

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 new construction and provides recommended methods for removal of the barriers identified.

The site survey of Miguel Contreras Learning Complex 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: Miguel Contreras Learning Complex

Programs, Services, and Activities

Finding: Miguel Contreras Learning Complex located at 322 Lucas Avenue in Los Angeles 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 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.

Parking

Finding: There are five accessible parking spaces which is sufficient in number as required for compliance. Each accessible parking space provided measures less than 108 inches wide. The "van-accessible" access aisle measures 91 inches wide.



Accessible Parking

Alternative Rec: *
(Where Available)

Citation: CBC 1129B; ADAAG 4.6; ADAAG A4.6

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Each
Minimum Estimated Cost: 270
Maximum Estimated Cost: 270
Record Number: 168
Priority:

Full Rec Restripe the designated accessible parking spaces to create one van-accessible and standard accessible parking spaces, each measuring at least 108 inches wide and 216 inches long. Designate one parking space as "van-accessible". The van-accessible space shall provide an access aisle measuring at least 96 inches wide on the passenger side (right side) of the vehicle space. The additional parking spaces shall each provide an access aisle measuring at least 60 inches wide, that may be shared. Add the words NO PARKING in 12 inch high white letters at the entrance to each accessible parking access aisle.

Facility Name: Miguel Contreras Learning Complex

Parking

Finding: The bottom edge of the post-mounted signage designating the accessible parking space next to the elevator is 48 inches above the level of the parking space and cannot be viewed when a vehicle is parked in the space.

Alternative Rec: *
(Where Available)



Accessible Parking

Full Rec Modify the height or replace the post-mounted signage designating the accessible parking space to provide at least 80 inches from the parking space finished grade to the bottom edge of the sign. The sign shall be located so that it cannot be obscured by a vehicle parked in the space (see CBC 1129B.5).

Citation: CBC 1129B.5; ADAAG 4.6.4

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	150
Maximum Estimated Cost:	150
Record Number	169
Priority:	

Parking

Finding: The area between the head aisle and the accessible parking access aisles is level. The pedestrian and vehicular traffic areas are not separated by a ramp, railing, curb or other element.

Alternative Rec: *
(Where Available)



Accessible Parking

Full Rec Install a 36 inch wide detectable warning surface at the head aisle entrance to each access aisle. The truncated domes should contrast visually by either light on dark or dark on light which and be an integral part of the walking surface. The detectable warning surface should cover the full width of each access aisle.

Citation: CBC 1127B.5.8 ADAAG 4.29 & 4.7.7 & 1104 & 1108

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Linear Foot
Minimum Estimated Cost:	25
Maximum Estimated Cost:	25
Record Number	170
Priority:	

Facility Name: Miguel Contreras Learning Complex

Path of Travel

Finding: The leading edge of the drinking fountains next to room 4015, and outside the Field House restrooms are more than 4 inches from the wall and greater than 27 inches from the floor and protrudes into the primary path of travel.

Alternative Rec: *
Rec:
(Where Available)



Protruding Objects

Full Rec Install a side rail or wing wall next to each side of the drinking fountains to eliminate its protrusion into the primary path of travel. Make certain to provide sufficient clear floor space in front of the drinking fountain with at least 30 inches in width by 48 inches in length (see CBC 1118B.4 and ADAAG 4.2.4.1).

Citation: CBC 1118B.4; ADAAG 4.2.4.1; ADAAG 4.4

Minimum Quantity:	1
Maximum Quantity:	2
Unit:	128 Sq Ft
Minimum Estimated Cost:	640
Maximum Estimated Cost:	1280
Record Number	165
Priority:	

Ramps

Finding: There are no 12-inch extensions beyond the bottom of the ramp.

Alternative Rec: *
Rec:
(Where Available)



Ramp from Lucas Avenue

Full Rec Replace the handrails on each side of the ramp to provide a smooth and continuous gripping surface diameter between 1 1/4 inches to 1 7/8 inches, mounted at a height between 34 inches and 38 inches and shall be at a distance no less than 1 1/2 inches from the adjacent wall. The gripping surface shall be smooth and free from interruptions. The handrails shall provide 12-inch extensions, extending beyond the top and bottom of the ramp, that are parallel to the ground surface and return smoothly to the post or wall.

Citation: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	60 Linear Feet
Minimum Estimated Cost:	1320
Maximum Estimated Cost:	1320
Record Number	149
Priority:	

Facility Name: Miguel Contreras Learning Complex

Elevators

Finding: The elevator does not provide chase way signage. There is no Title 19 tactile emergency evacuation signage provided at the elevator.

Alternative Rec: *
Rec:
(Where Available)



Elevator

Full Rec The elevator must be certified and found to be compliant with CBC and ADAAG guidelines as directed by the State of California, Division of the State Architect, Office of Regulation Services, to provide accessibility to programs, services and activities at different levels of the facility. Make certain that the elevator is operational and available for individuals with mobility impairments during all hours the facility is open.

Citation: CBC 3003; ADAAG 4.10

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 164
Priority:

Stairs

Finding: The width of the stairway is greater than 88 inches.

Alternative Rec: *
Rec:
(Where Available)



Stairs at Building 3

Full Rec Provide one intermediate handrail for each 88 inches of stairway width. Space intermediate handrails equally across the entire width of the stairway.

Citation: CBC 1006.9.1

Minimum Quantity: 1
Maximum Quantity: 1
Unit: 24 Linear Feet
Minimum Estimated Cost: 528
Maximum Estimated Cost: 528
Record Number 171
Priority:

Facility Name: Miguel Contreras Learning Complex

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: *
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	167
Priority:	

Visual and Audible Communications

Finding: The signage on the platform lift contains the word "Handicapped."

Alternative Rec: *
Rec:
(Where Available)



Platform Lift

Full Rec Modify or replace the signage so it does not contain the word "Handicapped."

Citation: CBC 1117B.5.1

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	58
Maximum Estimated Cost:	58
Record Number	157
Priority:	

Facility Name: Miguel Contreras Learning Complex

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: *
(Where Available)



Mens Restroom at Rear of Stage

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.

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 154
Priority:

Restrooms

Finding: The door opening force for the interior entrance door to the restroom is greater than 5 pounds.

Alternative Rec: *
(Where Available)



Mens Restroom at Rear of Stage

Full Rec Adjust the closer on the interior entrance door to the restroom to a maximum door opening force of 5 pounds (see CBC 1133B.2.5.1 and ADAAG 4.13.11).

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 155
Priority:

Facility Name: Miguel Contreras Learning Complex

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 17 3/4 inches.

Alternative Rec: *
Rec:
(Where Available)



Mens Restroom at Rear of Stage

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).

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	156
Priority:	

Restrooms

Finding: The height of the rim surface of the lavatory is 34 1/2 inches.

Alternative Rec: *
Rec:
(Where Available)



Mens Restroom at Rear of Stage

Full Rec Relocate or replace the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 34 inches above the finished floor (see ADAAG 4.19.2).

Citation: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	1286
Maximum Estimated Cost:	1286
Record Number	161
Priority:	

Facility Name: Miguel Contreras Learning Complex

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: *
(Where Available)



Unisex Staff Restroom in Office

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.

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 150
Priority:

Restrooms

Finding: This restroom is not accessible and cannot be easily altered. There is not sufficient clear floor space in the restroom. The inward swing of the entrance door reduces the clear floor space in the restroom.

Alternative Rec: *
(Where Available)



Unisex Staff Restroom in Office

Full Rec Consult a design professional to modify the restroom. One or more walls may need to be moved to provide sufficient clear floor space to inscribe a 60-inch diameter turning radius in the restroom. The door swing may be reversed to provide greater clear floor space in the restroom.

Citation: CBC 1115B.7.1.2; ADAAG 4.16.2

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Custom
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 151
Priority:

Facility Name: Miguel Contreras Learning Complex

Restrooms

Finding: There is 12 inches on the latch side of the entrance door to the restroom from the pull side.

Alternative Rec: *
(Where Available)



Unisex Staff Restroom in Office

Full Rec Provide at least 18 inches of latch side clearance at the entrance door to the restroom from the pull side (see ADAAG 4.13.6 and Figure 25). Otherwise, an automatic door opening device may be required to provide an accessible entrance.

Citation: ADAAG 4.13.6; CBC 1133B.2.4.2

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 152
Priority:

Restrooms

Finding: The door opening force for the interior entrance door to the restroom is 12 pounds.

Alternative Rec: *
(Where Available)



Unisex Staff Restroom in Office

Full Rec Adjust the closer on the interior entrance door to the restroom to a maximum door opening force of 5 pounds (see CBC 1133B.2.5.1 and ADAAG 4.13.11).

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 153
Priority:

Facility Name: Miguel Contreras Learning Complex

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)



Womens Restroom at Rear of Stage

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.

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 158
Priority:

Restrooms

Finding: The door opening force for the interior entrance door to the restroom is greater than 5 pounds.

Alternative Rec: *
Rec:
(Where Available)



Womens Restroom at Rear of Stage

Full Rec Adjust the closer on the interior entrance door to the restroom to a maximum door opening force of 5 pounds (see CBC 1133B.2.5.1 and ADAAG 4.13.11).

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 159
Priority:

Facility Name: Miguel Contreras Learning Complex

Restrooms

Finding: The distance from the center of the toilet to the nearest side wall in the restroom is 17 3/4 inches.

Alternative Rec: *
Rec:
(Where Available)



Womens Restroom at Rear of Stage

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

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	160
Priority:	

Drinking Fountains

Finding: The spout outlet height is greater than 36 inches.

Alternative Rec: *
Rec:
(Where Available)



Drinking Fountain Outside Field House Restrooms

Full Rec Fifty percent of the drinking fountains on primary paths of travel shall be accessible. Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain. Provide at least 30 inches in width and 48 inches in depth in front of the drinking fountain. The height of the spout outlet shall not exceed 36 inches in height. Fountain controls shall be accessible. The spout shall direct the water flow at least 4 inches high and in a trajectory that is parallel or nearly parallel to the front of the drinking fountain. Wall-mounted drinking fountains shall provide a minimum knee clearance height of 27 inches, 30 inches in width and between 18 inches and 19 inches in fountain depth.

Citation: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity:	1
Unit:	Each
Minimum Estimated Cost:	2216
Maximum Estimated Cost:	2216
Record Number	166
Priority:	

Facility Name: Miguel Contreras Learning Complex

Commons or Lunch Area

Finding: There are no designated wheelchair seating spaces provided.

Alternative Rec: *
(Where Available)



Cafeteria

Full Rec Provide an ISA symbol designating at least 5% of each type of seating provided in the dining area as accessible. Accessible tables shall provide knee clearance of at least 27 inches in height, 30 inches in width and 19 inches in depth (see CBC 1122B.3, ADAAG 4.32.2 and ADAAG Figure 45). The table top height shall not exceed 34 inches above the finished floor. At least one companion fixed seat complying with ADAAG 4.33.3 should be provided next to each wheelchair seating space. An accessible route shall lead to and through each accessible seating area.

Citation: CBC 1104B.5.4; ADA 4.1.3(18) & 5.1

Minimum Quantity: 1
Maximum Quantity: 1
Unit: None Selected
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 163
Priority:

Commons or Lunch Area

Finding: There are no designated wheelchair seating spaces provided. The tables in the outdoor dining area are not accessible by design.

Alternative Rec: *
(Where Available)



Outdoor Dining Area

Full Rec Provide an ISA symbol designating at least 5% of each type of seating provided in the dining area as accessible. Accessible tables shall provide knee clearance of at least 27 inches in height, 30 inches in width and 19 inches in depth (see CBC 1122B.3, ADAAG 4.32.2 and ADAAG Figure 45). The table top height shall not exceed 34 inches above the finished floor. At least one companion fixed seat complying with ADAAG 4.33.3 should be provided next to each wheelchair seating space. An accessible route shall lead to and through each accessible seating area.

Citation: CBC 1104B.5.4; ADA 4.1.3(18) & 5.1

Minimum Quantity: 1
Maximum Quantity: 1
Unit: Custom
Minimum Estimated Cost: 0
Maximum Estimated Cost: 0
Record Number 162
Priority:

Facility Name: Miguel Contreras Learning Complex

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 172
Priority:

Emergency Warning Systems

Finding: There are visual warning devices in the restrooms.



Alternative Rec: *
(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 throughout the facility.

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 173
Priority: