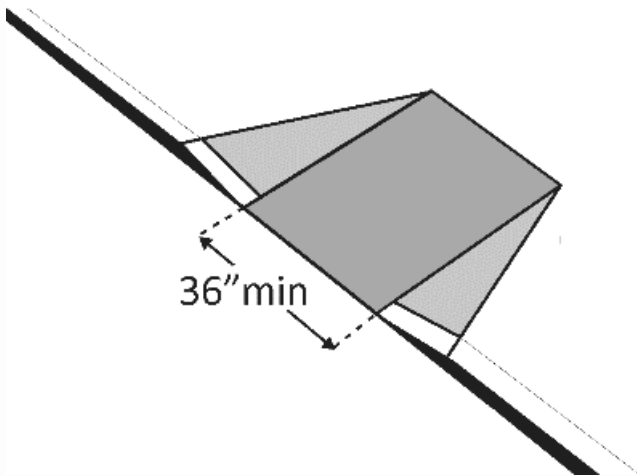
1.21 Is the cross slope of the curb ramp, excluding flares, no steeper than 1:48? [406.1, 405.3]

N/A



1.22 Is the curb ramp, excluding flare, at least 36 inches wide? [406.1, 405.5]

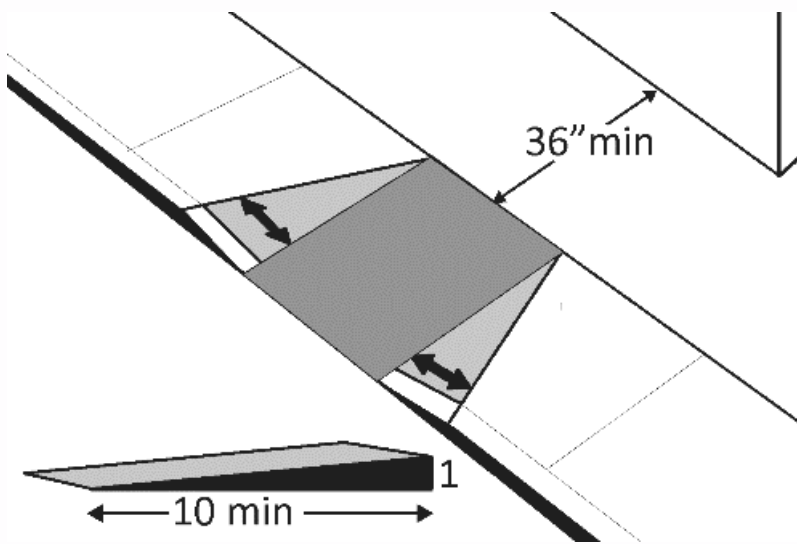
N/A



1.23 At the top of the curb ramp is there a level landing (slope no steeper than 1:48 in all directions) that is at least 36 inches long and at least as wide as the curb ramp? [406.4]

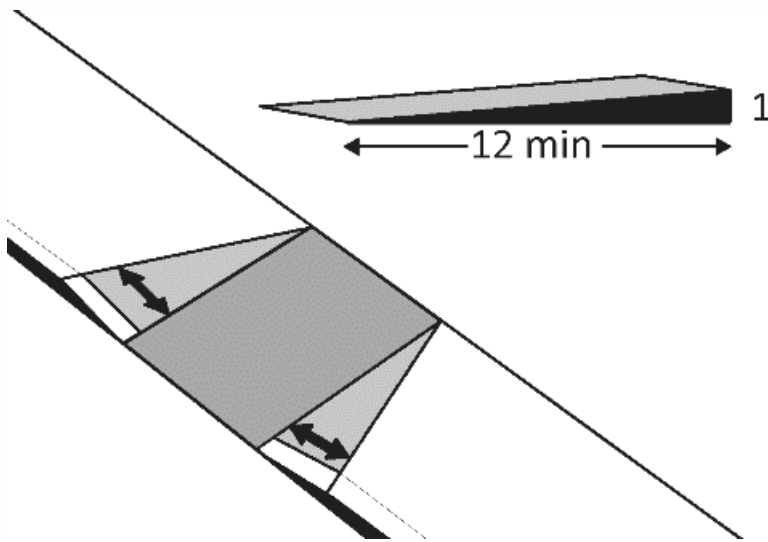
If there are curb ramp flares, are the slopes of the flares no steeper than 1:10, i.e. for every inch of height change there are at least 10 inches of flare run? [406.3]

N/A



1.24 If the landing at the top is less than 36 inches long, are there curb ramp flares?  
 Are the slopes of the flares no greater than 1:12, i.e. for every inch of height change there are at least 12 inches of flare run? [406.4]

N/A



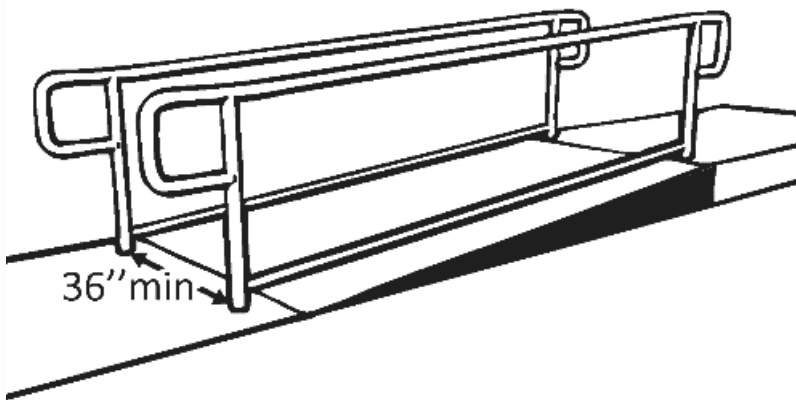
**Ramps**

100%

If any portion of the accessible route is steeper than 1:20, it should be treated as a ramp

1.25 If there is a ramp is it at least 36 inches wide? [405.5]  
 Note: If there are handrails, measure between the handrails.

N/A



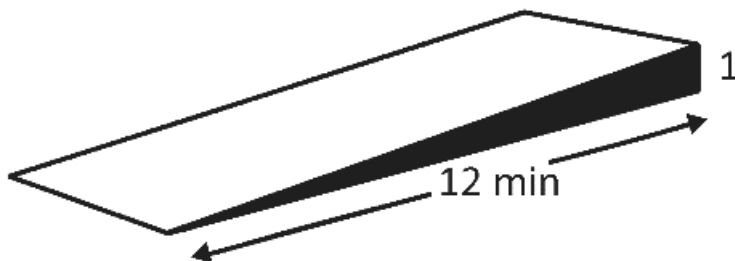
1.26 Is the surface stable, firm and slip resistant? [405.4]

N/A

1.27 For each section of the ramp, is the running slope no greater than 1:12, i.e. for every inch of height change there are at least 12 inches of ramp run? [405.2]

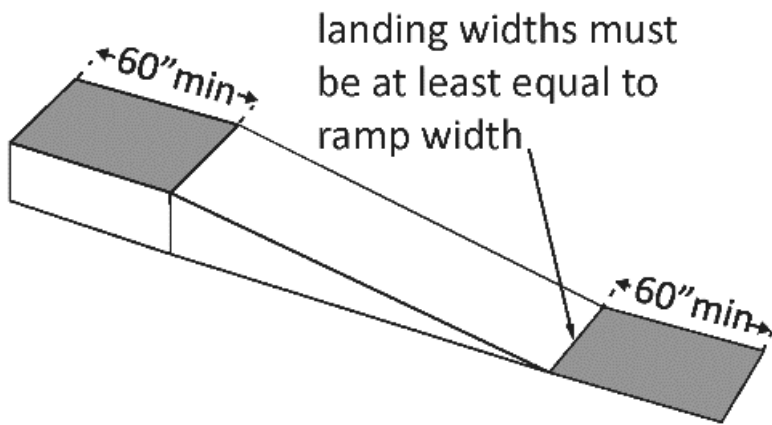
Note: Rises no greater than 3 inches with a slope no steeper than 1:8 and rises no greater than 6 inches with a slope no steeper than 1:10 are permitted when such slopes are necessary due to space limitations.

N/A



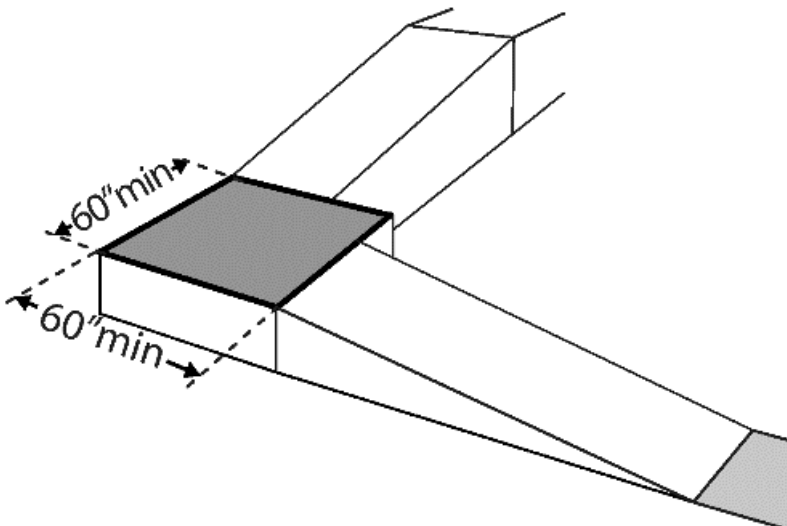
1.28 Is there a level landing that is at least 60 inches long and at least as wide as the ramp: At the top of the ramp?  
At the bottom of the ramp? [405.7.2, 405.7.3]

N/A



1.29 Is there a level landing where the ramp changes direction that is at least 60 x 60 inches? [405.7.4]

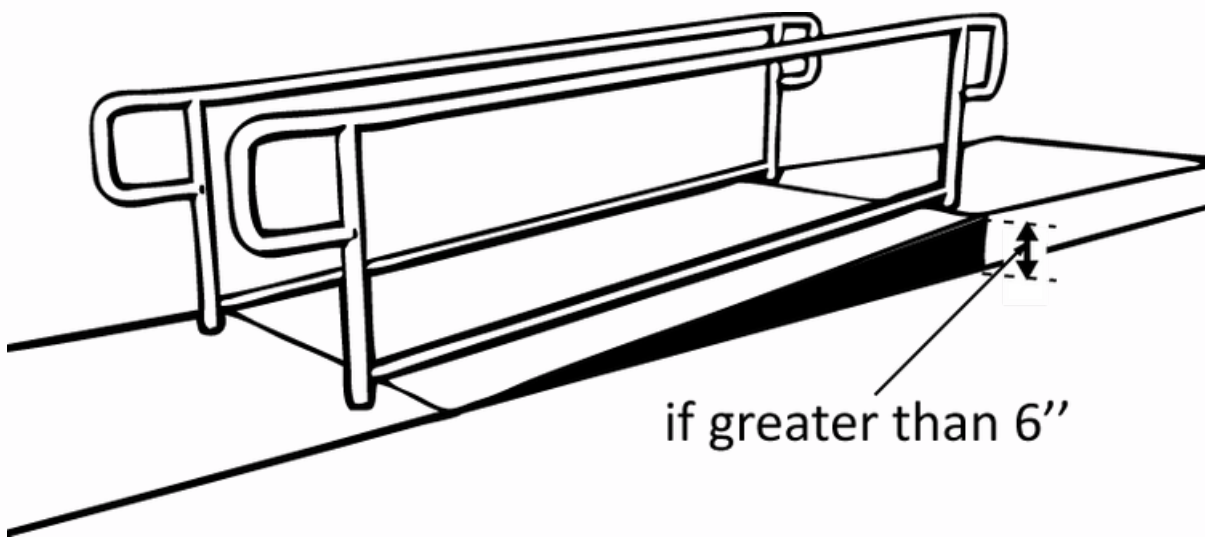
N/A



1.30 If the ramp has a rise higher than 6 inches, are there handrails on both sides? [405.8]

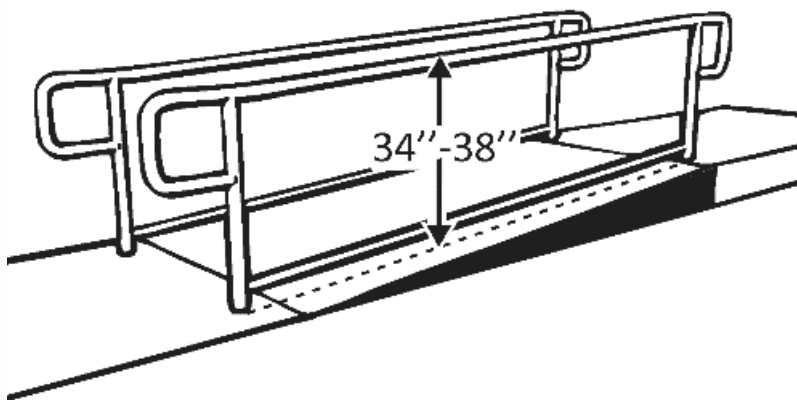
Note: Curb ramps are not required to have handrails.

N/A



1.31 Is the top of the handrail gripping surface no less than 34 inches and no greater than 38 inches above the ramp surface? [505.4]

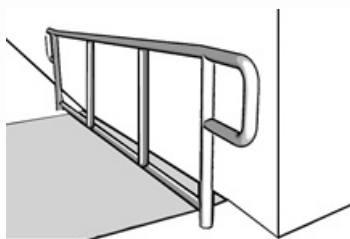
N/A



1.32 Is the handrail gripping surface continuous and not obstructed along the top or sides? [505.3]

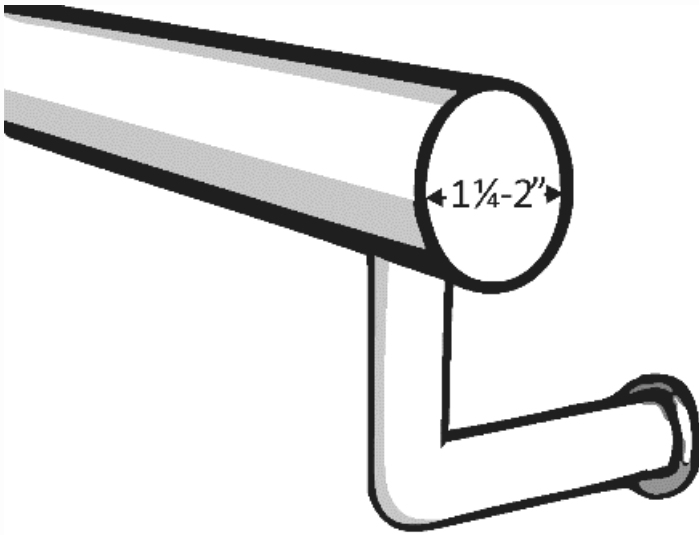
If there are obstructions, is the bottom of the gripping surface obstructed no greater than 20%? [505.6]

N/A



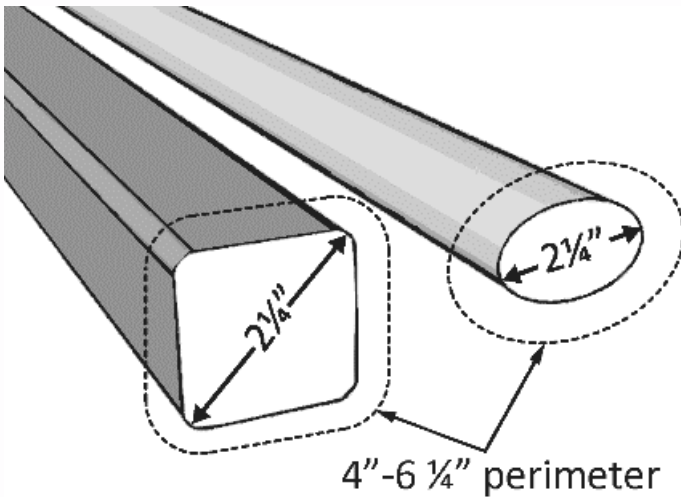
1.33 If the handrail gripping surface is circular, is it no less than 1 ¼ inches and no greater than 2 inches in diameter? [505.7.1]

N/A



1.34 If the handrail gripping surface is non-circular: Is the perimeter no less than 4 inches and no greater than 6 1/4 inches?  
Is the cross section no greater than 2 1/4 inches? [505.7.2]

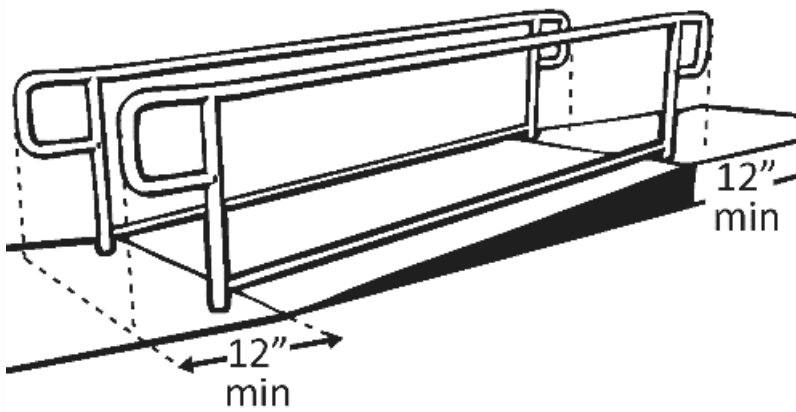
N/A



1.35 Does the handrail: Extend at least 12 inches horizontally beyond the top and bottom of the ramp?  
Return to a wall, guard, or landing surface? [505.10.1]

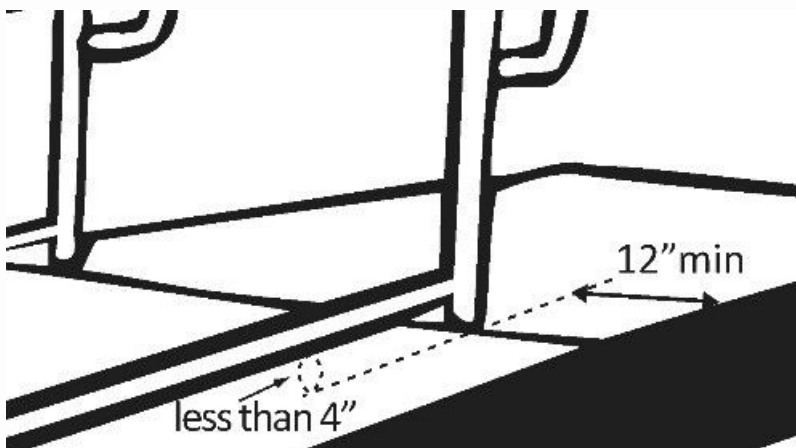
N/A





1.36 To prevent wheelchair casters and crutch tips from falling off: Does the surface of the ramp extend at least 12 inches beyond the inside face of the handrail?  
 Or Is there a curb or barrier that prevents the passage of a 4-inch diameter sphere? [405.9.1, 405.9.2]

N/A



**Entrance**

38.46%

1.37 Is the main entrance accessible?

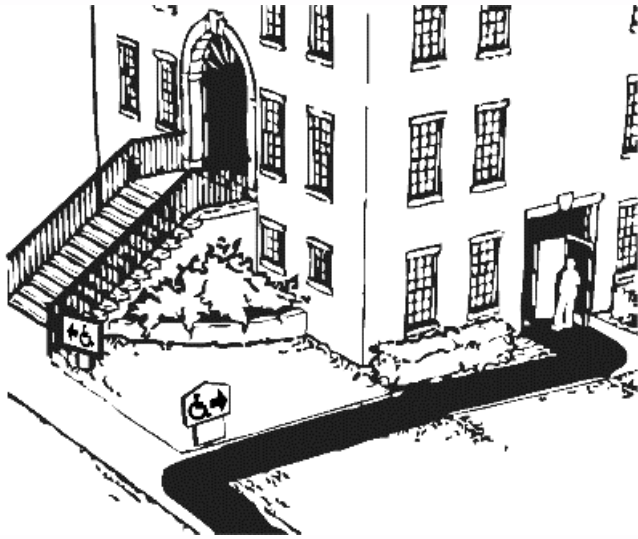
No

Possible Solutions:  
 Redesign to make it accessible

1.38 If the main entrance is not accessible, is there an alternative accessible entrance?  
 Can the alternative accessible entrance be used independently and during the same hours as the main entrance?

