

ACCESSIBILITY ASSESSMENT



prepared for

Oregon Department of Education
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Salem, Oregon 97310
Adam Krein



PREPARED BY:

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BUREAU VERITAS PROJECT #:

169411.24R000-106.449

DATE OF REPORT:

February 14, 2025

ON-SITE DATE:

January 20 - 21, 2025

ADA TITLE II ASSESSMENT

OF

Mount Vernon Elementary School
935 Filbert Lane
Springfield, Oregon 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 1

1.3 PURPOSE 2

1.4 SCOPE OF WORK 2

1.5 BASIS FOR ORDER OF MAGNITUDE COSTS 4

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 Mount Vernon Elementary School. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Mount Vernon Elementary School.

The site was visited on January 20 - 21, 2025. Weather conditions at the time of the on-site visit were cloudy, with temperatures in the 40s (°F) and mild 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

- The exterior accessible route has cross slopes greater than 2%.
- The loading zone contains a cross slope greater than 2.08%.
- The access aisle serving P1-A and P1-B contains a slope greater than 2.08%.
- Curb Ramp CR-1 contains a running slope greater than 8.33%.

Mount Vernon Elementary School

- Water closets do not have the required clearance at the Staff and Health Restrooms.
- A compliant accessible table is not provided in the Break Room.
- Boy's and Girl's Restroom water closets are greater than 18" from adjacent side walls.
- The floor in the Health Restroom has cross slopes greater than 2%.

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 Mount Vernon 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:

MOUNT VERNON 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
Mount Vernon Elementary School	\$284,448	25	\$30,745	6	\$15,130	25	\$747	1	\$1,725	1	\$332,795	58
Grand Total	\$284,448	25	\$30,745	6	\$15,130	25	\$747	1	\$1,725	1	\$332,795	58

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.

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	Date	Total
																		Observed	Completed	
553751	1876	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Protruding Object	2	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	47		Boy's Restroom	ADA	307.2	3	\$345	EA	1		01/21/2025		\$1,035
553758	1876	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Protruding Object	2	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	54		Girl's Restroom	ADA	307.2	3	\$345	EA	1		01/21/2025		\$1,035
553766	1972	Mt Vernon Elementary School	Mt Vernon Elementary School	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	62		Gym	ADA	404.2.11	2	\$4485	EA	1		01/21/2025		\$8,970
553767	1972	Mt Vernon Elementary School	Mt Vernon Elementary School	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	63		Cafeteria	ADA	404.2.11	3	\$4485	EA	1		01/21/2025		\$13,455
553727	3440	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom	3	ANSI A117.1- 2009 : A vertical side grab bar is not present in the wheelchair stall.	23		Health Restroom	ANSI A117.1	2009 ANSI A117.1- 604.5.1 and A117.1- 604.9.6	1	\$612.375	EA	1		01/21/2025		\$612
553728	1999	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	24		Health Restroom	ADA	609.3	1	\$172.5	EA	1		01/21/2025		\$173
Total Barriers: 58, Total Cost: \$332,795																				

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date	Date	Total
	Master							Marker		Description								Observed	Completed	
553729	1999	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	25		Health Restroom	ADA	609.3	1	\$172.5	EA	1		01/21/2025		\$173
553731	1270	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	27		Health Restroom	ADA	604	1	\$2359.8	EA	1		01/21/2025		\$2,360
553732	1269	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom	3	The required turning space within the restroom is not provided.	28		Health Restroom	ADA	304, 603.2.1; 603.2.2	1	\$172.5	EA	1		01/21/2025		\$173
553733	1227	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom	3	The height of controls are not compliant.	29		Health Restroom	ADA	606.1; 309.3	2	\$172.5	EA	1		01/21/2025		\$345
553735	1261	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	31		Health Restroom	ADA	404.2; Table 404.2.4.1	1	\$172.5	EA	1		01/21/2025		\$173
553736	1943	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	32		Health Restroom	ADA	213.3.7, 604.8.3, 308	1	\$198.375	EA	1		01/21/2025		\$198
553737	3440	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom-Toilet Stall	3	ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	33		Staff Restroom	ANSI A117.1	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6	1	\$612.375	EA	1		01/21/2025		\$612
553738	1999	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	34		Staff Restroom	ADA	609.3	1	\$172.5	EA	1		01/21/2025		\$173
Total Barriers: 58, Total Cost: \$332,795																				

Id	ADA Master Cost	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS		Location		Ref. Number	Quantity	Cost	Unit	Region	Manager	Date	Date	Total
	Id							Marker	Lat/Long	Description	ADA							Observed	Completed	
553739	1194	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	35		Staff Restroom	ADA	604	1	\$2359.8	EA	1		01/21/2025		\$2,360
553740	1977	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	36		Staff Restroom	ADA	609.3	1	\$172.5	EA	1		01/21/2025		\$173
553741	1943	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	37		Staff Restroom	ADA	213.3.7, 604.8.3, 308	1	\$198.375	EA	1		01/21/2025		\$198
553743	1261	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	39		Staff Restroom	ADA	404.2; Table 404.2.4.1	1	\$172.5	EA	1		01/21/2025		\$173
553749	1267	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	45		Boy's Restroom	ADA	404.2.9	1	\$631.35	EA	1		01/21/2025		\$631
553750	1261	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	46		Boy's Restroom	ADA	404.2; Table 404.2.4.1	1	\$172.5	EA	1		01/21/2025		\$173
553752	1212	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall door is not compliant.	48		Boy's Restroom	ADA	309, 404.2.7, 604.8.1.2	1	\$862.5	EA	1		01/21/2025		\$863
553753	3440	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom-Toilet Stall	3	ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	49		Boy's Restroom	ANSI A117.1	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6	1	\$612.375	EA	1		01/21/2025		\$612
Total Barriers: 58, Total Cost: \$332,795																				

Total Barriers: 58, Total Cost: \$332,795

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS		Location		Ref. Number	Quantity	Cost	Unit	Region	Manager	Date	Date	Total
								Marker	Lat/Long	Description	ADA							Observed	Completed	
553754	2136	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	50		Boy's Restroom	ADA	604.2	1	\$1086.75	EA	1		01/21/2025		\$1,087
553755	3688	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom- Water Closet	3	Oregon: The toilet paper dispenser location is not compliant.	51		Boy's Restroom	State of Oregon Building Code	ADA 604.7, 609.3; 2009 ANSI A117.1- 604.7	1	\$505.425	EA	1		01/21/2025		\$505
553756	1267	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	52		Girl's Restroom	ADA	404.2.9	1	\$631.35	EA	1		01/21/2025		\$631
553757	1261	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	53		Girl's Restroom	ADA	404.2; Table 404.2.4.1	1	\$172.5	EA	1		01/21/2025		\$173
553759	1212	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall door is not compliant.	55		Girl's Restroom	ADA	309, 404.2.7, 604.8.1.2	1	\$862.5	EA	1		01/21/2025		\$863
553760	3440	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom- Toilet Stall	3	ANSI A117.1- 2009 : A vertical side grab bar is not present in the wheelchair stall.	56		Girl's Restroom	ANSI A117.1	2009 ANSI A117.1- 604.5.1 and A117.1- 604.9.6	1	\$612.375	EA	1		01/21/2025		\$612
553761	2136	Mt Vernon Elementary School	Mt Vernon Elementary School	Restroom	Restroom/Bathroom - Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	57		Girl's Restroom	ADA	604.2	1	\$1086.75	EA	1		01/21/2025		\$1,087
553762	2366	Mt Vernon Elementary School	Mt Vernon Elementary School	Interior Access Route	Drinking Fountain/Water Cooler	4	A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.	58		Hallway	ADA	602.2	12	\$62.289750000000005	SF	1		01/21/2025		\$747
Total Barriers: 58, Total Cost: \$332,795																				

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Mount Vernon Elementary School, 935 Filbert Lane, Springfield, Oregon 97478. The site was visited on January 20 - 21, 2025.

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, x7297613.

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Field Observer

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4 APPENDICES

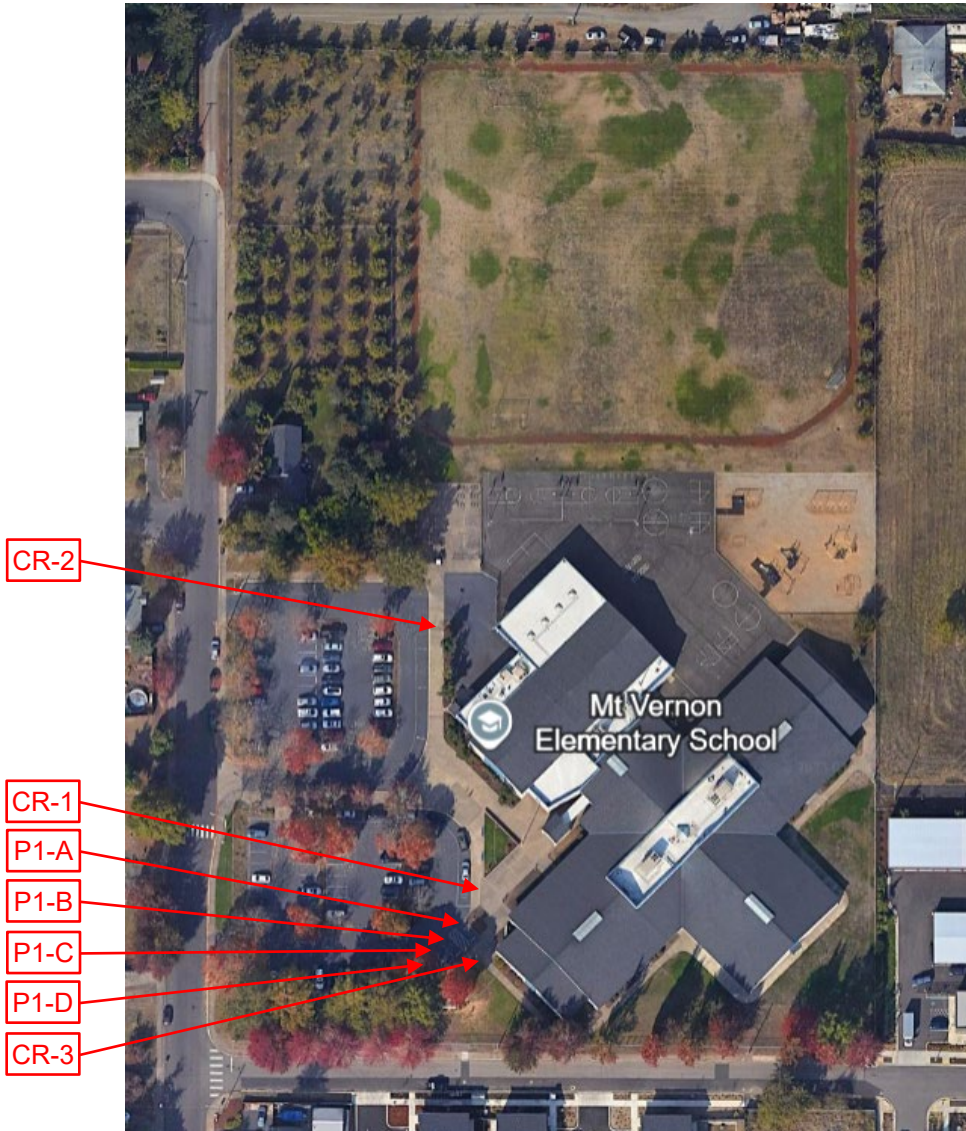
APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:

SITE PLAN

Site Plan



Parking Lot P1
87 Total Spaces
Required: 1 Van & 3 Standard Accessible Spaces
Provided: 1 Van & 3 Standard Accessible Spaces



Source:

Google Earth

Legend:

P# - Parking Lot

P#-# - Accessible Parking Space

CR-# - Curb Ramp



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

Project Number:

169411.24R000-106.449

Project Name:

Mount Vernon Elementary School

On-Site Date:

January 20-21, 2025

APPENDIX B:

RECORD OF INDIVIDUAL BARRIERS

Mt Vernon 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	Accessible Parking P1-A and P1-B
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The van access aisle has a running slope of 2.4%.

Resolution

Remove and replace with an adjacent access aisle that 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. 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. 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	8,625.00	\$ 8,625
Priority	1	

Map for Barrier ID: AX553710



6 44.03598108871745,-122.96546208159731

Photos for Barrier ID: AX553710



Mt Vernon Elementary School Site

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	Oregon Revised Statute 447.233-2(b) and 2(f); ADA 502.6

Barrier Detail

OREGON: The access aisle at the van accessible parking space does not have compliant markings and/or signage.

Location Description	Accessible Parking P1-A and P1-B
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The access aisle is 94" wide. "No Parking" is missing from the access aisle.
Width	94"

Resolution

Provide an access aisle with compliant striping, markings and signage. The access aisle must be minimum 8 feet wide (96 inches) measured to the centerline of the stripes. Pavement stripes shall be 4" wide white lines and should be retroreflective. The access aisle shall be diagonally striped with 4" wide white lines 2 feet on center at a 36 degree angle. The "No Parking" pavement legend shall be either white or yellow (for added contrast) and should be retroreflective. Where the "No Parking" pavement markings may not be visible regularly due to snow or sand, also install compliant signage. Install signage on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post may be located immediately adjacent to the access aisle at the head of the stall it serves with an arrow sign or on the far side of the accessible route from the access aisle. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	724.50	\$ 725
Priority	1	

Map for Barrier ID: AX553709



5 44.03597917911237,-122.96546227980319

Photos for Barrier ID: AX553709



Mt Vernon Elementary School Site

Assembly	Accessible Parking
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Type	Parking Space-Car
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ADA Standard

Oregon Revised Statute (ORS) 447.233; Oregon Transportation Commission Standards 2018; ADA 502.6

Barrier Detail

OREGON: The access aisle at the car accessible parking space does not have compliant markings and/or signage.

Location Description	Accessible Parking P1-C and P1-D
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Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
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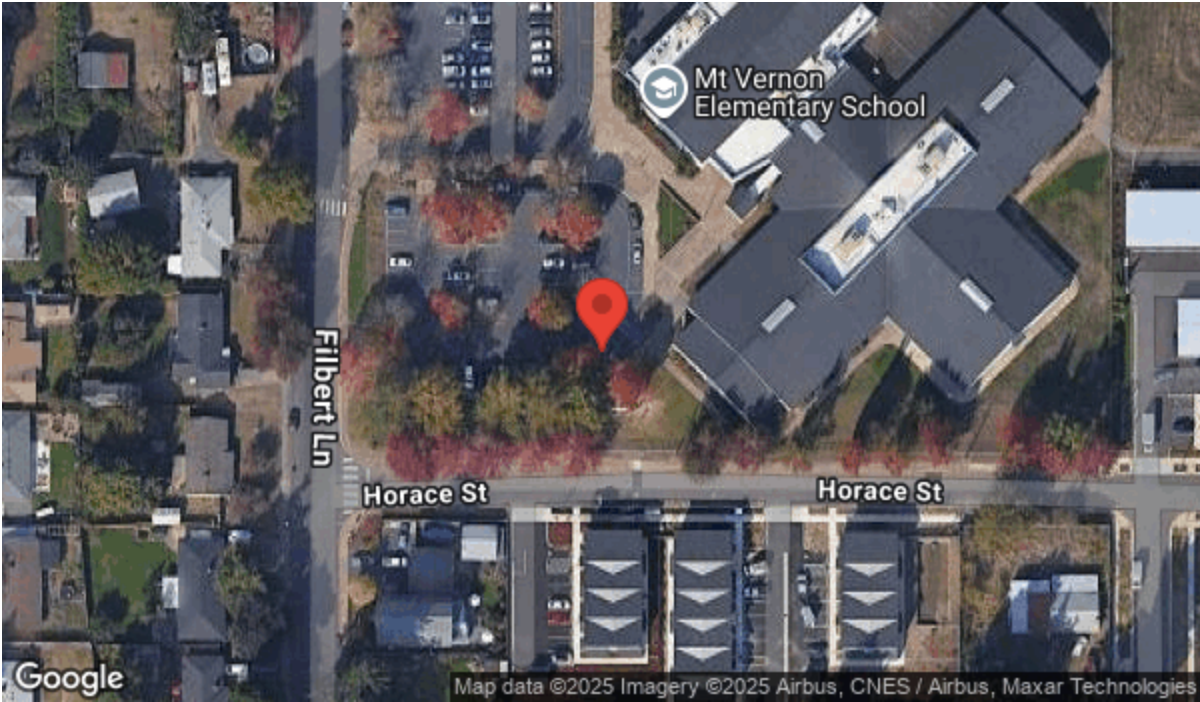
Site Conditions	"No Parking" is missing from the access aisle.
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Resolution

Provide an access aisle with compliant striping, markings and signage. The access aisle must be minimum 6 feet wide (72 inches) measured to the centerline of the stripes. Pavement stripes shall be 4" wide white lines and should be retroreflective. The access aisle shall be diagonally striped with 4" wide white lines 2 feet on center at a 36 degree angle. The "No Parking" pavement legend shall be either white or yellow (for added contrast) and should be retroreflective. Where the "No Parking" pavement markings may not be visible regularly due to snow or sand, also install compliant signage. Install signage on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post may be located immediately adjacent to the access aisle at the head of the stall it serves with an arrow sign or on the far side of the accessible route from the access aisle. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. Refer to the diagrams below.

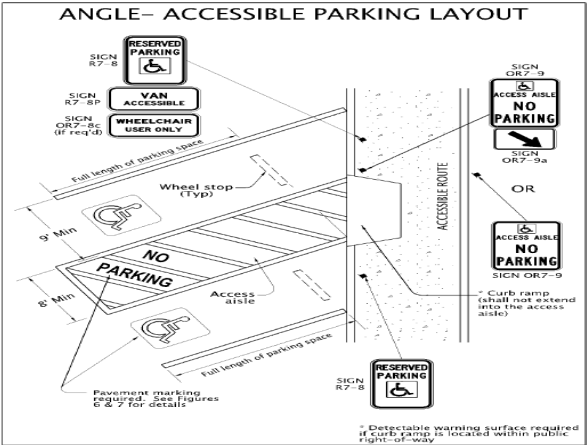
Quantity	Unit Cost	Total Cost
1 EA	1,035.00	\$ 1,035

Priority	1
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13 44.03593596000879,-122.96553242266091

Photos for Barrier ID: AX553717



Mt Vernon 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-A
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The van accessible parking space has a running slope of 2.7%.

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	10,867.50	\$ 10,868
Priority	1	

Map for Barrier ID: AX553706



2 44.03599168175975,-122.96543875214958

Photos for Barrier ID: AX553706



Mt Vernon Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	
OREGON: Signage and/or pavement markings is/are not compliant for the van accessible space.	
Location Description	Accessible Parking Space P1-A
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 41" above the parking surface.

Resolution

Provide compliant signage and pavement markings for the van accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van accessible spaces shall contain the designation "van accessible". Where 5 or more accessible parking spaces are required, van stall signage shall designate one van accessible stall "wheelchair use only" in addition to "van accessible". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. The International Symbol of Accessibility (ISA) shall be painted onto the pavement centered at the foot of the stall within the stall depth. Pavement lines shall be white 4" wide lines. Pavement markings and stencils are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking stencils is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX553707



3 +44.036016, -122.965377

Photos for Barrier ID: AX553707



Mt Vernon Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-B
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible parking space has a running slope of 2.6%.

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope 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 shall be level with surface slopes not exceeding 1:50 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. 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	10,867.50	\$ 10,868
Priority	1	

Map for Barrier ID: AX553711



7 44.03596522782553,-122.96548106994057

Photos for Barrier ID: AX553711



Mt Vernon Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	
OREGON: Signage and/or pavement markings is/are not compliant for the van accessible space.	
Location Description	Accessible Parking Space P1-B
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 45 1/2" above the parking surface.

Resolution

Provide compliant signage and pavement markings for the van accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van accessible spaces shall contain the designation "van accessible". Where 5 or more accessible parking spaces are required, van stall signage shall designate one van accessible stall "wheelchair use only" in addition to "van accessible". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. The International Symbol of Accessibility (ISA) shall be painted onto the pavement centered at the foot of the stall within the stall depth. Pavement lines shall be white 4" wide lines. Pavement markings and stencils are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking stencils is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX553714



10 44.03593327302083,-122.96543946932887

Photos for Barrier ID: AX553714



Mt Vernon Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	
OREGON: Signage and/or pavement markings is/are not compliant for the van accessible space.	
Location Description	Accessible Parking Space P1-C
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 45" above the parking surface.

Resolution

Provide compliant signage and pavement markings for the van accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van accessible spaces shall contain the designation "van accessible". Where 5 or more accessible parking spaces are required, van stall signage shall designate one van accessible stall "wheelchair use only" in addition to "van accessible". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. The International Symbol of Accessibility (ISA) shall be painted onto the pavement centered at the foot of the stall within the stall depth. Pavement lines shall be white 4" wide lines. Pavement markings and stencils are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking stencils is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX553715



11 44.03590123473784,-122.96549244907379

Photos for Barrier ID: AX553715



Mt Vernon Elementary School Site

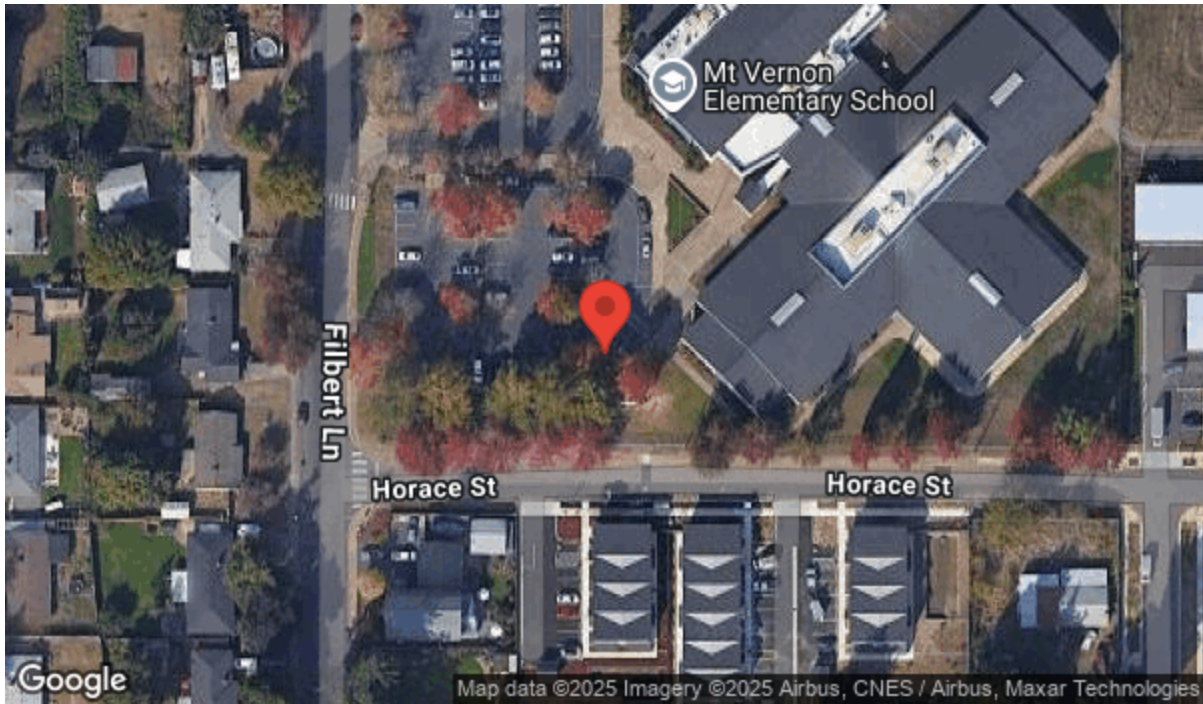
Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-D
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible parking space has a running slope of 2.7%.

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope 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 shall be level with surface slopes not exceeding 1:50 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. 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	10,867.50	\$ 10,868
Priority	1	

Map for Barrier ID: AX553712



8 44.03591927478952,-122.96554946936982

Photos for Barrier ID: AX553712



Mt Vernon Elementary School Site

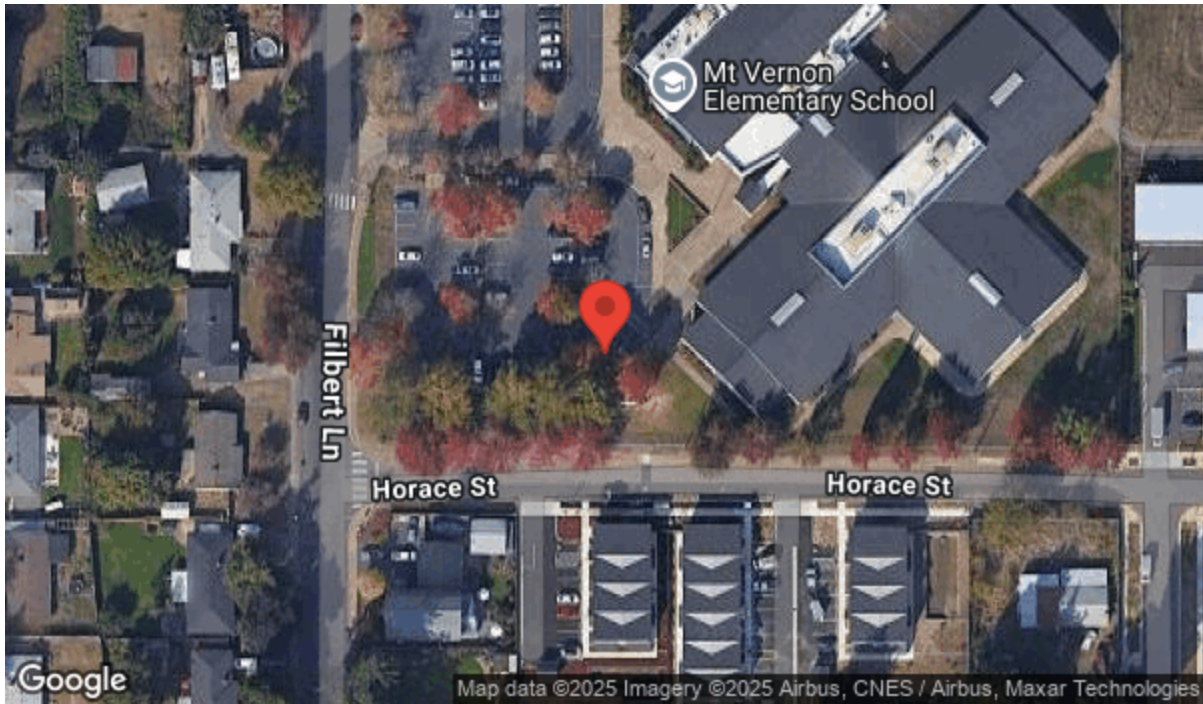
Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(b) and 2(c); ADA 502.1
Barrier Detail	OREGON: The car accessible stall is less than 9' (108") wide.
Location Description	Accessible Parking Space P1-D
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The accessible parking space is 106" wide.

Resolution

Provide a car stall minimum 9' (108") wide with adjacent access aisle minimum 6' (72") wide. The car stall shall be marked and access aisle shall be marked with painted lines 4" wide. 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.] Each accessible parking space shall have a pavement marking of the International Symbol of Accessibility (ISA) centered at the entry to the stall and within the depth of the stall. Pavement markings and the ISA are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking for the ISA is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	724.50	\$ 725
Priority	1	

Map for Barrier ID: AX553713



9 44.03591940871973,-122.96554979877662

Photos for Barrier ID: AX553713



Mt Vernon Elementary School Site

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	
OREGON: Signage and/or pavement markings is/are not compliant for the van accessible space.	
Location Description	Accessible Parking Space P1-D
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the lowest sign is 44 1/2" above the parking surface.

Resolution

Provide compliant signage and pavement markings for the van accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van accessible spaces shall contain the designation "van accessible". Where 5 or more accessible parking spaces are required, van stall signage shall designate one van accessible stall "wheelchair use only" in addition to "van accessible". Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign. The International Symbol of Accessibility (ISA) shall be painted onto the pavement centered at the foot of the stall within the stall depth. Pavement lines shall be white 4" wide lines. Pavement markings and stencils are required to be white and should be retroreflective. The use of blue curb and blue background on pavement marking stencils is optional. Refer to the diagrams below.

Quantity	Unit Cost	Total Cost
1 EA	483.00	\$ 483
Priority	1	

Map for Barrier ID: AX553716



12 44.035888824294744,-122.96551439078999

Photos for Barrier ID: AX553716



Mt Vernon Elementary School Mt Vernon Elementary School

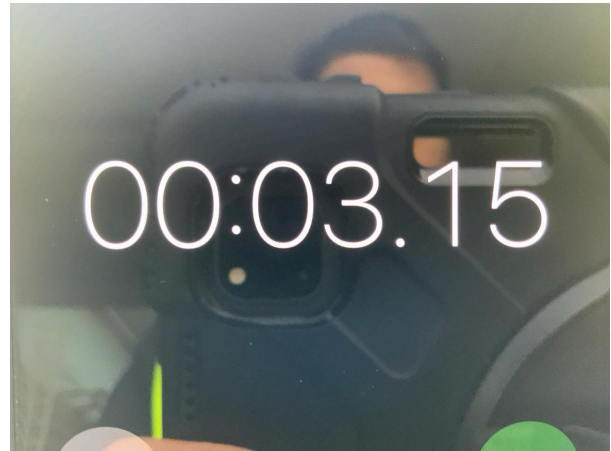
Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.8	
Barrier Detail		
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.		
Location Description	B-Wing	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The closing speed is 3.15 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	631.35	\$ 631
Priority	1	

Map for Barrier ID: AX553763



59 44.03587981398336,-122.96458744047547

Photos for Barrier ID: AX553763



Mt Vernon Elementary School Mt Vernon Elementary School

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 Breakroom

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 3.9 seconds from 90 degrees to a position 12 degrees from latch.

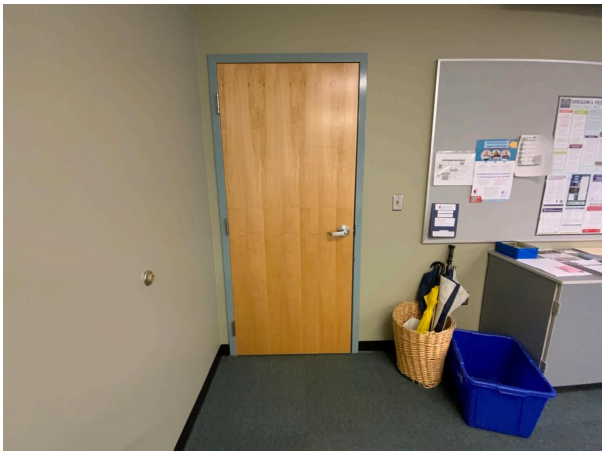
Resolution

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	631.35	\$ 631

Priority 1

Photos for Barrier ID: AX553745



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly Entrance to Building

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 Classroom A105

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 4.56 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	631.35	\$ 631

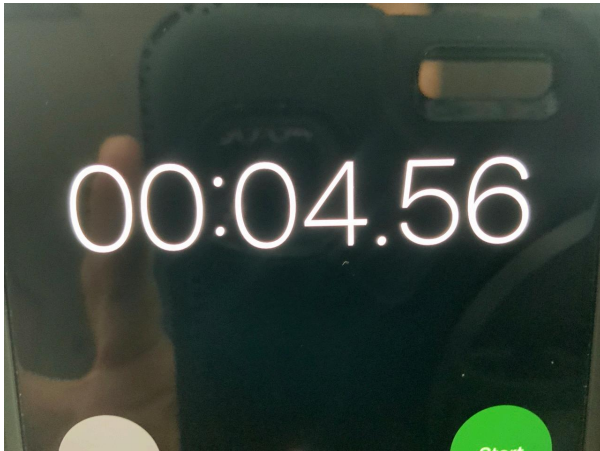
Priority 1

Map for Barrier ID: AX553764



60 44.03646568359866,-122.96420988037396

Photos for Barrier ID: AX553764



Mt Vernon Elementary School Mt Vernon Elementary School

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 Classroom C108

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions Furniture is in the required maneuvering clearance at the door.

Width 6"

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
1 EA	172.50	\$ 173

Priority 1

Photos for Barrier ID: AX553748



Mt Vernon Elementary School Site

Assembly	Exterior Access Route
Type	Curb Ramp
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	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The curb ramp has a running slope of 8.7%.
Highest Running Slope	8.7%

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	3,018.75	\$ 3,019
Priority	1	

Map for Barrier ID: AX553718



14 44.036137952988376,-122.9654122478095

Photos for Barrier ID: AX553718



Mt Vernon 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	Filbert Lane to Sprinkler Room
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.4% to 3.5% for a length of 288' by 12 1/2'.

Highest Cross Slope	3.5%
Length	288'
Width	12 1/2'

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
3240 SF	34.20	\$ 110,796
Priority	1	

Map for Barrier ID: AX553720



16 44.036534809820004,-122.96552882816609

Photos for Barrier ID: AX553720



Mt Vernon 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	Flagpole
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.3% for a length of 20' by 15' wide.

Highest Cross Slope	2.3%
Length	20'
Width	15'

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
300 SF	34.20	\$ 10,259
Priority	1	

Map for Barrier ID: AX553719



15 44.03620063832557,-122.96525002637196

Photos for Barrier ID: AX553719



Mt Vernon 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	From Filbert Lane to Gym
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

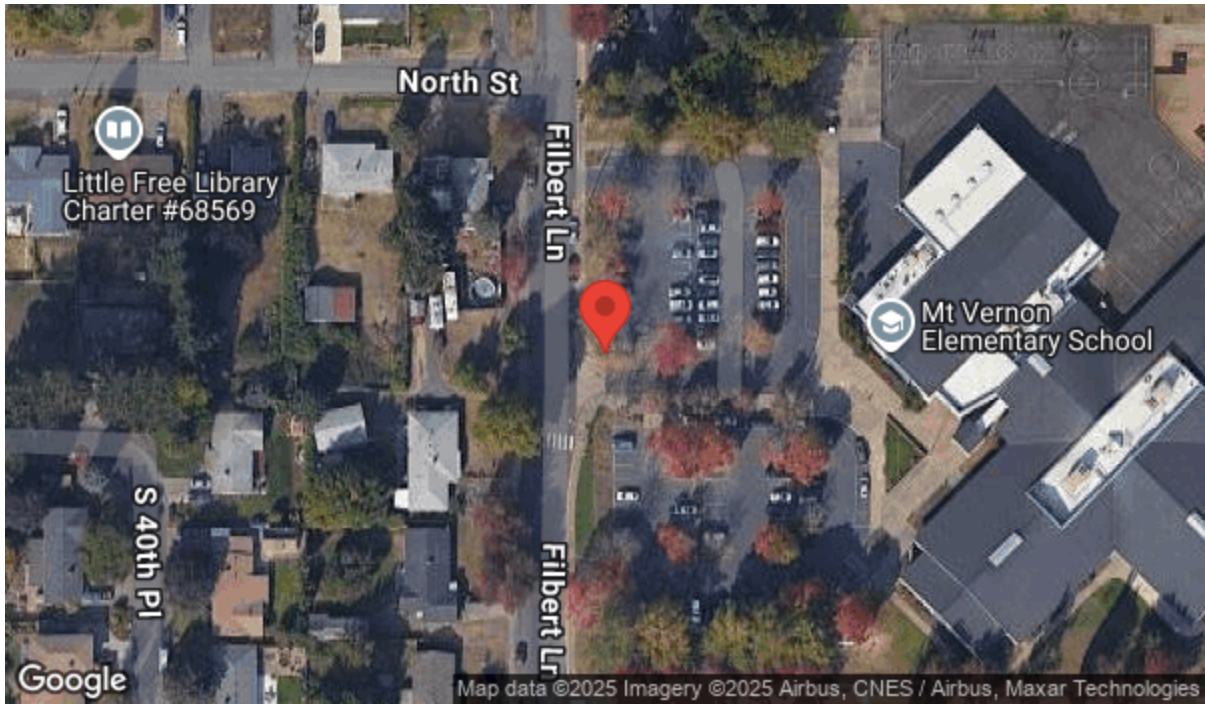
The accessible route has cross slopes from 2.4% to 9.3% for a length of 148' by 15' wide.

Highest Cross Slope	9.3%
Lowest Cross Slope	2.4%
Length	148'
Width	15'

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
2220 SF	34.20	\$ 75,916
Priority	1	



1 +44.036381, -122.966136



Mt Vernon 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	From Gym to Soccer Field
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The accessible route has cross slopes from 2.7% to 3.9% for a length of 17' by 4 1/2' wide.

Highest Cross Slope	3.9%
Lowest Cross Slope	2.7%
Length	17'
Width	4 1/2'

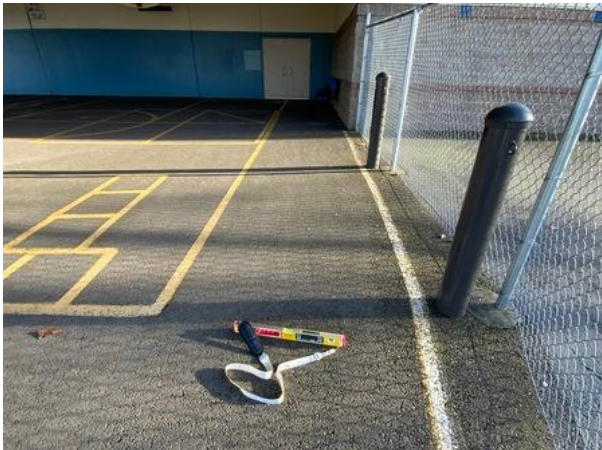
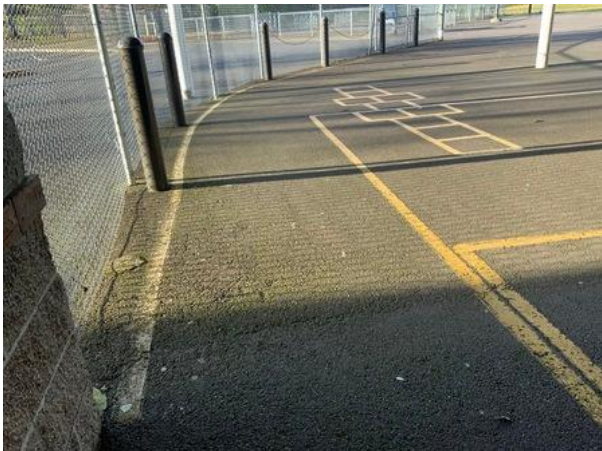
Resolution

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
77 SF	17.25	\$ 1,328
Priority	1	



65 +44.036646, -122.965289



Mt Vernon 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	From P1-A to Curb Ramp CR-1
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

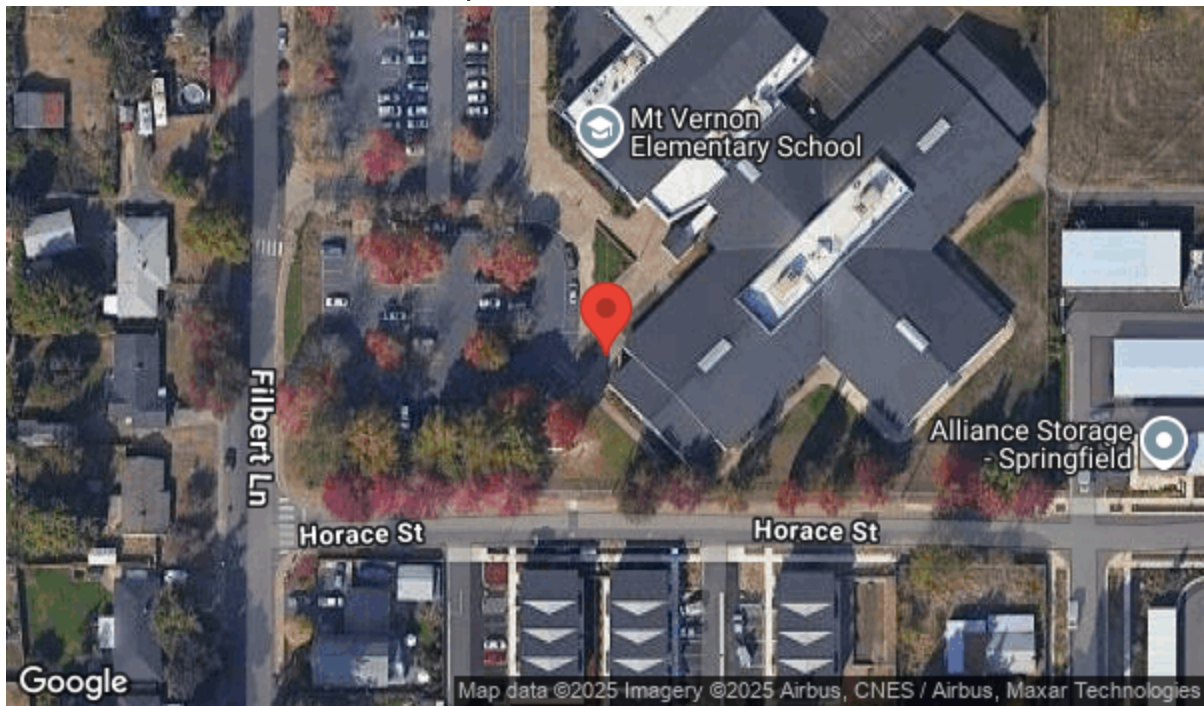
The accessible route has cross slopes from 2.7% to 4.6% for a length of 79' by 10' wide.

Highest Cross Slope	4.6%
Lowest Cross Slope	2.7%
Length	79'
Width	10'

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
790 SF	34.20	\$ 27,015
Priority	1	



19 44.036003540884245,-122.96535335581969



Mt Vernon Elementary School Site

Assembly	Exterior Access Route
Type	Loading/Unloading Zone
ADA Standard	503.3
Barrier Detail	The access aisle is not at the same level as the loading/unloading area.
Location Description	Loading Zone
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The access aisle has a slope of 2.2%.
Highest Cross Slope	2.2%
Length	34'
Width	11'

Resolution

The loading/unloading zone should be redesigned to allow the access aisle to be at the same level as the loading/unloading area it serves. The access aisle should be marked and separate from the loading/unloading area it serves. The access aisle shall be 60" wide minimum. Access aisles shall extend the full length of the vehicle pull-up spaces they serve. Access aisles shall be marked so as to discourage parking in them. Vehicle pull-up spaces and access aisles serving them shall comply. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. Slopes not steeper than 1:48 (2.08%) shall be permitted.

