

Site Survey of Selected Items
for
Compliance with the Americans with Disabilities Act
(ADAAG)
and
Title 24 of the CBC



This report identifies noncompliant items in remodeling and renovation at an existing school site and provides recommended methods for removal of the barriers identified.

As specified in the scope of work, the areas inspected included a ramp and restroom upgrades at Bungalow AA-1181 and are included in this report. Other noncompliant items, such as a new noncompliant ramp at the main entrance were noted, but are not included in this report.

The site survey of Vernon City Elementary School was conducted on February 27, 2007 during a spot check for compliance with the Americans with Disabilities Act Guidelines (ADAAG) and Title 24 of the CBC

This report is not intended to be a complete inspection of the facility.

Facility Name: Vernon City Elementary School

Programs, Services, and Activities

Finding: Vernon City Elementary School located at 2360 East Vernon Avenue in Los Angeles California, provides services to students in Grades K thru 5. The facility was inspected by Disability Access Consultants, Inc., on February 27, 2007. This is a report of selected items and is not intended as a full report.



Alternative Rec: *
(Where Available)

Citation: ADAAG 4.1.2; ADAAG 4.1.3; ADAAG 4.1.5; ADAAG 4.1.6

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 128
Priority:

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

Ramps

Finding: The width of the runs of the ramp are 47 1/2 inches.



Ramp to Rooms 14 and 15

Alternative Rec: *
(Where Available)

Citation: CBC 1133B.5.2

Minimum Quantity: 1
Maximum Quantity: 1
Unit: 60 Linear Feet
Minimum Estimated Cost: 7500
Maximum Estimated Cost: 7500
Record Number 130
Priority:

Full Rec Widen the runs of the ramp so that it is a minimum clear width of 48 inches (see CBC 1133B.5.2.2).

Facility Name: Vernon City Elementary School

Restrooms

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

Alternative Rec: *
Rec:
(Where Available)



Unisex Restroom in Room 14

Full Rec Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible. Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

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

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Each
Minimum Estimated Cost: 58
Maximum Estimated Cost: 58
Record Number 131
Priority:

Restrooms

Finding: The bottom 10 inches of the door does not provide a smooth, uninterrupted surface, or panel to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition, due to a doorstop.

Alternative Rec: *
Rec:
(Where Available)



Unisex Restroom in Room 14

Full Rec Remove the doorstop from the door to provide a smooth, uninterrupted surface for the bottom 10 inches of the door.

Citation: CBC 1133B.2.6

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Custom
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 132
Priority:

Facility Name: Vernon City Elementary School

Restrooms

Finding: The door closing device limits the vertical headroom clearance to less than 80 inches in height.

Alternative Rec: *
(Where Available)



Unisex Restroom in Room 14

Full Rec Replace the door closing devices with devices that fit above the door casing and do not protrude into the primary path of travel.

Citation: CBC 1121B.2; ADAAG 4.4.2

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	308
Maximum Estimated Cost:	308
Record Number	133
Priority:	

Restrooms

Finding: The height of the side grab bar is 21 inches for restrooms used primarily by children.

Alternative Rec: *
(Where Available)



Unisex Restroom in Room 14

Full Rec Remount the side grab bars at a height 27 inches above the finished floor to accommodate children ages 5 thru 12 (see ADAAG A4.16.7). Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Citation: CBC 1115B.8.1; ADAAG 4.16.7(3); ADAAG 4.17.7(5); ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	448
Maximum Estimated Cost:	448
Record Number	134
Priority:	

Facility Name: Vernon City Elementary School

Restrooms

Finding: The distance from the centerline of the toilet to the nearest side wall is 13 1/4 inches for restrooms used primarily by children.

Alternative Rec: *
(Where Available)



Unisex Restroom in Room 14

Full Rec Relocate the toilet to provide a distance from the centerline of the toilet to the nearest side wall at 15 inches to accommodate children ages 5 thru 12 (see ADAAG 4.16.7(1), ADAAG A4.16.7 and ADAAG Figure 28).

Citation: ADAAG 4.16.7(1); ADAAG A4.16.7

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1143
Maximum Estimated Cost:	1143
Record Number	135
Priority:	

Restrooms

Finding: The location of the toilet paper dispenser is not within 6 inches of the front edge of the toilet seat.

Alternative Rec: *
(Where Available)



Unisex Restroom in Room 14

Full Rec Remount the toilet paper dispenser so that it is within 6 inches from the front edge of the toilet seat (see CBC 1115B.9.3, ADAAG 4.16.7(5) and ADAAG Figure 29(b)). Toilet paper dispensers must allow continuous paper flow and not interfere with the use of the side grab bar.

Citation: CBC 1115B.9.3; ADAAG 4.16

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	136
Priority:	

Facility Name: Vernon City Elementary School

Restrooms

Finding: The height of the rim surface of the lavatory designated to be accessible in the restroom is greater than 29 inches from the finished floor for restrooms used primarily by children.

Alternative Rec: *
(Where Available)



Unisex Restroom in Room 14

Full Rec Relocate the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 29 inches above the finished floor with a minimum knee clearance space of 24 inches to accommodate children ages 5 thru 12.

Citation: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	137
Priority:	

Restrooms

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

Alternative Rec: *
(Where Available)



Unisex Restroom in Room 14

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

Citation: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	39
Maximum Estimated Cost:	39
Record Number	138
Priority:	

Facility Name: Vernon City Elementary School

Emergency Warning Systems

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

Alternative Rec: *
(Where Available)



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

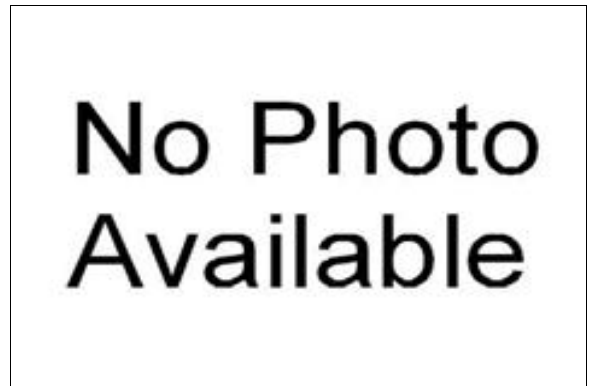
Citation: CFC Part 9 & CBC 1114B.2

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 139
Priority:

Emergency Warning Systems

Finding: There are no visual warning devices in common areas of the facility.

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



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

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

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 288
Record Number 140
Priority: