

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 and provides recommended methods for removal of the barriers identified.

The site survey of William Howard Taft High School was conducted on February 26, 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: William Howard Taft High School

Programs, Services, and Activities

Finding: William Howard Taft High School located at 5461 Winnetka Avenue in Woodland Hills California, provides services to students in Grades 9 thru 12. The facility was inspected by Disability Access Consultants, Inc., on February 26, 2007. This is a report of renovated 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.

Curb Ramps

Finding: The slope of the curb ramp is 10.3%. The slope at the top landing is 2.9%. The slope of the bottom landing is 11.7%. The slope of the side flares are greater than 10%. The transition at the bottom landing is abrupt. The curb ramp does not provide a detectable warning surface which includes truncated domes.



Curb Ramp at West Side of Building C at Service Road

Alternative Rec: *
(Where Available)

Citation: CBC 1127B.5; ADAAG 4.7

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1033
Maximum Estimated Cost:	1033
Record Number	131
Priority:	

Full Rec Replace the curb ramp with a curb ramp at least 48 inches in width that provides a slope no greater than 8.33% and a cross slope no greater than 2%. The slope of the top landing shall not exceed 2% and shall provide at least 48 inches in length of maneuvering clearance. The bottom landing shall provide a smooth transition. The side flares shall be no greater in slope than 10%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp.

Facility Name: William Howard Taft High School

Curb Ramps

Finding: The slope of the curb ramp is 9.4%. The slope at the top landing is 2.3%. The slope of the right side flare is 10.6%. The transition at the bottom landing is abrupt. The curb ramp does not provide a detectable warning surface which includes truncated domes.

Alternative Rec: (Where Available) *



Curb Ramp Northeast of Cafeteria at Service Road

Citation:	CBC 1127B.5; ADAAG 4.7
Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1033
Maximum Estimated Cost:	1033
Record Number	132
Priority:	

Full Rec Replace the curb ramp with a curb ramp at least 48 inches in width that provides a slope no greater than 8.33% and a cross slope no greater than 2%. The slope of the top landing shall not exceed 2% and shall provide at least 48 inches in length of maneuvering clearance. The bottom landing shall provide a smooth transition. The side flares shall be no greater in slope than 10%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp.

Ramps

Finding: The length of the second intermediate landing on the ramp is 48 inches.

Alternative Rec: (Where Available) *



Ramp on North Side of Building D

Citation:	CBC 1133B.5.4; ADAAG 4.8
Minimum Quantity	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	1872
Record Number	129
Priority:	

Full Rec Modify or replace the intermediate landing on the ramp to provide at least 60 inches in length in the direction of the run of the ramp and 48 inches in width (see CBC 1133B.5.4.6 and ADAAG 4.8.4).

Facility Name: William Howard Taft High School

Ramps

Finding: The slope of the top landing is 4.7%.

Alternative Rec: *
(Where Available)



Ramp on North Side of Building D

Full Rec Modify or replace the top landing on the ramp to provide a top landing that exceeds 60 inches in length and 60 inches in width with a level surface that does not exceed a slope greater than 2%.

Citation: CBC 1133B.4.2; ADAAG 4.8

Minimum Quantity	1
Maximum Quantity:	1
Unit:	48 Square Feet
Minimum Estimated Cost:	1872
Maximum Estimated Cost:	1872
Record Number	130
Priority:	

Visual and Audible Communications

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

Alternative Rec: *
(Where Available)



Directional Signage

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

Citation: CBC 1117B.5; ADAAG 4.30

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	58
Maximum Estimated Cost:	58
Record Number	144
Priority:	

Facility Name: William Howard Taft High School

Restrooms

Finding: There is signage indicating accessibility on the entry door to the restroom. The signage is centered 60 inches above the floor on the latch side of the entrance door and includes Braille and raised lettering, gender use symbol and the ISA symbol.

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Building M

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

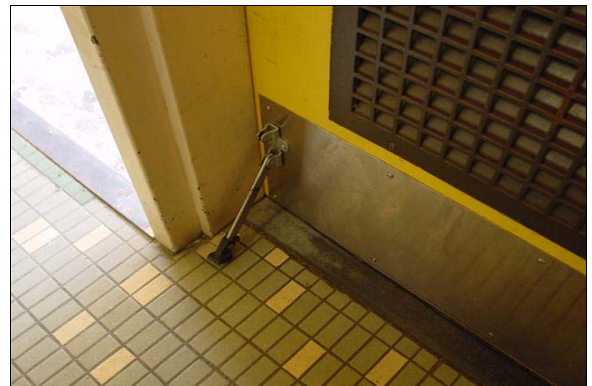
Minimum Quantity	1
Maximum Quantity:	1
Unit:	None Selected
Minimum Estimated Cost:	0
Maximum Estimated Cost:	0
Record Number	133
Priority:	

Full Rec The restroom is designated accessible and should be made an accessible restroom for the facility. Monitor signage for continued compliance with CBC 1115B.5, ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e) and ADAAG 4.30.