Quantity	Unit Cost	Total Cost
374 SF	17.25	\$ 6,452
Priority	1	

Map for Barrier ID: AX553770



66 44.036129316486104,-122.96544049264241

Photos for Barrier ID: AX553770



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Entrance to Building
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	Media Center
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The closing speed is 3.88 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	631.35	\$ 631

Priority	1
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Map for Barrier ID: AX553765



61 +44.036467, -122.964808

Photos for Barrier ID: AX553765



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly Interior 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 Office

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The opening force required to open the accessible, hinged, non-fire door is 8 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	631.35	\$ 631

Priority 1

Photos for Barrier ID: AX553725



Mt Vernon Elementary School Mt Vernon Elementary School

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	Office	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	Items are in the required maneuvering clearance at the doors.	
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
4 EA	172.50	\$ 690
Priority	1	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom	
Type	Protruding Object	
ADA Standard	307.2	
Barrier Detail		
The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.		
Location Description	Boy's Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The paper towel dispenser and feminine product dispenser protrudes 8" to 9 1/2" into the circulation path at 36" to 37" above the floor.		
Horizontal Protrusion Dimension	9 1/2"	
Height Of Bottom Of Object	37"	
Resolution		
Provide a restroom circulation path which does not have objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.		
Quantity	Unit Cost	Total Cost
3 EA	345.00	\$ 1,035
Priority	2	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Interior Access Route	
Type	Door	
ADA Standard	404.2.11	
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".	
Location Description	Cafeteria	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	The bottom of the door vision light is 46 1/2" above the finished floor.	
Height	46 1/2"	
Resolution	<p>Provide a door with the bottom of at least one of the glazing panels located 43" maximum above the finish floor or grade. At least one of the glazing panels shall be located for viewing through the panels, if the panel is designed for viewing. [EXCEPTION: Vision lights with the lowest part more than 66" from the finish floor or ground are not required to comply.]</p>	
Quantity	Unit Cost	Total Cost
3 EA	4,485.00	\$ 13,455
Priority	2	

Photos for Barrier ID: AX553767



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom	
Type	Protruding Object	
ADA Standard	307.2	
Barrier Detail		
The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.		
Location Description	Girl's Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The paper towel dispenser and feminine product dispenser protrudes 8" to 9 1/2" into the circulation path at 36" to 37" above the floor.		
Horizontal Protrusion Dimension	9 1/2"	
Height Of Bottom Of Object	37"	
Resolution		
Provide a restroom circulation path which does not have objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.		
Quantity	Unit Cost	Total Cost
3 EA	345.00	\$ 1,035
Priority	2	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Interior Access Route	
Type	Door	
ADA Standard	404.2.11	
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".	
Location Description	Gym	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	The bottom of the door vision light is 46 1/2" above the finished floor.	
Height	46 1/2"	
Resolution	<p>Provide a door with the bottom of at least one of the glazing panels located 43" maximum above the finish floor or grade. At least one of the glazing panels shall be located for viewing through the panels, if the panel is designed for viewing. [EXCEPTION: Vision lights with the lowest part more than 66" from the finish floor or ground are not required to comply.]</p>	
Quantity	Unit Cost	Total Cost
2 EA	4,485.00	\$ 8,970
Priority	2	

Photos for Barrier ID: AX553766



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Unisex	
ADA Standard	403.3	
Barrier Detail	The slope of the floor surface is greater than 2% cross or 5% running	
Location Description	Health Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	The clear space for the water closet has a slope of 5%.	
Resolution	Provide a floor surface with slopes no greater than 2% cross or 5% running. Ensure compliant thresholds.	
Quantity	Unit Cost	Total Cost
30 SF	58.84	\$ 1,765
Priority	2	

Photos for Barrier ID: AX553734



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	Office
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The bottom of the door vision light is 46" above the finished floor.
Height	46"

Resolution

Provide a door with the bottom of at least one of the glazing panels located 43" maximum above the finish floor or grade. At least one of the glazing panels shall be located for viewing through the panels, if the panel is designed for viewing. [EXCEPTION: Vision lights with the lowest part more than 66" from the finish floor or ground are not required to comply.]

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	\$ 4,485
Priority	2	

Photos for Barrier ID: AX553744



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9
Barrier Detail	
The force required to open the interior, hinged, non-fire door is more than 5 pounds.	
Location Description	Boy's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The force required to open the interior, hinged, non-fire door is 21 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. 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. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	3	

Photos for Barrier ID: AX553749



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; 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	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The trash can is in the required maneuvering clearance at the door.

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
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX553750



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The wheelchair stall door is not compliant.
Location Description	Boy's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

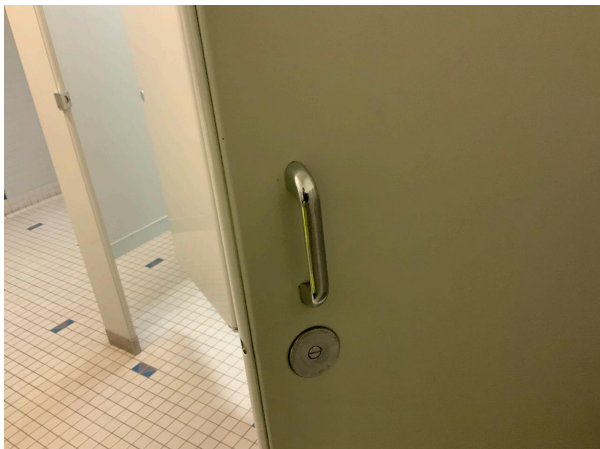
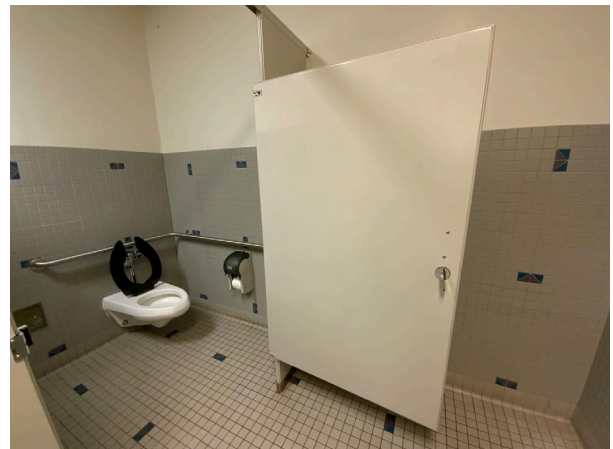
The wheelchair stall door is not self closing and does not have a door pull handle on the interior.

Resolution

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 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, 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for a wall hung water closet or 59" deep minimum for a floor mounted water closet measured perpendicular to the rear wall.

Quantity	Unit Cost	Total Cost
1 EA	862.50	\$ 863
Priority	3	

Photos for Barrier ID: AX553752



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Water Closet	
ADA Standard	604.2	
Barrier Detail		
The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.		
Location Description	Boy's Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The centerline of the water closet in the wheelchair stall is 18 1/2" from the side wall.		
Resolution		
Provide a water closet with centerline 16" minimum to 18" maximum from the side wall or partition. 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 in a wheelchair stall. Water closets shall be arranged for a left-hand or right-hand approach. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, personal product 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 shall be located within the required water closet clearance. [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"].		
Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087
Priority	3	

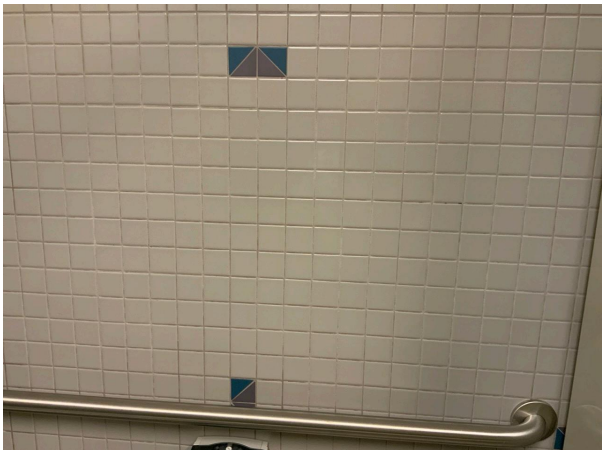
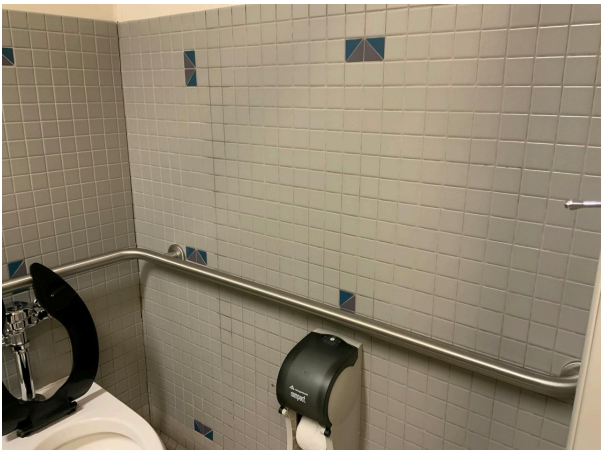


Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6
Barrier Detail	
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	
Location Description	Boy's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.

Resolution		
Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.		
Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX553753



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	ADA 604.7, 609.3; 2009 ANSI A117.1-604.7
Barrier Detail	Oregon: The toilet paper dispenser location is not compliant.
Location Description	Boy's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 10" in front of the water closet.

Resolution

Relocate the toilet paper dispenser. The centerline of the toilet paper dispenser shall be 7"- 9" in front of the water closet. Toilet paper dispenser outlets shall be 18" minimum to 48" maximum above finish floor, with the outlets not located behind grab bars. The space between a grab bar and projecting objects above the top of the gripping surface of the grab bar shall be 12" minimum, and the space below the grab bar and projecting objects below the bottom of the grab bar shall be minimum 1-1/2" from the grab bar. Projecting toilet paper dispensers located above the horizontal side grab bar shall be minimum 12" from the top gripping surface of the side grab bar. Projecting toilet paper dispensers located below the grab bar shall be minimum 1-1/2" from the bottom of the horizontal side grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [Advisory 604.7 Dispensers. If toilet paper dispensers are installed above the side wall grab bar, the outlet of the toilet paper dispenser must be 48" maximum above the finish floor and the top of the gripping surface of the grab bar must be 33" minimum and 36" maximum above the finish floor.]

Quantity	Unit Cost	Total Cost
1 EA	505.43	\$ 505
Priority	3	

Photos for Barrier ID: AX553755



Mt Vernon Elementary School Mt Vernon Elementary School

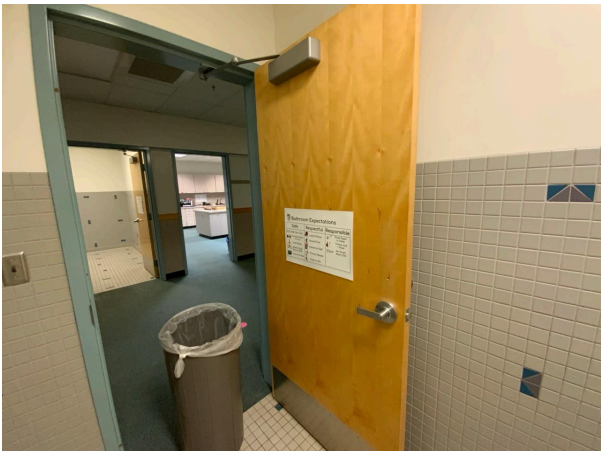
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9
Barrier Detail	
The force required to open the interior, hinged, non-fire door is more than 5 pounds.	
Location Description	Girl's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The force required to open the interior, hinged, non-fire door is 20 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. 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. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	\$ 631
Priority	3	

Photos for Barrier ID: AX553756



Mt Vernon Elementary School Mt Vernon Elementary School

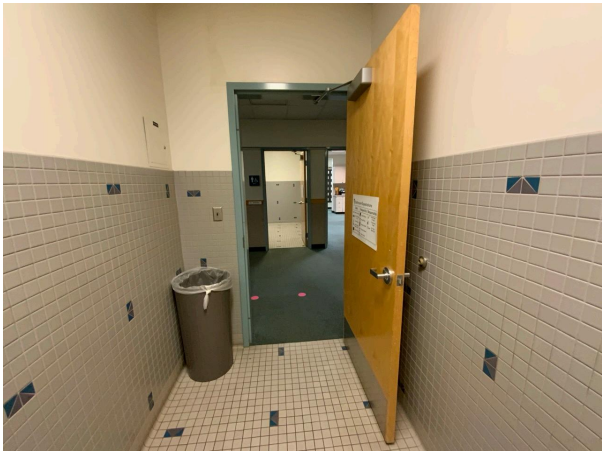
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1
Barrier Detail	
The pull side of the accessible door does not have the required maneuvering clearances.	
Location Description	Girl's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The trash can is in the required maneuvering clearance at the door.

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
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX553757



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The wheelchair stall door is not compliant.
Location Description	Girl's Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

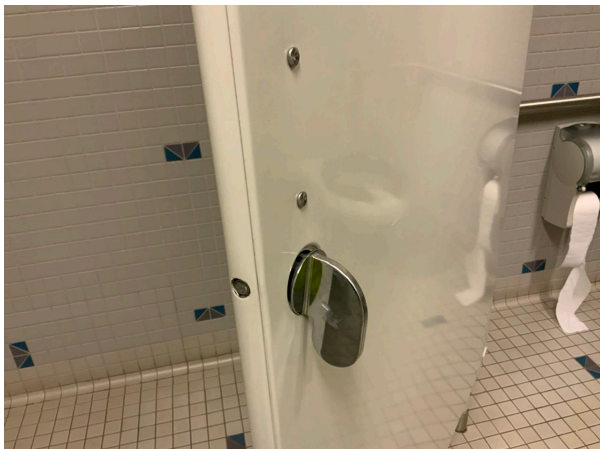
The wheelchair stall door is not self closing and does not have a door pull handle on the interior.

Resolution

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 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, 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for a wall hung water closet or 59" deep minimum for a floor mounted water closet measured perpendicular to the rear wall.

Quantity	Unit Cost	Total Cost
1 EA	862.50	\$ 863
Priority	3	

Photos for Barrier ID: AX553759



Mt Vernon Elementary School Mt Vernon Elementary School

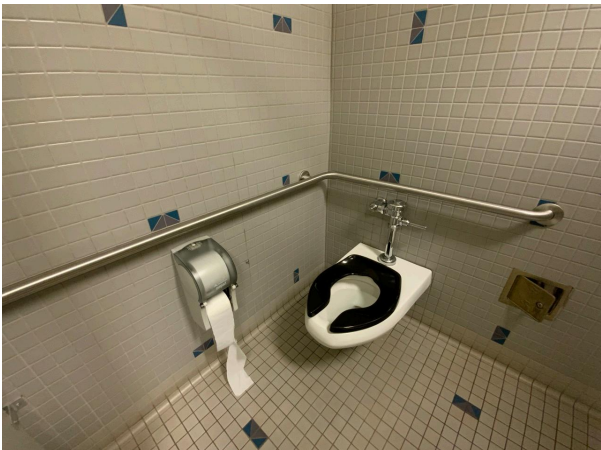
Assembly	Restroom	
Type	Restroom/Bathroom - Water Closet	
ADA Standard	604.2	
Barrier Detail		
The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.		
Location Description	Girl's Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The centerline of the water closet in the wheelchair stall is 18 1/2" from the side wall.		
Resolution		
Provide a water closet with centerline 16" minimum to 18" maximum from the side wall or partition. 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 in a wheelchair stall. Water closets shall be arranged for a left-hand or right-hand approach. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, personal product 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 shall be located within the required water closet clearance. [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"].		
Quantity	Unit Cost	Total Cost
1 EA	1,086.75	\$ 1,087
Priority	3	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom-Toilet Stall	
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6	
Barrier Detail		
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.		
Location Description	Girl's Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.	
Resolution		
Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.		
Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX553760



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6
Barrier Detail	
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	
Location Description	Health Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.

Resolution		
Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.		
Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX553727



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly Restroom

Type Restroom/Bathroom

ADA Standard 609.3

Barrier Detail

The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.

Location Description Health Restroom

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions The space between the side grab bar and the toilet paper dispenser is 1".

Height 1"

Resolution

Move the projecting object above the grab bar to 12" minimum from the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173

Priority 3

Photos for Barrier ID: AX553728



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Health Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the rear grab bar and the toilet paper dispenser is 1".
Height	1"

Resolution		
Move the projecting object above the grab bar to 12" minimum from the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]		
Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX553729



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	304, 603.2.1; 603.2.2
Barrier Detail	The required turning space within the restroom is not provided.
Location Description	Health Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The turning space in the restroom is 52" wide due to stored items.
Width	52"

Resolution

Relocate the items out of the restroom. A compliant, unobstructed turning space shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap. The turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The 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 "OR" The space shall be permitted to include compliant knee and toe clearance only at the end of either the base or one arm. Doors shall be permitted to swing into turning spaces. 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.]

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Health Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

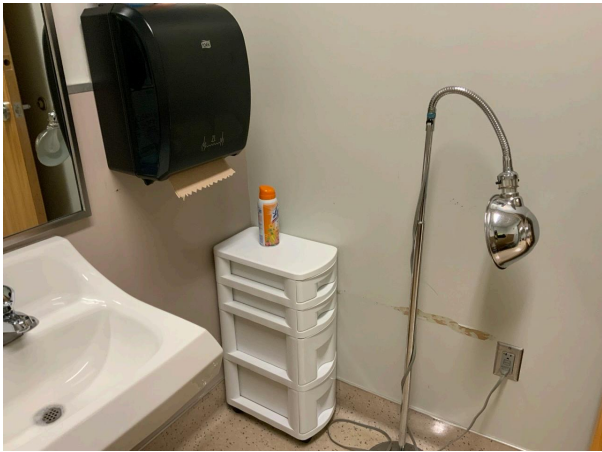
Site Conditions

The feminine product dispenser and toilet paper dispenser are obstructed by stored objects.

Resolution

Relocate items out of the clear floor space. Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Remove and lower to a compliant reach range. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum. Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
2 EA	172.50	\$ 345
Priority	3	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Coat Hook
ADA Standard	213.3.7, 604.8.3, 308
Barrier Detail	The coat hook is not within an allowable reach range.
Location Description	Health Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The coat hook is 67" above the floor.

Resolution

Install the coat hook within an allowable reach range. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	198.38	\$ 198
Priority	3	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1
Barrier Detail	
The pull side of the accessible door does not have the required maneuvering clearances.	
Location Description	Health Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	Items are in the required maneuvering clearance at the door.

Resolution

Relocate items 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 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	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX553735



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom	
Type	Restroom/Bathroom - Water Closet	
ADA Standard	604	
Barrier Detail		
The water closet in a single user / unisex restroom does not have the required clearance.		
Location Description	Health Restroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The clear space at the water closet is 46” measured perpendicular from the side wall to the lavatory.		
Resolution		
Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. 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, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. 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. [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"].		
Quantity	Unit Cost	Total Cost
1 EA	2,359.80	\$ 2,360
Priority	3	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	609.3

Barrier Detail

The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.

Location Description	Staff Restroom
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Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
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Site Conditions	The space between the side grab bar and the toilet paper dispenser is 1".
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Height	1"
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Resolution

Move the projecting object above the grab bar to 12" minimum from the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173

Priority	3
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Photos for Barrier ID: AX553738



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Coat Hook
ADA Standard	213.3.7, 604.8.3, 308
Barrier Detail	The coat hook is not within an allowable reach range.
Location Description	Staff Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The coat hook is 68" above the floor.

Resolution

Install the coat hook within an allowable reach range. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	198.38	\$ 198
Priority	3	



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1
Barrier Detail	
The pull side of the accessible door does not have the required maneuvering clearances.	
Location Description	Staff Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	Items are in the required maneuvering clearance at the door.

Resolution

Relocate items 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 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	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX553743



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly Restroom

Type Restroom/Bathroom - Water Closet

ADA Standard 604

Barrier Detail

The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.

Location Description Staff Restroom

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The clear space at the water closet is 39" measured perpendicular from the side wall to the lavatory.

Resolution

Redesign to provide the required clearance at the water closet. The water closet shall be positioned with a wall or partition to the rear and to one side. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required water closet 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 shall be located within the required water closet clearance. The wheelchair stall size for a floor mounted water closet shall be minimum 60" wide and minimum 59" deep. The wheelchair stall size for a wall-hung water closet shall be minimum 60" wide and minimum 56" deep. The wheelchair stall in multi-stall restrooms primarily for children's use ages 3 to 12 shall be minimum 60" wide and minimum 59" deep for both wall-hung and floor mounted water closets. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. [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"].

Quantity	Unit Cost	Total Cost
1 EA	2,359.80	\$ 2,360

Priority 3



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Staff Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	The space between the rear grab bar and the seat cover dispenser is 1/2".

Resolution

Move the projecting object above the grab bar to 12" minimum from the top of the gripping surface of the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	172.50	\$ 173
Priority	3	

Photos for Barrier ID: AX553740

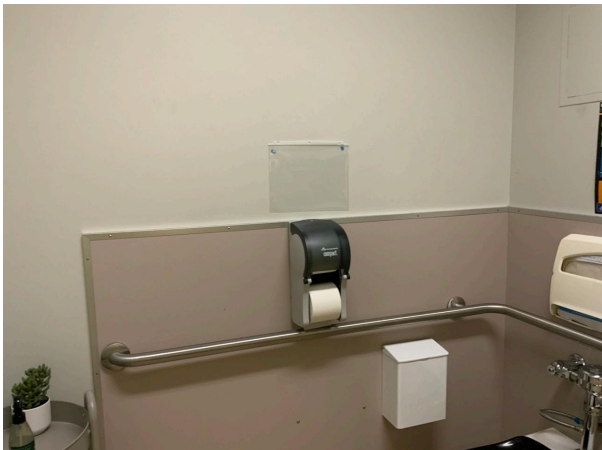


Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	2009 ANSI A117.1-604.5.1 and A117.1-604.9.6
Barrier Detail	
ANSI A117.1-2009 : A vertical side grab bar is not present in the wheelchair stall.	
Location Description	Staff Restroom
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com
Site Conditions	A vertical side grab bar is not present in the wheelchair stall.

Resolution		
Install a vertical side grab bar on side wall closest to the toilet. The vertical grab bar shall measure 18" long minimum, mounted 39" to 41" above finish floor. The centerline of the grab bar shall be between 39" and 41" from the rear wall.		
Quantity	Unit Cost	Total Cost
1 EA	612.38	\$ 612
Priority	3	

Photos for Barrier ID: AX553737



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly Interior Access Route

Type Drinking Fountain/Water Cooler

ADA Standard 602.2

Barrier Detail

A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.

Location Description Hallway

Observed Jan 21, 2025 by Danjo.Ginete@bureauveritas.com

Site Conditions

The lower level drinking fountain is 13" measured perpendicular from the side wall to the centerline of the drinking fountain.

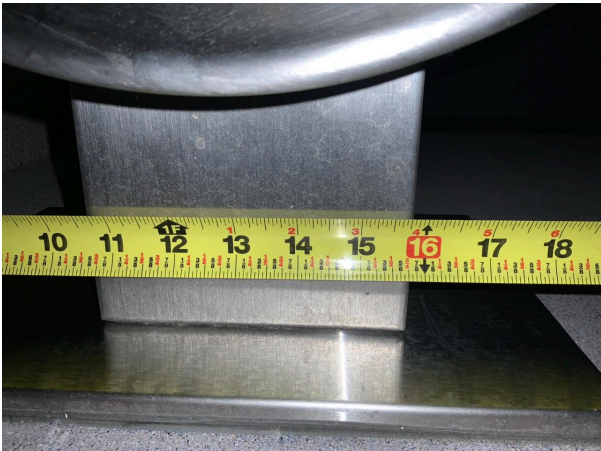
Resolution

Install the accessible drinking fountain(s) at a location with a clear space positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", with the 30" dimension centered on the lower level drinking fountain. Clear space shall slope maximum 2.08% in all directions and be a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use 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.]

Quantity	Unit Cost	Total Cost
12 SF	62.29	\$ 747

Priority 4

Photos for Barrier ID: AX553762



Mt Vernon Elementary School Mt Vernon Elementary School

Assembly	Common Areas	
Type	Work Surface	
ADA Standard	306, 902.1, 902.2, 902.3, 902.4	
Barrier Detail		
The work surface height is not compliant. Knee and toe clearances are not provided.		
Location Description	Breakroom	
Observed	Jan 21, 2025 by Danjo.Ginete@bureauveritas.com	
Site Conditions		
The knee clearance for the table at is 26" from the finish floor. A minimum of one accessible table is required.		
Height	26"	
Resolution		
Provide work surface tables at a compliant height. The tops of work surfaces shall be 28" minimum and 34" maximum above the finish floor or ground. A clear floor space 30" minimum by 48" minimum, positioned for a forward approach with the 30" dimension paralleling the edge of the work surface, shall be provided. 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" 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. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing, other tables or fixtures for personal grooming.		
Quantity	Unit Cost	Total Cost
1 EA	1,725.00	\$ 1,725
Priority	5	
Employee Only Space	Yes	

