

ACCESSIBILITY ASSESSMENT



prepared for

Oregon Department of Education
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ON-SITE DATE:

November 21-22, 2024

ADA TITLE II ASSESSMENT

OF

Douglas Gardens Elementary School
3680 Jasper Road
Springfield, OR 97478

Bureau Veritas

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TABLE OF CONTENTS

1 Executive Summary 1

1.1 Summary of Findings..... 1

1.2 Accessibility Summary Table 2

1.3 Purpose..... 2

1.4 Scope of Work 2

1.5 Basis for Order of Magnitude Costs 5

1.6 Criteria for Priority Levels 5

2 Accessibility 6

2.1 Barrier Summary Table..... 6

3 Certification 16

4 Appendices 17



1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of Douglas Gardens Elementary School. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Douglas Gardens Elementary School.

The site was visited on November 21-22, 2024. Weather conditions at the time of the on-site visit were light rain, with temperatures in the 40s (°F) and negligible winds.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further compliant detail is provided in Section 2 and Appendix B of the report.

Site

- Van accessible parking space P1-A and standard accessible parking P1-B have slopes exceeding 2.08%.
- Access aisle serving P1-A and B has slopes exceeding 2.08%.
- Ramps 1 and 2 exceed the maximum running slope of 8.33%.
- A curb ramp is not provided where the accessible route crosses a curb.
- Exterior gates do not have adequate maneuvering depth.
- Stairs are missing handrails and have open risers.
- Exterior doors do not have level maneuvering clearances.
- An accessible route is not provided from the property line to the school entrance.
- The parallel curb ramp CR-2 does not have a compliant landing.
- The accessible routes throughout the school have cross slopes exceeding 2.08%.
- Door thresholds are greater than ½ inch in height.

Douglas Gardens Elementary School - Main

- Doors have clear widths of less than 32 inches.
- Restrooms are not accessible due to limited room dimensions.
- The minimum number of hi-lo drinking fountains are not provided.
- Sinks do not have the required knee and toe clearance.
- A wheelchair stall is not provided in the multi-user restroom.
- Doors do not have the required maneuvering clearances.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Douglas Gardens Elementary School. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

DOUGLAS GARDENS ELEMENTARY SCHOOL - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

Facility / Building	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Douglas Gardens Elementary School	\$290,349	81	\$9,098	3	\$100,126	14	\$14,071	2			\$413,644	100
Grand Total	\$290,349	81	\$9,098	3	\$100,126	14	\$14,071	2			\$413,644	100

Order of magnitude costs to address those elements are described individually in Appendix B.

1.3 PURPOSE

The purpose of this report is to assist the Client in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.

1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements. Bureau Veritas then produces a report which identifies each facility's observed compliance issues and specific barriers, along with proposed remedies. Bureau Veritas endeavors to include all barriers within the defined scope of work area, however, some barriers may not be identified in the report. Bureau Veritas provides order of magnitude cost estimates directly associated with each barrier but does not provide engineered construction documents or construction cost estimates of barrier removal.

The field observer will review of the facility's common areas to observe and identify representative barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer will meet with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. The ADA covers both public areas and employee-only areas for Title II entities. For the purposes of this portfolio, only public, non-tenant owned features of the property will be subject to observation and will not include employee-only areas. Public, non-tenant areas will include but not be limited to, parking lots, sidewalks, access ramps, and exterior and interior common areas accessible to the public.

Title II entities are obligated to remove barriers under the requirements of the ADA as follows:

Facilities constructed prior to January 26, 1992— elements that do not comply with the 2010 ADA Standards are not required to be made compliant, unless alteration to those elements takes place. If elements are altered, then compliance with the 2010 Standards is required.

Facilities constructed between January 26, 1992 and March 15, 2012 – were required to comply with 1991 ADA Standards when constructed. If full compliance with the 1991 ADA Standards was not achieved by March 15, 2012, then the facilities must comply with the 2010 Standards. If elements in compliance with the 1991 Standards were altered after March 15, 2012, then compliance with the 2010 Standards is required.

Facilities constructed on March 15, 2012 to present- new construction, additions and alterations must be fully compliant with the 2010 ADA Standards for Accessible Design.

Alterations and Additions-

Additions and alterations undertaken at existing facilities are covered by the 2010 ADA Standards for Accessible Design. The extent of application is largely determined by a project's scope of work as the standards apply to those elements or spaces that are altered or added. Additional requirements apply to projects that affect or could affect the usability of, or access to, an area containing a primary function.

Alterations are defined in the standards as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are covered as "alterations," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards. The Department of Justice has determined that restriping of parking lots is considered an alteration of the parking facility.

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

If alterations are limited only to elements in a room or space, then the standards apply only to the elements altered. Similarly, where spaces are altered, the standards apply to those spaces that are altered. If a room or space is completely altered (or built new as part of an alteration), the entire room or space is fully subject to the standards. Compliance is required to the extent that it is technically feasible.

Projects that increase, expand, or extend a facility's gross floor area or height of a facility are considered additions and must comply with the requirements of the standards applicable to new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Compliance in an alteration is not required where it is "technically infeasible." The term is defined as "something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements." Where technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible

FIELD OBSERVATION PROCESS

The field observer will first review documents and information provided by the owner or owner's representative that could supplement the consultant's knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying barriers to accessibility.

During the site visit, the field observer will utilize a Survey Form that meets or exceeds the current ADAAG format, and will utilize a digital level, measuring tape, pressure gauge and digital camera. The field observer will identify and prioritize observed existing improvements which are not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ and refined by Bureau Veritas per client preferences. Typical priorities are as follows:

- Physical access to the property
- Access to areas of commerce or public accommodation

The Bureau Veritas team will assess exterior common areas and interior common areas that are defined as areas of public accommodation. Bureau Veritas will identify existing conditions that are not in accordance with the ADA Accessibility Guidelines, including the elements specified below (if applicable, where landlord is responsible for observed elements):

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces

- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Restrooms (sample set to include 1 classroom restroom, 1 teacher's restroom, 1 men's restroom, 1 women's restroom)
- Classrooms (1 sample classroom for K-8, sampling of High School specialized classes such as science, health education, shop)
- Cafeterias
- Drinking Fountains (sample set up to 3 fountains)
- Office and Employee Only Spaces (sample)
- Multi-Media Room
- Locker Rooms (High Schools only)
- Auditorium (High Schools only)
- Gymnasium (High Schools only)

Exclusions:

- Playgrounds, Athletic Fields, Exterior Amenities such as benches, tables I courtyard furniture
- Employee-only work areas
- Alarms, signage, public telephones, switches and outlets
- Space allowance and reach ranges
- Protruding objects

REPORT CONTENT

Bureau Veritas will deliver a consolidated AssetCalc™ database, which will be capable of exporting electronic (PDF) reports for each property surveyed which will include:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms);
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

The estimates for the non-compliant items noted within this report are summarized in Section 2.1, and individual barrier details are provided in Appendix B.

1.5 BASIS FOR ORDER OF MAGNITUDE COSTS

Order of magnitude estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stall, curb ramp, restroom). Architectural plans for renovation of areas requiring barrier removal or grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of estimated costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.

1.6 CRITERIA FOR PRIORITY LEVELS

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking and exterior accessible pedestrian paths of travel to and from the amenities and features provided at each site. This includes parking, public transportation, retail, restaurant, office and industrial space, where applicable. As such, Bureau Veritas prioritized each of the captured barriers based on modified, published Department of Justice (DOJ) criteria focusing on the primary scope of work. Interior spaces such as common corridors, restrooms, kitchens and other interior elements along the common path of travel, such as water fountains, that are the responsibility of the property owner, are included.

The ADA also regulates employee work areas. Common corridors used by employees, employee restrooms, employee kitchens and employee break rooms are not considered "employee work areas." Those areas, even if used by employees only, shall comply with the ADA regulations which govern corridors, restrooms, kitchens and break rooms. The scope of this project does not include employee-only areas.

Per DOJ Guidelines, *people with disabilities should be able to arrive on the site, approach the building or facility and its amenities, and enter as freely as everyone else.*

Priority 1: Accessible Van Parking – Access to a facility begins with accessible parking. Van accessible parking is deemed an important barrier for parking. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, a minimum number of van accessible spaces is required. Barriers associated with the compliance of a van accessible space include signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Car accessible parking includes all barriers associated with the compliance of a car accessible space including signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – An entity providing accommodation to the public is required to take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. The DOJ and state building codes dictate the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp. At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: Elements along the Accessible Route – Barriers which occur along the path of travel shall be removed, where such a barrier removal is easily accomplishable. Examples include moving items within reach range, widening doors, installing accessible door hardware, and removing high-pile carpeting.

Priority 3: Restroom Facilities – Barrier removal may include widening of toilet stalls, installation of grab bars, replacement of sinks, and drinking fountains.

Priority 4: Access to All Other Features and Amenities – Measures are required to provide access to other areas. This priority is for items not required for basic access in the other three priorities.

2 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the programs, services, and activities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, and applicable state and local accessibility codes.

2.1 BARRIER SUMMARY TABLE

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix B.

Barrier Summary Report

[illegible]

Id	ADA Master	Facility	Building	Assembly	Type	Barrier	Detail	GPS Marker	Lat/Long	Location	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed	Date Completed	Total
	Cost Id					Priority				Description										
528494	1127	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Restroom	Door	1	The door has less than 32" clear width.	23		Boy's Restroom	ADA	307.4, 404.2.3	1	\$4867.2	EA	Springfield SD 19		11/21/2024		\$4,867
528495	1128	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Restroom	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	24		Boy's Restroom	ADA	404.2.4; Table 404.2.4.1	1	\$2340	EA	Springfield SD 19		11/21/2024		\$2,340
528497	1094	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Sink	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	26		Green Pod Specialty Room E2	ADA	404.2.8	1	\$685.152	EA	Springfield SD 19		11/21/2024		\$685
528502	1088	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Door	1	The accessible door has less than 32" clear width.	31		Main Office Doors	ADA	404.2.3	10	\$4642.5599999999995	EA	Springfield SD 19		11/21/2024		\$46,426
528503	1132	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	32		Main Office Doors	ADA	309, 404.2.7	9	\$548.496	EA	Springfield SD 19		11/21/2024		\$4,936
528507	1134	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Restroom	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	36		Main Office Doors	ADA	404.2.9	5	\$685.152	EA	Springfield SD 19		11/21/2024		\$3,426
528508	3530	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Interior Access Route	1	The width of the accessible route is less than 36".	37		Main Office	IBC	2009 ANSI A117.1-403.5	1	\$174.096	EA	Springfield SD 19		11/21/2024		\$174
528511	1129	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Restroom	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	40		Main Office Restrooms	ADA	404.2.4; Table 404.2.4.1	2	\$2340	EA	Springfield SD 19		11/21/2024		\$4,680
528786	1129	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	68		Green Pod Specialty Rooms E1 & E2	ADA	404.2.4; Table 404.2.4.1	1	\$2340	EA	Springfield SD 19		11/21/2024		\$2,340
528404	1033	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	1	+44.035474, -122.975006	Accessible Route from Jasper Rd to Building Entrance	ADA	206; 206.2.1	224	\$16.77312	SF	Springfield SD 19		11/21/2024		\$3,757
528405	1048	Douglas Gardens Elementary School	Site	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	2	+44.035696, -122.974991	Accessible Route from Jasper Rd to Building Entrance	ADA	406.2	1	\$3276	EA	Springfield SD 19		11/21/2024		\$3,276
528407	1794	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	3	+44.035783, -122.975049	Accessible Route from Jasper Rd to Building Entrance	ADA	403.3	217	\$18.72	SF	Springfield SD 19		11/21/2024		\$4,062
Total Barriers: 100, Total Cost: \$413,644																				

Id	ADA Master	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed	Date Completed	Total
	Cost Id																			
528422	1059	Douglas Gardens Elementary School	Site	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	18	+44.036245, -122.975535	Music Room	ADA	405.2	1	\$1239.2640000000001	LF	Springfield SD 19		11/21/2024		\$1,239
528424	3685	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	20	+44.036007, -122.975599	Exterior Gates	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	8	\$685.152	EA	Springfield SD 19		11/21/2024		\$5,481
528425	3685	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	21	+44.036314, -122.974890	Cafeteria Entrance D-8	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	2	\$685.152	EA	Springfield SD 19		11/21/2024		\$1,370
528426	1091	Douglas Gardens Elementary School	Site	Exterior Access Route	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	22	+44.036315, -122.974869	Cafeteria Entrance D-8	ADA	404.2.5	2	\$335.0879999999997	EA	Springfield SD 19		11/21/2024		\$670
528427	3685	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	23	+44.036320, -122.975418	Yellow Pod Entrance D-7	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	2	\$685.152	EA	Springfield SD 19		11/21/2024		\$1,370
528428	1094	Douglas Gardens Elementary School	Site	Exterior Access Route	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	24	+44.036175, -122.975209	Purple Pod Entrance D-4	ADA	404.2.8	2	\$685.152	EA	Springfield SD 19		11/21/2024		\$1,370
528429	1059	Douglas Gardens Elementary School	Site	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	25	+44.036140, -122.975642	Music Room	ADA	405.2	20	\$1239.2640000000001	LF	Springfield SD 19		11/21/2024		\$24,785
528430	2343	Douglas Gardens Elementary School	Site	Exterior Access Route	Ramp	1	Handrail extensions are not compliant.	26	+44.036164, -122.975573	Music Room	ADA	505.10	1.5	\$305.136	LF	Springfield SD 19		11/21/2024		\$458
528431	2343	Douglas Gardens Elementary School	Site	Exterior Access Route	Ramp	1	Handrail extensions are not compliant.	27	+44.036217, -122.975557	Music Room	ADA	505.10	7	\$305.136	LF	Springfield SD 19		11/21/2024		\$2,136
528432	1055	Douglas Gardens Elementary School	Site	Exterior Access Route	Stairs	1	Stairs have open risers.	28	+44.036219, -122.975534	Music Room	ADA	504.3	3	\$1572.48	Riser	Springfield SD 19		11/21/2024		\$4,717
528434	3685	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	30	+44.036182, -122.975655	Music Room Doors	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	2	\$685.152	EA	Springfield SD 19		11/21/2024		\$1,370
Total Barriers: 100, Total Cost: \$413,644																				

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed	Date Completed	Total	
528450	3685	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	46	+44.036519, -122.975379	Yellow Pod Entrance D-7	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	2	\$685.152	EA	Springfield SD 19		11/21/2024		\$1,370	
528451	1086	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	47	+44.036818, -122.975295	Yellow Pod Classroom 15	ADA	305.2; 404.2	1	\$2340.7488000000003	EA	Springfield SD 19		11/21/2024		\$2,341	
528452	1794	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	48	+44.036853, -122.975046	Accessible Route from Yellow Pod Classroom 15 to 16	ADA	403.3	72	\$37.110528	SF	Springfield SD 19		11/21/2024		\$2,672	
528453	1794	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	49	+44.036811, -122.974969	Accessible Route from Yellow Pod Classroom 15 to 16	ADA	403.3	72	\$37.110528	SF	Springfield SD 19		11/21/2024		\$2,672	
528454	1086	Douglas Gardens Elementary School	Site	Exterior Access Route	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	50	+44.036687, -122.974913	Yellow Pod Classroom 16	ADA	305.2; 404.2	1	\$2340	EA	Springfield SD 19		11/21/2024		\$2,340	
528455	1794	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	51	+44.036635, -122.974888	Accessible Route from Yellow Pod Classroom 16 to 17	ADA	403.3	216	\$37.110528	SF	Springfield SD 19		11/21/2024		\$8,016	
528456	1794	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	52	+44.036553, -122.975120	Accessible Route from Yellow Pod Classroom 17 to 18	ADA	403.3	80	\$37.110528	SF	Springfield SD 19		11/21/2024		\$2,969	
528457	1086	Douglas Gardens Elementary School	Site	Exterior Access Route	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	53	+44.036426, -122.975218	Yellow Pod Classroom 18	ADA	305.2; 404.2	1	\$2340	EA	Springfield SD 19		11/21/2024		\$2,340	
528458	1794	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	54	+44.036479, -122.975308	Accessible Route from Yellow Pod Classroom 18 to Yellow Pod Entrance D-7	ADA	403.3	40	\$37.110528	SF	Springfield SD 19		11/21/2024		\$1,484	
528459	1791	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The walkway does not have a compliant turning space at a change of direction.	55	+44.035933, -122.975062	Exterior Gates	ADA	403.5.2	6	\$16.77312	SF	Springfield SD 19		11/21/2024		\$101	
528460	3685	Douglas Gardens Elementary School	Site	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	56	+44.036254, -122.974846	Main Office	Oregon Accessibility Code	Oregon Structural Specialty Code 1102.1.2.	3	\$685.152	EA	Springfield SD 19		11/21/2024		\$2,055	
528461	1048	Douglas Gardens Elementary School	Site	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	57	+44.035743, -122.975149	Accessible Route from Jasper Rd to Building Entrance	ADA	406.2	1	\$3276	EA	Springfield SD 19		11/21/2024		\$3,276	
528462	1033	Douglas Gardens Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	58	+44.035570, -122.975210	Accessible Route from Jasper Rd to Building Entrance	ADA	206; 206.2.1	140	\$16.77312	SF	Springfield SD 19		11/21/2024		\$2,348	
Total Barriers: 100, Total Cost: \$413,644																					

Id	ADA Master	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed	Date Completed	Total
	Cost Id									Description										
528510	1922	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	39		Main Office Men's Restroom	ADA	603, 604, 606	1	\$22464	EA	Springfield SD 19		11/21/2024		\$22,464
528512	1222	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Sink	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	41		Library	ADA	606.2; 305	1	\$5616	EA	Springfield SD 19		11/21/2024		\$5,616
528513	1222	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Sink	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	42		Main Office	ADA	606.2; 305	1	\$5616	EA	Springfield SD 19		11/21/2024		\$5,616
528433	2857	Douglas Gardens Elementary School	Site	Exterior Access Route	Stairs	3	OREGON: The stair treads do not have visual contrast of dark-on-light or light-on-dark on the leading 2" of the tread from the remaining portion of the tread surface.	29	+44.036204, -122.975532	Music Room Stairs ST-1	IBC	2009 ANSI A117.1-504.5.1	3	\$163.46304	EA	Springfield SD 19		11/21/2024		\$490
528498	1157	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	27		Cafeteria Drinking Fountain	ADA	211.1; 211.2; 602; 309	1	\$7035.7248	EA	Springfield SD 19		11/21/2024		\$7,036
528499	1157	Douglas Gardens Elementary School	Douglas Gardens Elementary School - Main	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	28		Gym Drinking Fountain	ADA	211.1; 211.2; 602; 309	1	\$7035.7248	EA	Springfield SD 19		11/21/2024		\$7,036
Total Barriers: 100, Total Cost: \$413,644																				

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Douglas Gardens Elementary School, 3680 Jasper Road, Springfield, OR 97478. The site was visited on November 21-22, 2024.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state and local requirements.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or order of magnitude estimated costs to remove barriers.

If you have any questions regarding this report, please contact Program Manager Matt Anderson at matt.anderson@bureauveritas.com or at (800) 766-0660, x7296940.

Prepared by: Lina Sarikhani
Field Observer

Reviewed by: *JOrange*
Ja'Vondrick Orange
javondrick.orange@bureauveritas.com

4 APPENDICES

APPENDIX A: SITE PLAN

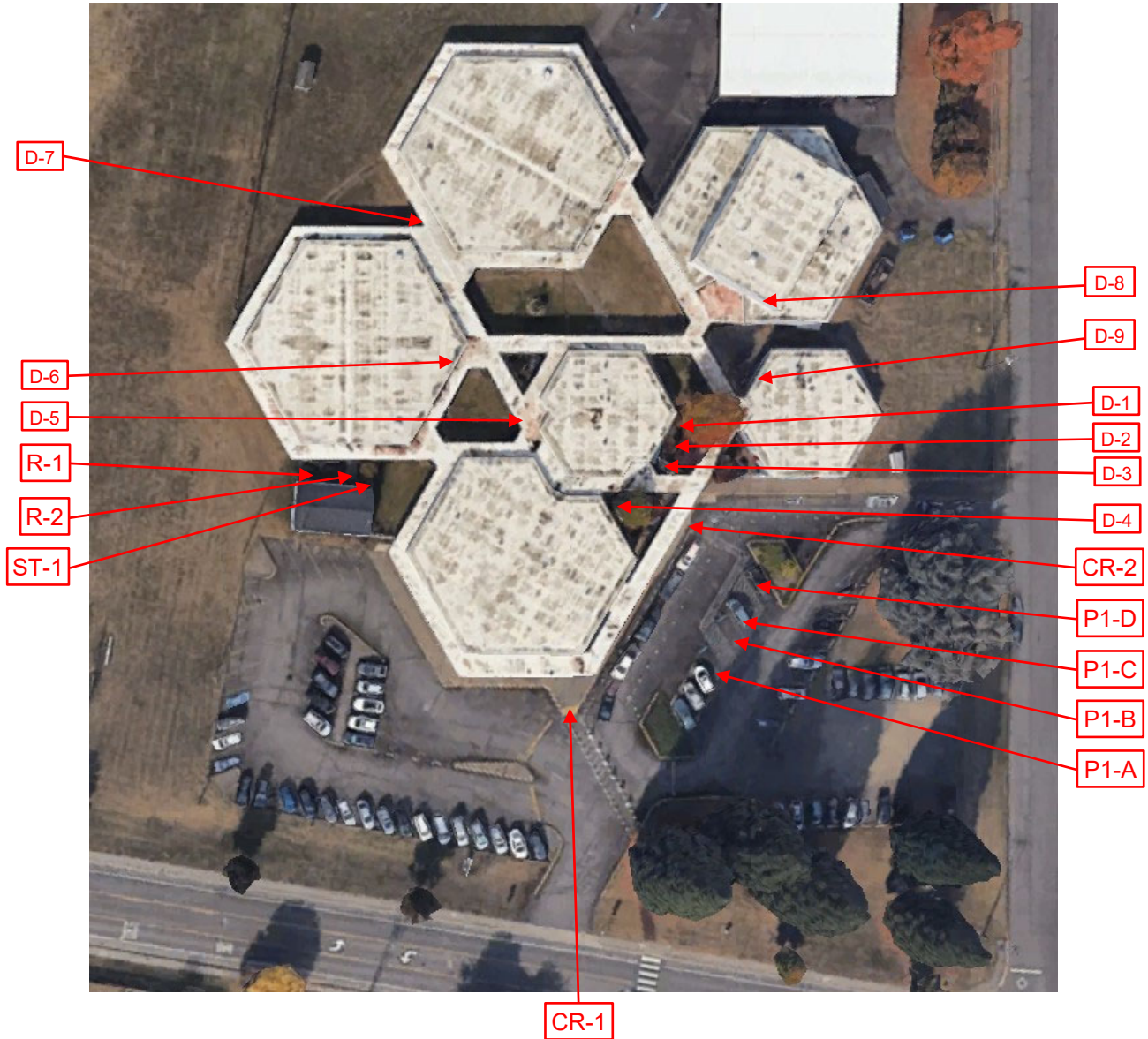
APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:

SITE PLAN

Site Plan

Parking Lot P1
66 Total Spaces
Required: 1 Van & 2 Standard Accessible Spaces
Provided: 2 Van & 2 Standard Accessible Spaces



Source:

Google Earth

Legend:

P# - Parking Lot
P#-# - Accessible Parking Space
R# - Ramp
CR# - Curb Ramp
ST# - Stairs

The north arrow indicator is an approximation of 0° North.



Project Number:

169411.24R000-061.449

Project Name:

Douglas Gardens Elementary School

On-Site Date:

November 21-22, 2024

APPENDIX B:

RECORD OF INDIVIDUAL BARRIERS

Douglas Gardens Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	502.4
Barrier Detail	The access aisle slope is greater than 1:50 (2%).
Location Description	Access Aisle serving P1-A & B
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The van accessible aisle has a cross slope of 3.5%.

Resolution

Remove and replace with an adjacent access aisle that is at least 60" wide and has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	9,360.00	\$ 9,360
Priority	1	

Map for Barrier ID: AX528415



11 +44.035952, -122.974800

Photos for Barrier ID: AX528415



Douglas Gardens Elementary School Site

Assembly	Accessible Parking
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Type	Parking Space - Van
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ADA Standard	502.2
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Barrier Detail

The van access aisle is less than 96" wide where the van stall is less than 132" wide.

Location Description	Access Aisle serving P2-A & B
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions	The van accessible aisle width is 93 inches.
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Resolution

Remove and replace with an adjacent access aisle that is at least 96" wide, where the van stall is less than 132" wide, and has a maximum slope of 1:48 (2.08%) in all directions. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. Measurements shall be made to the centerline of the stripe. Where accessible stalls and aisles are not adjacent to another stall or aisle, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles. Access aisles shall extend the full length of the parking spaces they serve. Access aisles shall be marked so as to discourage parking in them. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48. Parking spaces for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98" minimum.

Quantity	Unit Cost	Total Cost
1 EA	786.24	\$ 786

Priority	1
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Map for Barrier ID: AX528414



10 +44.035944, -122.974818

Photos for Barrier ID: AX528414



Douglas Gardens Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	302.3
Barrier Detail	
The van stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.	
Location Description	Access Aisle serving P2-A & B
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	5/8" gap drain

Resolution

Repair or resurface the van parking stall and/or aisle to eliminate gaps greater than 1/2" wide. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
1 EA	936.00	\$ 936
Priority	1	

Map for Barrier ID: AX528416



12 +44.035982, -122.974835



Douglas Gardens Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	502.4
Barrier Detail	The parking space slope is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-B
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The standard accessible stall has a cross slope of 2.3%.

Resolution

Remove and replace with a van space which has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	11,793.60	\$ 11,794
Priority	1	

Map for Barrier ID: AX528417



13 +44.035948, -122.974793

Photos for Barrier ID: AX528417



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Curb Ramp CR-1 towards Bus Lanes
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has a cross slope of 2.7%.
Highest Cross Slope	2.7%

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
4 SF	37.11	\$ 148
Priority	1	

Map for Barrier ID: AX528420



16 +44.035885, -122.975132

Photos for Barrier ID: AX528420



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2
Barrier Detail	A curb ramp is not provided where the accessible route crosses a curb.
Location Description	Accessible Route from Jasper Rd to Building Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	A curb ramp is not provided.

Resolution

Install a compliant curb ramp. Compliant curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. The running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where provided, flare slopes shall be maximum 1:10 (10%). Provide a landing at the top of the curb ramp. The landing clear length shall be 36" minimum. The landing clear width shall be minimum 48" wide, and at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Quantity	Unit Cost	Total Cost
1 EA	3,276.00	\$ 3,276
Priority	1	

Map for Barrier ID: AX528405



2 +44.035696, -122.974991

Photos for Barrier ID: AX528405



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2
Barrier Detail	A curb ramp is not provided where the accessible route crosses a curb.
Location Description	Accessible Route from Jasper Rd to Building Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	A curb ramp is not provided.

Resolution

Install a compliant curb ramp. Compliant curb ramps shall be provided wherever an accessible route crosses a curb. Curb ramp runs shall have a running slope not steeper than 1:12. Cross slope of ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. The running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where provided, flare slopes shall be maximum 1:10 (10%). Provide a landing at the top of the curb ramp. The landing clear length shall be 36" minimum. The landing clear width shall be minimum 48" wide, and at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

Quantity	Unit Cost	Total Cost
1 EA	3,276.00	\$ 3,276
Priority	1	

Map for Barrier ID: AX528461



57 +44.035743, -122.975149

Photos for Barrier ID: AX528461



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
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Type	Exterior Accessible Route
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ADA Standard	206; 206.2.1
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Barrier Detail

A compliant accessible route is not provided from the property line to the site facilities.

Location Description	Accessible Route from Jasper Rd to Building Entrance
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions	An accessible route is not provided from the property line to the site.
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Length	56'
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Width	4'
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Resolution

Provide an accessible route from accessible parking spaces, passenger loading zones, public streets, public sidewalks, and public transportation stops. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. A compliant ramp has maximum 1:12 (8.3%) running slope, maximum ramp run rise 30", landings at the top and bottom of ramp runs, handrails where the ramp run rise is greater than 6", and edge protection with exceptions. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
224 SF	16.77	\$ 3,757

Priority	1
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Map for Barrier ID: AX528404



1 +44.035474, -122.975006

Photos for Barrier ID: AX528404



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Jasper Rd to Building Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has cross slopes from 2.3% to 3.0%.
Highest Cross Slope	3.0%
Lowest Cross Slope	2.3%
Length	31'
Width	7'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
217 SF	18.72	\$ 4,062
Priority	1	

Map for Barrier ID: AX528407



3 +44.035783, -122.975049

Photos for Barrier ID: AX528407



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
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Type	Exterior Accessible Route
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ADA Standard	206; 206.2.1
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Barrier Detail

A compliant accessible route is not provided from the property line to the site facilities.

Location Description	Accessible Route from Jasper Rd to Building Entrance
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions	An accessible route is not provided from the property line to the site.
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Length	35'
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Width	4'
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Resolution

Provide an accessible route from accessible parking spaces, passenger loading zones, public streets, public sidewalks, and public transportation stops. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. A compliant ramp has maximum 1:12 (8.3%) running slope, maximum ramp run rise 30", landings at the top and bottom of ramp runs, handrails where the ramp run rise is greater than 6", and edge protection with exceptions. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
140 SF	16.77	\$ 2,348

Priority	1
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Map for Barrier ID: AX528462



58 +44.035570, -122.975210

Photos for Barrier ID: AX528462



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Yellow Pod Classroom 15 to 16
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has cross slopes from 2.2% to 2.6%.
Length	9'
Width	8'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

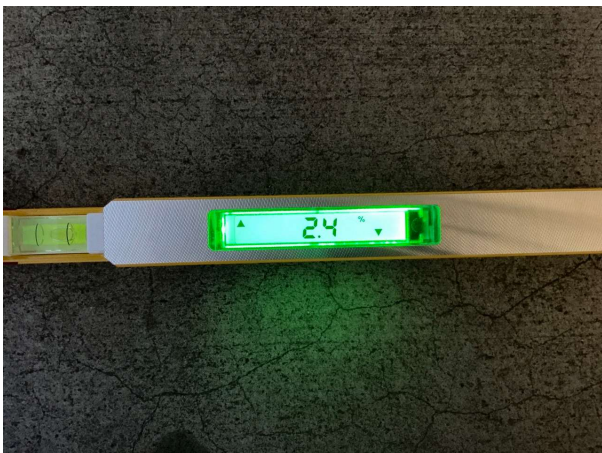
Quantity	Unit Cost	Total Cost
72 SF	37.11	\$ 2,672
Priority	1	

Map for Barrier ID: AX528452



48 +44.036853, -122.975046

Photos for Barrier ID: AX528452



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Yellow Pod Classroom 15 to 16
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has cross slopes from 2.2% to 2.9%.
Highest Cross Slope	2.9%
Lowest Cross Slope	2.2%
Length	9'
Width	8'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

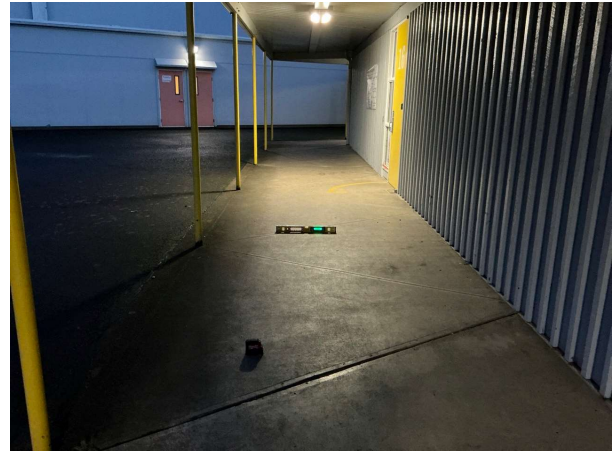
Quantity	Unit Cost	Total Cost
72 SF	37.11	\$ 2,672
Priority	1	

Map for Barrier ID: AX528453



49 +44.036811, -122.974969

Photos for Barrier ID: AX528453



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Yellow Pod Classroom 16 to 17
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has cross slopes from 2.3% to 2.9%.
Highest Cross Slope	2.9%
Lowest Cross Slope	2.3%
Length	27'
Width	8'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
216 SF	37.11	\$ 8,016
Priority	1	

Map for Barrier ID: AX528455



51 +44.036635, -122.974888

Photos for Barrier ID: AX528455



Douglas Gardens Elementary School Site

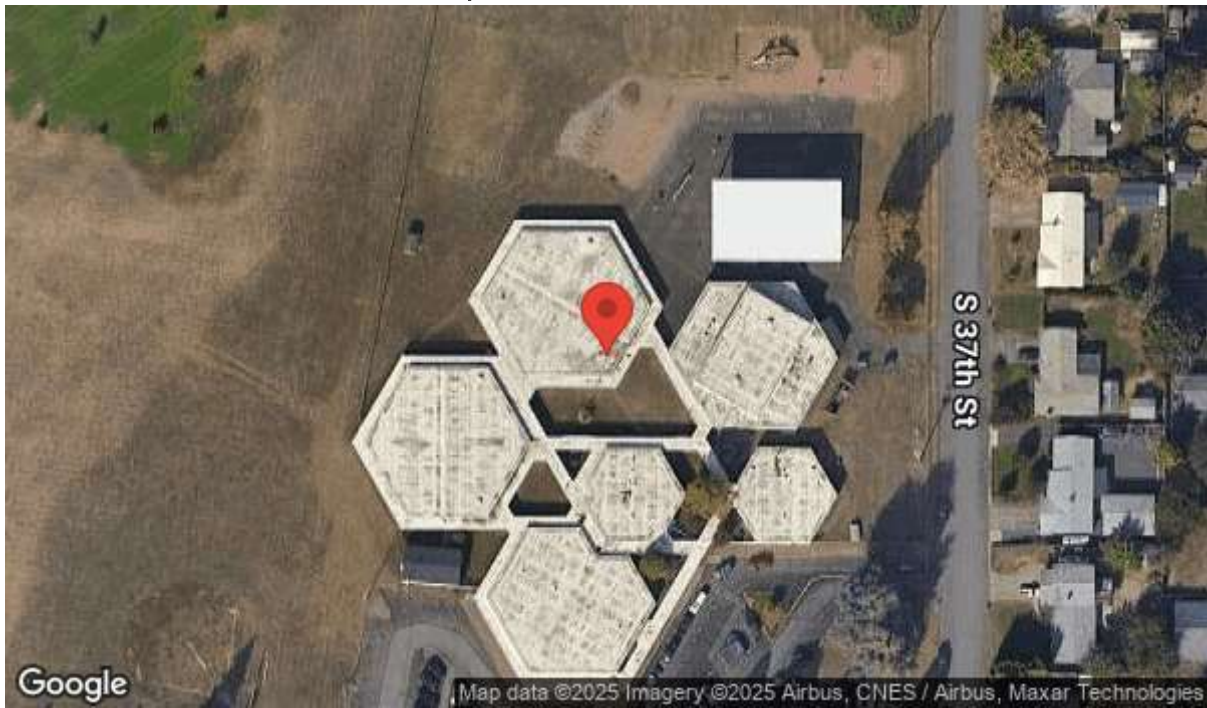
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Yellow Pod Classroom 17 to 18
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has a cross slope of 2.3%.
Highest Cross Slope	2.3%
Length	10'
Width	8'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

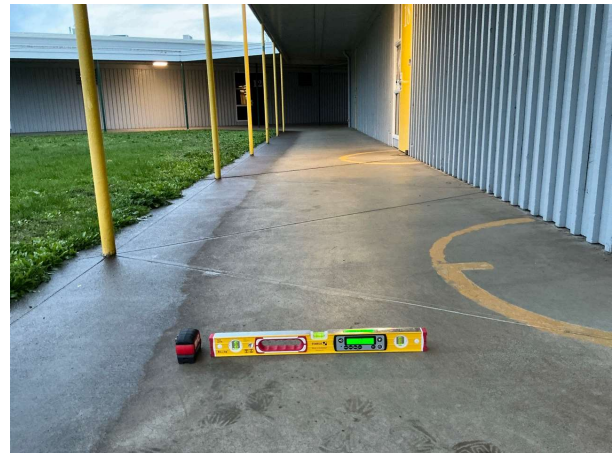
Quantity	Unit Cost	Total Cost
80 SF	37.11	\$ 2,969
Priority	1	

Map for Barrier ID: AX528456



52 +44.036553, -122.975120

Photos for Barrier ID: AX528456



Douglas Gardens Elementary School Site

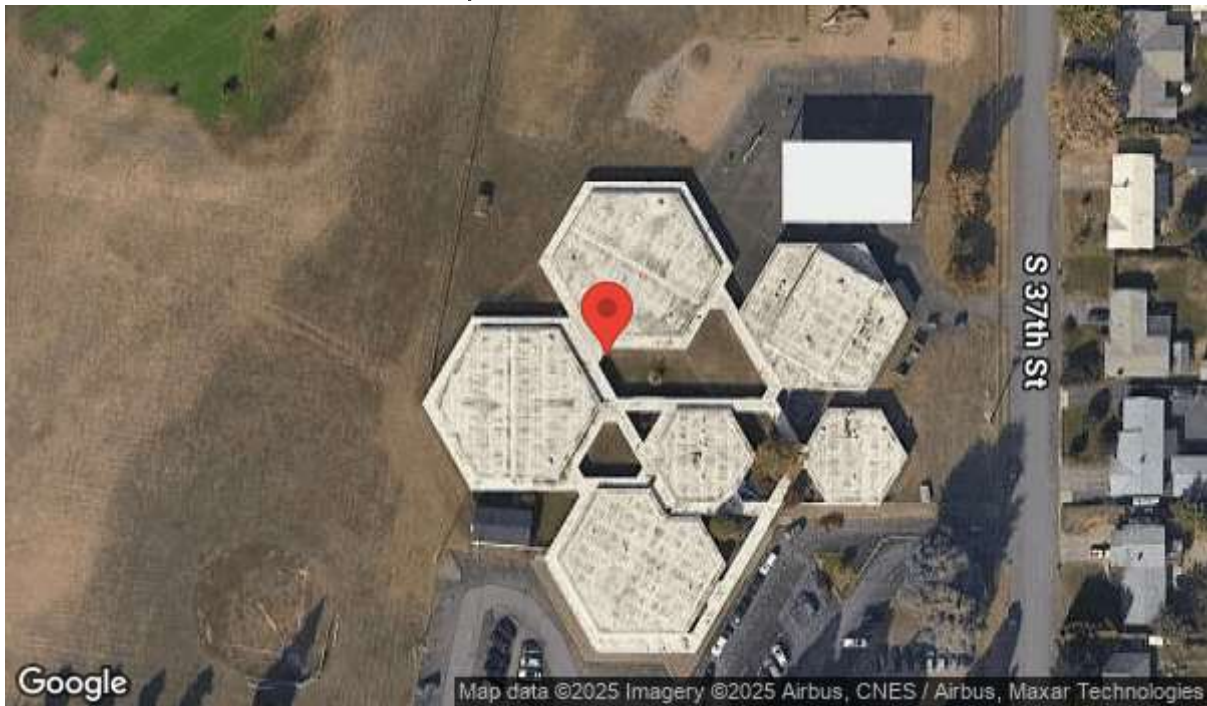
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Yellow Pod Classroom 18 to Yellow Pod Entrance D-7
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has cross slopes from 2.4% to 3.1%.
Highest Cross Slope	3.1%
Lowest Cross Slope	2.4%
Length	5'
Width	8'

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
40 SF	37.11	\$ 1,484
Priority	1	

Map for Barrier ID: AX528458



54 +44.036479, -122.975308

Photos for Barrier ID: AX528458



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from Yellow Pod to Blue Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has cross slopes from 2.2% to 6.1%.
Highest Cross Slope	6.1%
Lowest Cross Slope	2.2%
Length	42'
Width	58"

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
203 SF	34.44	\$ 6,992
Priority	1	

Map for Barrier ID: AX528471



67 +44.036450, -122.975072

Photos for Barrier ID: AX528471



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Building Entrance - Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	Blue Pod Doors
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The maneuvering clearance has a slope of 4.3%.

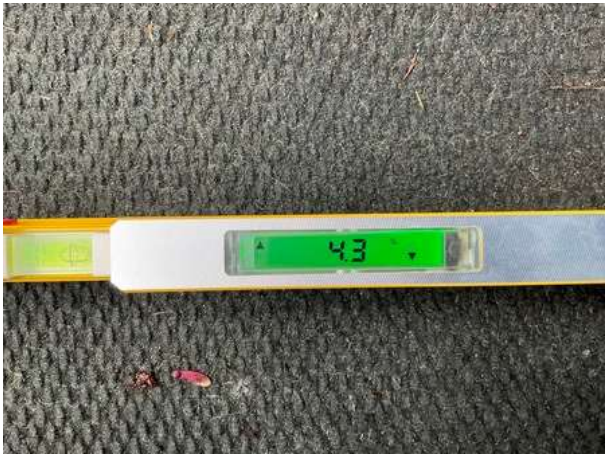
Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528418





Douglas Gardens Elementary School Site

Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	404.2.4; Table 404.2.4.1	
Barrier Detail		
The pull side of the accessible door does not have the required maneuvering clearances.		
Location Description	Blue Pod Doors	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	For a front approach on the pull side, the side clearance is 13 inches.	
Resolution		
Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.		
Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528419



15 +44.036208, -122.974927

Photos for Barrier ID: AX528419



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Boy's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

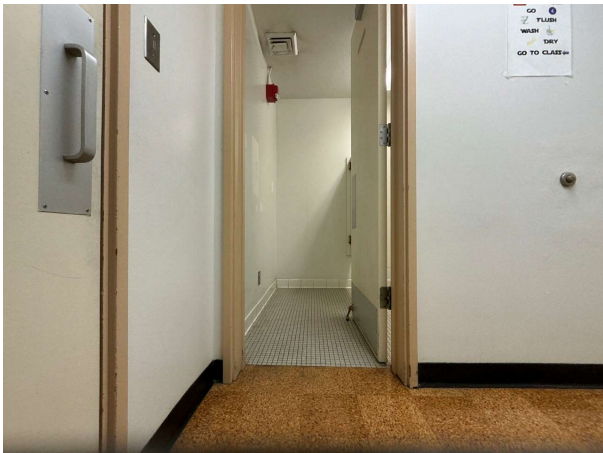
The closing speed is 2.95 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685
Priority	1	

Photos for Barrier ID: AX528482



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The push side of the accessible door does not have the required maneuvering clearances.

Location Description	Boy's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

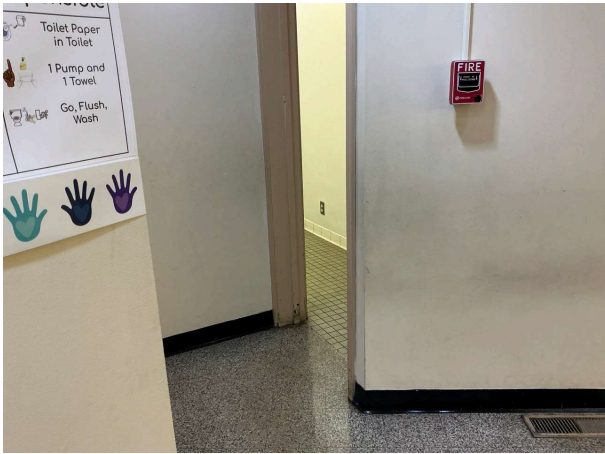
For a hinge approach on the push side, the maneuvering clearance depth is 34 inches.

Width	34"
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Resolution

Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 42" minimum. The required side clearance is 22" minimum on the hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Boy's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door clear width is 25-1/2 inches.
Height	25 1/2"

Resolution

Remove and replace with a door that has a minimum clear opening of 32". Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". [EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	4,867.20	\$ 4,867
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The pull side of the accessible door does not have the required maneuvering clearances.

Location Description	Boy's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

For a latch approach on the pull side, the maneuvering clearance depth is 33 inches.

Resolution

Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.9

Barrier Detail

The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

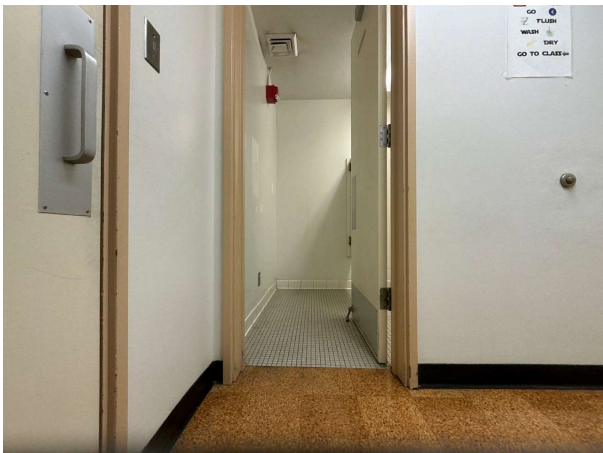
Location Description	Boy's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The opening force is greater than 5 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685
Priority	1	

Photos for Barrier ID: AX528479



Douglas Gardens Elementary School Site

Assembly Exterior Access Route

Type Door

ADA Standard 404.2.9

Barrier Detail

The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description Building G Specialty Rooms E1, E2 & 7

Observed Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions The opening force is greater than 8.5 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
3 EA	685.15	\$ 2,055

Priority 1

Map for Barrier ID: AX528440





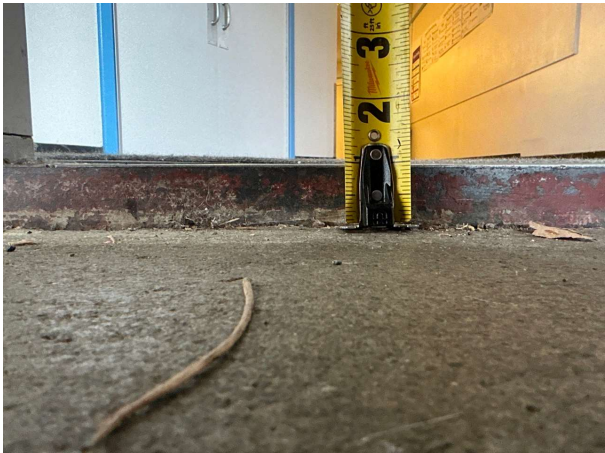
Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Building Entrance - Door	
ADA Standard	404.2.5	
Barrier Detail	The threshold at the accessible door is greater than ½" in height.	
Location Description	Cafeteria Entrance D-8	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The threshold at the accessible door is greater than 1/2 inch.	
Resolution	Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]	
Quantity	Unit Cost	Total Cost
2 EA	335.09	\$ 670
Priority	1	

Map for Barrier ID: AX528426



22 +44.036315, -122.974869



Douglas Gardens Elementary School Site

Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Cafeteria Entrance D-8	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is greater than 8.5 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	

Map for Barrier ID: AX528425



21 +44.036314, -122.974890

Photos for Barrier ID: AX528425



Douglas Gardens Elementary School Site

Assembly Exterior Access Route

Type Door

ADA Standard 404.2.9

Barrier Detail

The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description Classroom Doors Sample

Observed Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions The opening force is greater than 5 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
10 EA	685.15	\$ 6,852

Priority 1

Map for Barrier ID: AX528421





Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Classroom Doors Sample
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The threshold at the accessible door is greater than 1/2 inch.

Resolution

Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]

Quantity	Unit Cost	Total Cost
9 EA	335.09	\$ 3,016
Priority	1	

Map for Barrier ID: AX528444



40 +44.036007, -122.975016



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	Classroom Doors Sample
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door maneuvering clearance has a slope greater than 2.08%.

Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528445





Douglas Gardens Elementary School Site

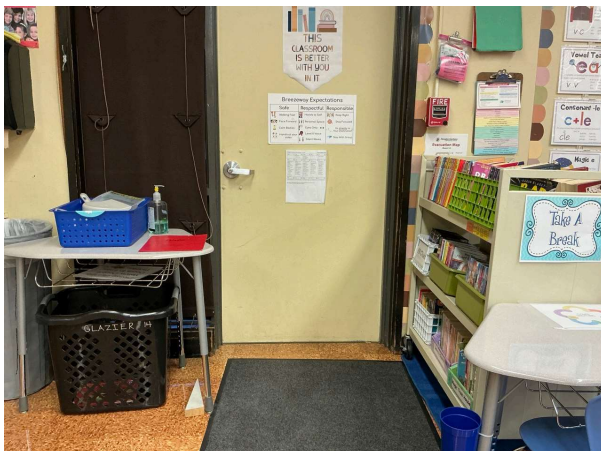
Assembly	Exterior Access Route	
Type	Door	
ADA Standard	404.2.4; Table 404.2.4.1	
Barrier Detail		
The push side of the accessible door does not have the required maneuvering clearances.		
Location Description	Classroom Doors Sample	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions		
For a front approach on the push side, the side clearance is less than 12 inches due to the location of furniture.		
Resolution		
Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.		
Quantity	Unit Cost	Total Cost
1 EA	187.20	\$ 187
Priority	1	

Map for Barrier ID: AX528446



42 +44.035910, -122.975145

Photos for Barrier ID: AX528446



Douglas Gardens Elementary School Site

Assembly Exterior Access Route

Type Door

ADA Standard 404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description Classroom Doors Sample

Observed Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions The closing speed is less than 5 seconds.

Resolution

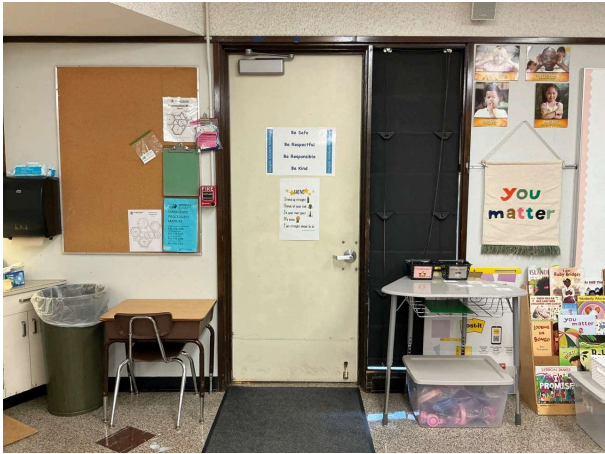
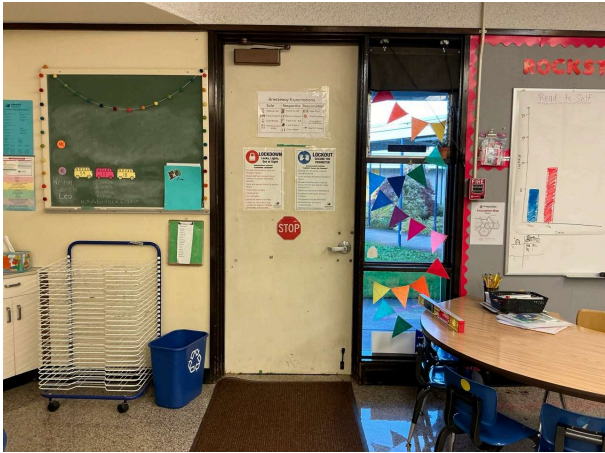
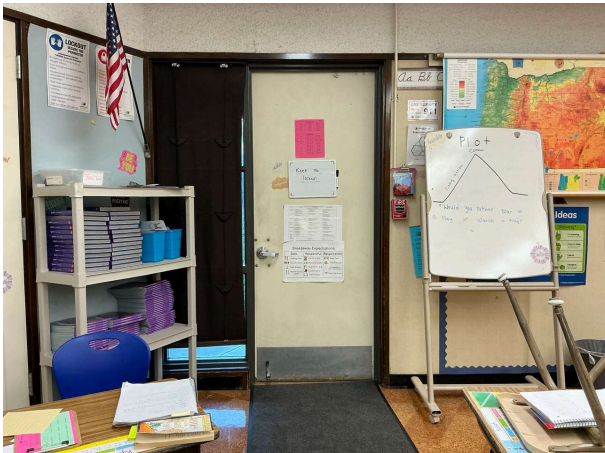
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
7 EA	685.15	\$ 4,796

Priority 1

Map for Barrier ID: AX528447





Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp - Perpendicular
ADA Standard	405.2; Table 405.2; 406; 406.2
Barrier Detail	The curb ramp does not meet the slope requirements.
Location Description	Curb Ramp CR-1
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The curb ramp has a running slope of 9.5%/
Highest Running Slope	9.5%

Resolution

The curb ramp should be removed and replaced with a compliant curb ramp with no greater than the maximum allowable slopes of a ramp. Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of curb ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 (8.33%) maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps and curb ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. In facilities built before 1/26/92, the running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where flares are provided, flare slopes shall not be greater than 1:10 (10%). [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.]

Quantity	Unit Cost	Total Cost
1 EA	3,276.00	\$ 3,276
Priority	1	

Map for Barrier ID: AX528408



4 +44.035870, -122.975111

Photos for Barrier ID: AX528408



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302.3
Barrier Detail	The accessible route has gaps in the surface greater than 1/2" wide.
Location Description	Curb Ramp CR-1 to Main Office Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has a 3/4-inch gap for a length of 46 inches.
Length	46"
Width	3/4"

Resolution

Repair the accessible route to eliminate openings in the surface greater than 1/2" wide. Openings in the ground surface of the accessible route shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
1 SF	16.77	\$ 17
Priority	1	

Map for Barrier ID: AX528409



5 +44.035985, -122.974971

Photos for Barrier ID: AX528409



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp - Parallel
ADA Standard	406; 405.2 thru 405.5; Table 405.2; 403.5.1
Barrier Detail	The curb ramp width is less than 36".
Location Description	Curb Ramp CR-2
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The parallel curb ramp has a 30-inch clear width.
Width	30"

Resolution

The curb ramp should be removed and replaced with a compliant ramp that has a minimum clear width of 36".
[EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Where flares are provided, flare slopes shall be no greater than 1:10 (10%).

Quantity	Unit Cost	Total Cost
1 EA	3,276.00	\$ 3,276
Priority	1	

Map for Barrier ID: AX528410



6 +44.036040, -122.974935

Photos for Barrier ID: AX528410



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp - Parallel
ADA Standard	304, 406.4
Barrier Detail	The parallel curb ramp landing is not compliant.
Location Description	Curb Ramp CR-2
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The bottom landing has a slope of 2.3%.
Highest Running Slope	2.3%

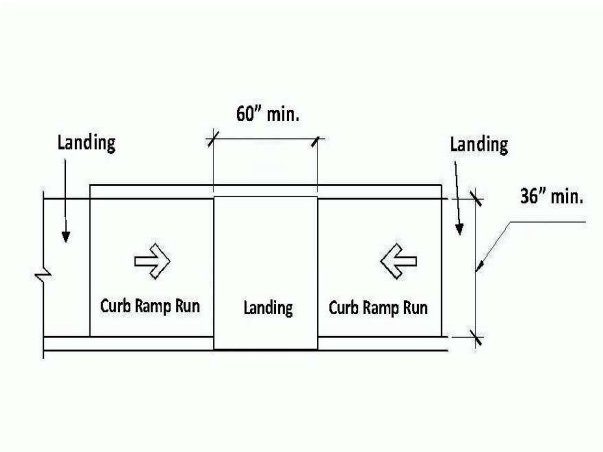
Resolution

Reconstruct the landings at the bottom and top of the parallel curb ramp. The bottom landing clear width shall be 60" minimum to allow for a 90 degree turn. The top landing clear width shall be at least as wide as the curb ramp run leading to the landing, and minimum 36" long. The slope of landings shall be maximum 1:48 (2.08%) in any direction.

Quantity	Unit Cost	Total Cost
1 EA	2,413.01	\$ 2,413
Priority	1	

Map for Barrier ID: AX528411





Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp - Parallel
ADA Standard	406; 405.2 thru 405.5; Table 405.2; 403.5.1
Barrier Detail	The curb ramp width is less than 36".
Location Description	Curb Ramp CR-2
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The parallel curb ramp has a 29-1/2 inch clear width.
Width	29-1/2"

Resolution

The curb ramp should be removed and replaced with a compliant ramp that has a minimum clear width of 36".
[EXCEPTION: Within employee work areas, the required clear width of ramps that are a part of common use circulation paths shall be permitted to be decreased by work area equipment provided that the decrease is essential to the function of the work being performed.] Where flares are provided, flare slopes shall be no greater than 1:10 (10%).

Quantity	Unit Cost	Total Cost
1 EA	3,276.00	\$ 3,276
Priority	1	

Map for Barrier ID: AX528412



8 +44.036167, -122.974902

Photos for Barrier ID: AX528412



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Gate	
ADA Standard	305.2; 404.2	
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.	
Location Description	Exterior Gates	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The maneuvering clearance has a slope of 2.6%.	
Highest Running Slope	2.6%	
Resolution	Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 0" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.	
Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528448



44 +44.036084, -122.975441

Photos for Barrier ID: AX528448



Douglas Gardens Elementary School Site

Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Exterior Gates	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is greater than 8.5 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
8 EA	685.15	\$ 5,481
Priority	1	

Map for Barrier ID: AX528424



20 +44.036007, -122.975599



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
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Type	Exterior Accessible Route
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ADA Standard	403.5.2
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Barrier Detail

The walkway does not have a compliant turning space at a change of direction.

Location Description	Exterior Gates
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions	The walkway has a turning space of 40 inches at the exterior gates.
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Width	40"
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Resolution

Provide a compliant turning space at the change of direction. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted] [Advisory 304.2 Floor or Ground Surface Exception. As used in this section, the phrase "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/2" which are not ramped. Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aids such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones. The exception permits slopes not steeper than 1:48.] Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60 inch square minimum, with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Clear Width at 180 Degree Turn: Where the accessible route makes a 180 degree turn around an element which is less than 48" wide, clear width shall be 42" minimum approaching the turn, 48" minimum at the turn and 42" minimum leaving the turn. [EXCEPTION: Where the clear width at the 180 degree turn is 60" minimum, then the dimensional requirements for a 180 degree turn shall not be required.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

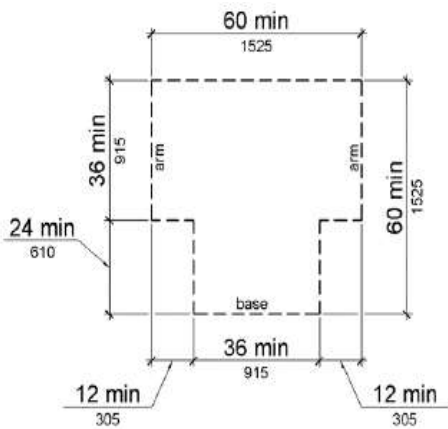
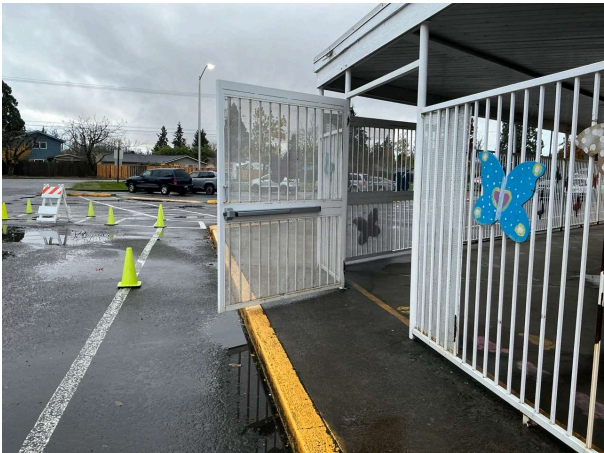
Quantity	Unit Cost	Total Cost
6 SF	16.77	\$ 101

Priority	1
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Map for Barrier ID: AX528459



55 +44.035933, -122.975062



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The push side of the accessible door does not have the required maneuvering clearances.

Location Description	Girl's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

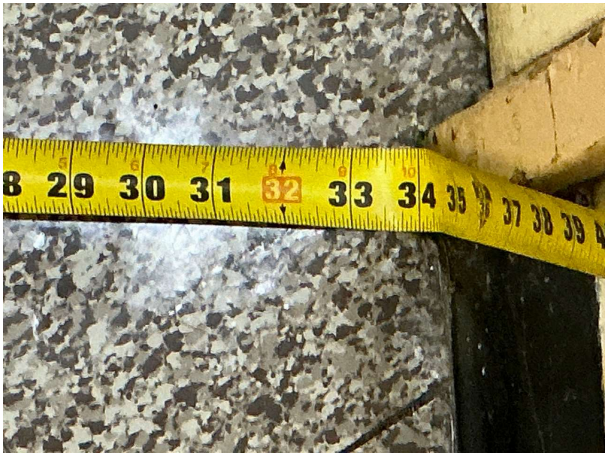
Site Conditions

For a hinge approach on the push side, the maneuvering clearance depth is 34 inches.

Resolution

Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 42" minimum. The required side clearance is 22" minimum on the hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	



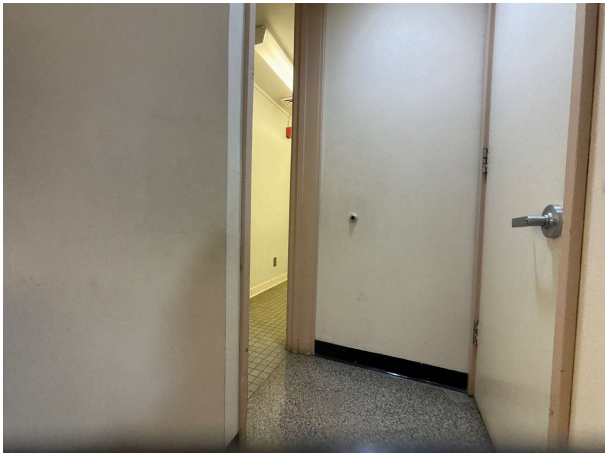
Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Girl's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door clear width is 25-1/2 inches.
Width	25-1/2"

Resolution

Remove and replace with a door that has a minimum clear opening of 32". Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". [EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	4,867.20	\$ 4,867
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The pull side of the accessible door does not have the required maneuvering clearances.

Location Description	Girl's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

For a latch approach on the pull side, the maneuvering clearance depth is 34 inches.

Width	34"
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Resolution

Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.9

Barrier Detail

The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

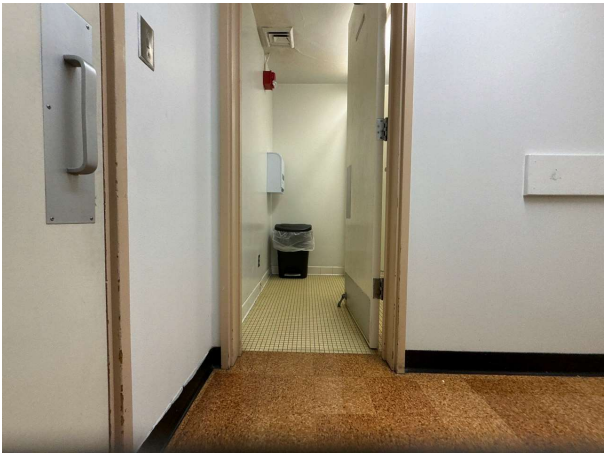
Location Description	Girl's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The opening force is greater than 5 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685
Priority	1	

Photos for Barrier ID: AX528480



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Sink
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Green Pod Specialty Room E2
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

The closing speed is 3.63 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685
Priority	1	

Photos for Barrier ID: AX528497



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The push side of the accessible door does not have the required maneuvering clearances.

Location Description	Green Pod Specialty Rooms E1 & E2
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

For a hinge approach on the push side, the side clearance is less than 12 inches.

Resolution

Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	



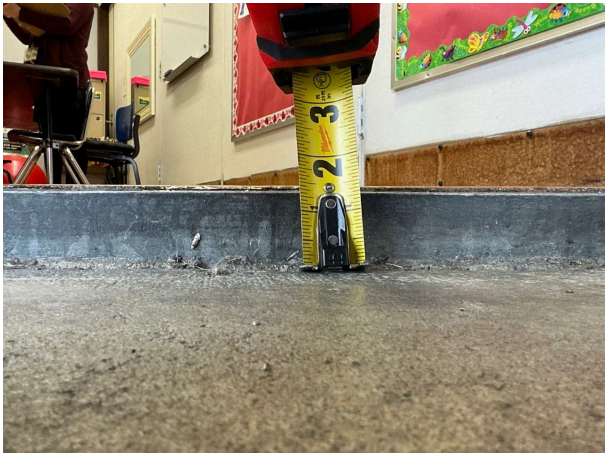
Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Door	
ADA Standard	404.2.5	
Barrier Detail	The threshold at the accessible door is greater than ½" in height.	
Location Description	Green Pod Specialty Rooms E1, E2 & 7	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The threshold at the accessible door is greater than 1/2 inch.	
Resolution	<p>Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]</p>	
Quantity	Unit Cost	Total Cost
3 EA	335.09	\$ 1,005
Priority	1	

Map for Barrier ID: AX528441



37 +44.036355, -122.975207



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The pull side of the accessible door does not have the required maneuvering clearances.

Location Description	Joint Teacher's Office
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

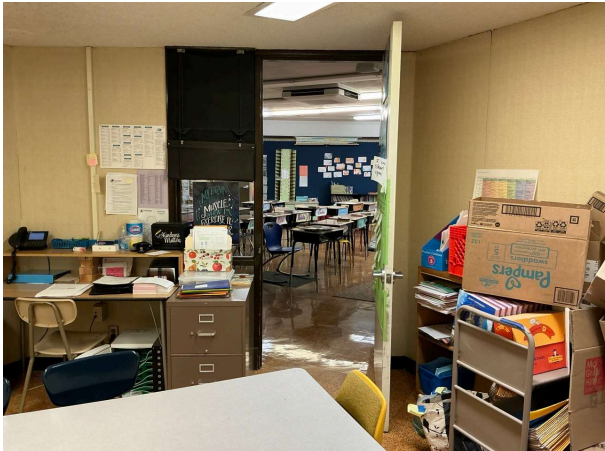
Site Conditions

For a forward approach on the pull side, the side clearance is less than 18 inches due to the location of furniture.

Resolution

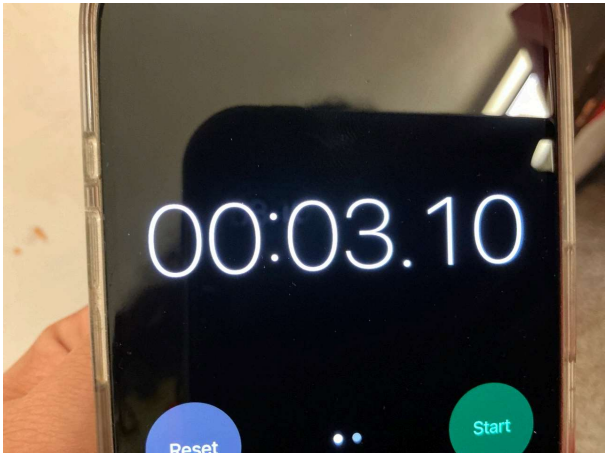
Relocate furniture to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
5 EA	187.20	\$ 936
Priority	1	



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Door	
ADA Standard	404.2.8	
Barrier Detail		
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.		
Location Description	Library	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions		
The closing speed is 3.10 seconds from 90 degrees to a position 12 degrees from latch.		
Resolution		
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	



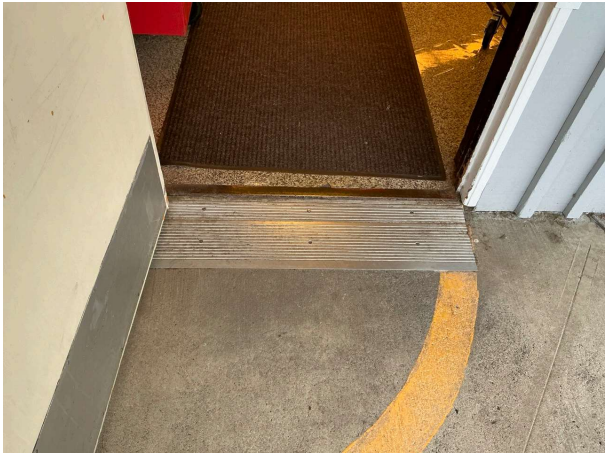
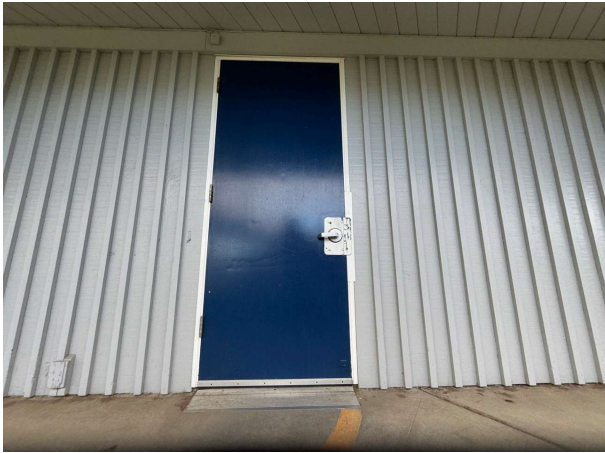
Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Building Entrance-Door	
ADA Standard	305.2; 404.2	
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.	
Location Description	Library Door D-5	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The maneuvering clearance has a slope of 4.6%.	
Highest Running Slope	4.6%	
Resolution	<p>Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is X" minimum. The required side clearance is Y" minimum on the latch/hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side or hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.</p>	
Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528466



62 +44.036402, -122.975269



Douglas Gardens Elementary School Site

Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Library Entrance D-5	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is 13 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Building Entrance-Door	
ADA Standard	404.2.5	
Barrier Detail	The threshold at the accessible door is greater than ½" in height.	
Location Description	Library Entrance D-5	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The threshold at the accessible door is greater than 1/2 inch.	
Resolution	Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]	
Quantity	Unit Cost	Total Cost
1 EA	335.09	\$ 335
Priority	1	

Map for Barrier ID: AX528469



65 +44.036293, -122.975225



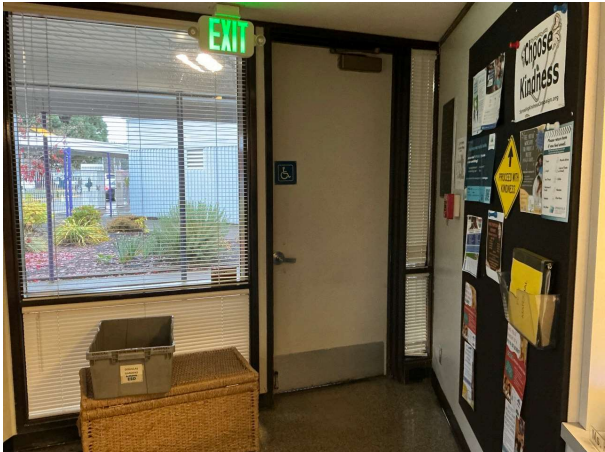
Douglas Gardens Elementary School Site

Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Main Office	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is more than 8.5 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
3 EA	685.15	\$ 2,055
Priority	1	

Map for Barrier ID: AX528460



56 +44.036254, -122.974846



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	2009 ANSI A117.1-403.5
Barrier Detail	The width of the accessible route is less than 36".
Location Description	Main Office
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has a clear width of 29 inches.
Width	29"

Resolution

Provide an accessible route with minimum 36 inch clear width, minimum 1:20 (5%) running slope, and minimum 1:48 (2.08%) cross slope. The clear width of an accessible route shall be 36 inches minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided the reduced width segments are separated by segments that are 48 inches minimum in length and 36 inches minimum in width.] Where an accessible route makes a 180 degree turn around an object that is less than 48 inches in width, clear widths shall be 42 inches minimum approaching the turn, 48 inches minimum during the turn, and 42 inches minimum leaving the turn. [EXCEPTION: Not required where the clear width during the turn is 60 inches minimum.] An accessible route with a clear width less than 60 inches shall provide passing spaces at intervals of 200 feet maximum. Passing spaces shall be either a 60 inch minimum by 60 inch minimum space, or an intersection of two walking surfaces that provide a T-shaped turning space provided the base and arms of the T-shaped space extend 48 inches minimum beyond the intersection.

Quantity	Unit Cost	Total Cost
1 EA	174.10	\$ 174
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.9

Barrier Detail

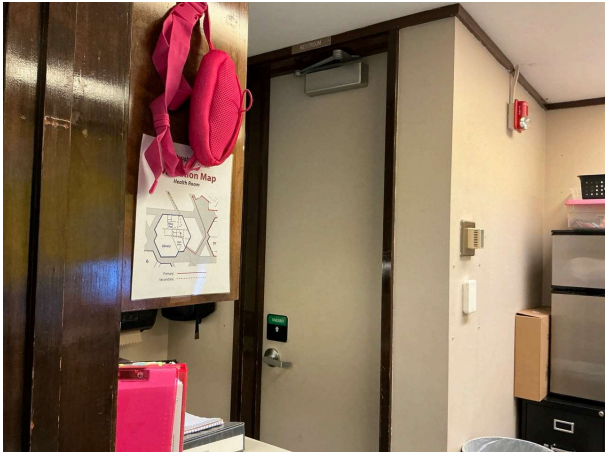
The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description	Main Office Doors
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The opening force is 10 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
5 EA	685.15	\$ 3,426
Priority	1	



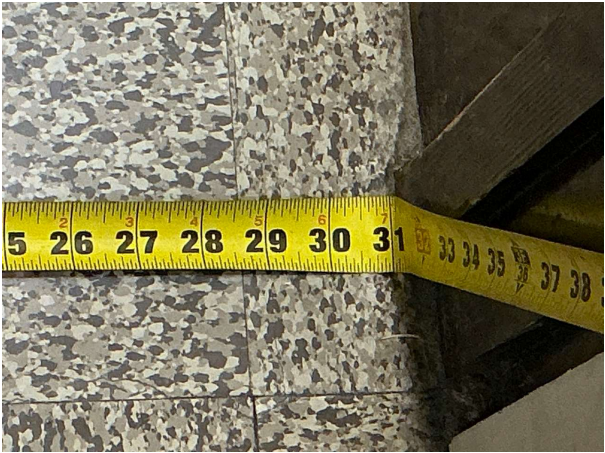
Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.3
Barrier Detail	The accessible door has less than 32" clear width.
Location Description	Main Office Doors
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door clear width is 31 inches.
Width	31"

Resolution

Remove and replace with a door that has a minimum clear opening of 32"; measured with the door open at 90°, measured from the face of the door to the stop. Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". [EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
10 EA	4,642.56	\$ 46,426
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Door
ADA Standard	309, 404.2.7

Barrier Detail

The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".

Location Description	Main Office Doors
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

The door hardware is a knob that requires tight grasping and twisting of the wrist to operate.

Resolution

Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity	Unit Cost	Total Cost
9 EA	548.50	\$ 4,936
Priority	1	



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Building Entrance-Door	
ADA Standard	305.2; 404.2	
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.	
Location Description	Main Office Exterior Doors	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The maneuvering clearances have slopes from 2.6% to 7.7%.	
Highest Running Slope	7.7%	
Resolution	<p>Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is X" minimum. The required side clearance is Y" minimum on the latch/hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side or hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.</p>	
Quantity	Unit Cost	Total Cost
3 EA	2,340.00	\$ 7,020
Priority	1	

Map for Barrier ID: AX528465



61 +44.036206, -122.974958



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
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Type	Door
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ADA Standard	404.2.8
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Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Main Office Exterior Doors
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions

The closing speed is less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

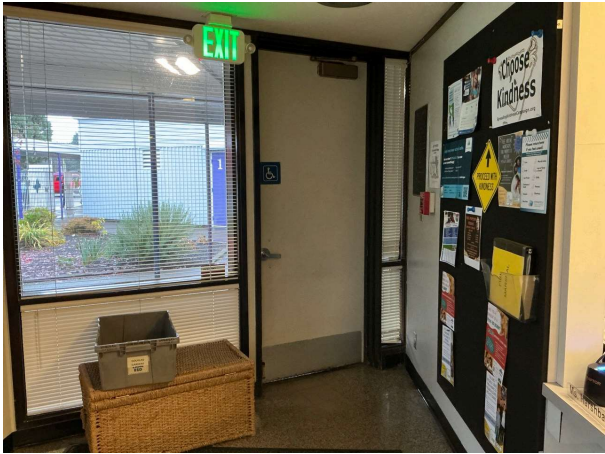
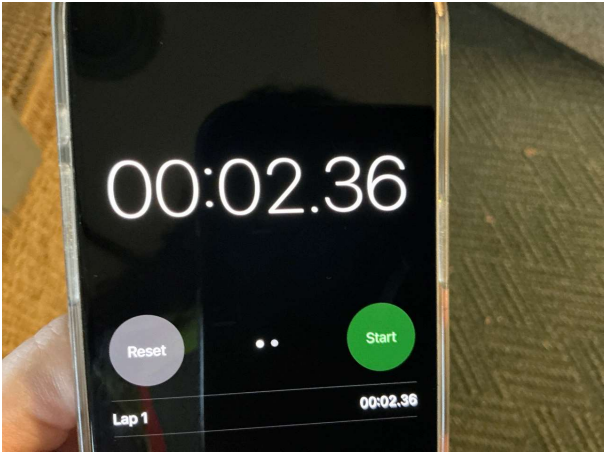
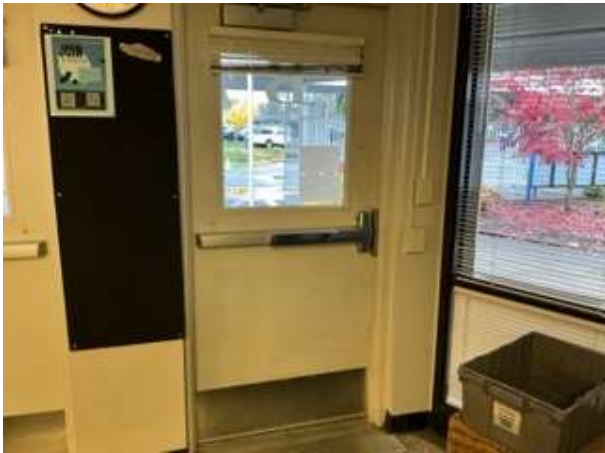
Quantity	Unit Cost	Total Cost
3 EA	685.15	\$ 2,055

Priority	1
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Map for Barrier ID: AX528463



59 +44.036198, -122.974910



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Door	
ADA Standard	404.2; Table 404.2.4.1	
Barrier Detail		
The push side of the accessible door does not have the required maneuvering clearances.		
Location Description	Main Office Exterior Doors	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions		
For a front approach on the push side, the side clearance is less than 12 inches.		
Resolution		
Redesign to provide the required maneuvering clearance at the push side of the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.		
Quantity	Unit Cost	Total Cost
2 EA	2,340.00	\$ 4,680
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1

Barrier Detail

The push side of the accessible door does not have the required maneuvering clearances.

Location Description	Main Office Restrooms
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

For a latch approach on the push side, the maneuvering clearance depth is 40 inches.

Resolution

Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 42" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
2 EA	2,340.00	\$ 4,680
Priority	1	



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
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Type	Ramp
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ADA Standard	405.2
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Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Music Room
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions	The start of the ramp has a running slope of 9.5%.
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Highest Running Slope	9.5%
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Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 LF	1,239.26	\$ 1,239

Priority	1
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Map for Barrier ID: AX528422



18 +44.036245, -122.975535

Photos for Barrier ID: AX528422



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
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Type	Ramp
------	------

ADA Standard	405.2
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Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Music Room
----------------------	------------

Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions	The ramp has a running slope of 9.1%.
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Highest Running Slope	9.1%
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Length	20'
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Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
20 LF	1,239.26	\$ 24,785

Priority	1
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Map for Barrier ID: AX528429



25 +44.036140, -122.975642

Photos for Barrier ID: AX528429



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	505.10
Barrier Detail	Handrail extensions are not compliant.
Location Description	Music Room
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	Handrail extensions are not provided.

Resolution

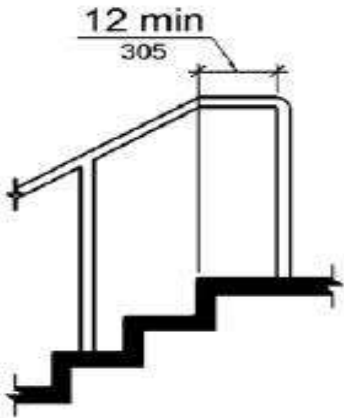
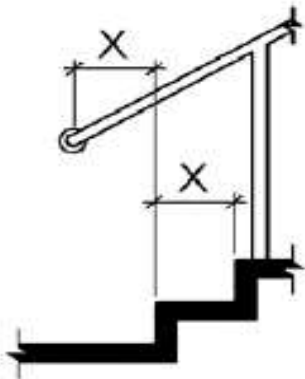
Install handrails so that the gripping surfaces shall extend beyond and in the same direction of stair flights. At the top of the stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of the stair flight, handrails shall extend at the slope of the stair flight for a distance at least equal to one tread depth beyond the last riser nosing. All extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
1.5 LF	305.14	\$ 458
Priority	1	

Map for Barrier ID: AX528430



26 +44.036164, -122.975573



Note: X = tread depth

Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	505.10
Barrier Detail	Handrail extensions are not compliant.
Location Description	Music Room
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

Handrail extensions are not provided. Handrails are not provided on one side of the stairs.

Resolution

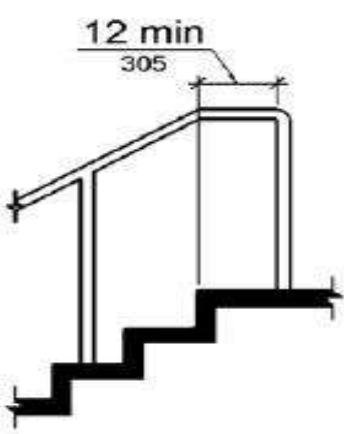
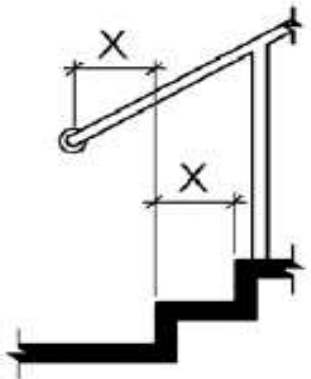
Install handrails so that the gripping surfaces shall extend beyond and in the same direction of stair flights. At the top of the stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of the stair flight, handrails shall extend at the slope of the stair flight for a distance at least equal to one tread depth beyond the last riser nosing. All extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
7 LF	305.14	\$ 2,136
Priority	1	130

Map for Barrier ID: AX528431



27 +44.036217, -122.975557

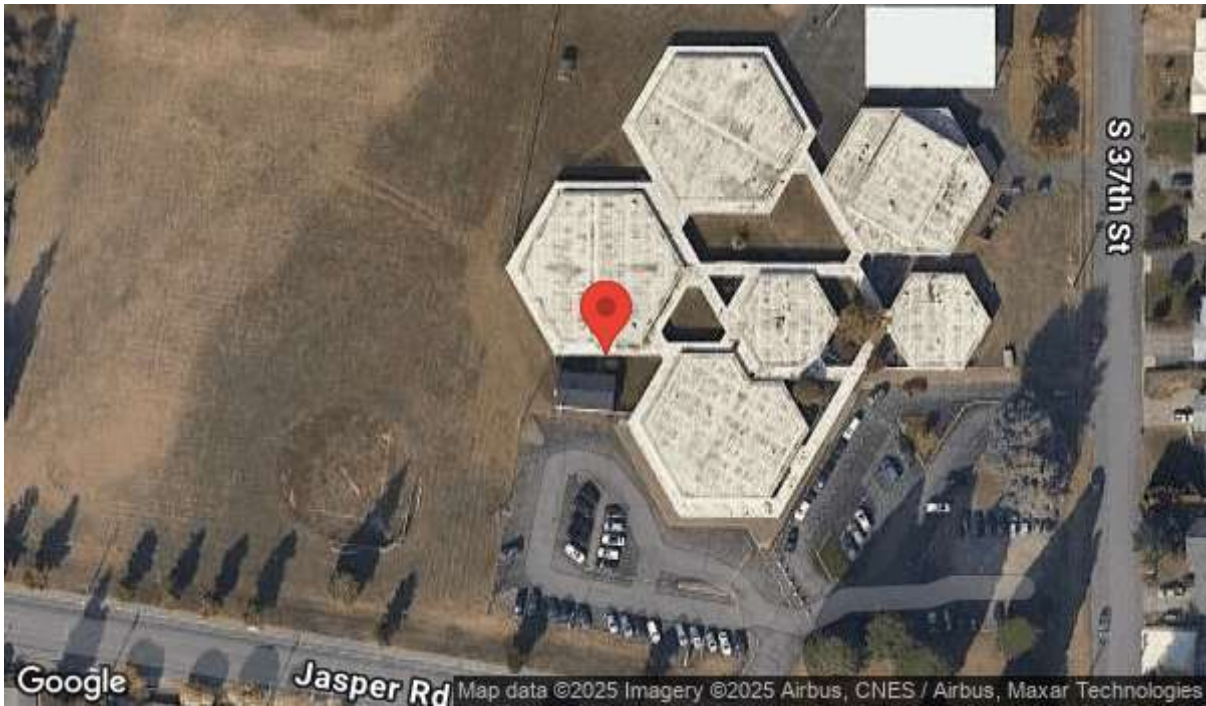


Note: X = tread depth

Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Stairs	
ADA Standard	504.3	
Barrier Detail	Stairs have open risers.	
Location Description	Music Room	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The stairs have open risers.	
Resolution	Replace with compliant stairs that have closed risers. Open risers are not permitted.	
Quantity	Unit Cost	Total Cost
3 Riser	1,572.48	\$ 4,717
Priority	1	

Map for Barrier ID: AX528432



28 +44.036219, -122.975534



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Music Room
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

Top of gripping surfaces of handrails are located 31 inches above stair nosings.

Height	31"
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Resolution

Handrails: Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTION: The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administrating local authority. [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

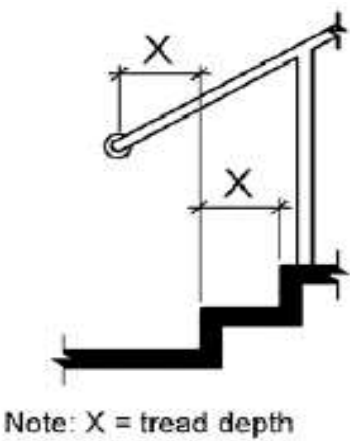
Quantity	Unit Cost	Total Cost
4 LF	305.51	\$ 1,222

Priority	1
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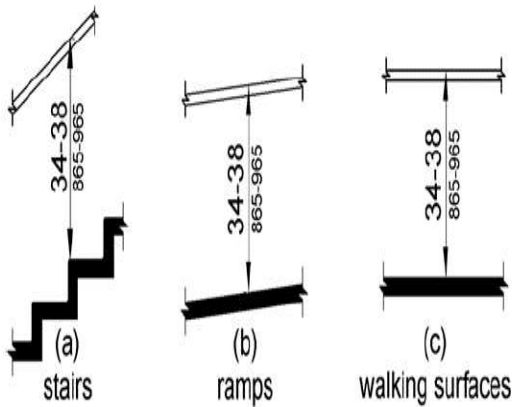
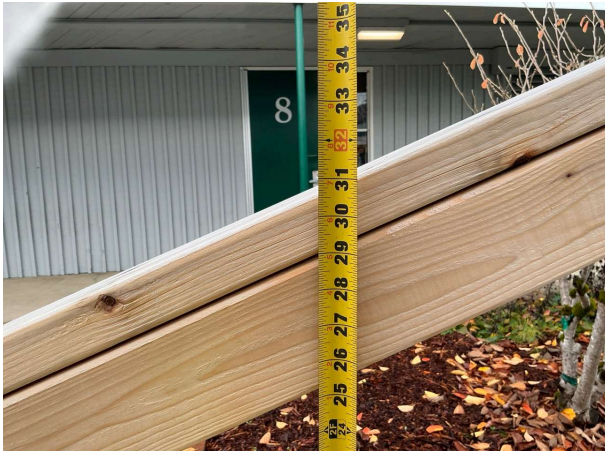
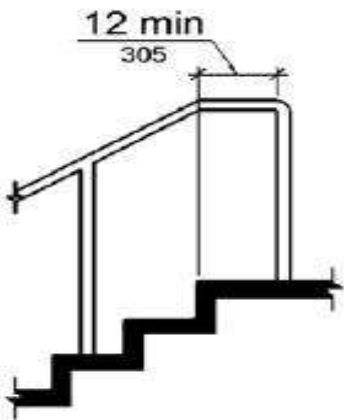
Map for Barrier ID: AX528439

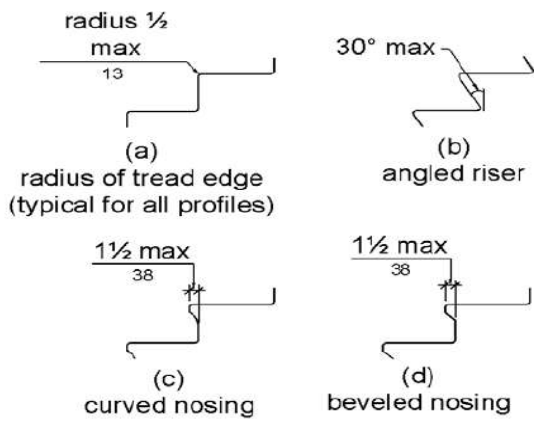


35 +44.036231, -122.975514



Note: X = tread depth





Douglas Gardens Elementary School Site

Assembly Exterior Access Route

Type Building Entrance - Door

ADA Standard 404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description Music Room Doors

Observed Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions The closing speed is less than 5 seconds.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685

Priority 1

Photos for Barrier ID: AX528435



Douglas Gardens Elementary School Site

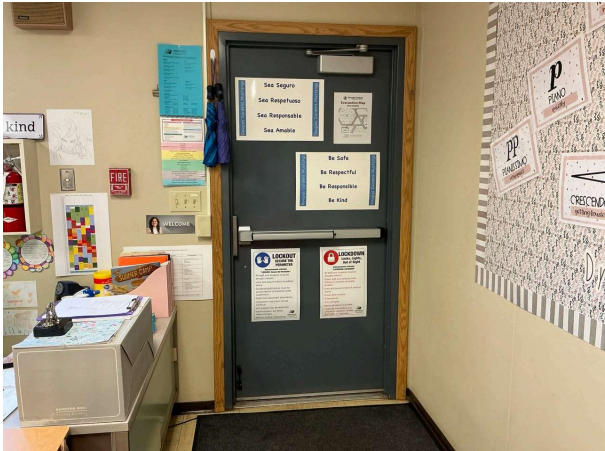
Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Music Room Doors	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is greater than 8.5 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	

Map for Barrier ID: AX528434



30 +44.036182, -122.975655

Photos for Barrier ID: AX528434



Douglas Gardens Elementary School Site

Assembly Exterior Access Route

Type Building Entrance - Door

ADA Standard 404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description Purple Pod Entrance D-4

Observed Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions The closing speed is less than 5 seconds.

Resolution

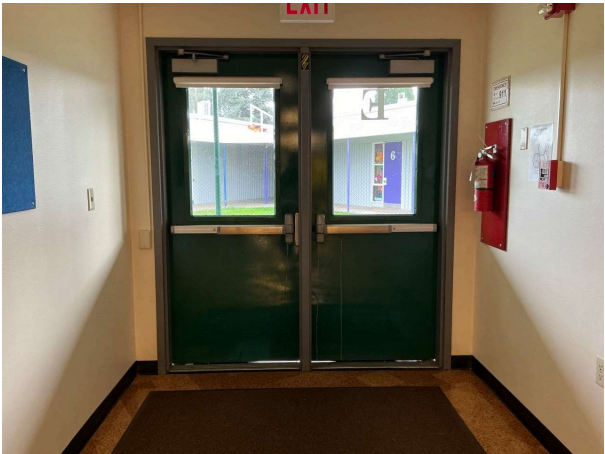
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370

Priority 1

Map for Barrier ID: AX528428





Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Building Entrance - Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Purple Pod Entrance D-4
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The threshold at the accessible door is greater than 1/2 inch.

Resolution

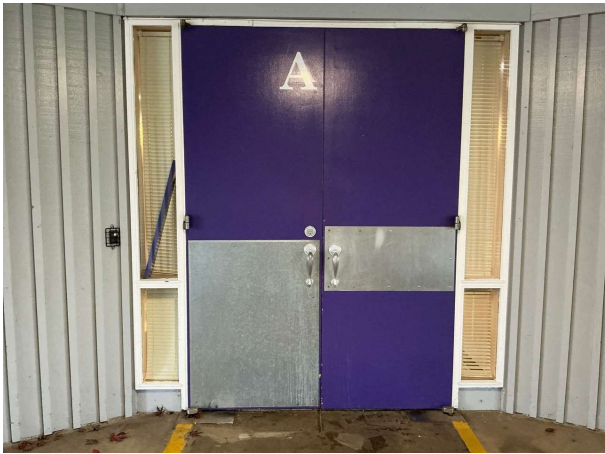
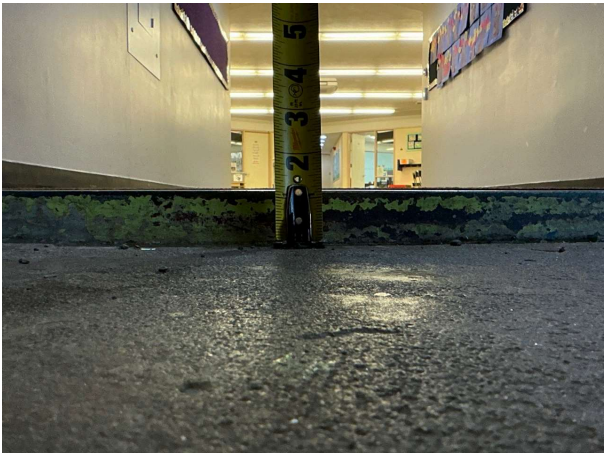
Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]

Quantity	Unit Cost	Total Cost
2 EA	335.09	\$ 670
Priority	1	

Map for Barrier ID: AX528442



38 +44.036185, -122.975140



Douglas Gardens Elementary School Site

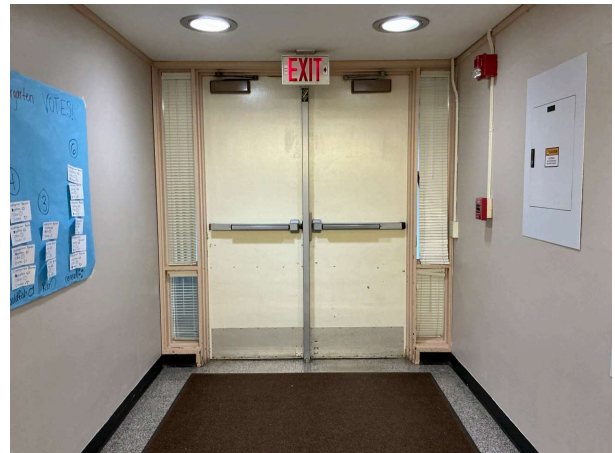
Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Purple Pod Entrance D-4	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is greater than 8.5 lbs.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	

Map for Barrier ID: AX528443



39 +44.036186, -122.975100

Photos for Barrier ID: AX528443



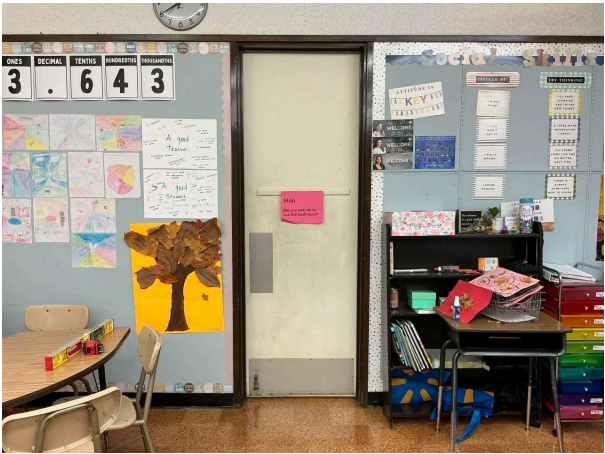
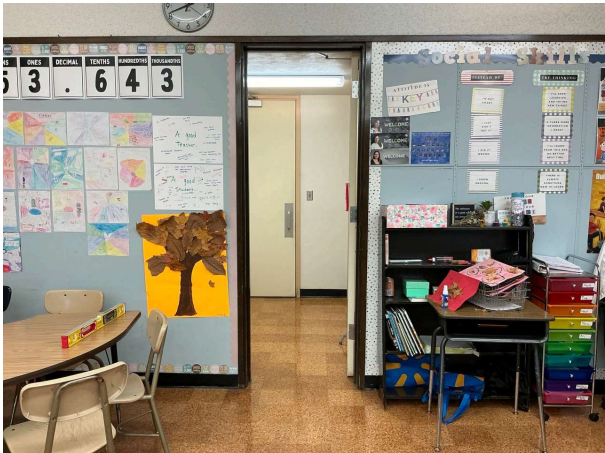
Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Restroom Hallway Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door clear width is 27 inches.

Resolution

Remove and replace with a door that has a minimum clear opening of 32". Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". [EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	4,867.20	\$ 4,867
Priority	1	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	404.2.9

Barrier Detail

The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description	Restroom Hallway Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The opening force is 10 pounds.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685

Priority	1
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Photos for Barrier ID: AX528475



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Restroom Hallway Entrance
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

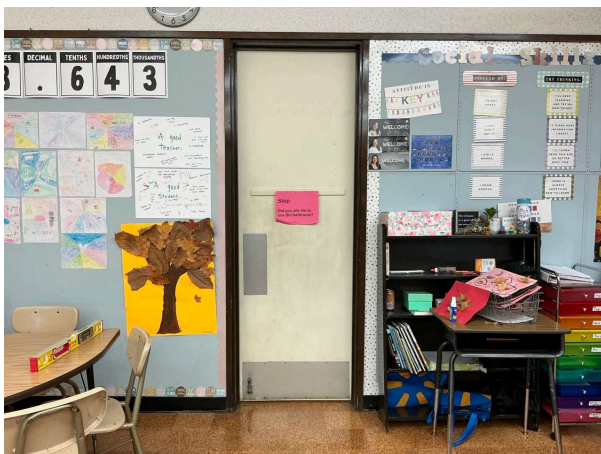
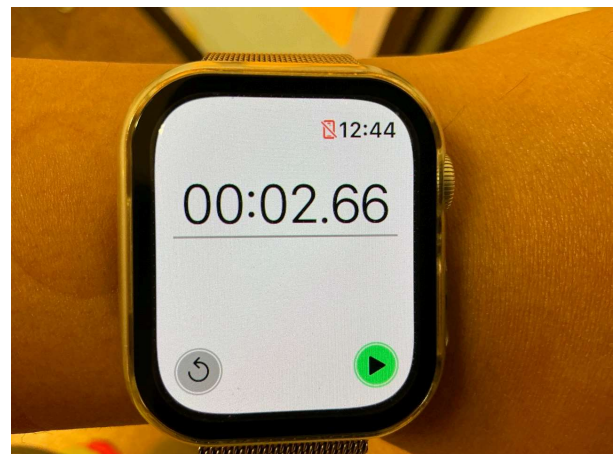
The closing speed is 2.66 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Remove and replace with a door that has a minimum clear opening of 32". Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". [EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	4,867.20	\$ 4,867
Priority	1	

Photos for Barrier ID: AX528476



Douglas Gardens Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	502.4
Barrier Detail	The parking space slope is greater than 1:50 (2%).
Location Description	Van Accessible Parking Stall P1-A
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The van accessible stall has a cross slope of 2.3%.

Resolution

Remove and replace with a van space which has a slope of maximum 1:50 (2%) in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles serving them shall be compliant. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	11,793.60	\$ 11,794
Priority	1	

Map for Barrier ID: AX528413



9 +44.035933, -122.974844

Photos for Barrier ID: AX528413



Douglas Gardens Elementary School Site

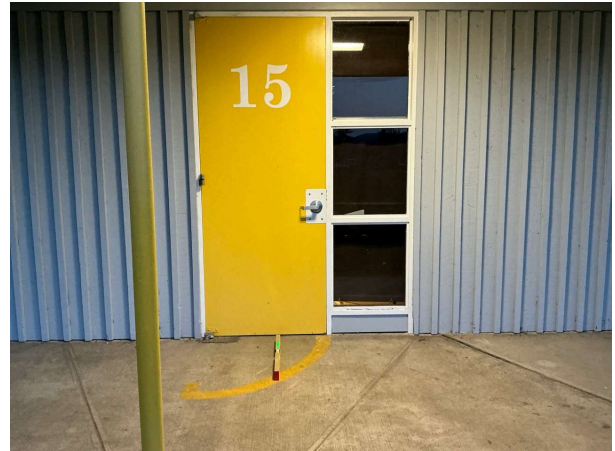
Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	305.2; 404.2	
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.	
Location Description	Yellow Pod Classroom 15	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The maneuvering clearance has a slope of 2.5%.	
Highest Running Slope	2.5%	
Resolution	Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.	
Quantity	Unit Cost	Total Cost
1 EA	2,340.75	\$ 2,341
Priority	1	

Map for Barrier ID: AX528451



47 +44.036818, -122.975295

Photos for Barrier ID: AX528451



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Building Entrance-Door	
ADA Standard	305.2; 404.2	
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.	
Location Description	Yellow Pod Classroom 16	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The maneuvering clearance has a slope of 2.2%.	
Highest Running Slope	2.2%	
Resolution	<p>Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is X" minimum. The required side clearance is Y" minimum on the latch/hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side or hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.</p>	
Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528454



50 +44.036687, -122.974913

Photos for Barrier ID: AX528454



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	Yellow Pod Classroom 18
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The maneuvering clearance has a slope of 2.6%.

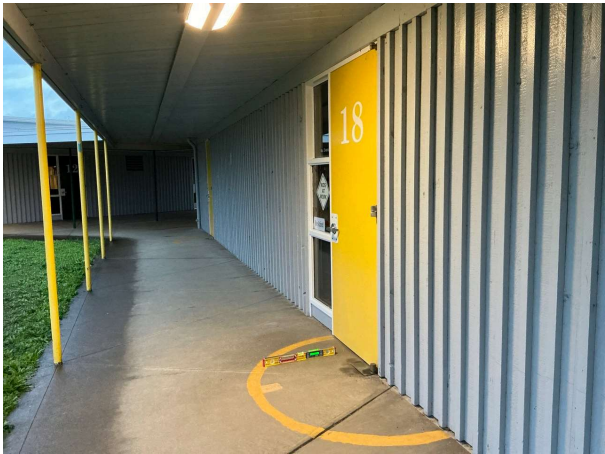
Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is X" minimum. The required side clearance is Y" minimum on the latch/hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side or hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	2,340.00	\$ 2,340
Priority	1	

Map for Barrier ID: AX528457





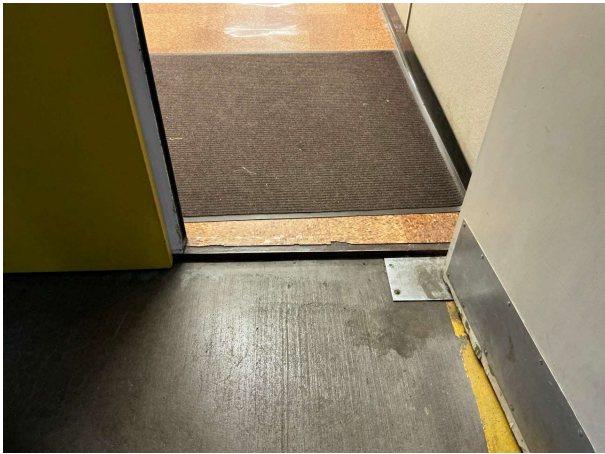
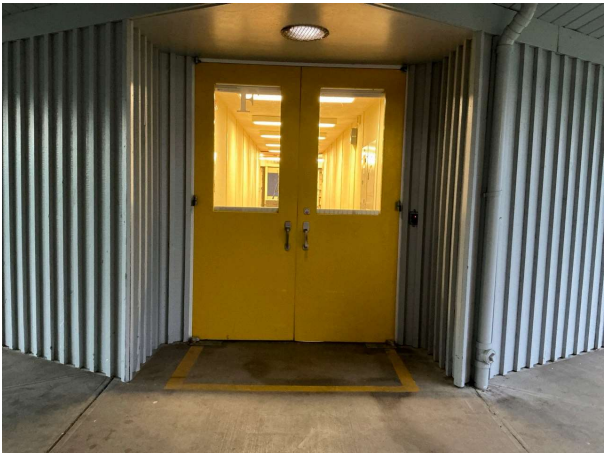
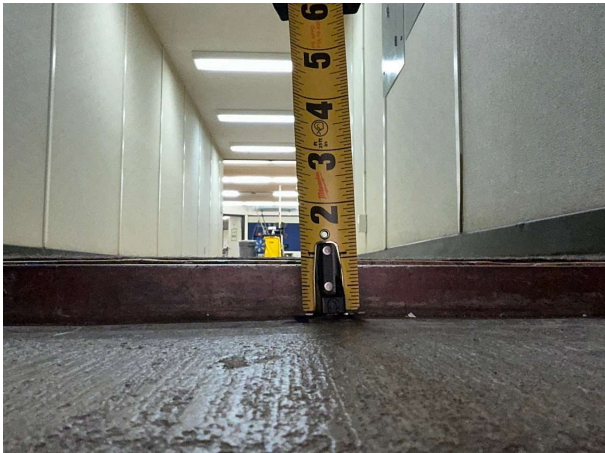
Douglas Gardens Elementary School Site

Assembly	Exterior Access Route	
Type	Building Entrance - Door	
ADA Standard	404.2.5	
Barrier Detail	The threshold at the accessible door is greater than ½" in height.	
Location Description	Yellow Pod Entrance D-7	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The threshold at the accessible door is greater than 1/2 inch.	
Resolution	Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]	
Quantity	Unit Cost	Total Cost
2 EA	335.09	\$ 670
Priority	1	

Map for Barrier ID: AX528449



45 +44.036519, -122.975338



Douglas Gardens Elementary School Site

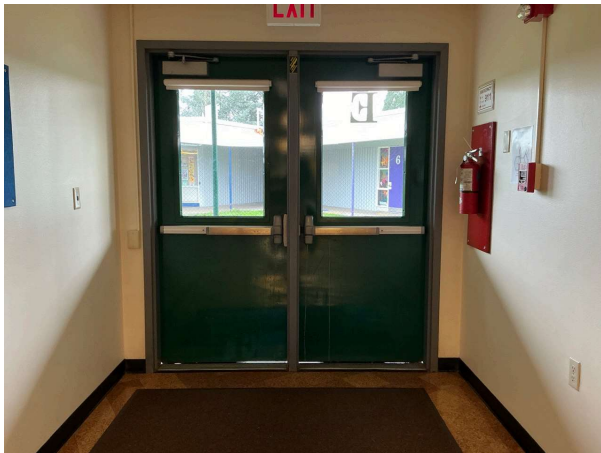
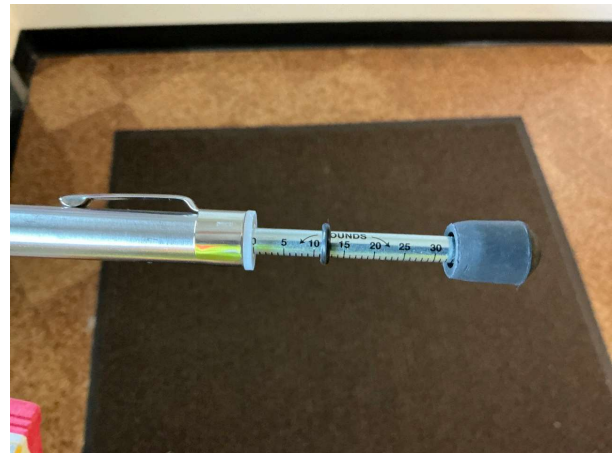
Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Yellow Pod Entrance D-7	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is greater than 8.5 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	

Map for Barrier ID: AX528427



23 +44.036320, -122.975418

Photos for Barrier ID: AX528427



Douglas Gardens Elementary School Site

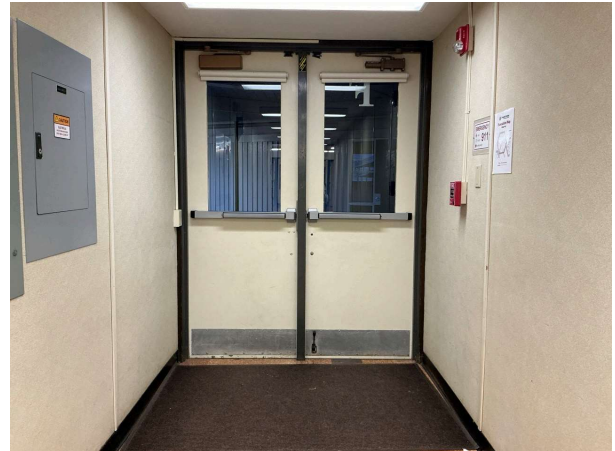
Assembly	Entrance to Building	
Type	Building Entrance-Door	
ADA Standard	Oregon Structural Specialty Code 1102.1.2.	
Barrier Detail		
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate		
Location Description	Yellow Pod Entrance D-7	
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com	
Site Conditions	The opening force is greater than 8.5 pounds.	
Resolution		
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]		
Quantity	Unit Cost	Total Cost
2 EA	685.15	\$ 1,370
Priority	1	

Map for Barrier ID: AX528450



46 +44.036519, -122.975379

Photos for Barrier ID: AX528450



Douglas Gardens Elementary School Site

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	R204, R302.7.3
Barrier Detail	PROWAG - The opening in the drain or grate is more than 1/2".
Location Description	Accessible Route from Library to Cafeteria
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The accessible route has openings greater than 1/2 inch wide.

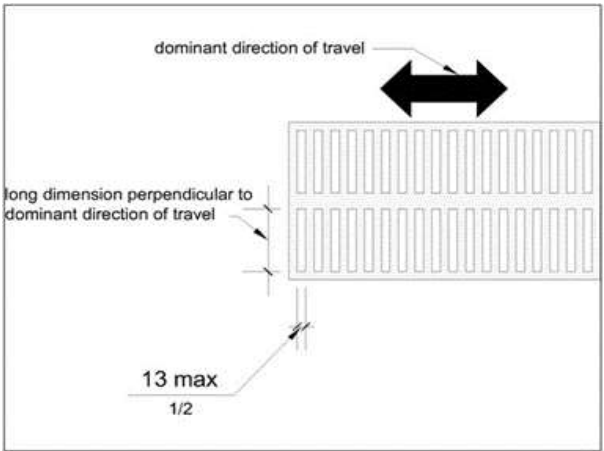
Resolution

Remove and replace with an ADA compliant grate that has openings no greater than 1/2" wide in one direction, and elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2" (13 mm) diameter'. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
3 LF	336.96	\$ 1,011
Priority	2	

Map for Barrier ID: AX528470





Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Sink
ADA Standard	606.2 exceptions 4 and 5

Barrier Detail

The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).

Location Description	Classroom Sinks
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The sink does not have knee and toe clearance due to cabinet style.

Resolution

Relocate children's use sink to compliant height with knee and toe clearances. It is recommended that the sink which is used by children ages 6 to 9 be installed at 31" maximum height with knee clearance to 24" height provided (see exception 4 below). Sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground. [EXCEPTIONS: 1. A lavatory in a toilet or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling unit kitchens, sinks that are adjustable to variable heights, 29" minimum and 36" maximum, shall be permitted where rough-in plumbing permits connections of supply and drain pipes for sinks mounted at the height of 29".] Compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Floor or ground surfaces of a clear floor or ground space shall comply. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] The clear floor or ground space shall be 30" minimum by 48" minimum. Unless otherwise specified, clear floor or ground space shall be permitted to include compliant clear space. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15".

Quantity	Unit Cost	Total Cost
5 EA	1,347.84	\$ 6,739



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
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Type	Sink
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ADA Standard	306.2 and 606.3
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Barrier Detail

The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).

Location Description	Main Office - Nurse Office
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Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
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Site Conditions

The sink rim is 36 inches above the finished floor. The sink does not have knee and toe clearance.

Resolution

Relocate sink to compliant height with knee and toe clearances. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.

Quantity	Unit Cost	Total Cost
1 EA	1,347.84	\$ 1,348

Priority	2
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Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Boy's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	A wheelchair accessible stall is not provided. There are 3 urinals and 2 toilets.

Resolution

Provide a compliant wheelchair stall with compliant elements in the multi-user restroom. Wheelchair accessible compartments with floor mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 59" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible compartments with wall mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 56" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use (ages 3 through 12) shall be 60" wide minimum measured perpendicular to the side wall, and 59" deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall. In addition, clear space of minimum 30" by 48" must be provided within the clearance area for transfer from a wheelchair. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 minimum to 18" maximum from the side wall or partition. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. Install a flush control on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Install compliant grab bars. Horizontal grab bars shall be installed at a consistent height above finish floor to the top of the gripping surface. The top of the gripping surface shall be minimum 33" and maximum 36" above finish floor. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"]. Toilet compartment doors for wheelchair stalls, including door hardware, shall comply except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The wheelchair stall door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area. Install door pulls near the latch on each side of wheelchair stall door. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground.

Quantity	Unit Cost	Total Cost
1 EA	5,148.00	\$ 5,148
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

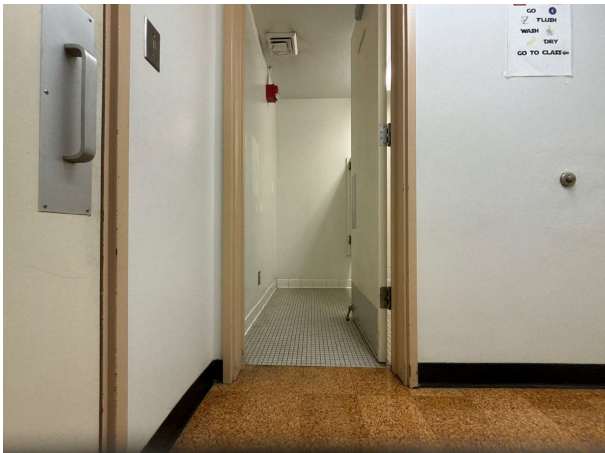
Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Boy's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door clear width is 27 inches.

Resolution

Remove and replace with a door that has a minimum clear opening of 32"; measured with the door open at 90°, measured from the face of the door to the stop. Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90°. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".
[EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	2,104.13	\$ 2,104
Priority	3	

Photos for Barrier ID: AX528478



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Signage
ADA Standard	216.8

Barrier Detail

Restroom is not accessible, and directional signs to the nearest accessible restroom is not provided.

Location Description	Boy's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

The restroom is not accessible, and directional signs to the nearest restroom is not provided.

Resolution

Provide compliant directional signage to the closest accessible restroom. The directional signage shall include the International Symbol of Accessibility. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	102.96	\$ 103
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Girl's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	A wheelchair accessible stall is not provided. There are 3 toilets.

Resolution

Provide a compliant wheelchair stall with compliant elements in the multi-user restroom. Wheelchair accessible compartments with floor mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 59" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible compartments with wall mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 56" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible compartments for children's use (ages 3 through 12) shall be 60" wide minimum measured perpendicular to the side wall, and 59" deep minimum for wall hung and floor mounted water closets measured perpendicular to the rear wall. In addition, clear space of minimum 30" by 48" must be provided within the clearance area for transfer from a wheelchair. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 minimum to 18" maximum from the side wall or partition. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. Install a flush control on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Install compliant grab bars. Horizontal grab bars shall be installed at a consistent height above finish floor to the top of the gripping surface. The top of the gripping surface shall be minimum 33" and maximum 36" above finish floor. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"]. Toilet compartment doors for wheelchair stalls, including door hardware, shall comply except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The wheelchair stall door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area. Install door pulls near the latch on each side of wheelchair stall door. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground.

Quantity	Unit Cost	Total Cost
1 EA	5,148.00	\$ 5,148
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

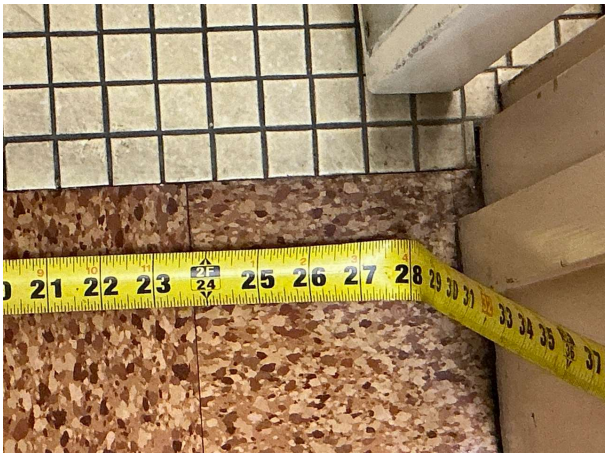
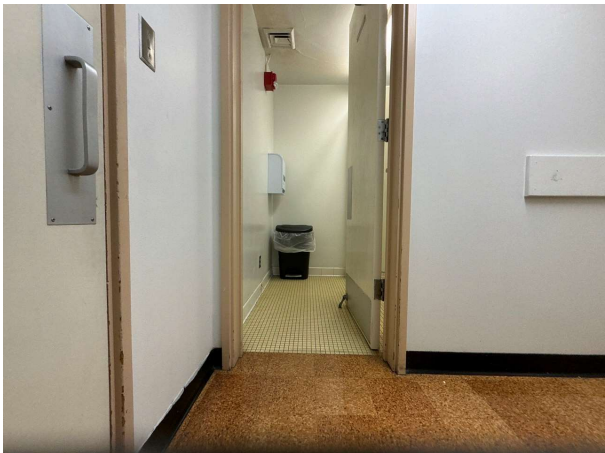
Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Girl's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The door clear width is 27 inches.

Resolution

Remove and replace with a door that has a minimum clear opening of 32"; measured with the door open at 90°, measured from the face of the door to the stop. Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90°. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4".
[EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	2,104.13	\$ 2,104
Priority	3	

Photos for Barrier ID: AX528477



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Girl's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

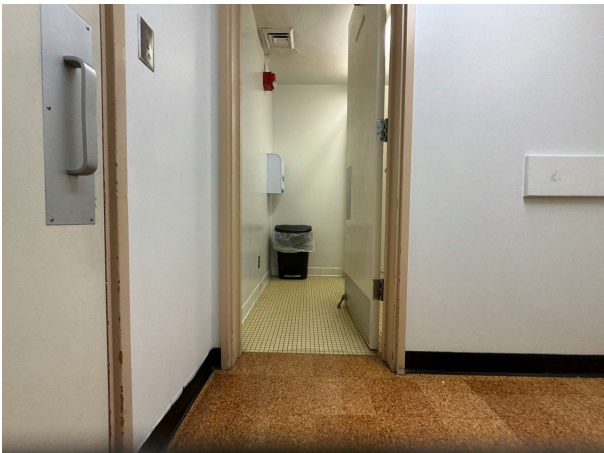
The closing speed is 2.60 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	685.15	\$ 685
Priority	3	

Photos for Barrier ID: AX528481



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Signage
ADA Standard	216.8

Barrier Detail

Restroom is not accessible, and directional signs to the nearest accessible restroom is not provided.

Location Description	Girl's Restroom Green Pod
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

The restroom is not accessible, and directional signs to the nearest restroom is not provided.

Resolution

Provide compliant directional signage to the closest accessible restroom. The directional signage shall include the International Symbol of Accessibility. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	102.96	\$ 103
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Sink
ADA Standard	606.2; 305

Barrier Detail

The lavatory does not have the required clear floor space of minimum 30" by minimum 48".

Location Description	Library
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

The sink rim is 36 inches above the finished floor. The sink does not have knee and toe clearance.

Height	36"
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Resolution

Relocate the lavatory to provide minimum 30" by minimum 48" clear floor space positioned for a forward approach to the lavatory. Compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Floor or ground surfaces of a clear floor or ground space shall comply. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] The clear floor or ground space shall be 30" minimum by 48" minimum. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15".

Quantity	Unit Cost	Total Cost
1 EA	5,616.00	\$ 5,616
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Sink
ADA Standard	606.2; 305

Barrier Detail

The lavatory does not have the required clear floor space of minimum 30" by minimum 48".

Location Description	Main Office
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions

The sink rim is 36 inches above the finished floor. The sink does not have knee and toe clearance.

Height	36"
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Resolution

Relocate the lavatory to provide minimum 30" by minimum 48" clear floor space positioned for a forward approach to the lavatory. Compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Floor or ground surfaces of a clear floor or ground space shall comply. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] The clear floor or ground space shall be 30" minimum by 48" minimum. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15".

Quantity	Unit Cost	Total Cost
1 EA	5,616.00	\$ 5,616
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

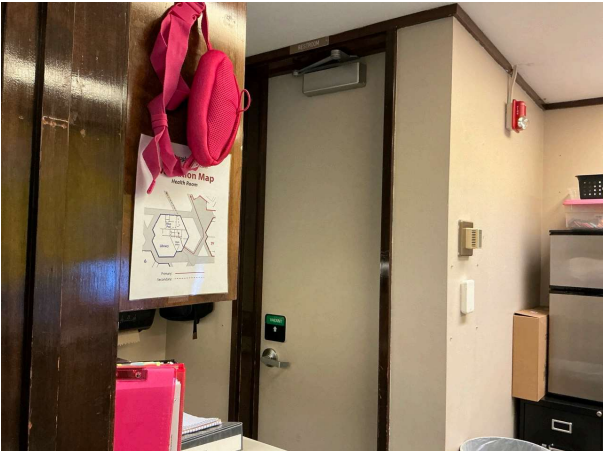
Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Main Office - Nurse Office
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The restroom is not accessible due to limited room dimensions. The restroom is 52" by 52 1/2".

Resolution

Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	22,464.00	\$ 22,464

Photos for Barrier ID: AX528506



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Sink
ADA Standard	606.2; 305

Barrier Detail

The lavatory does not have the required clear floor space of minimum 30" by minimum 48".

Location Description	Main Office - Nurse Office
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The sink has a 25-1/2-inch clear floor width positioned for a parallel approach.
Width	25-1/2"

Resolution

Relocate the lavatory to provide minimum 30" by minimum 48" clear floor space positioned for a forward approach to the lavatory. Compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Floor or ground surfaces of a clear floor or ground space shall comply. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] The clear floor or ground space shall be 30" minimum by 48" minimum. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15".

Quantity	Unit Cost	Total Cost
1 EA	5,616.00	\$ 5,616
Priority	3	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

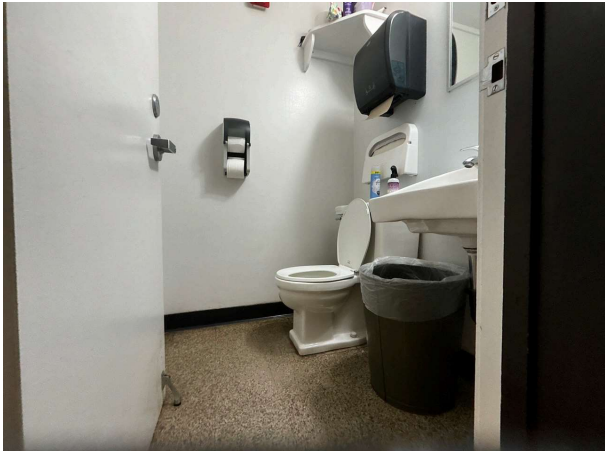
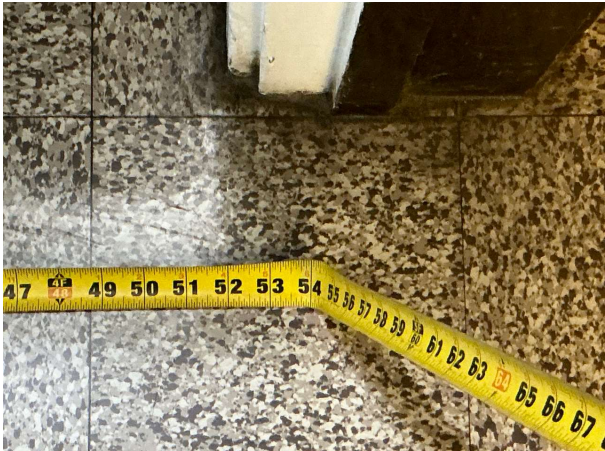
Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Main Office Men's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The restroom is not accessible due to limited room dimensions. The restroom is 52" by 50 1/2".

Resolution

Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	22,464.00	\$ 22,464

Photos for Barrier ID: AX528510



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Main Office Women's Restroom
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	
The restroom is not accessible due to limited room dimensions. The width is 51 1/2".	
Width	51 1/2"

Resolution

Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance and shall comply with 306.2. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	22,464.00	\$ 22,464

Photos for Barrier ID: AX528509



Douglas Gardens Elementary School Site

Assembly Exterior Access Route

Type Stairs

ADA Standard 2009 ANSI A117.1-504.5.1

Barrier Detail

OREGON: The stair treads do not have visual contrast of dark-on-light or light-on-dark on the leading 2" of the tread from the remaining portion of the tread surface.

Location Description Music Room Stairs ST-1

Observed Nov 21, 2024 by lina.sarikhani@bureauveritas.com

Site Conditions The leading edge of the landing and treads does not have visual contrast.

Resolution

Provide light-on-dark or dark-on-light visual contrast on the leading 2" of each tread, in contrast with the remaining portion of the tread surface.

Quantity	Unit Cost	Total Cost
3 EA	163.46	\$ 490
Priority	3	

Map for Barrier ID: AX528433





Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

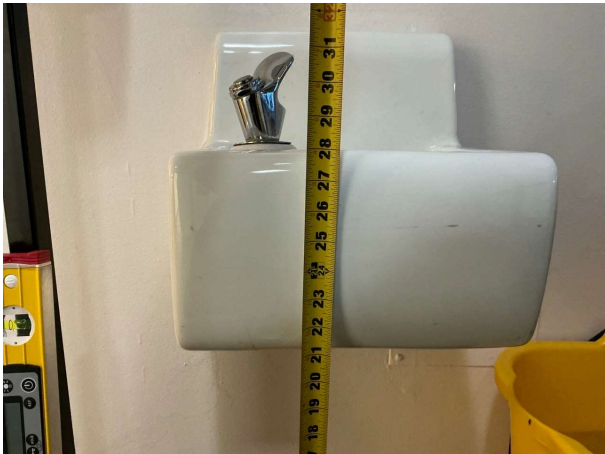
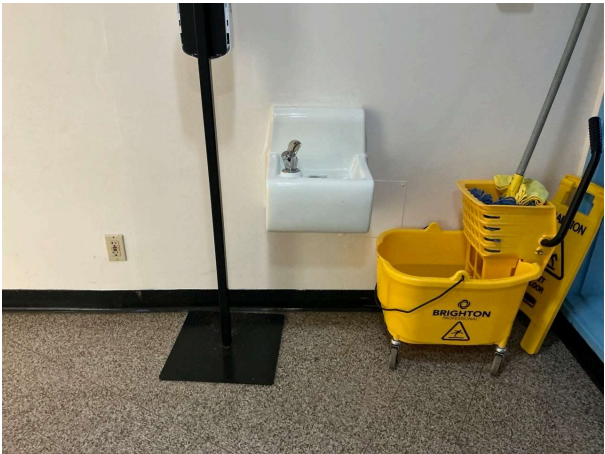
The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Cafeteria Drinking Fountain
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The minimum number of hi-lo drinking fountains is not provided.

Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) where the spout is 30" maximum above the finish floor or ground and is 3- 1/2" maximum from the front edge of the unit, including bumpers.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	7,035.72	\$ 7,036
Priority	4	



Douglas Gardens Elementary School Douglas Gardens Elementary School - Main

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Gym Drinking Fountain
Observed	Nov 21, 2024 by lina.sarikhani@bureauveritas.com
Site Conditions	The minimum number of hi-low drinking fountains is not provided.

Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) where the spout is 30" maximum above the finish floor or ground and is 3- 1/2" maximum from the front edge of the unit, including bumpers.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	7,035.72	\$ 7,036
Priority	4	