No

Possible Solutions:  
 Designate an entrance and make it accessible  
 Ensure that accessible entrance can be used independently and during the same hours as the main entrance



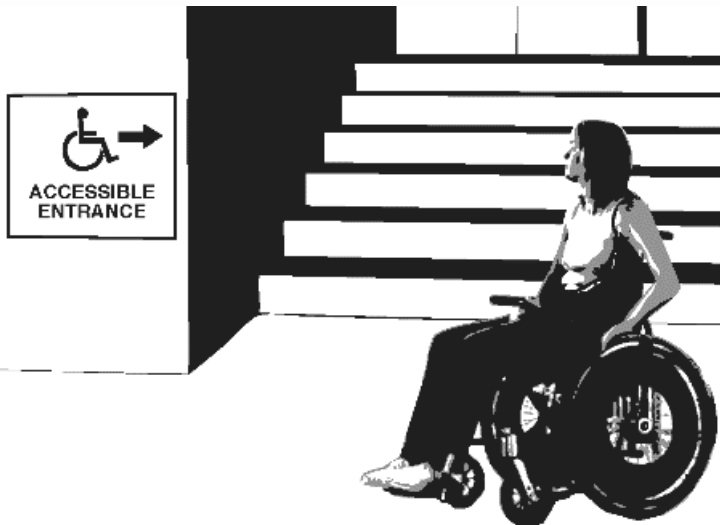
1.39 Do all inaccessible entrances have signs indicating the location of the nearest accessible entrance?[216.6]

No

Possible Solutions:

Install signs

Install signs on route before people get to inaccessible entrances so that people do not have to turn around and retrace route



1.40 If not all entrances are accessible, is there a sign at the accessible entrance with the International Symbol of Accessibility? [216.6]

No

Possible Solutions:

Install sign



1.41 Is the clear opening width of the accessible entrance door at least 32 inches, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]

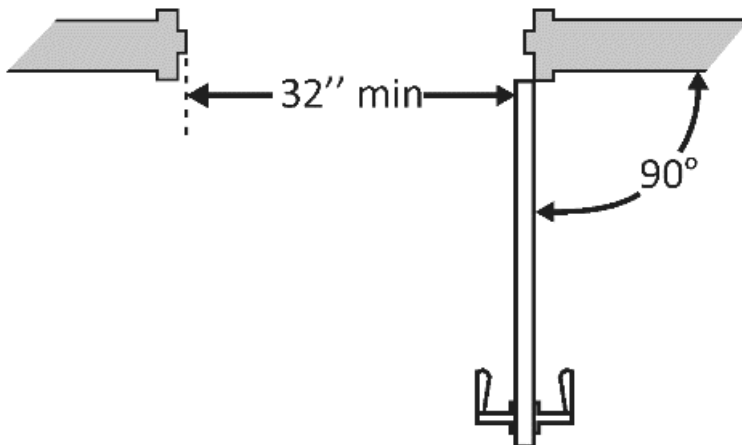
No

Measurement:

Possible Solutions:

Alter door

Install offset hinges



1.42 If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus at least 60 inches clear depth?

Note: See 2010 Standards 404.2.4 for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door

On both sides of the door, is the ground or floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]

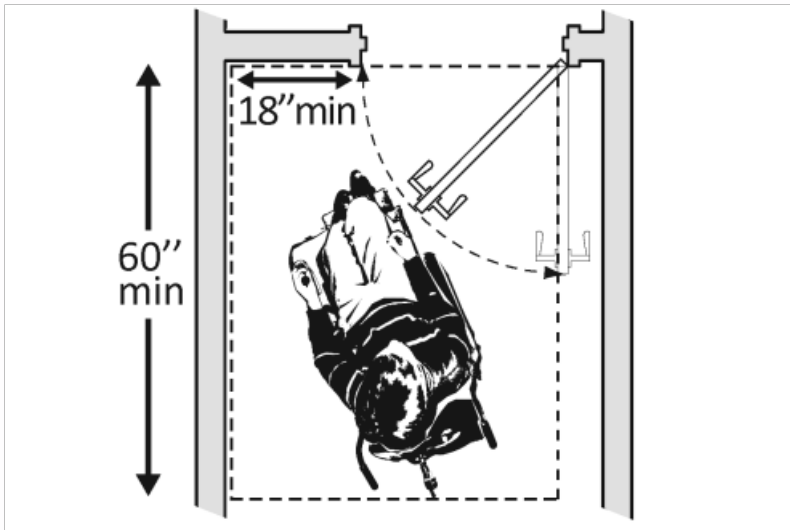
No

Possible Solutions:

Remove obstructions

Reconfigure walls

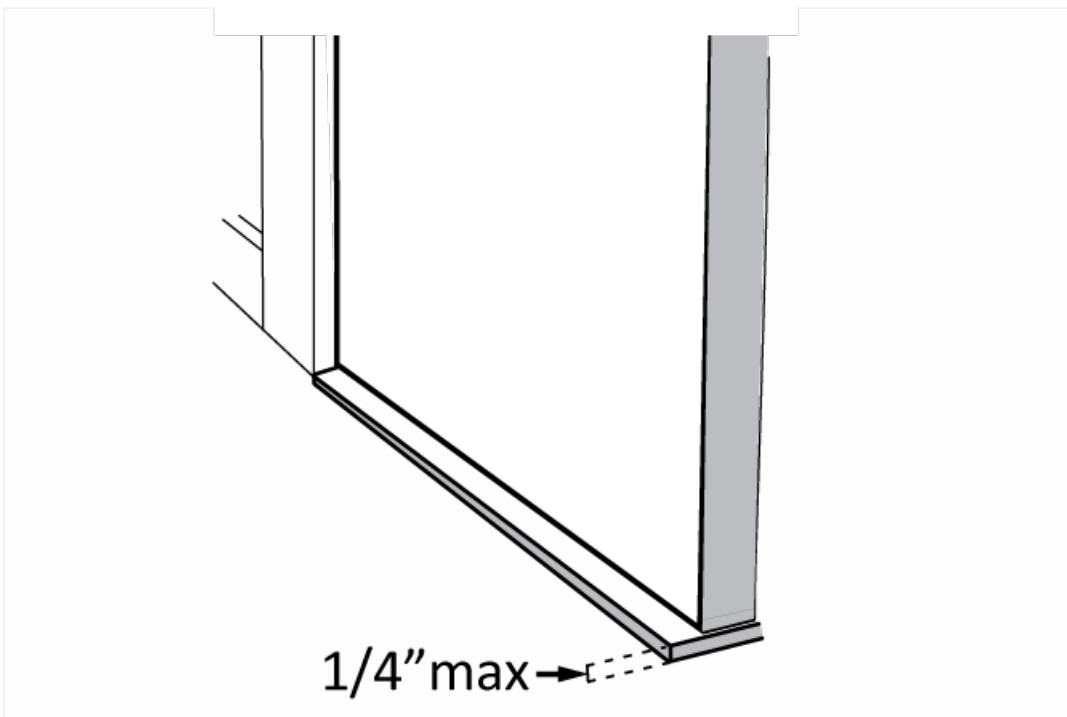
Add automatic door opener

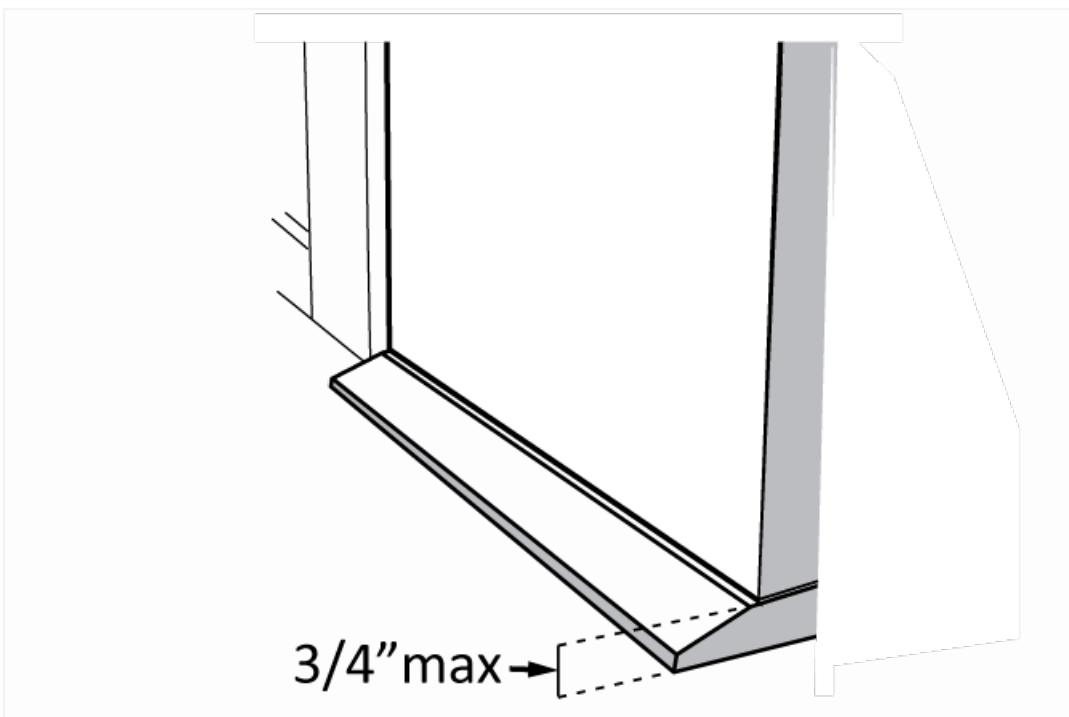
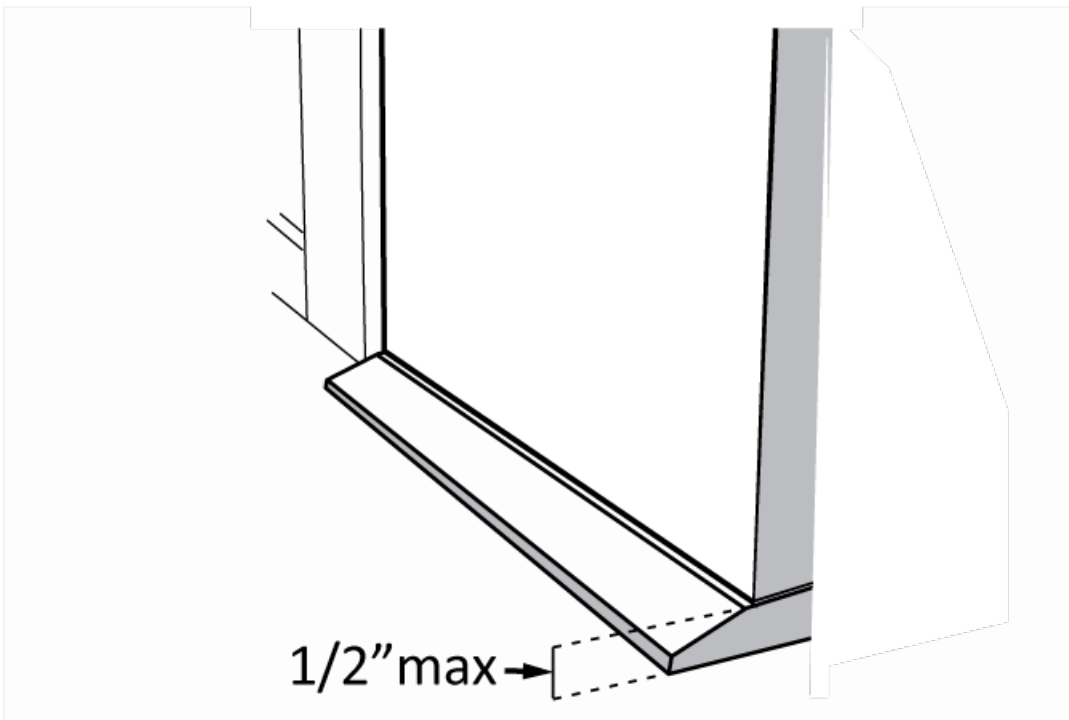


**Measurements:**

1.43 If the threshold is vertical is it no more than ¼ inch high?  
 Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)?  
 Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]  
 Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.

N/A

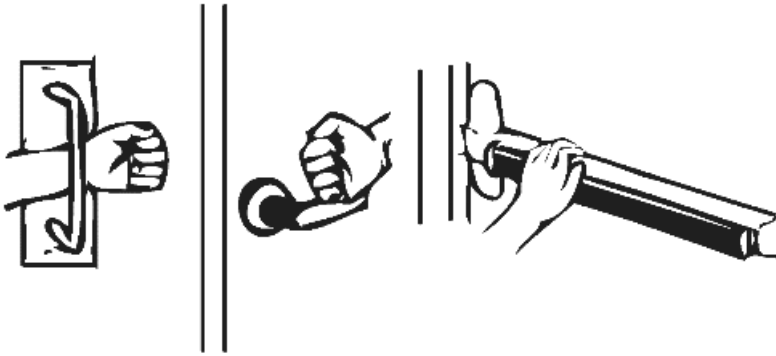




1.44 Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist?  
Door handle?  
Lock (if provided)? [404.2.7]

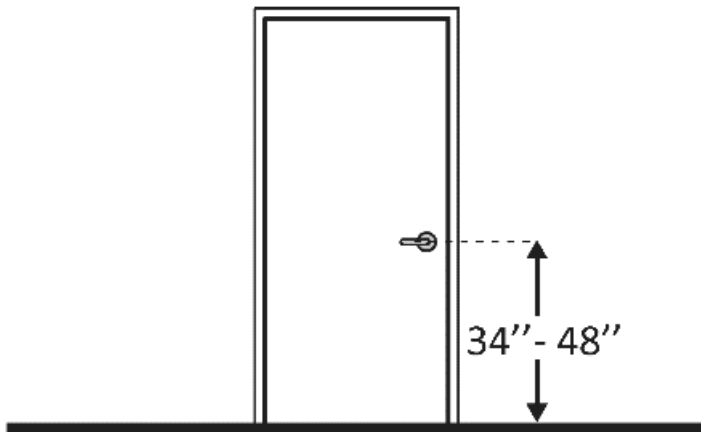
No

Possible Solutions:  
Replace inaccessible knob with lever, loop or push hardware  
Add automatic door opener



1.45 Are the operable parts of the door hardware no less than 34 inches and no greater than 48 inches above the floor or ground surface? [404.2.7]

Yes



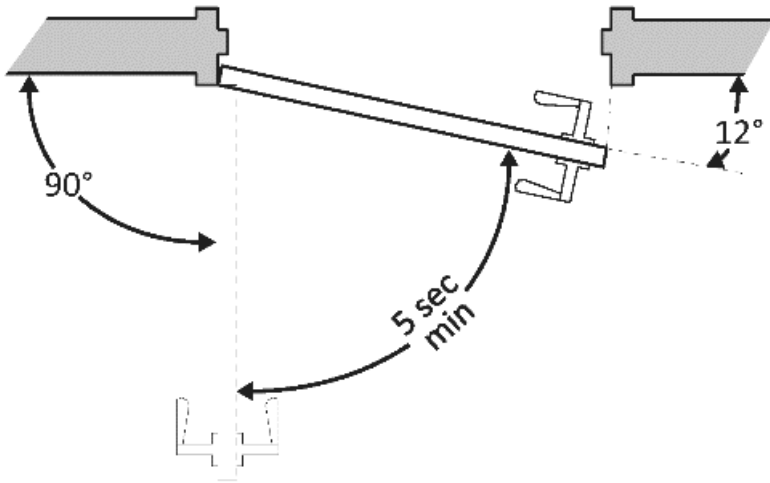
1.46 If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8]

No

How many seconds:

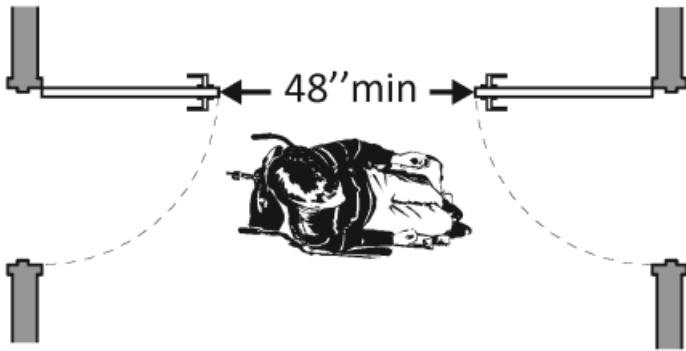
Possible Solutions:

Adjust closer

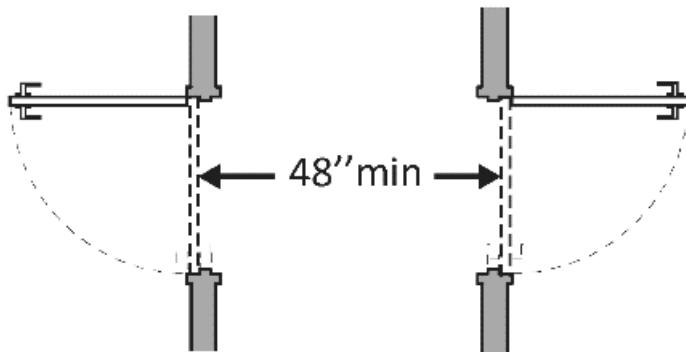


1.47 If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]

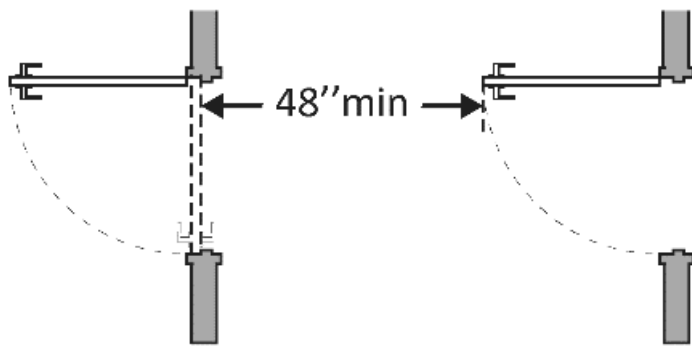
N/A



or



or



1.48 If provided at the building entrance, are carpets or mats no higher than ½ inch thick? [302.2]

N/A



1.49 Are edges of carpets or mats securely attached to minimize tripping hazards? [302.2]

N/A

## 2- Access to Goods & Services

53.49%

Check for Access to Good & Services



2.1 Does the accessible entrance provide direct access to the main floor, lobby and elevator?  
[See 2010 ADA Standards for Accessible Design – 206.4]

No

### Interior Accessible Route

37.5%

2.2 Are all public spaces on at least one accessible route? [206.2.4]

No

Possible Solutions:  
Create accessible route

2.3 Is the route stable, firm and slip-resistant? [40.2, 302.1]

Yes

2.4 Is the route at least 36 inches wide? [403.5.1]  
Note: The accessible route can narrow to 32 inches min. for a max. of 24 inches. These narrower portions of the route must be at least 48 inches from each other.

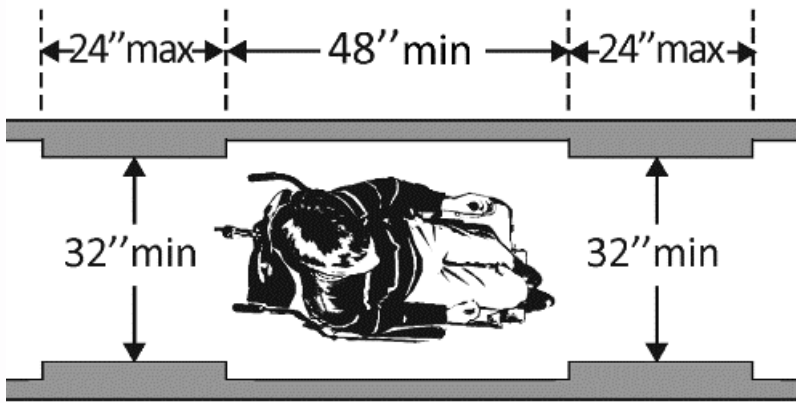
No

Measurements:

30

Possible Solutions:  
Widen route





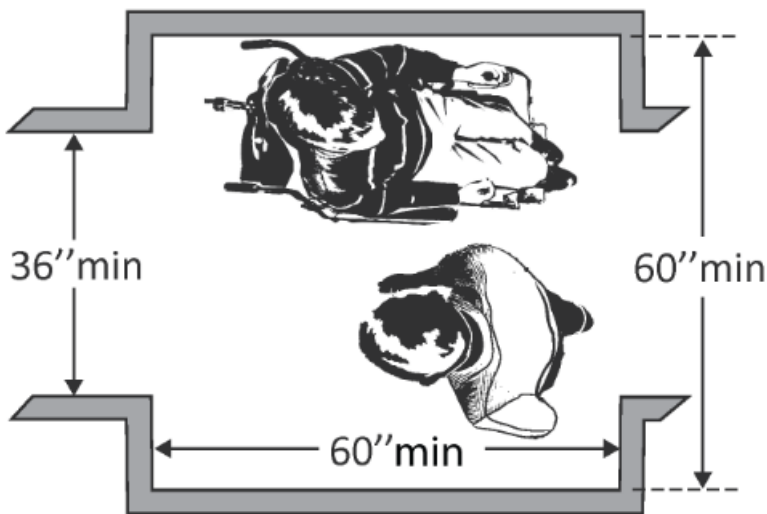
2.5 If the route is greater than 200 feet in length and less than 60 inches wide, is there a passing space no less than 60 x 60 inches? [403.5.3]

No

Measurements:

Possible Solutions:

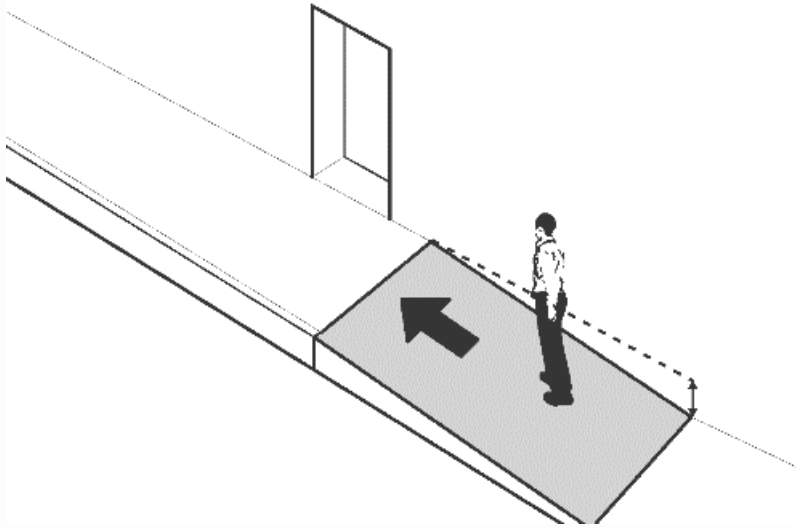
Widen route for passing space



2.6 Is the running slope no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run? [403.3]

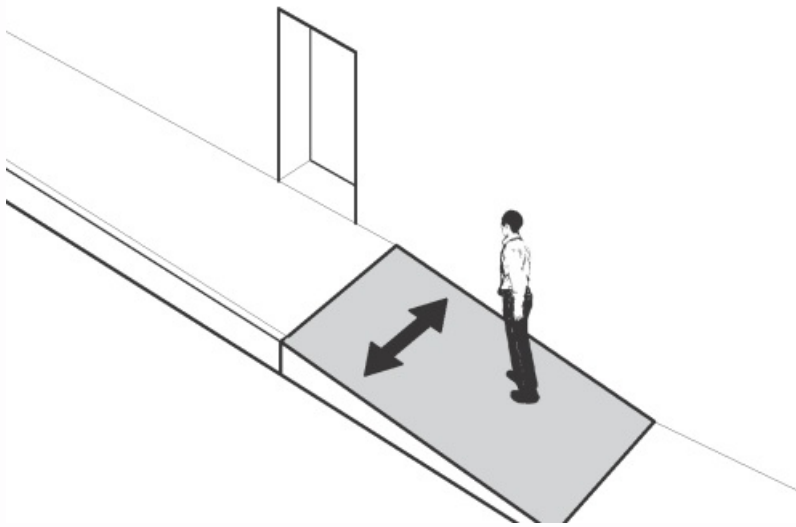
Note: If the running slope is steeper than 1:20, treat as a ramp and add features such as edge protection and handrails.

N/A



2.7 Is the cross slope no steeper than 1:48? [403.3]

N/A



2.8 Do all objects on circulation paths through public areas, e.g. fire extinguishers, drinking fountains, signs, etc., protrude no more than 4 inches into the path?  
 Or if an object protrudes more than 4 inches, is the bottom leading edge at 27 inches or lower above the floor? [307.2]  
 Or is the bottom leading edge at 80 inches or higher above the floor? [307.4]

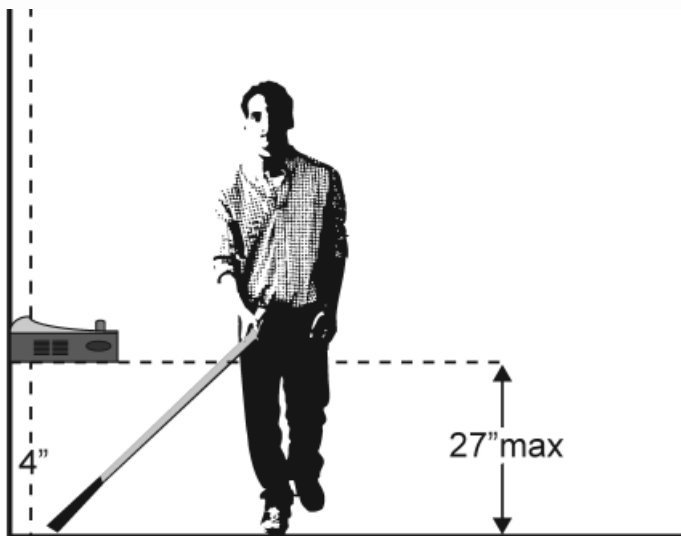
No

Measurement:

Possible Solution:

Remove object

Add tactile warning such as permanent planter or partial walls



**2.9 Are there elevators or platform lifts to all public stories?**  
 Note: Vertical access is not required in new construction or alterations if a facility is less than three stories or has less than 3,000 square feet per story, unless the facility is a shopping center, shopping mall, professional office of a health care provider, transportation terminal, state facility or local government facility

No

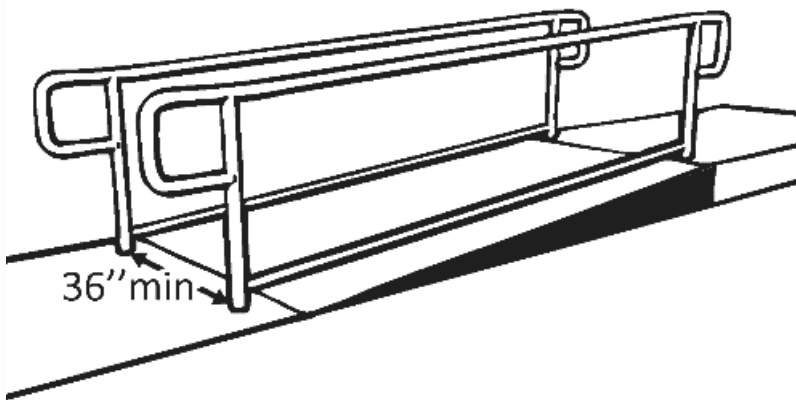
Possible Solution:  
 Install if necessary  
 Offer goods and services on an accessible story

**Ramps**

100%

**2.10 If there is a ramp is it at least 36 inches wide? [405.5]**  
 Note: If there are handrails, measure between the handrails.

N/A



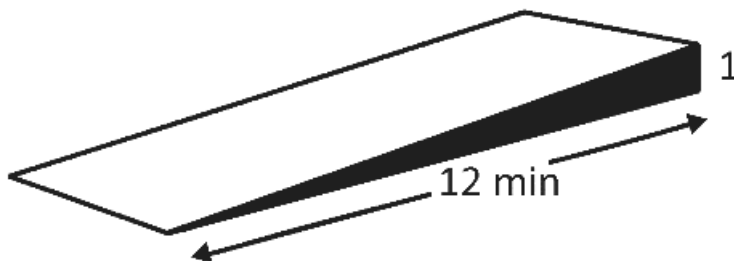
2.11 Is the surface stable, firm and slip resistant? [405.4]

N/A

2.12 For each section of the ramp, is the running slope no greater than 1:12, i.e. for every inch of height change there are at least 12 inches of ramp run? [405.2]

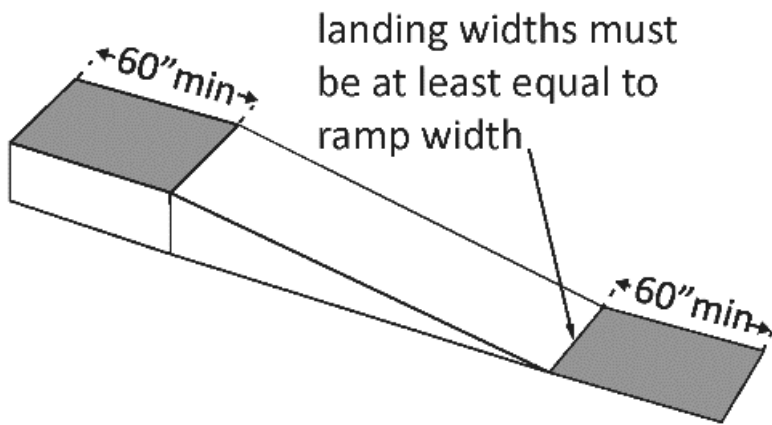
Note: Rises no greater than 3 inches with a slope no steeper than 1:8 and rises no greater than 6 inches with a slope no steeper than 1:10 are permitted when such slopes are necessary due to space limitations.

N/A



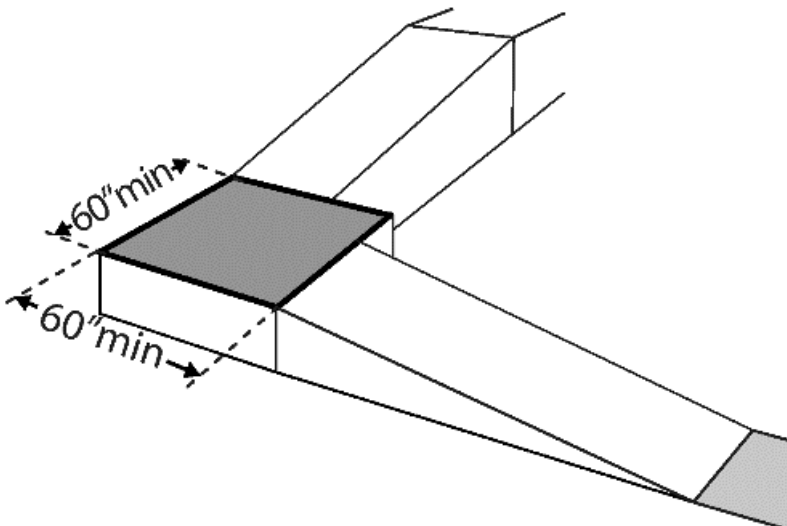
2.13 Is there a level landing that is at least 60 inches long and at least as wide as the ramp: At the top of the ramp?  
At the bottom of the ramp? [405.7.2, 405.7.3]

N/A



2.14 Is there a level landing where the ramp changes direction that is at least 60 x 60 inches? [405.7.4]

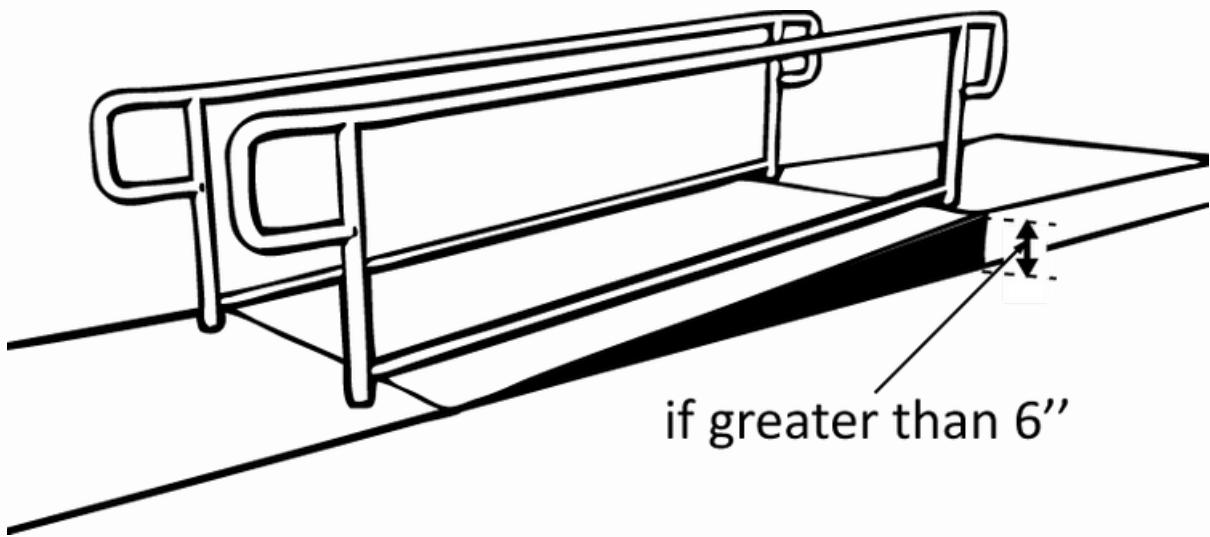
N/A



2.15 If the ramp has a rise higher than 6 inches, are there handrails on both sides? [405.8]

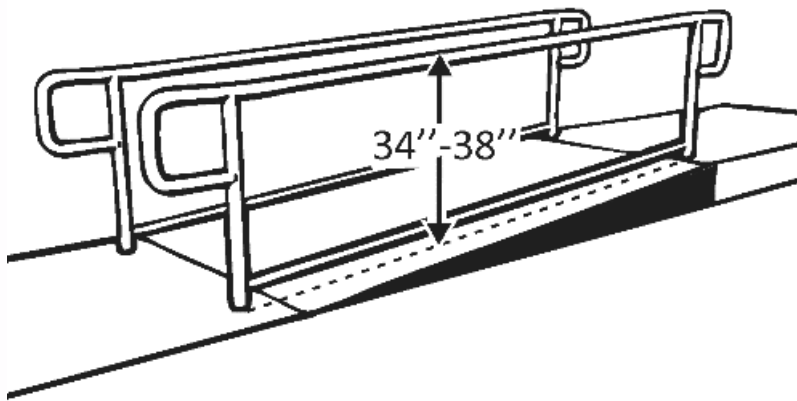
Note: Curb ramps are not required to have handrails.

N/A



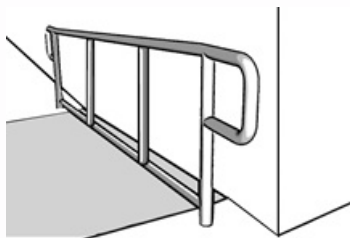
2.16 Is the top of the handrail gripping surface no less than 34 inches and no greater than 38 inches above the ramp surface? [505.4]

N/A



2.17 Is the handrail gripping surface continuous and not obstructed along the top or sides? [505.3]

N/A

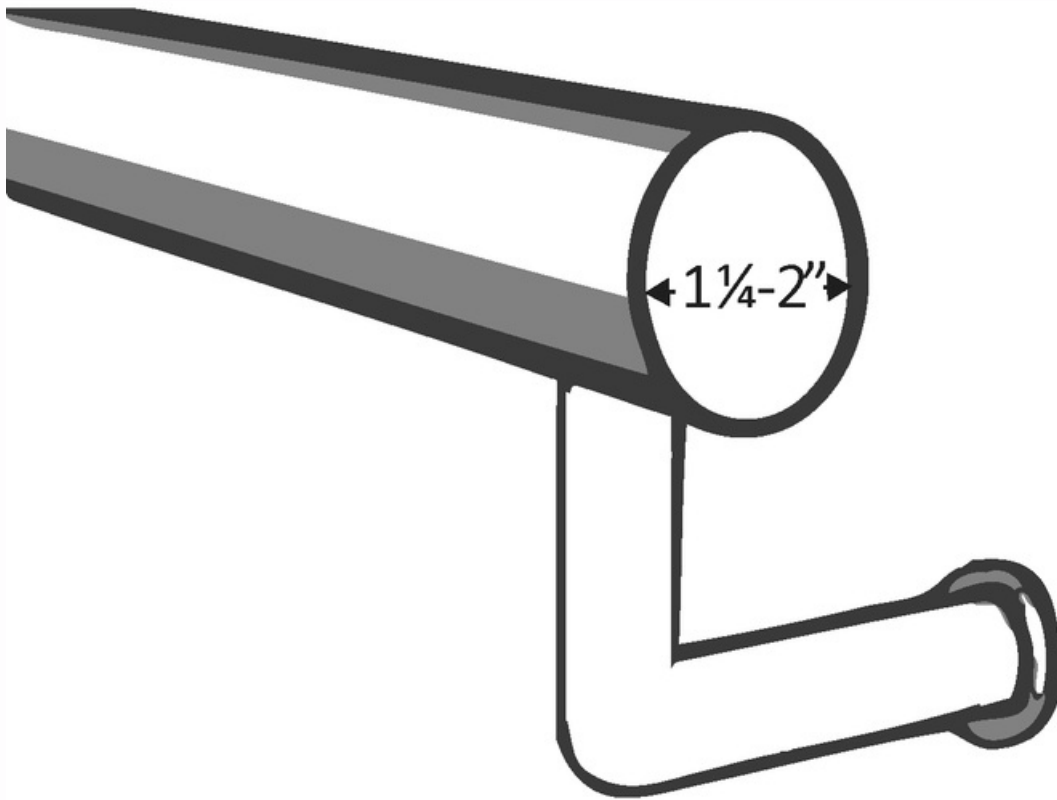


If there are obstructions, is the bottom of the gripping surface obstructed no more than 20%? [505.6]

N/A

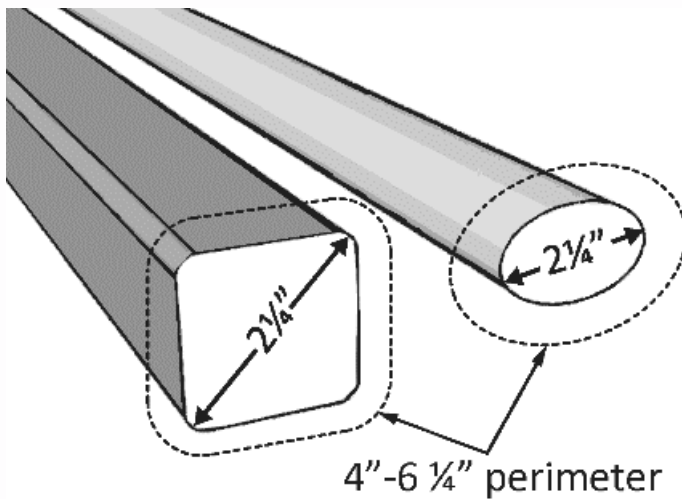
2.18 If the handrail gripping surface is circular, is it no less than 1 ¼ inches and no greater than 2 inches in diameter? [505.7.1]

N/A



2.19 If the handrail gripping surface is non-circular: Is the perimeter no less than 4 inches and no greater than  $6\frac{1}{4}$  inches?  
 Is the cross section no greater than  $2\frac{1}{4}$  inches? [505.7.2]

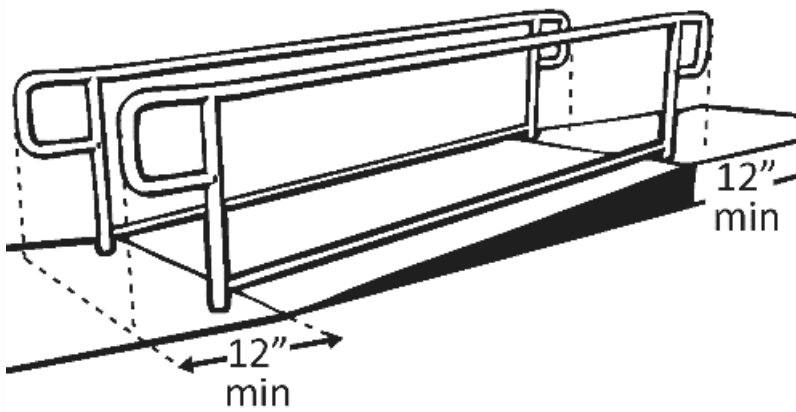
N/A



2.20 Does the handrail: Extend at least 12 inches horizontally beyond the top and bottom of the ramp?  
 Return to a wall, guard, or landing surface? [505.10.1]

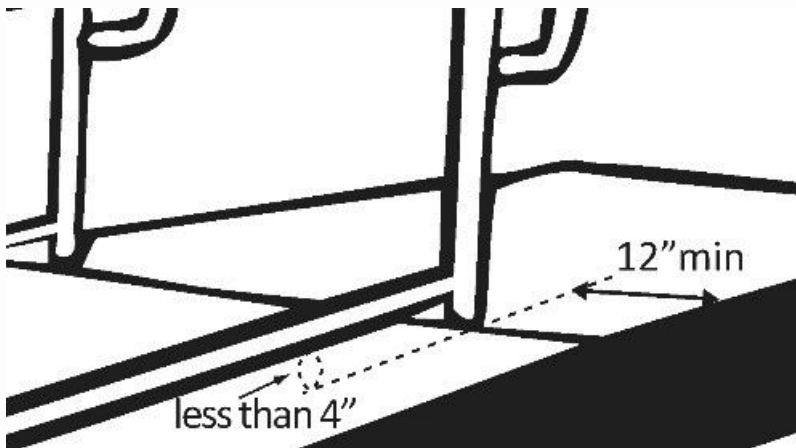
N/A





2.21 To prevent wheelchair casters and crutch tips from falling off:  
Does the surface of the ramp extend at least 12 inches beyond the inside face of the handrail?

N/A



**Elevators-Full Size & LULA (limited use, limited application)**

0%

LULA elevators are often used in alterations

Check for Elevators & LULA

**Platform Lifts**

Check for platform lifts

**Signs**

0%

"Tactile characters" are read using touch, i.e. raised characters and Braille.

2.38 If there are signs designating permanent rooms and spaces not likely to change over time, e.g. room numbers and letters, room names, and exit signs: [216.2] Do text characters contrast with their backgrounds?[703.5]

Are text characters raised? [703.2]

Is there Braille?[703.3]

Is the sign mounted: On the wall on the latch side of the door? [703.4.2]

Note: Signs are permitted on the push side of doors with closers and without hold-open devices.

With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters?\* [703.4.2]

So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? \* [703.4.1]

Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.

No

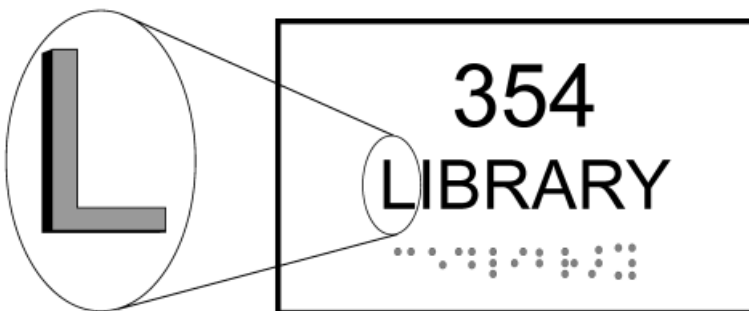
Measurement:

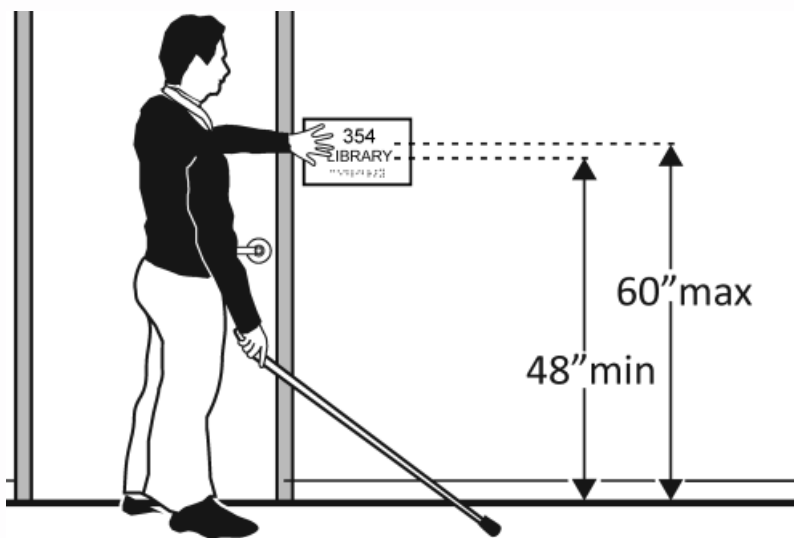
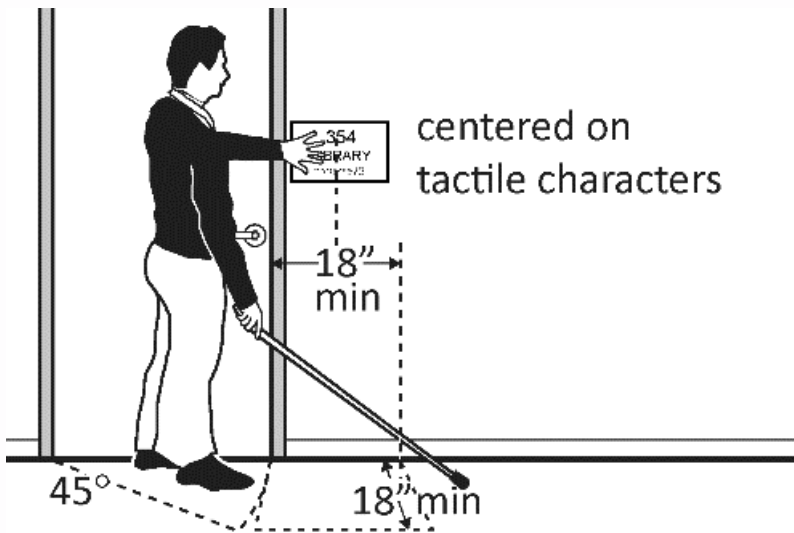
Possible Solutions:

\*If constructed before 3/15/2012 and a person may approach within 3 inches of the sign without encountering protruding objects or standing within the door swing, relocation not required

Possible Solutions:

\*If constructed before 3/15/2012 and mounted no higher than 60 inches to the center-line of the sign, relocation not required





2.39 If there are signs that provide direction to or information about interior spaces: Do text characters contrast with their backgrounds? [703.5.1]

Is the sign mounted so that characters are at least 40 inches above the floor?[703.5.6]

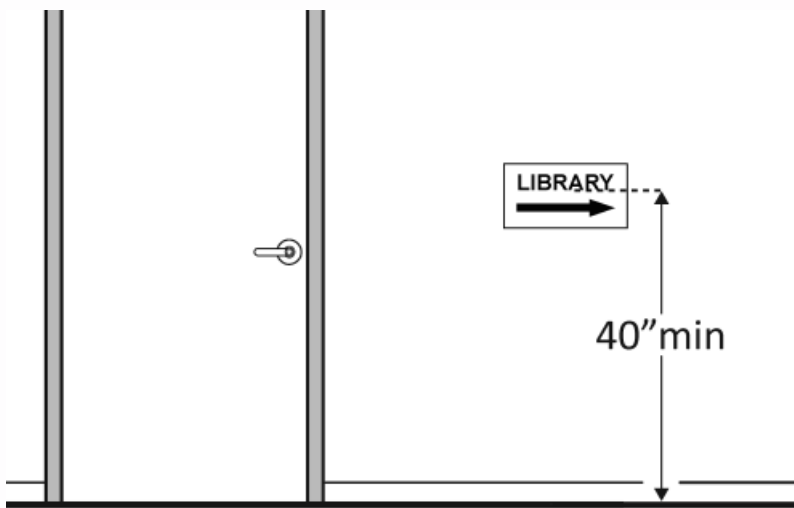
Note: Raised characters and Braille are not required.

No

Measurement:

Possible Solutions:

Change sign height



Interior Doors – to classrooms, medical exam rooms, conference rooms, etc.

42.86%

2.40 Is the clear opening width of the accessible entrance door at least 32 inches, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]

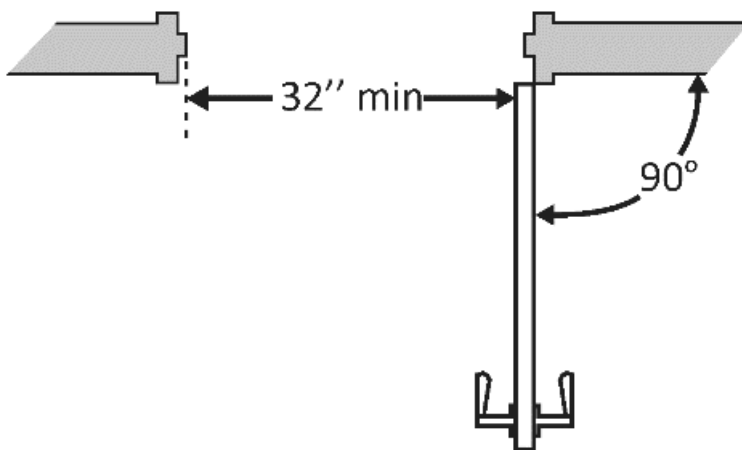
No

Measurement:

Possible Solutions:

Alter door

Install offset hinges



2.41 If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus at least 60 inches clear depth?

Note: See 2010 Standards 404.2.4 for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door

On both sides of the door, is the ground or floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]

No

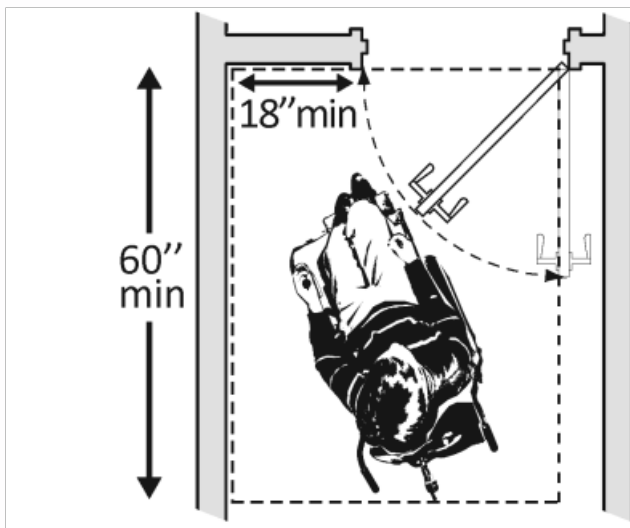
Measurements:

Possible Solutions:

Remove obstructions

Reconfigure walls

Add automatic door opener

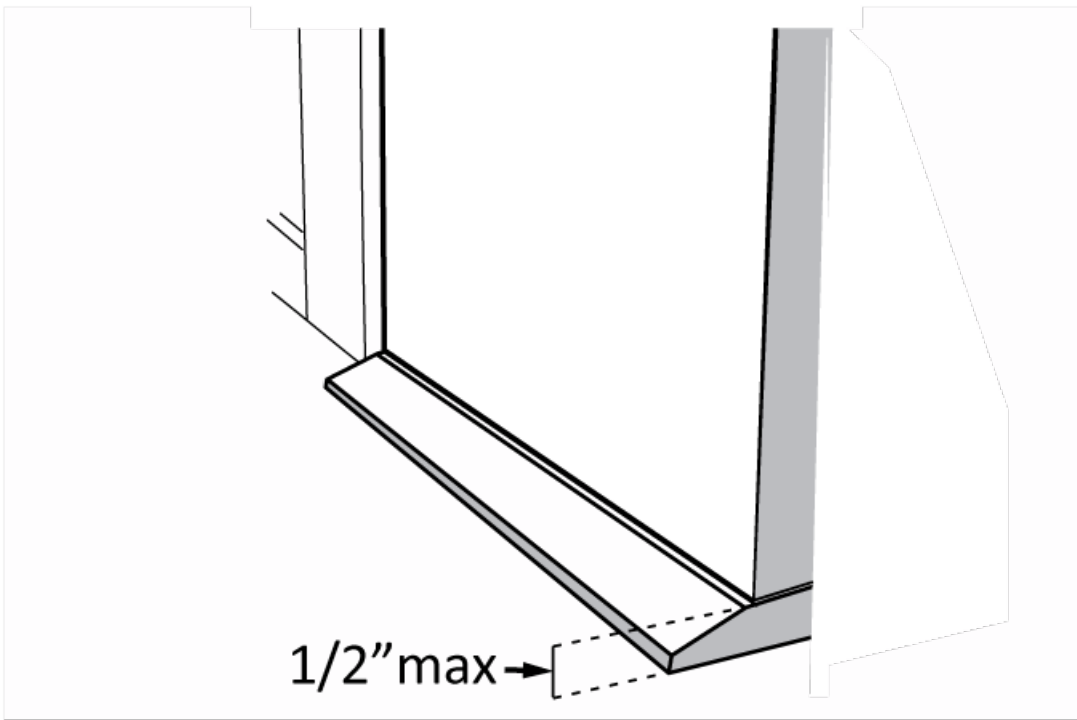
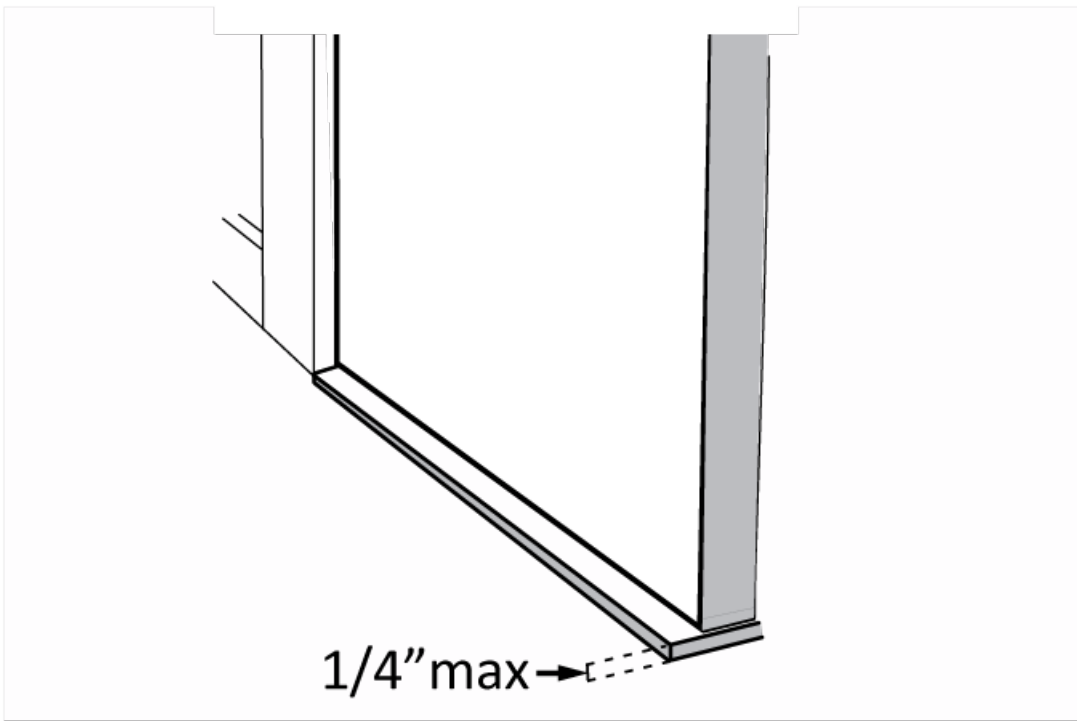


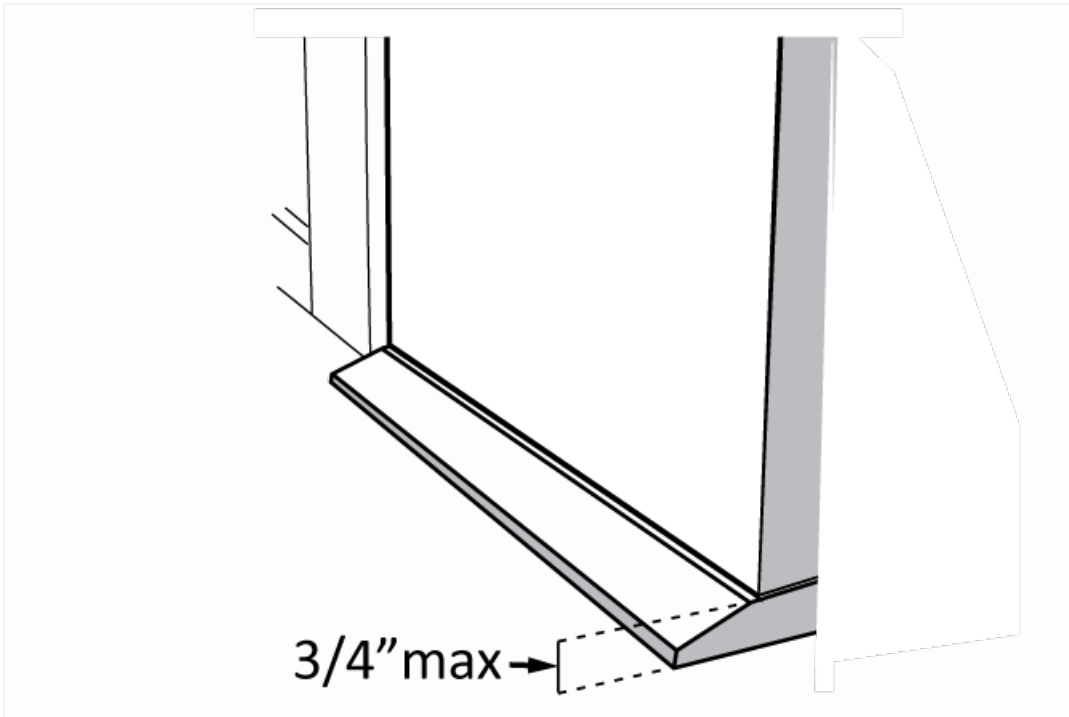
2.42 If the threshold is vertical is it no more than ¼ inch high?  
Or No more than ½ inch high with the top ¼ inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)?

Or No more than ¾ inch high with the top ½ inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]

Note: The first ¼ inch of the ½ or ¾ inch threshold may be vertical; the rest must be beveled.

Yes

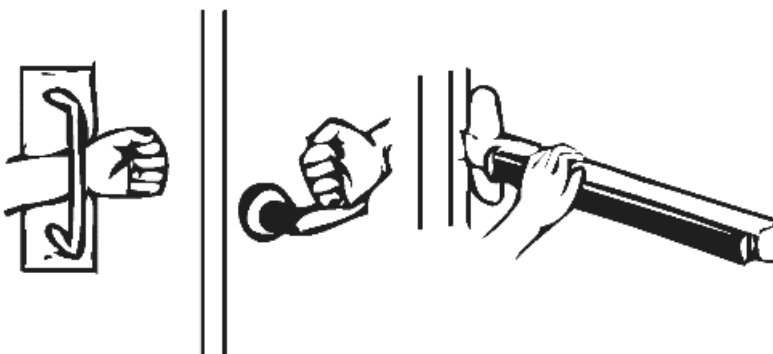




2.43 Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist?  
 Door handle?  
 Lock (if provided)? [404.2.7]

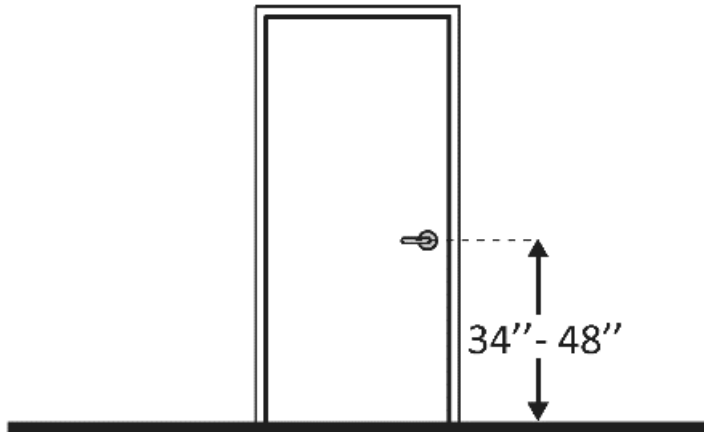
No

Possible Solutions:  
 Replace inaccessible knob with lever, loop or push hardware  
 Add automatic door opener



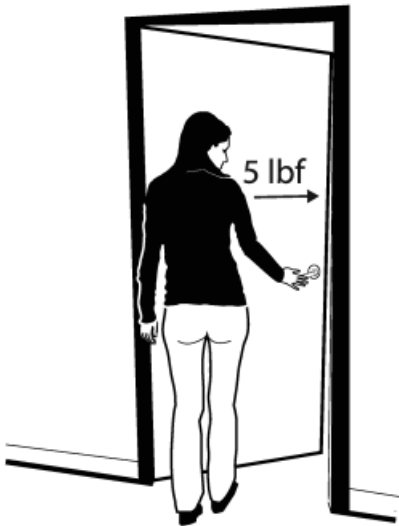
2.44 Are the operable parts of the door hardware no less than 34 inches and no greater than 48 inches above the floor or ground surface? [404.2.7]

Yes



2.45 Can the door be opened easily (5 pounds maximum force)? [404.2.9]  
 Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.

Yes



2.46 If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8]

No

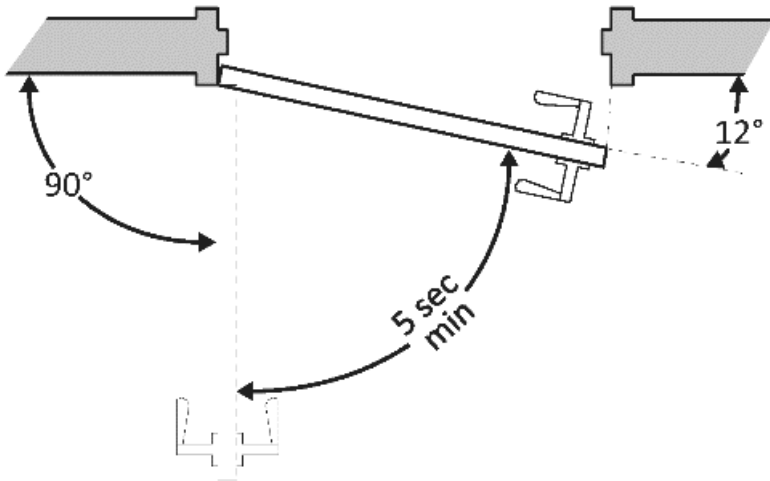
How many seconds:

Not self closing

Possible Solutions:

Adjust closer



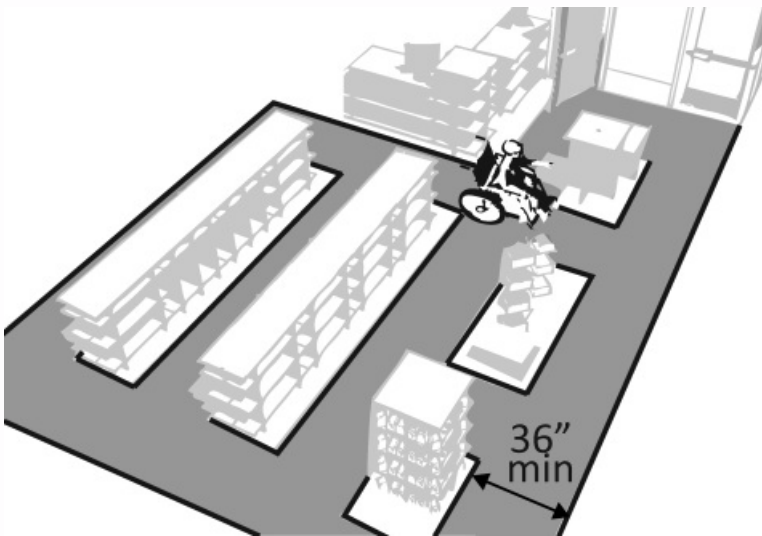


**Rooms and Spaces – stores, supermarkets, libraries, etc.**

66.67%

2.47 Are aisles and pathways to goods and services, and to one of each type of sales and service counters, at least 36 inches wide? [403.5.1]

N/A



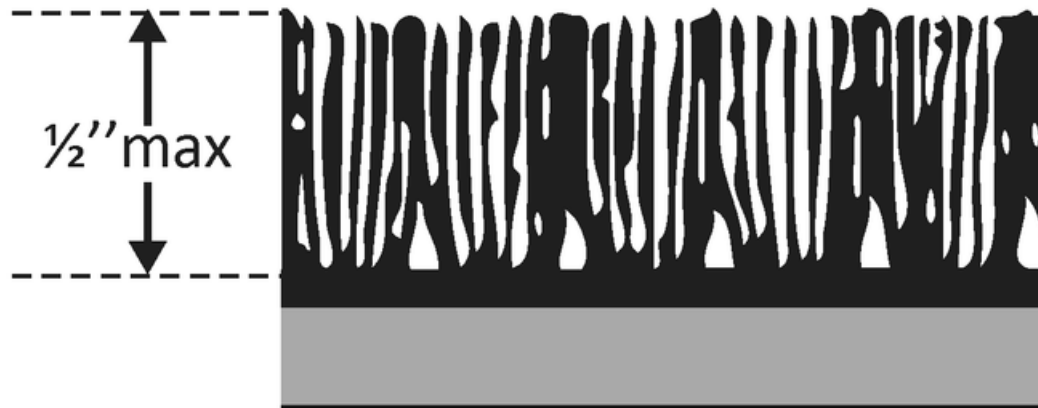
2.48 Are floor surfaces stable, firm and slip resistant? [302.1]

No

Possible Solutions:  
Change floor surface

2.49 If provided at the building entrance, are carpets or mats no higher than ½ inch thick? [302.2]

N/A



**Controls – light switches, security and intercom systems, emergency/alarm boxes, etc.**

50%

2.50 Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [305.3]  
 Are the operable parts no higher than 48 inches above the floor?\*[309.3, 308]

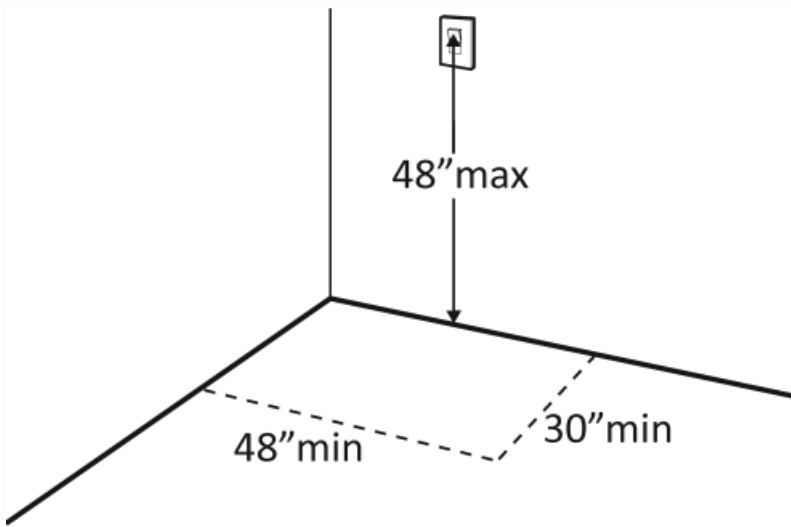
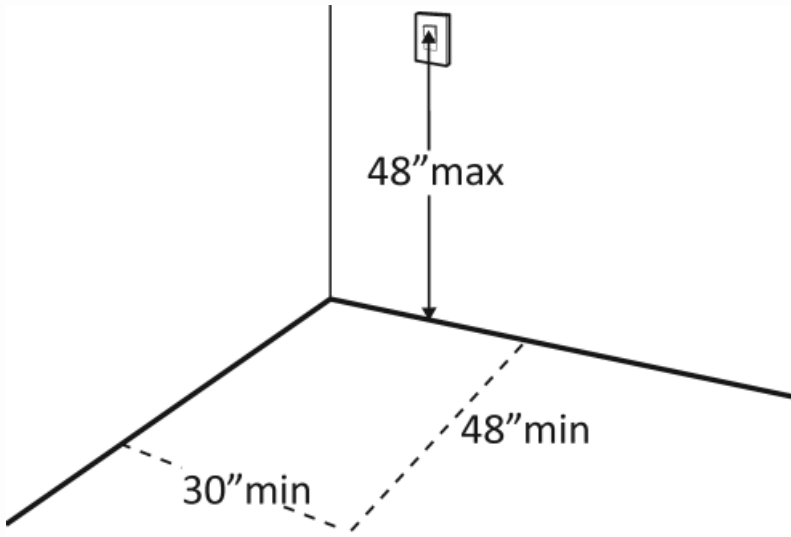
No

Measurement:

Possible Solutions:

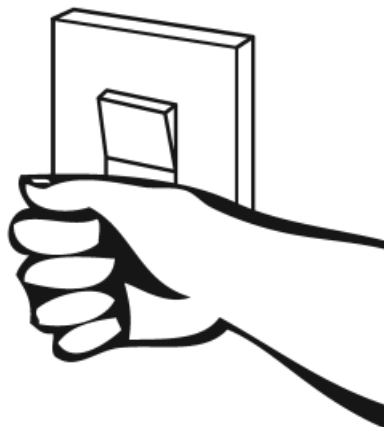
Change height of control

\*If constructed before 3/15/2012 and a parallel approach is provided, controls can be 54 inches above the floor



2.51 Can the control be operated with one hand and without tight grasping, pinching, or twisting of the wrist? [309.4]

Yes



**Seating: Assembly Areas – theaters, auditoriums, stadiums, theater style classrooms, etc.**

Check for Assembly Areas

Seating: At dining surfaces (restaurants, cafeterias, bars, etc.) and non-employee work surfaces (libraries, conference rooms, etc.)

N/A

Check for dining surfaces & non-employee work surfaces

**Seating**

Check for general – reception areas, waiting rooms, etc.

Benches – In locker rooms, dressing rooms, fitting rooms This section does not apply to any other benches.

**Check-Out Aisles – supermarkets, large retail stores, etc.**

Check for Check-Out Aisles

**Sales & Service Counters – banks, stores, dry cleaners, auto repair shops, fitness clubs, etc.**

0%

Sales & Service Counters

2.76 Is there a portion of at least one of each type of counter that is: No higher than 36 inches above the floor? At least 36 inches long? [904.4.1]

No

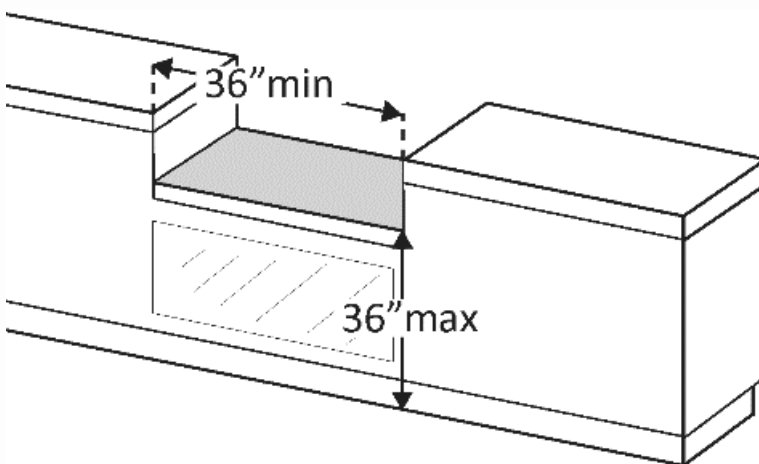
Measurement:

42

Possible Solutions:

Lower section of counter

Lengthen section of counter

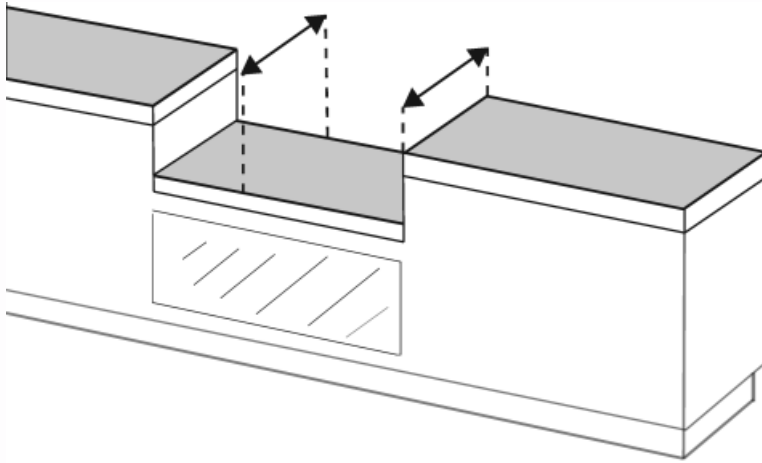


2.77 Does the accessible portion of the counter extend the same depth as the counter top? [904.4]

No

Measurement:

Possible Solutions:  
Alter accessible portion

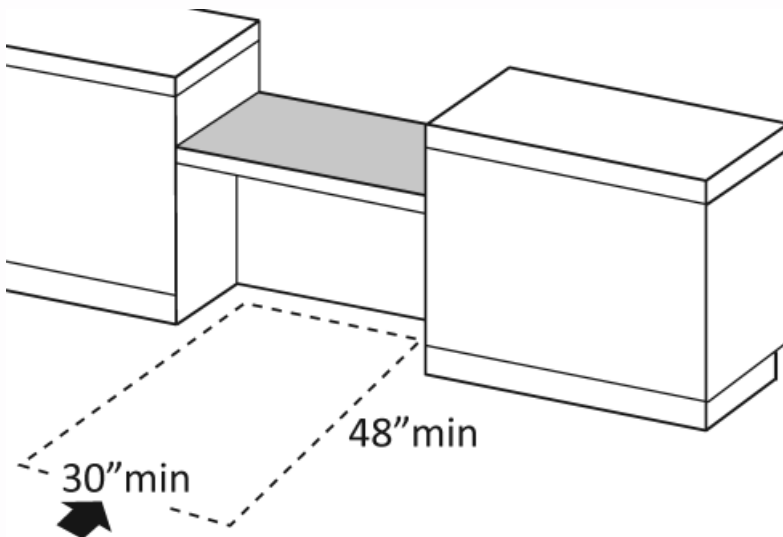


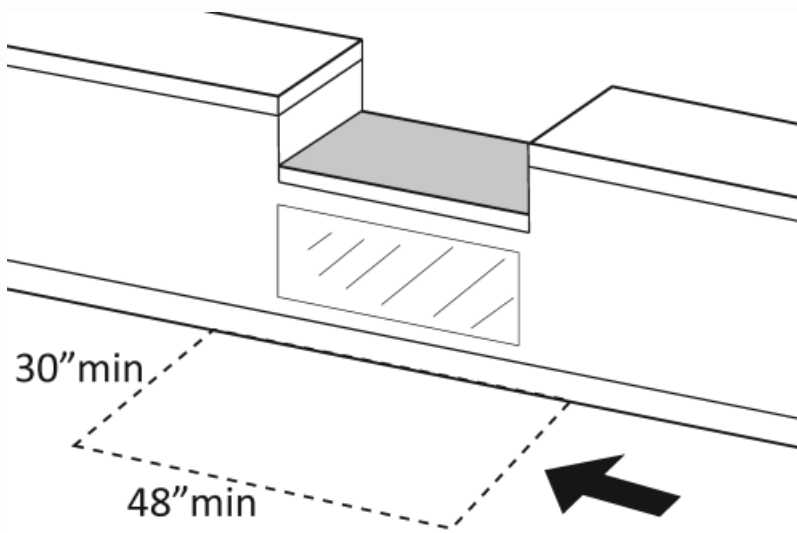
2.78 Is there a clear floor space at least 30 inches wide by at least 48 inches long for a forward or parallel approach? [904.4]

No

Measurement:

Possible Solutions:  
Reconfigure to provide a parallel or forward approach





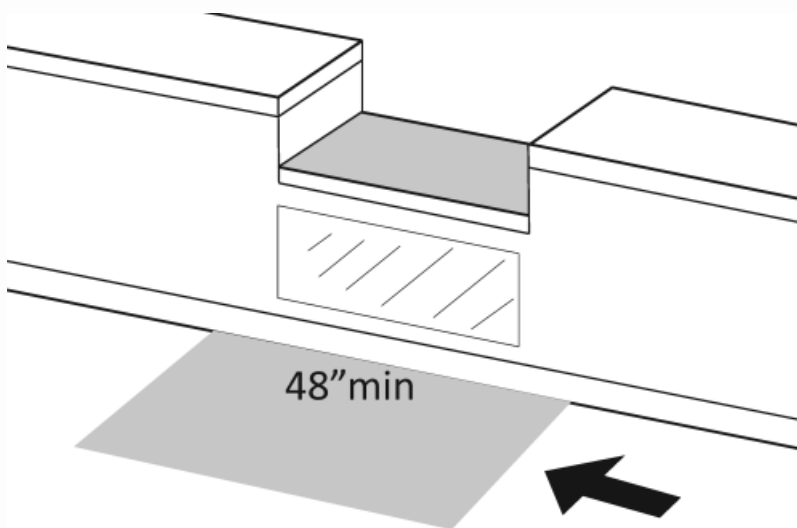
2.79 For a parallel approach, is the clear floor space positioned with the 48 inches adjacent to the accessible length of counter? [904.4.1]  
 For a forward approach: Do no less than 17 and no greater than 25 inches of the clear floor space extend under the accessible length of the counter? [306.2.2, 306.2.3]  
 Is there at least 27 inches clearance from the floor to the bottom of the counter? [306.3.1]

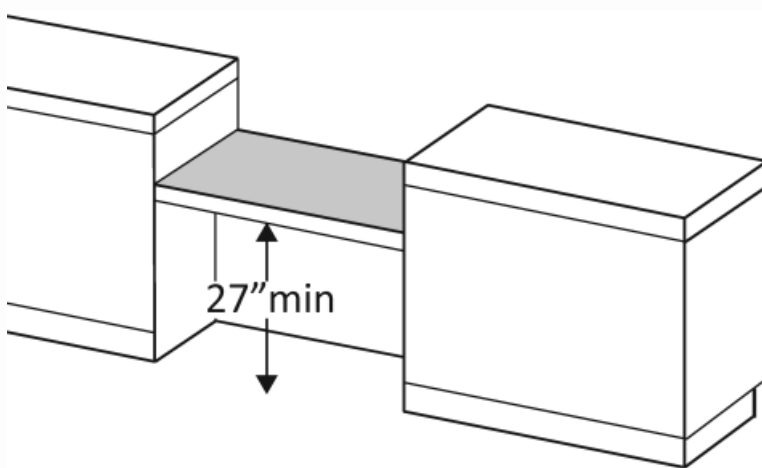
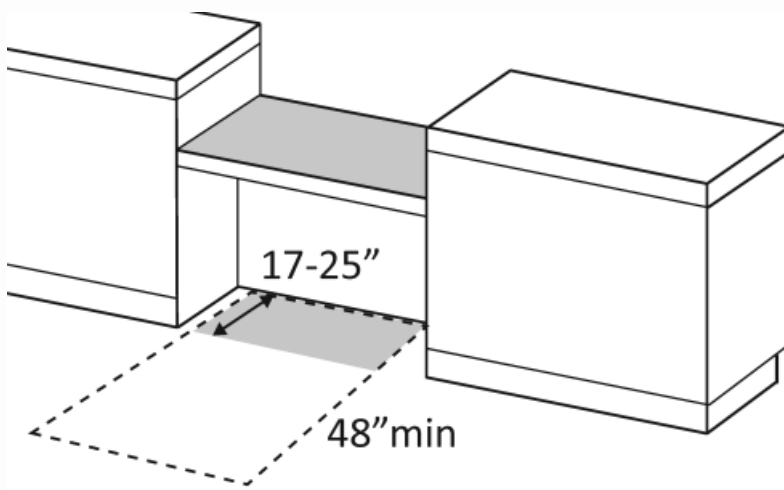
No

Measurement:

Possible Solutions:

If a parallel approach is not possible, a forward approach is required  
 Reconfigure to provide knee clearance





**Food Service Lines – in cafeterias, salad bars, eat-in fast food establishments, etc.**

Food Service Lines – in cafeterias, salad bars, eat-in fast food establishments, etc.

**3- Toilet Rooms**

24.39%

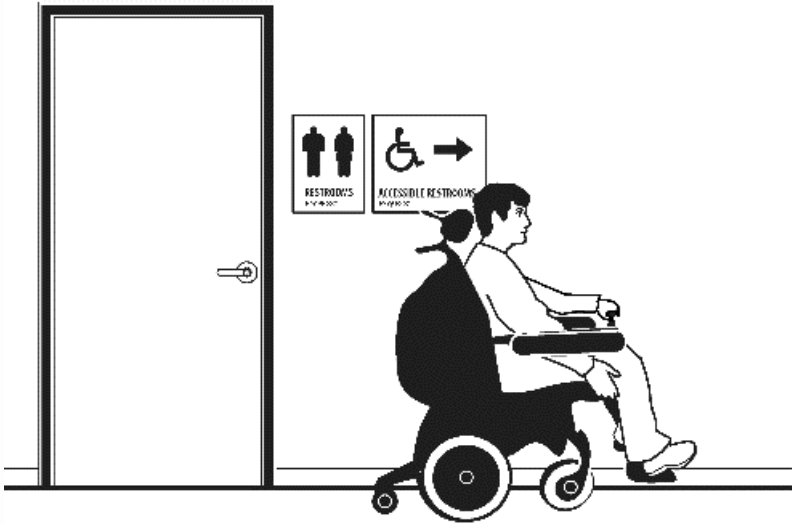
Check for Toilet rooms

3.1 If toilet rooms are available to the public, is at least one toilet room accessible? (Either one for each sex, or one unisex.)  
 Note: If toilet rooms are chiefly for children, e.g., in elementary schools and day care centers, use the children’s specifications in Toilets - 604.1, 604.8, 604.9, 609.4 and Lavatories and Sinks 606.2.

No

3.2 Are there signs at inaccessible toilet rooms that give directions to accessible toilet rooms?  
 [See 2010 ADA Standards for Accessible Design – 216.8]

No



3.3 If not all toilet rooms are accessible, is there a sign at the accessible toilet room with the International Symbol of Accessibility? [216.8]

No



3.4 Is there an accessible route to the accessible toilet room? [206.2.4]

No

## Signs at Toilet Rooms

0%

3.5 Do text characters contrast with their backgrounds? [703.5]

Are text characters raised? [703.2]

Is there Braille? [703.3]

Is the sign mounted: On the wall on the latch side of the door? [703.4.2]

Note: Signs are permitted on the push side of doors with closers and without hold-open devices.

With clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters? \*

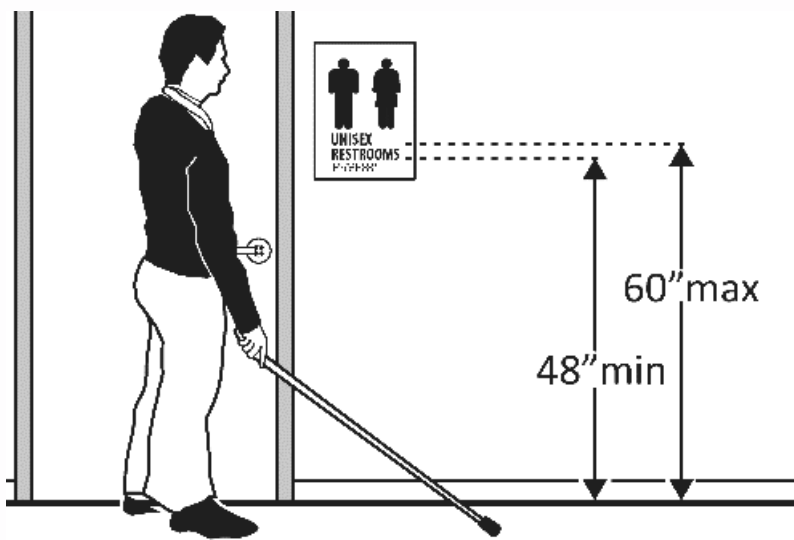
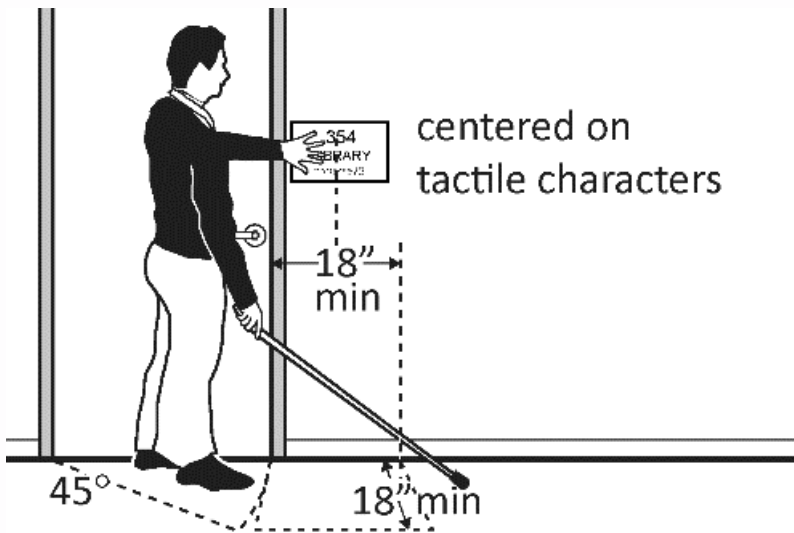
[703.4.2]

So the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor? \* [703.4.1]

Note: If the sign is at double doors with one active leaf, the sign should be on the inactive leaf; if both leaves are active, the sign should be on the wall to the right of the right leaf.

No



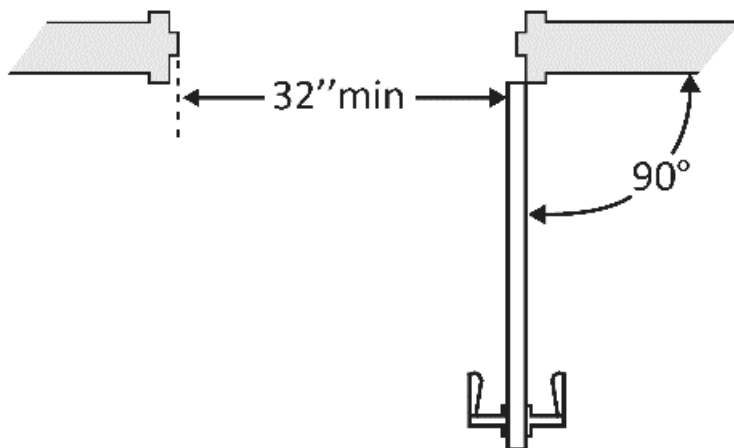


## Entrance

54.55%

3.6 Is the door opening width at least 32 inches clear, between the face of the door and the stop, when the door is open 90 degrees? [404.2.3]

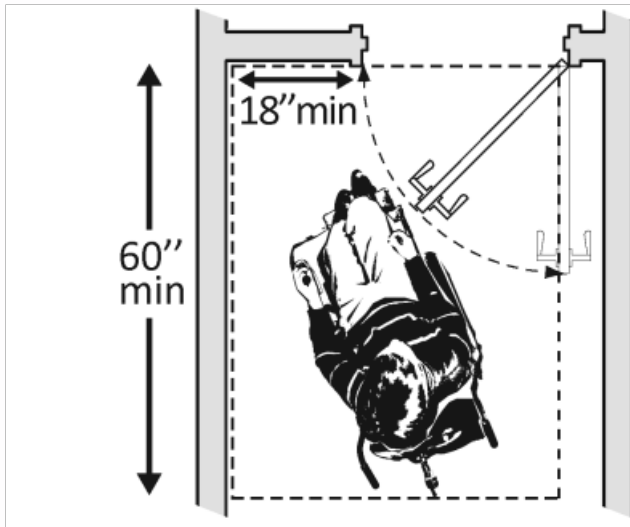
No



3.7 If there is a front approach to the pull side of the door, is there at least 18 inches of maneuvering clearance beyond the latch side plus at least 60 inches clear depth?

Note: See 2010 Standards 404.2.4 for maneuvering clearance requirements on the push side of the door and side approaches to the pull side of the door

No



On both sides of the door, is the ground or floor surface of the maneuvering clearance level (no steeper than 1:48)? [404.2.4]

No

Measurements:

Possible Solutions:

Remove obstructions

Reconfigure walls

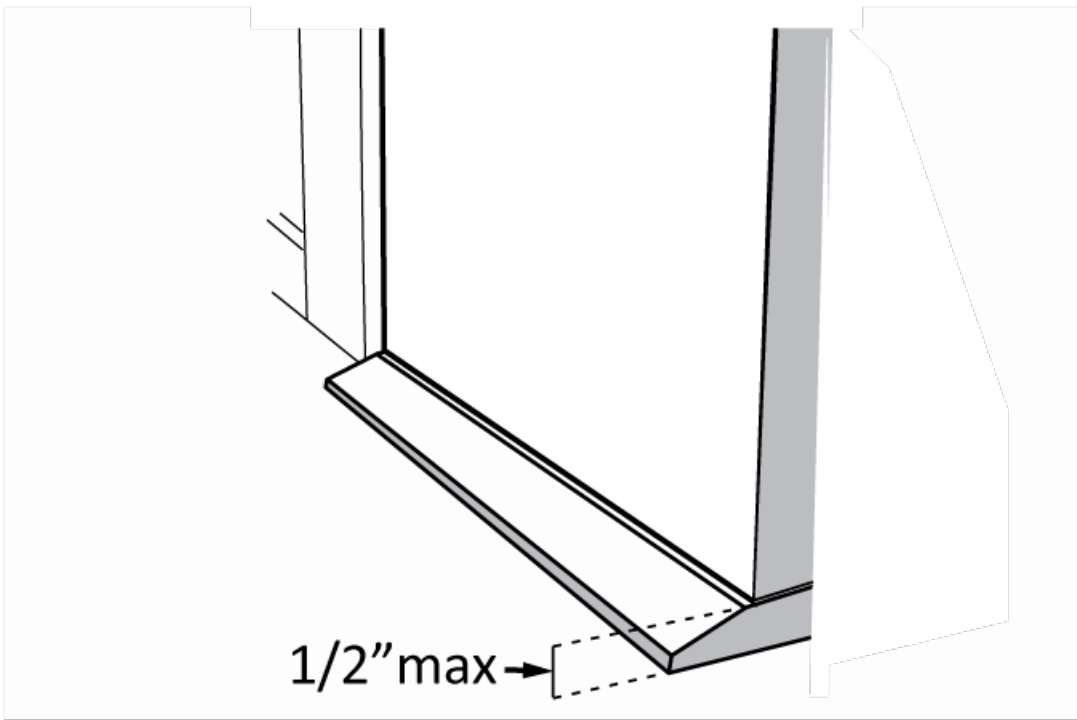
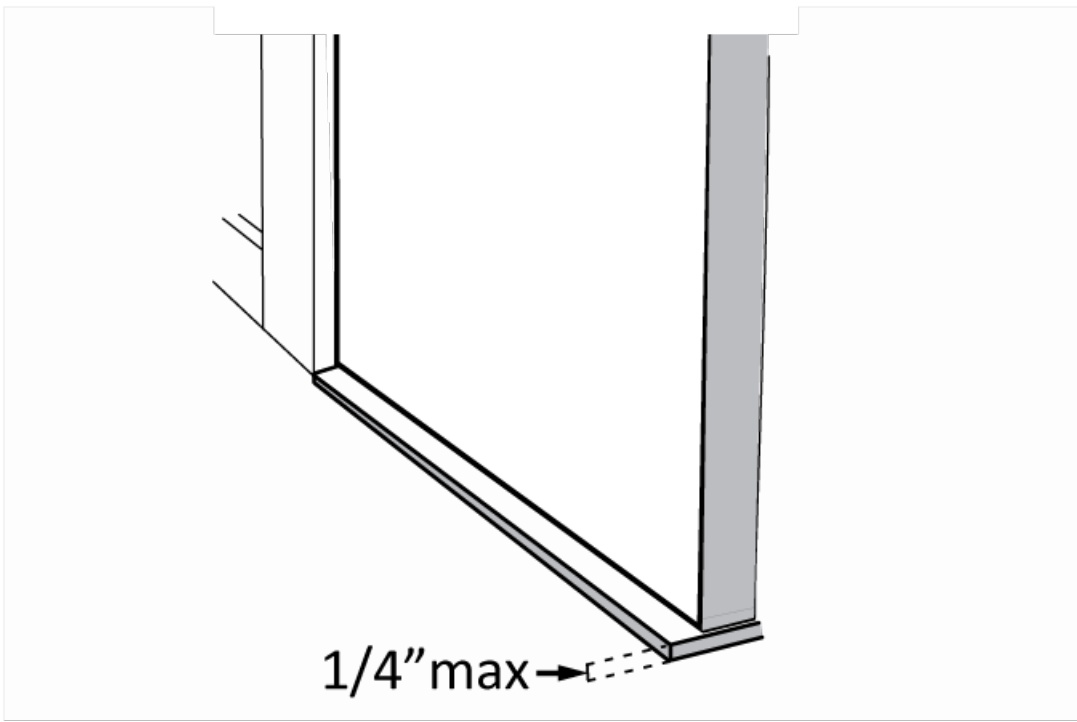
Add automatic door opener

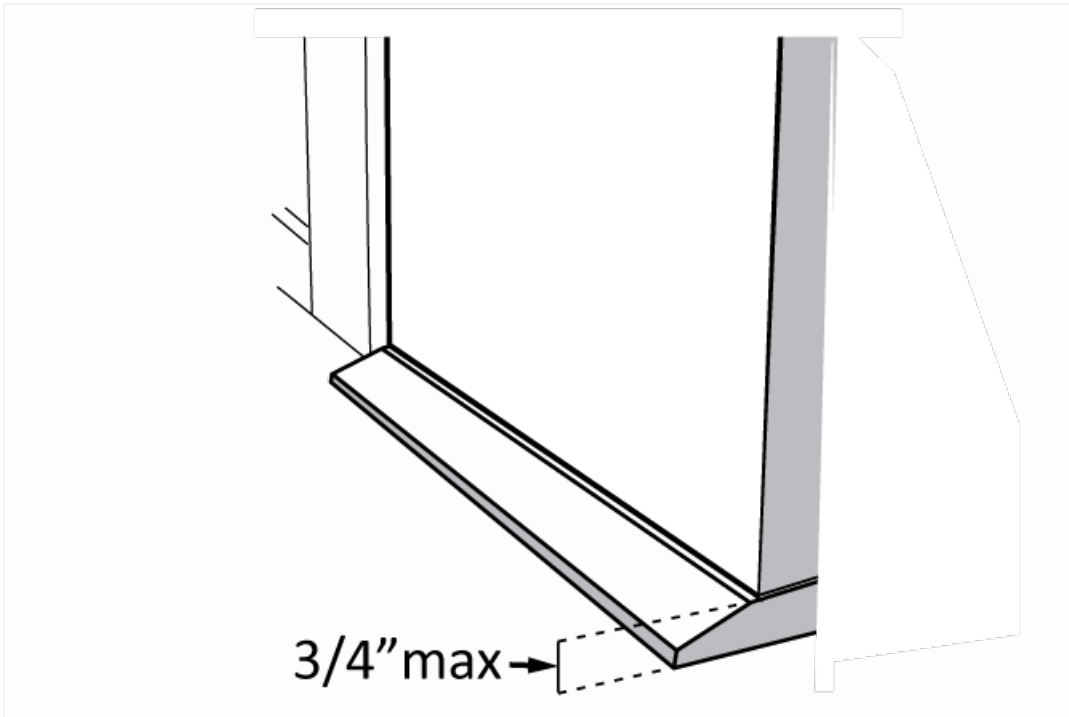
3.8 If the threshold is vertical is it no more than  $\frac{1}{4}$  inch high?  
Or No more than  $\frac{1}{2}$  inch high with the top  $\frac{1}{4}$  inch beveled no steeper than 1:2, if the threshold was installed on or after the 1991 ADA Standards went into effect (1/26/93)?

Or No more than  $\frac{3}{4}$  inch high with the top  $\frac{1}{2}$  inch beveled no steeper than 1:2, if the threshold was installed before the 1991 ADA Standards went into effect (1/26/93)? [404.2.5, 303.2]

Note: The first  $\frac{1}{4}$  inch of the  $\frac{1}{2}$  or  $\frac{3}{4}$  inch threshold may be vertical; the rest must be beveled.

Yes

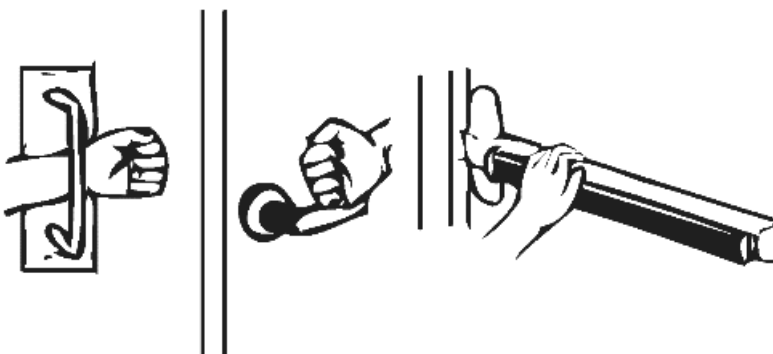




3.9 Is the door equipped with hardware that is operable with one hand and does not require tight grasping, pinching or twisting of the wrist?  
 Door handle?  
 Lock (if provided)? [404.2.7]

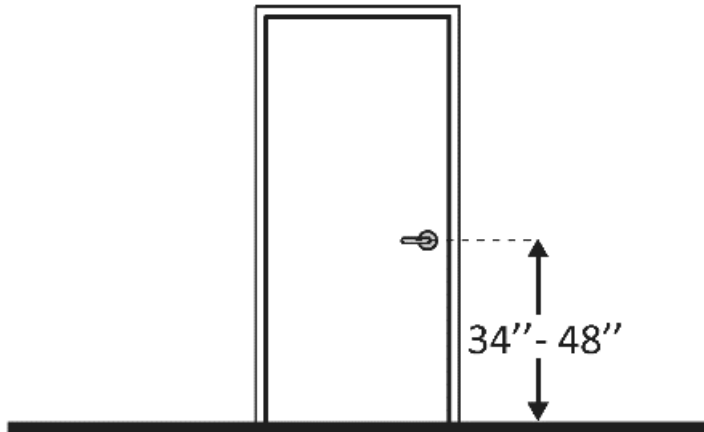
No

Possible Solutions:  
 Replace inaccessible knob with lever, loop or push hardware  
 Add automatic door opener



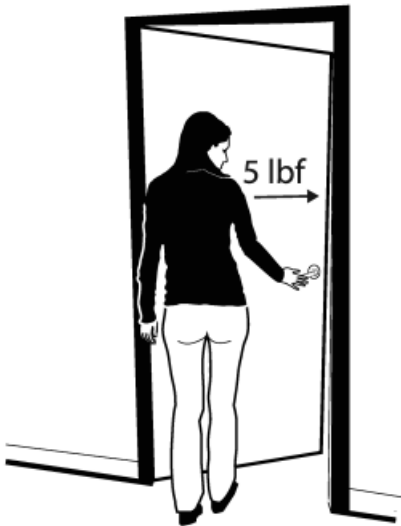
3.10 Are the operable parts of the door hardware no less than 34 inches and no greater than 48 inches above the floor or ground surface? [404.2.7]

Yes



3.11 Can the door be opened easily (5 pounds maximum force)? [404.2.9]  
 Note: You can use a pressure gauge or fish scale to measure force. If you do not have one you will need to judge whether the door is easy to open.

Yes



3.12 If the door has a closer, does it take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch? [404.2.8]

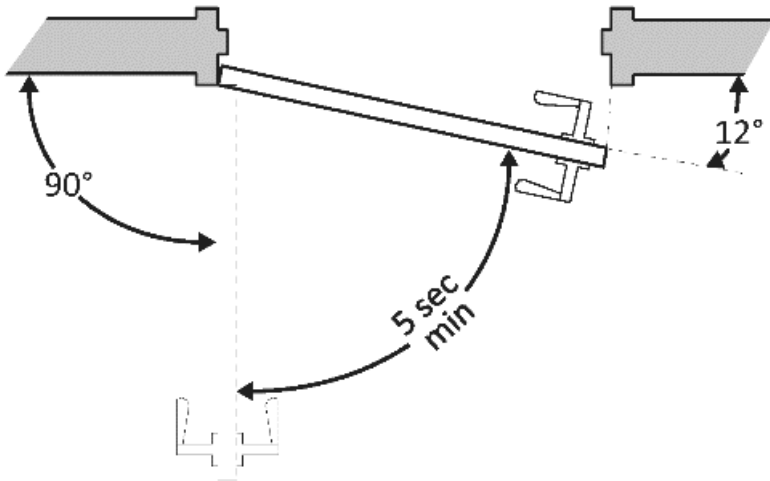
No

How many seconds:

Doesn't self close

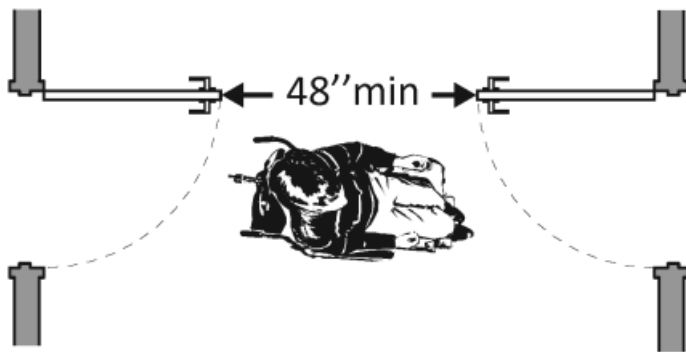
Possible Solutions:

Adjust closer

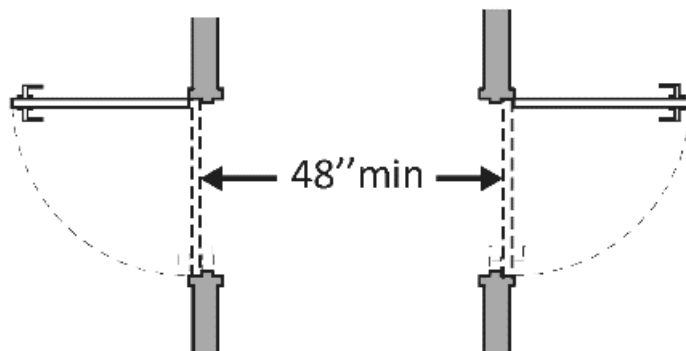


3.13 If there are two doors in a series, e.g. vestibule, is the distance between the doors at least 48 inches plus the width of the doors when swinging into the space? [404.2.6]

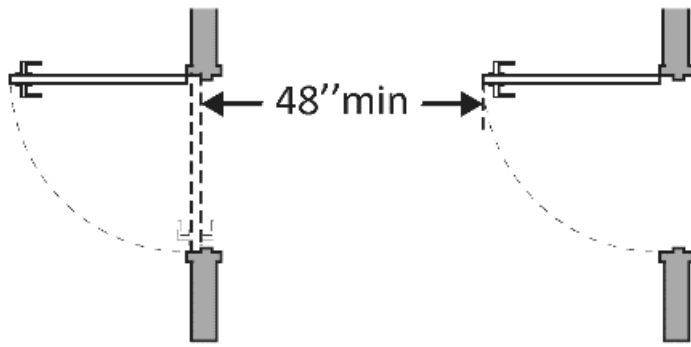
N/A



or

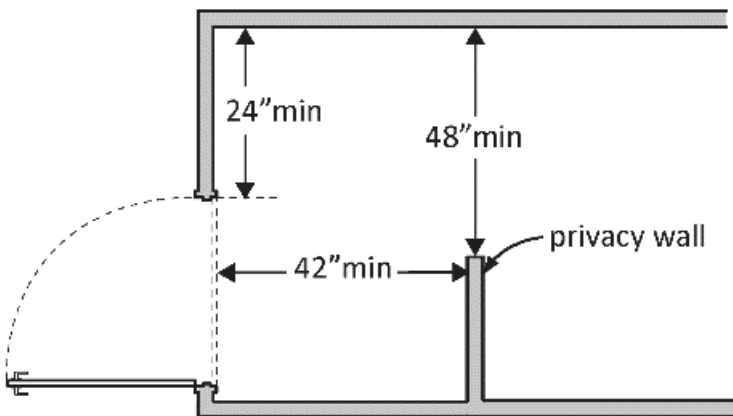


or



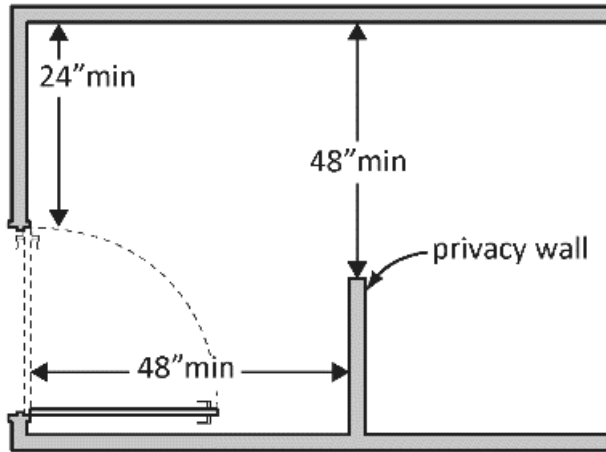
3.14 If there is a privacy wall and the door swings out, is there at least 24 inches of maneuvering clearance beyond the door latch side and 42 inches to the privacy wall? [404.2.4]

N/A



3.15 If there is a privacy wall and the door swings in, is there at least 24 inches of maneuvering clearance beyond the door latch side and at least 48 inches to the privacy wall if there is no door closer or at least 54 inches if there is a door closer? [404.2.4]

N/A



**In the Toilet Room**

0%

3.16 Is there a clear path to at least one of each type of fixture, e.g. lavatory, hand dryer, etc., that is at least 36 inches wide? [403.5.1]

No

Measurement:

26

Possible Solutions:  
Remove obstructions



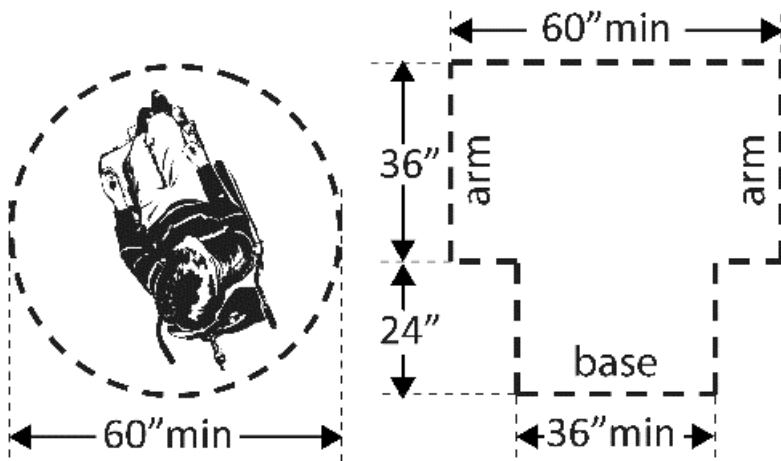
3.17 Is there clear floor space available for a person in a wheelchair to turn around, i.e. a circle at least 60 inches in diameter or a T-shaped space within a 60-inch square? [603.2.1]

No

Measurement:

Possible Solutions:  
Move or remove partitions, fixtures or objects such as trash cans





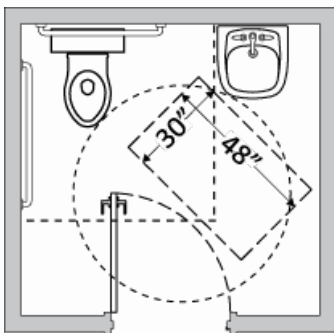
3.18 In a single user toilet room if the door swings in and over a clear floor space at an accessible fixture, is there a clear floor space at least 30 x 48 inches beyond the swing of the door? [603.2.3 Exception 2]

No

Measurement:

Possible Solutions:

- Reverse door swing
- Alter toilet room



3.19 If the mirror is over a lavatory or counter-top, is the bottom edge of the reflecting surface no higher than 40 inches above the floor? Or If the mirror is not over the lavatory or counter-top, is the bottom edge of the reflecting surface no higher than 35 inches above the floor?\*[603.3]

No



Photo 2

Measurement:

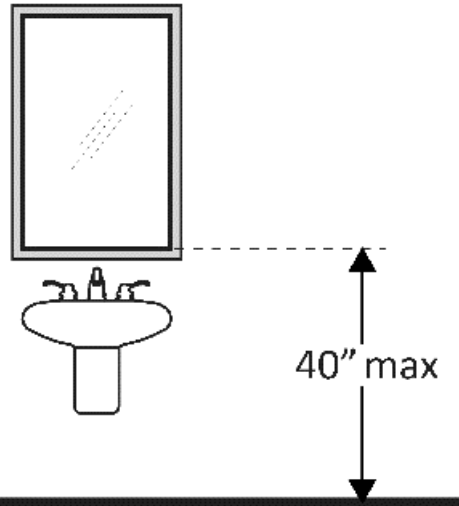
62

**Possible Solutions:**

**Lower the mirror**

\* If installed before 3/15/2012 and the bottom edge of the reflecting surface is no higher than 40 inches above the floor, lowering the mirror to 35 inches is not required

**Add another mirror**



3.20 If there is a coat hook, is it no less than 15 inches and no greater than 48 inches above the floor?\*[603.4]

No



Photo 3

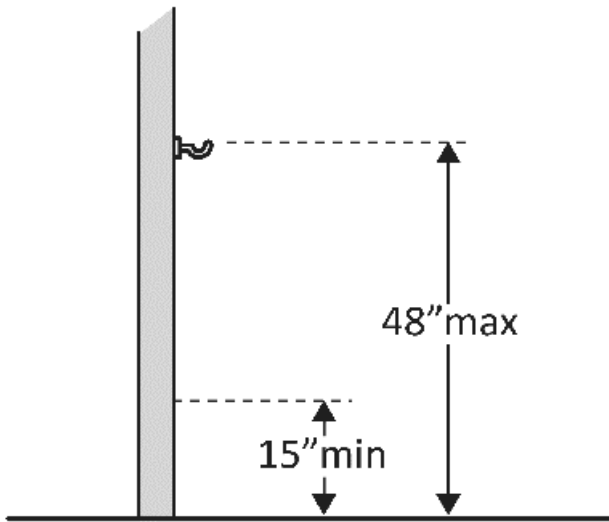
**Measurement:**

**Possible Solutions:**

**Adjust hook**

**Replace with or provide additional accessible hook**

\* If installed before 3/15/2010 and the clear floor space allows a parallel approach, the coat hook may be 54 inches above the floor.



Lavatories The 2010 Standards refer to sinks in toilet rooms as lavatories.

14.29%

3.21 Does at least one lavatory have a clear floor space for a forward approach at least 30 inches wide and 48 inches long?[606.2]

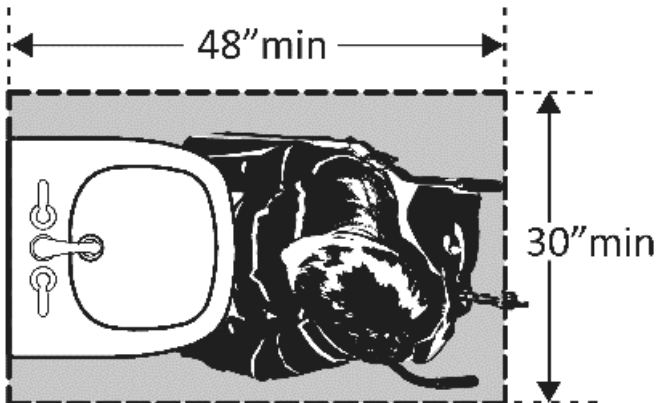
No

Measurement:

Possible Solutions:

Alter lavatory

Replace lavatory



3.22 Do no less than 17 inches and no greater than 25 inches of the clear floor space extend under the lavatory so that a person using a wheelchair can get close enough to reach the faucet? [306.2]

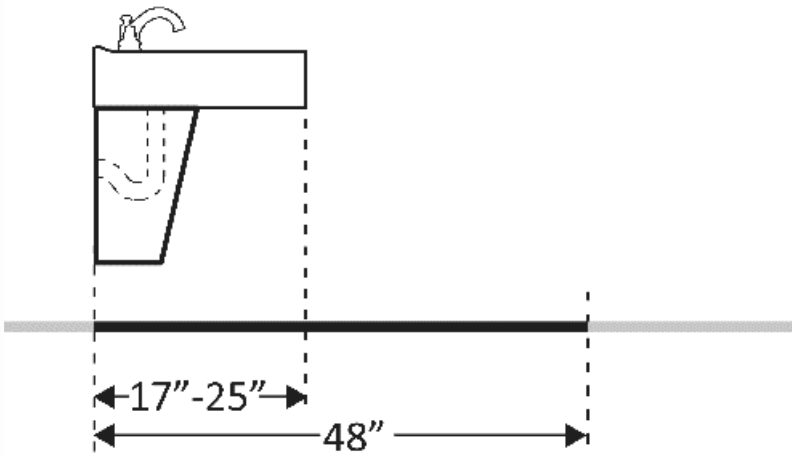
No

Measurement:

Possible Solutions:

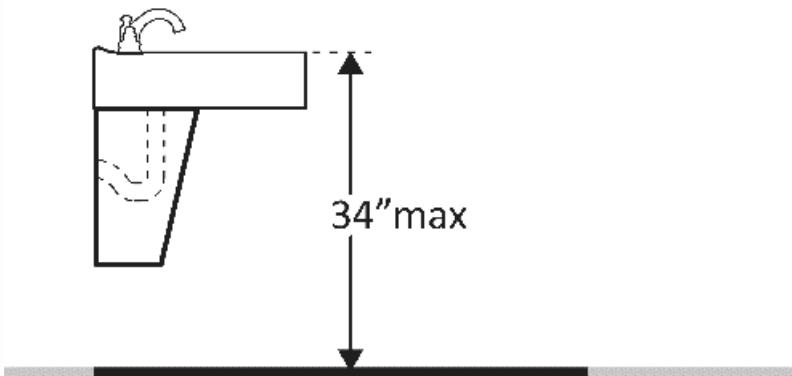
Alter lavatory

Replace lavatory



3.23 Is the front of the lavatory or counter surface, whichever is higher, no more than 34 inches above the floor?[606.3]

Yes



3.24 Is there at least 27 inches clearance from the floor to the bottom of the lavatory that extends at least 8 inches under the lavatory for knee clearance? [306.3.3]

No



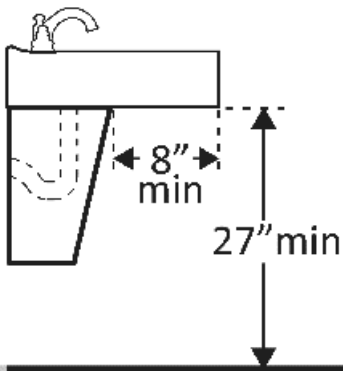
Photo 4

Measurement:

Possible Solutions:

Alter lavatory

Replace lavatory



3.25 Is there toe clearance at least 9 inches high? [306.3.3]

Note: Space extending greater than 6 inches beyond the available toe clearance at 9 inches above the floor is not considered toe clearance.

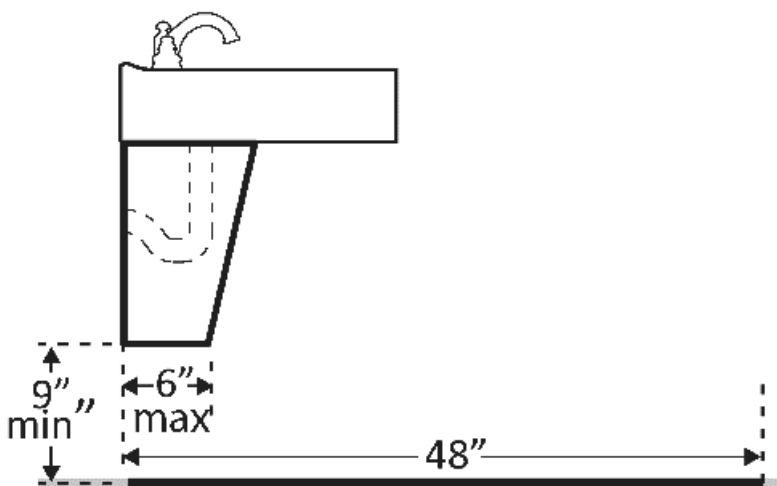
No

Measurement:

Possible Solutions:

Alter lavatory

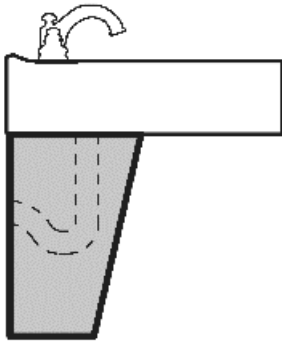
Replace lavatory



3.26 Are pipes below the lavatory insulated or otherwise configured to protect against contact? [606.5]

No

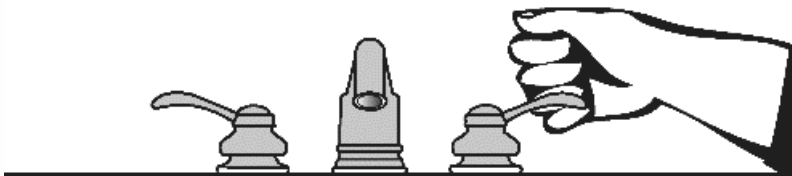
Possible Solutions:  
Install insulation  
Install cover panel



3.27 Can the faucet be operated without tight grasping, pinching, or twisting of the wrist?  
Is the force required to activate the faucet no greater than 5 pounds?  
[606.4]

No

Possible Solutions:  
Adjust faucet  
Replace faucet



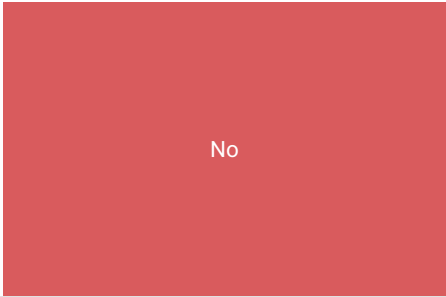
Soap Dispensers and Hand Dryers (2010 Standards – 603)

0%

3.28 Are the operable parts of the soap dispenser within one of the following reach ranges: Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor? [308.2.2]

Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?

Not over an obstruction: no higher than 48 inches above the floor? [308.2]

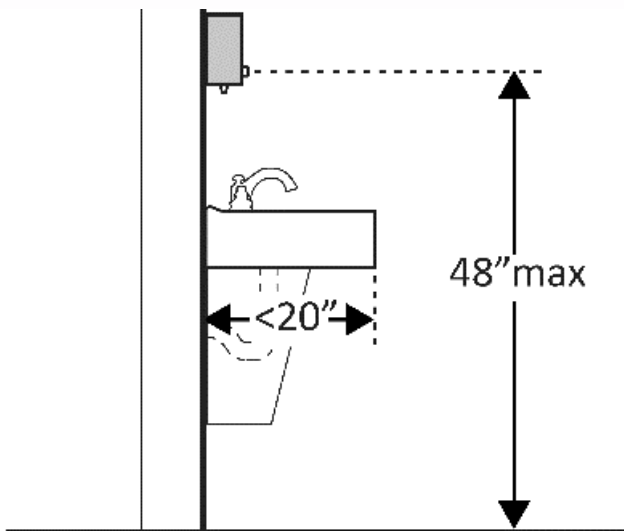
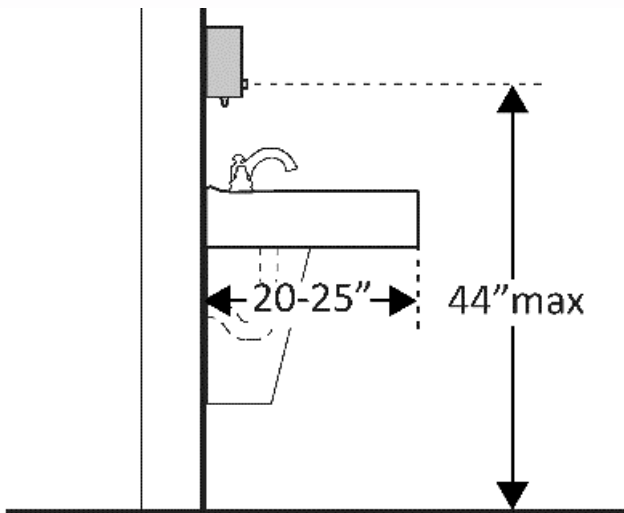


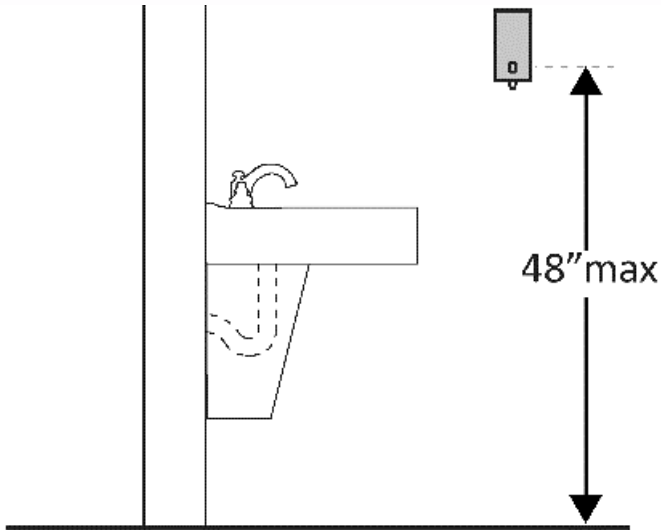
Measurement:

Possible Solutions:

Adjust dispensers

Replace with or provide additional accessible dispensers





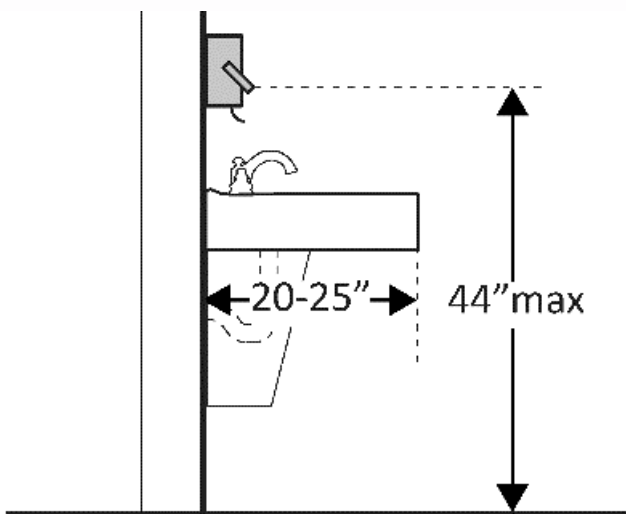
3.29 Are the operable parts of the hand dryer or towel dispenser within one of the following reach ranges: Above lavatories or counters no less than 20 inches and no greater than 25 inches deep: no higher than 44 inches above the floor?  
 Above lavatories less than 20 inches deep: no higher than 48 inches above the floor?  
 Not over an obstruction: no higher than 48 inches above the floor? [308.2]  
 Can the operable parts of the hand dryer or towel dispenser be operated without tight grasping, pinching or twisting of the wrist?  
 Is the force required to activate the hand dryer or towel dispenser no greater than 5 pounds? [309.4]

No

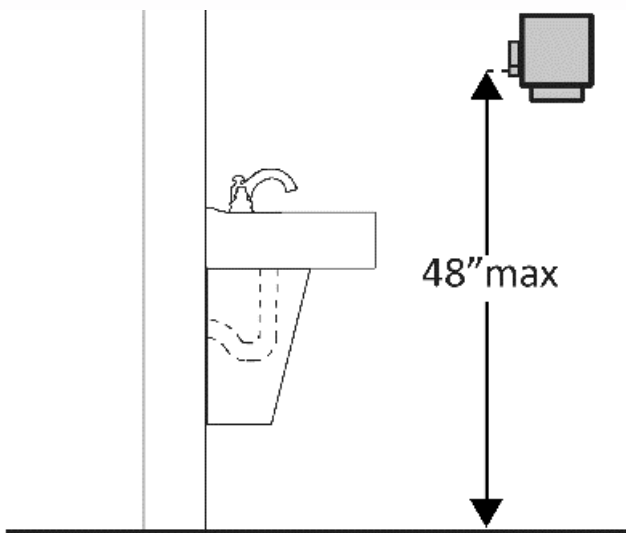
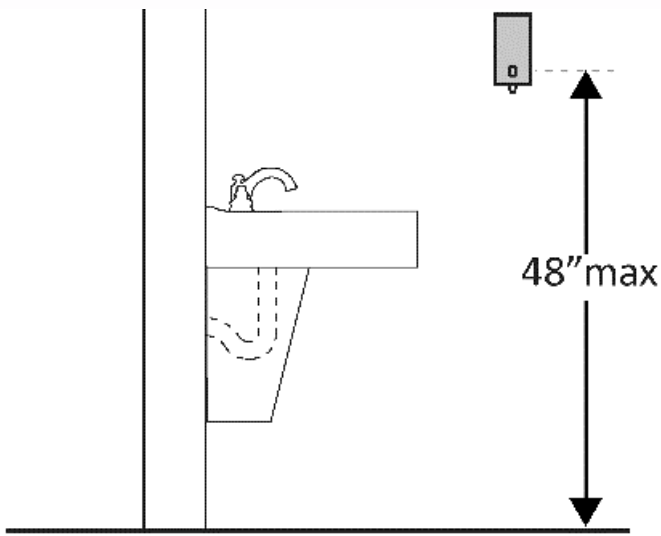
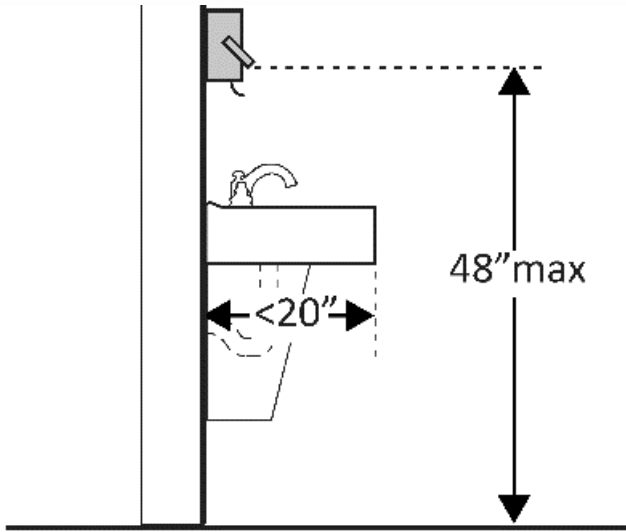
Measurement:

Possible Solutions:

- Adjust dispensers
- Replace with or provide additional accessible dispensers







**Water Closets in Single-User Toilet Rooms and Compartments (Stalls) The 2010 Standards refer to toilets as water closets.**

27.27%

Water Closets in Single-User Toilet Rooms and Compartments (Stalls)

3.30 Is the center-line of the water closet no less than 16 inches and no greater than 18 inches from the side wall or partition?[604.2]

No

Measurement:

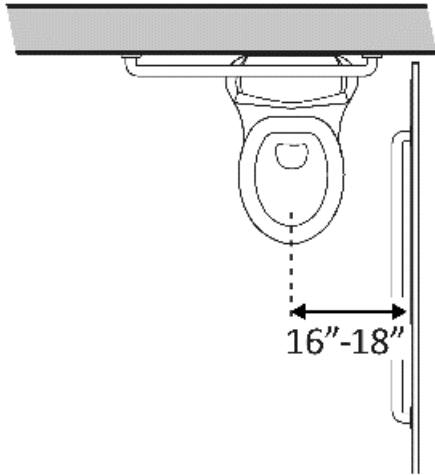
12.5

Possible Solutions:

Move toilet

Replace toilet

Move partition



3.31 Is clearance provided around the water closet measuring at least 60 inches from the side wall and at least 56 inches from the rear wall?\*[604.3.1]

No

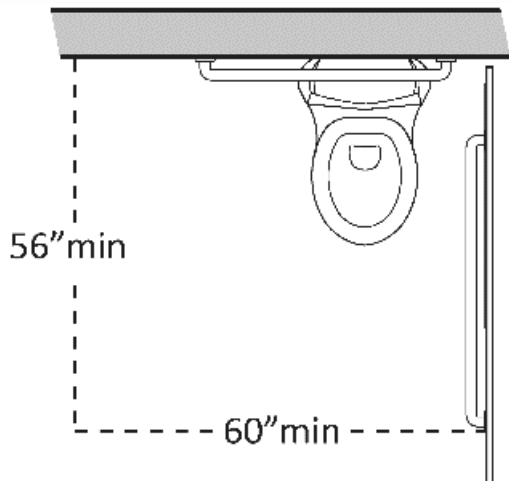
Measurement:

None

Possible Solutions:

\* If constructed before 3/15/12, clearances around water closets in single user toilet rooms can be 48 inches wide by 66 inches long or 48 inches wide by 56 inches long (depending on the approach to the water closet, see 1991 Standards Figure 28) and the lavatory may overlap that clearance if the door to the room does not swing into the required clearances at fixtures (such as lavatories, water closet and urinals) and the edge of the lavatory is at least 18 inches from the center-line of the water closet

Alter room/compartment for clearance



3.32 Is the height of the water closet no less than 17 inches and no greater than 19 inches above the floor measured to the top of the seat? [604.4]

No

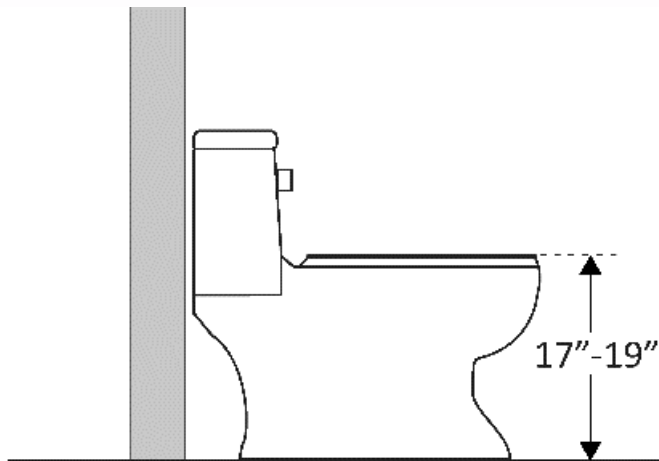


Photo 5

Measurement:

14.5

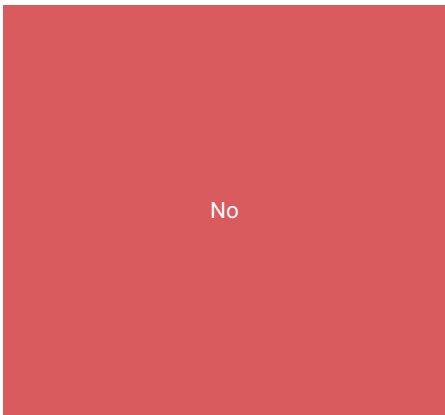
Possible Solutions:  
 Adjust toilet height  
 Replace toilet



3.33 Is there a grab bar at least 42 inches long on the side wall?  
Is it located no more than 12 inches from the rear wall?  
Does it extend at least 54 inches from the rear wall? [604.5.1]  
Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]  
Is there at least 12 inches clearance between the grab bar and protruding objects above?\*

Is there at least 1½ inches clearance between the grab bar and projecting objects below?\*

Is the space between the wall and the grab bar 1½ inches? [609.3]



Measurement:

None

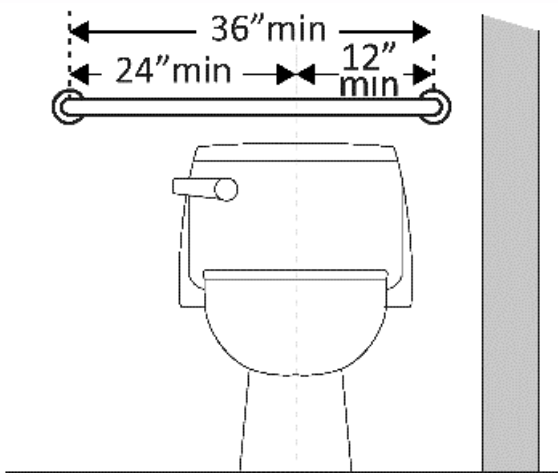
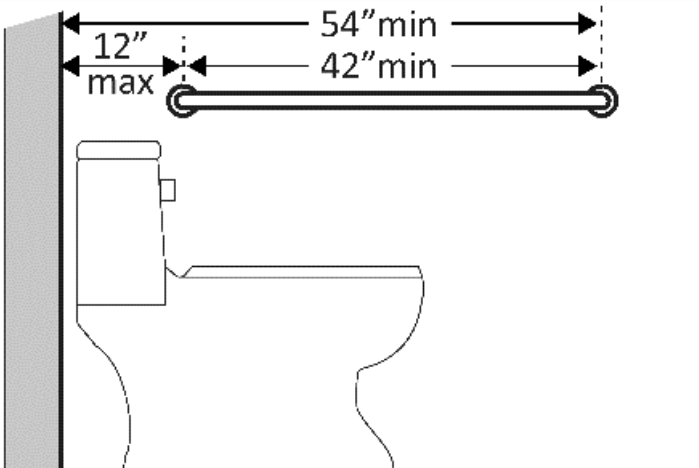
Possible Solutions:

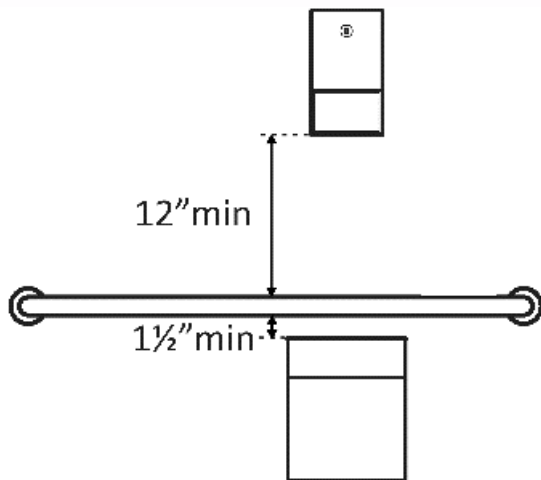
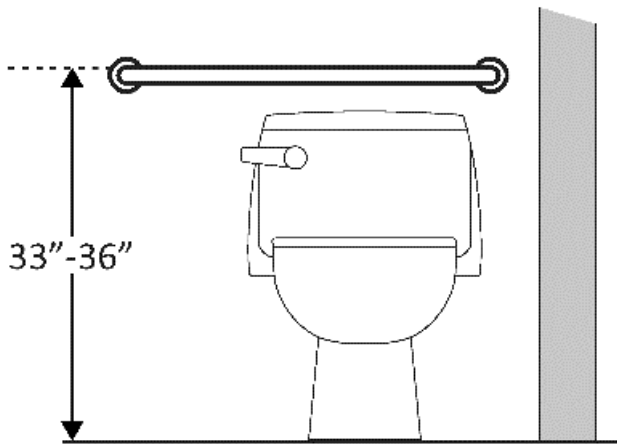
Install grab bar

Relocate grab bar

Relocate objects

\* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards





3.34 Is there a grab bar at least 36 inches long on the rear wall?  
 Does it extend at least 12 inches from the center-line of the water closet on one side (side wall)?  
 Does it extend at least 54 inches from the rear wall? [604.5.1]  
 Is it mounted no less than 33 inches and no greater than 36 inches above the floor to the top of the gripping surface? [609.4]  
 Are there at least 12 inches clearance between the grab bar and protruding objects above?\*

Measurement:

None

Possible Solutions:

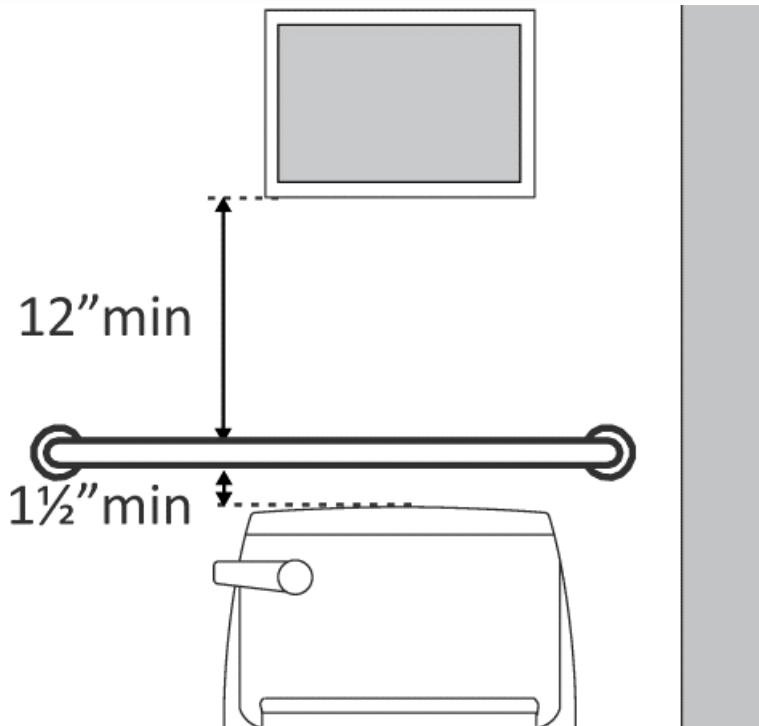
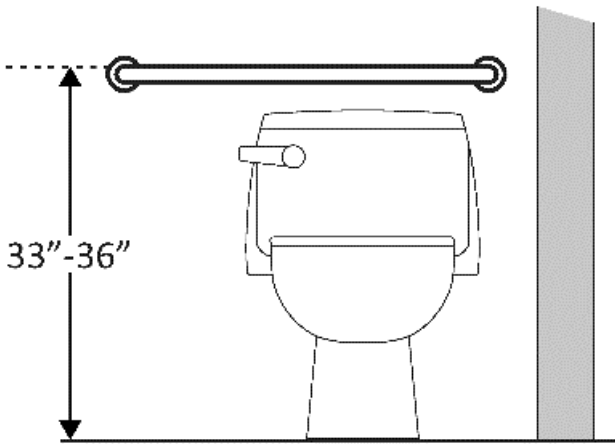
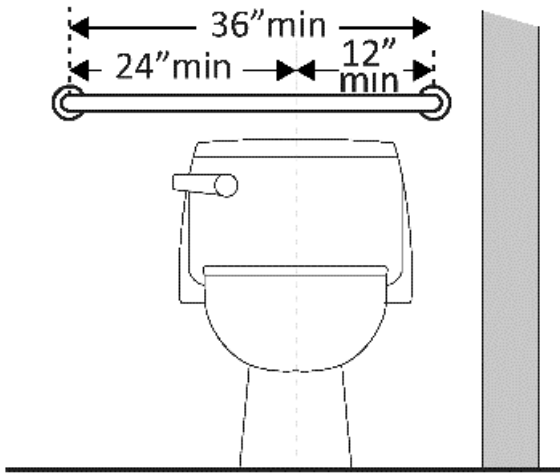
Install grab bar

Relocate grab bar

Relocate objects

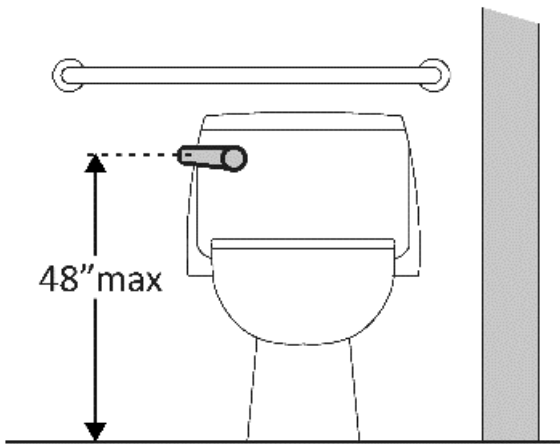
\* If constructed before 3/15/2012 grab bars do not need to be relocated; there are no space requirements above and below grab bars in the 1991 Standards

No



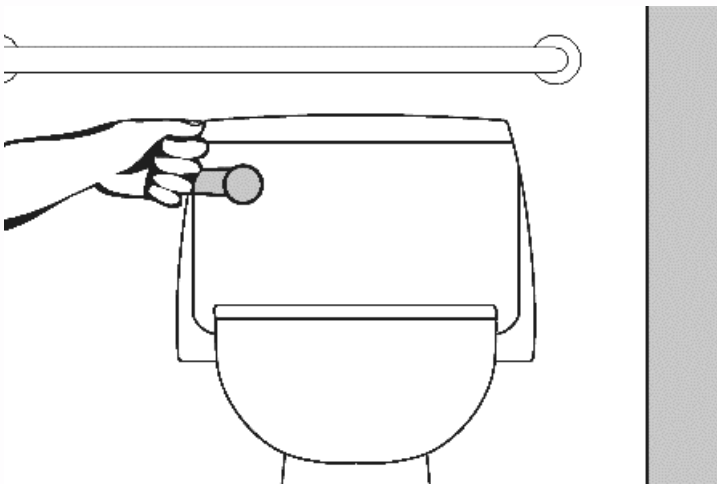
3.35 If the flush control is hand operated, is the operable part located no higher than 48 inches above the floor? [604.6]

Yes



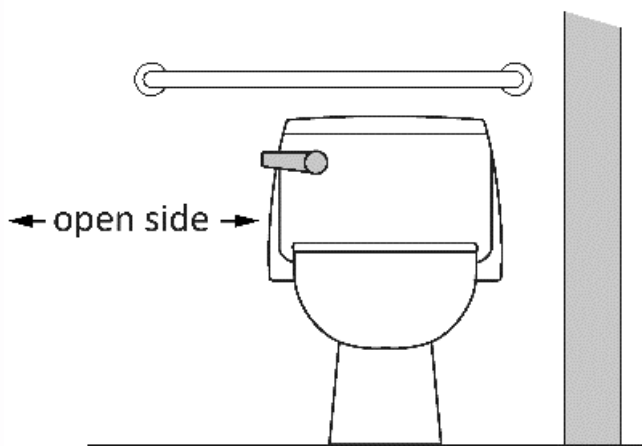
3.36 If the flush control is hand operated, can it be operated with one hand and without tight grasping, pinching, or twisting of the wrist?  
Is the force required to activate the flush control no greater than 5 pounds? [605.4]

Yes



3.37 Is the flush control on the open side of the water closet? [604.6]

Yes



3.38 Is the toilet paper dispenser located no less than 7 inches and no greater than 9 inches from the front of the water closet to the center-line of the dispenser?\* [604.7]

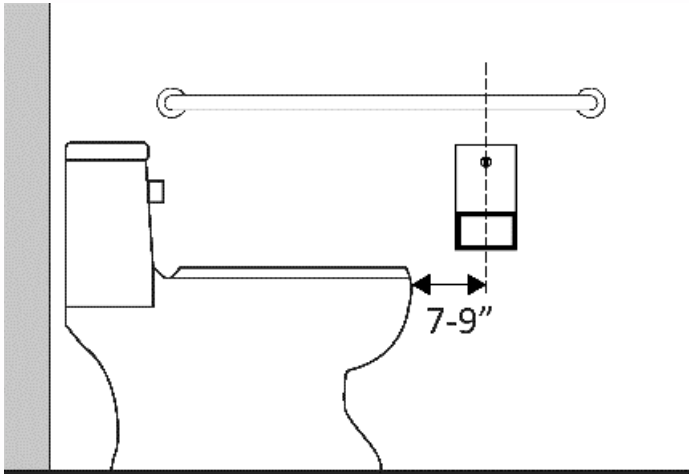
No

Measurement:

Not mounted

Possible Solutions:

\* If constructed before 3/15/2012 dispenser does not need to be relocated if it is within reach from the water closet seat; the 1991 Standards do not specify distance from the front of the water closet  
Relocate dispenser



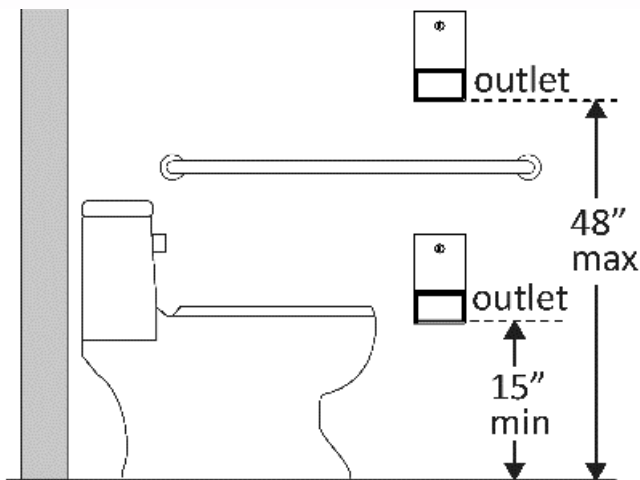
3.39 Is the outlet of the dispenser: Located no less than 15 inches and no greater than 48 inches above the floor?  
Is the outlet of the dispenser: Not located behind grab bars?[604.7]

No

Measurement:

Possible Solutions:

Relocate dispenser

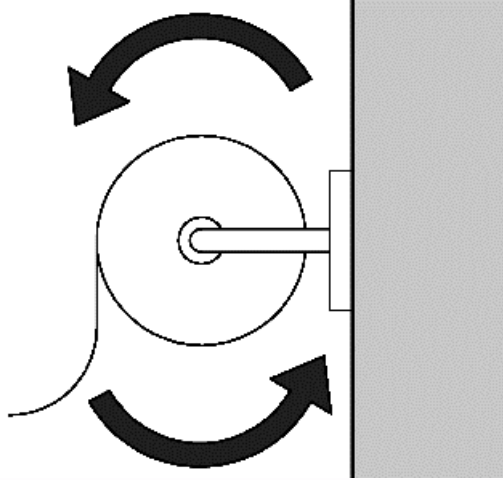


3.40 Does the dispenser allow continuous paper flow? [604.7]

No



Possible Solutions:  
Adjust dispenser  
Replace dispenser



### Toilet Compartments (Stalls)

Toilet Compartments (Stalls)

### 4- Additional Access

Check for Additional Access

### Recreational Checklists

Check for Recreational Checklists

### Summary

Check for Summary

## Summary

The City Hall is a beautiful historic building. However, there is no ADA accessible route into the building. This exposure leaves the City of Waitsburg open to an ADA lawsuit if a person with a disability is unable to access the building. The DOJ could impose a fine against the City including all fees and costs from a lawsuit, as well as the cost of making the building ADA accessible. A study will need to be done by specialist to see if a ramp will provide access to the building.

Another concern to be addressed is the need to have an ADA accessible van parking space, with minimum dimensions of 11 feet wide with a loading zone of 5 feet wide. The surface of the parking space must be marked and must be smooth, stable, and virtually level in all directions.

Once inside the building, all interior doors are too narrow and short and will need to be replaced to allow people in wheelchairs, or people with visual disabilities to use the doors. Doors must be a minimum of 32" by 80".

Door closers will need to be added to all doors in the building after they are all replaced and set to close from 90 degrees to a position of 12 degrees from latch in at least 5 seconds.

Tactile characters signs will need to be added to each designated permanent room.

The counters are not accessible; there must be at least one countertop that is no higher than 36 inches above the floor and at least 36 inches wide.

Door hardware and faucets will need to be replaced. Operable parts must be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Most lever-operated mechanisms, push-type mechanisms, and U-shaped handles are acceptable designs. The force required to activate operable parts must be 5 pounds.

The bathroom will need to be completely redone and made ADA accessible.

1. The bathroom does not have enough room for someone in a wheelchair.
2. The mirror is mounted too high
3. Coat hook is mounted too high
4. Not enough floor clearance under the faucet
5. Faucet cannot be operated without grasping, pinching, or twisting of the wrist
6. The toilet is too close to the wall.
7. The toilet height is too low
8. There are no grab bars.

I did not inspect the second floor at the time of the review. If the City were able to make the first floor accessible and wanted to use the second floor for City functions, they would have to find away to make the second floor ADA accessible as well.

## Follow Up

Is a follow up needed?	Yes
How many day follow up?	90

## Sign Off

Clear Risk Solutions Risk Manager

Blair Kok

4th Nov, 2020 9:11 AM PST

# Appendix



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5