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)



Boys Restroom Building M

Citation: CBC 1133B.2.6

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Custom
Minimum Estimated Cost:	0
Maximum Estimated Cost:	0
Record Number	134
Priority:	

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

Facility Name: William Howard Taft High School

Restrooms

Finding: The door opening force for the entrance door to the restroom is 6.5 pounds.

Alternative Rec: *
(Where Available)



Boys Restroom Building M

Full Rec Adjust the closer on the entrance door to the restroom to a maximum door opening force of 5 pounds.

Citation: CBC 1133B.2.5.1; ADAAG 4.13.11

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	5
Maximum Estimated Cost:	5
Record Number	135
Priority:	

Restrooms

Finding: The height of the urinal rim in the restroom is 17 1/4 inches above the finished floor.

Alternative Rec: *
(Where Available)



Boys Restroom Building M

Full Rec Lower the urinal designated to be accessible in the restroom so that the rim height is not more than 17 inches above the finished floor.

Citation: ADAAG 4.18.2

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1097
Maximum Estimated Cost:	1097
Record Number	136
Priority:	

Facility Name: William Howard Taft High School

Restrooms

Finding: The stall door to the stall designated to be accessible in the restroom swings inward limiting the clear floor space in the stall designated to be accessible.

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Building M

Full Rec Modify the swing of the door on the stall designated to be accessible in the restroom so that it does not limit clear floor space in the stall.

Citation: CBC 115B.7.1.3; ADAAG A4.17.3

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	189
Maximum Estimated Cost:	189
Record Number	137
Priority:	

Restrooms

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

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Building M

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

Citation: ADAAG A4.17.5

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	269
Maximum Estimated Cost:	269
Record Number	138
Priority:	

Facility Name: William Howard Taft High School

Restrooms

Finding: The height of the coat hook is 66 1/2 inches above the finished floor.

Alternative Rec: *
(Where Available)



Boys Restroom Building M

Full Rec Relocate the coat hook to a height no greater than 48 inches above the finished floor.

Citation: ADAAG A4.27

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	139
Priority:	

Restrooms

Finding: The side grab bar is centered at 33 1/2 inches above the finished floor, and the back grab bar is centered at 32 5/8 inches above the finished floor. The distance from the end of the back grab bar to the nearest side wall is 7 inches.

Alternative Rec: *
(Where Available)



Boys Restroom Building M

Full Rec Remount the side and back grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. The back grab bar shall be not more than 6 inches from the nearest side wall. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

Citation: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	448
Maximum Estimated Cost:	448
Record Number	140
Priority:	

Facility Name: William Howard Taft High School

Restrooms

Finding: The location of the toilet paper dispenser in the stall designated to be accessible in the restroom is not within 12 inches of the front edge of the toilet seat.

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Building M

Citation: CBC 1115B.9.3; ADAAG 4.16.6

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	277
Maximum Estimated Cost:	277
Record Number	141
Priority:	

Full Rec Remount the toilet paper dispenser in the stall designated to be accessible in the restroom so that it is within 12 inches from the front edge of the toilet seat (see CBC 1115B.9.3 and ADAAG Figure 29(b)). Toilet paper dispensers must allow continuous paper flow and shall not interfere with the use of the side grab bar.

Restrooms

Finding: The distance from the center of the toilet to the nearest side wall in the stall designated to be accessible in the restroom is 18 3/4 inches.

Alternative Rec: *
Rec:
(Where Available)



Boys Restroom Building M

Citation: CBC 1115B.7.1.3 ADAAG 4.17.3

Minimum Quantity	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1143
Maximum Estimated Cost:	1143
Record Number	142
Priority:	

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

Facility Name: William Howard Taft High School

Restrooms

Finding: The bottom edge of the reflecting surface of the mirror in the restroom is 50 5/8 inches above the finished floor.

Alternative Rec: *
(Where Available)



Boys Restroom Building M

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

Minimum Quantity 1
 Maximum Quantity: 1
 Unit: Each
 Minimum Estimated Cost: 291
Maximum Estimated Cost: 291
 Record Number 143
 Priority:

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

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)



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 145
 Priority:

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.

Facility Name: William Howard Taft High School

Emergency Warning Systems

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

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

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



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	146
Priority:	