

ACCESSIBILITY ASSESSMENT



prepared for

Oregon Department of Education

255 Capitol Street NE

Salem, OR 97310

Adam Krein



ADA TITLE III ASSESSMENT

OF

Ridgeview Elementary School

526 N. 66th Street

Springfield, OR 97477

PREPARED BY:

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ON-SITE DATE:

November 4-5, 2024

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

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

The site was visited on November 4-5, 2024. Weather conditions at the time of the on-site visit were light rain, with temperatures in the 50's (°F) and negligible winds.

SIGNIFICANT ISSUES:

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

Site

- Van accessible parking is not provided.
- Accessible parking has slopes greater than 2.08%, gaps greater than ½" and vertical changes greater than ¼".
- There is no accessible route from the loading/unloading zone to the school.
- Accessible parking signage and stall/access aisle markings are non-compliant.
- Accessible exterior routes have gaps larger than ½", vertical rises greater than ¼" and/or cross slopes greater than 2.08%.
- Curb ramps have non-compliant slopes.

Ridgeview Elementary School

- There are accessible doors that do not have the required side maneuvering clearance on the push/pull sides of the door.
- Lavatories/sinks are non-compliant due to installation height, and/or insufficient knee clearance.
- There are inaccessible water fountains without an accompanying accessible fountain nearby.
- Accessible single user restrooms are non-compliant due to limited room dimensions, or floor layout.
- Accessible multi-user restrooms do not provide a wheelchair accessible stall.
- Water closets at accessible restrooms are non-compliant due to their distance from the sidewall and/or height from the floor.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment and Title III Places of Public Accommodation 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 readily achievable barrier removal. 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 Ridgeview 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:

RIDGEVIEW ELEMENTARY SCHOOL- TITLE III 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
Ridgeview Elementary School	\$214,572	57	\$18,616	9	\$33,558	43	\$34,141	7			\$300,887	116
Grand Total	\$214,572	57	\$18,616	9	\$33,558	43	\$34,141	7			\$300,887	116

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 III of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.

1.4 SCOPE OF WORK

ADA TITLE III ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title III 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 III 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 III 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:

- 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)
- Offices and Employee Only Spaces – (sample)
- Multi-Media Room
- Locker Room (High Schools only)
- Auditorium (High Schools only)
- Gymnasium (High Schools only)

Exclusions:

- Playgrounds, Athletic Fields, Exterior Amenities such as benches, tables & courtyard furniture
- Employee-only work areas
- Alarms, signage, public telephones, switches & 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 III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “commercial facilities” 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.

Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, as well as 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	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
516377	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Classroom 1	ADA	\$173
516380	Ridgeview Elementary School	Ridgeview Elementary School	Entrance to Building	Building Entrance-Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	Classroom 1	ADA	\$1,166
516382	Ridgeview Elementary School	Ridgeview Elementary School	Entrance to Building	Building Entrance-Door	1	The threshold at the accessible door is greater than ½" in height.	Classroom 1	ADA	\$309
516383	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Classroom 1	ADA	\$173
516398	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	East Gym to Playground Entrance	ADA	\$631
516400	Ridgeview Elementary School	Ridgeview Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	East Gym to Playground Entrance	ADA	\$631
516401	Ridgeview Elementary School	Ridgeview Elementary School	Entrance to Building	Building Entrance-Door	1	OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	West Gym to Playground Entrance	Oregon Accessibility Code	\$631
516402	Ridgeview Elementary School	Ridgeview Elementary School	Entrance to Building	Building Entrance - Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	West Gym to Playground Entrance	ADA	\$0
516421	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Staff - Left Restroom	ADA	\$2,156
516435	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Gym - East Single Door	ADA	\$631
516436	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	Gym - East Single Door	ADA	\$631
516437	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Gym - East Double Door	ADA	\$631
516438	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	Gym - East Double Door	ADA	\$631
516440	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Gym	ADA	\$631
516451	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Library	ADA	\$631
516457	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Library	ADA	\$631
516458	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Library	ADA	\$2,156
516459	Ridgeview Elementary School	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Playground - East Area	ADA	\$6,839
Total Barriers: 116, Total Cost: \$300,887									

Id	Facility	Building	Assembly	Type	Barrier	Priority	Detail	Location Description	ADA	Total
519048	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Sink		2	The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).	Classroom 10	ADA	\$1,242
519055	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Sink		2	The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).	Classroom 18	ADA	\$1,242
519065	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Unisex		2	The slope of the floor surface is greater than 2% cross or 5% running	Student - Boys Restroom (West)	ADA	\$883
516365	Ridgeview Elementary School	Ridgeview Elementary School	Entrance to Building	Building Entrance - Door		2	The bottom of the entry door vision light is higher than 43".	Office Entrance	ADA	\$4,485
516368	Ridgeview Elementary School	Ridgeview Elementary School	Common Areas	Dining And Work Surface		2	The dining or work surface does not have a minimum 28" and maximum 34" height with knee and toe clearance.	Office	ADA	\$1,725
516371	Ridgeview Elementary School	Ridgeview Elementary School	Common Areas	Service Counter		2	The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	Cafeteria	ADA	\$3,105
516372	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Sink		2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	Office Breakroom	ADA	\$1,242
516378	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Sink		2	The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).	Classroom 1	ADA	\$1,242
516452	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Door		2	Work Surfaces for Children between ages 5 and 12: Minimum 5% of the work surface is not between 26" minimum and 30" maximum height, with knee and toe clearance for children at 24" minimum above floor or ground level.	Library	ADA	\$3,450
519060	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Mirror		3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Student - Boys Restroom (West)	ADA	\$345
519061	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Lavatory		3	Pipes are not insulated.	Student - Boys Restroom (West)	ADA	\$112
519062	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom-Water Closet		3	Oregon: The toilet paper dispenser location is not compliant.	Student - Boys Restroom (West)	State of Oregon Building Code	\$505
519063	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Student - Boys Restroom (West)	ADA	\$1,087
519064	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom-Door		3	The hardware at the wheelchair stall door is not compliant.	Student - Boys Restroom (West)	ADA	\$505
519066	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Door		3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	Unisex - Restroom (West)	ADA	\$505
Total Barriers: 116, Total Cost: \$300,887										

ID	Facility	Building	Assembly	Type	Barrier	Priority	Detail	Location Description	ADA	Total
519067	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Mirror		3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Unisex - Restroom (West)	ADA	\$345
519068	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Lavatory		3	Pipes are not insulated.	Unisex - Restroom (West)	ADA	\$112
519069	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The water closet in a single user / unisex restroom does not have the required clearance.	Unisex - Restroom (West)	ADA	\$2,360
519070	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Shelving		3	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Unisex - Restroom (West)	ADA	\$173
516410	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Door		3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	Staff - Right Restroom	ADA	\$505
516411	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Mirror		3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff - Right Restroom	ADA	\$345
516412	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Lavatory		3	Pipes are not insulated.	Staff - Right Restroom	ADA	\$112
516413	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Lavatory		3	The lavatory does not have the required knee clearance.	Staff - Right Restroom	ADA	\$1,242
516414	Ridgeview Elementary School	Ridgeview 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.	Staff - Right Restroom	ADA	\$1,087
516415	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The rear grab bar at the water closet is not compliant.	Staff - Right Restroom	ADA	\$612
516416	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The side grab bar at the water closet is not compliant.	Staff - Right Restroom	ADA	\$612
516417	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	Projecting object above the grab bar is less than 12" minimum above the bar.	Staff - Right Restroom	ADA	\$173
516418	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom-Water Closet		3	Oregon: The toilet paper dispenser location is not compliant.	Staff - Right Restroom	State of Oregon Building Code	\$505
516419	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The water closet in a single user / unisex restroom does not have the required clearance.	Staff - Right Restroom	ADA	\$2,360
516420	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Shelving		3	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Staff - Right Restroom	ADA	\$173
516422	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Mirror		3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff - Left Restroom	ADA	\$345
516423	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Lavatory		3	Pipes are not insulated.	Staff - Left Restroom	ADA	\$112
516424	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Lavatory		3	The lavatory does not have the required knee clearance.	Staff - Left Restroom	ADA	\$1,242
516425	Ridgeview Elementary School	Ridgeview 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.	Staff - Left Restroom	ADA	\$1,087
516426	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The rear grab bar at the water closet is not compliant.	Staff - Left Restroom	ADA	\$612
516427	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	The side grab bar at the water closet is not compliant.	Staff - Left Restroom	ADA	\$612
516428	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom - Water Closet		3	Projecting object above the grab bar is less than 12" minimum above the bar.	Staff - Left Restroom	ADA	\$173
516429	Ridgeview Elementary School	Ridgeview Elementary School	Restroom	Restroom/Bathroom-Water Closet		3	Oregon: The toilet paper dispenser location is not compliant.	Staff - Left Restroom	State of Oregon Building Code	\$505
Total Barriers: 116, Total Cost: \$300,887										

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
516390	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Main - Hallway	ADA	\$6,483
516439	Ridgeview Elementary School	Ridgeview Elementary School	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Gym	ADA	\$6,483
Total Barriers: 116, Total Cost: \$300,887									

3 CERTIFICATION

Bureau Veritas has completed a Title III Accessibility Assessment of the subject property, Ridgeview Elementary School, 526 N. 66th Street, Springfield, Oregon 97477. The site was visited on November 4-5, 2024.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title III 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.

Prepared by: Jeffrey P. Solis
Field Observer

Reviewed by: *Philip Smith*

Philip Smith
philip.smith@bureauveritas.com

4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A: **SITE PLAN**

Site Plan



P1-A
P1-B
CR-1
P1

Parking Lot
50 Total Parking Spaces
Required: 1 Van & 1 Standard Accessible Spaces
Provided: 1 Van & 1 Standard Accessible Spaces



Source:

Google Maps

Legend:

P# - Parking Lot
P#-# - Accessible Parking Space
CR-# - Curb Ramp



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

Project Number:

169411.24R000-118.449

Project Name:

Ridgeview Elementary School

On-Site Date:

November 4-5, 2024

APPENDIX B:

RECORD OF INDIVIDUAL BARRIERS

Ridgeview Elementary School Ridgeview 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 Cafeteria

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force is 8.5 pounds.

Resolution

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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516376



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	309, 404.2.7

Barrier Detail

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

Location Description	Classroom 1
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The hardware at the accessible door requires tight grasping and twisting of the wrist to operate.

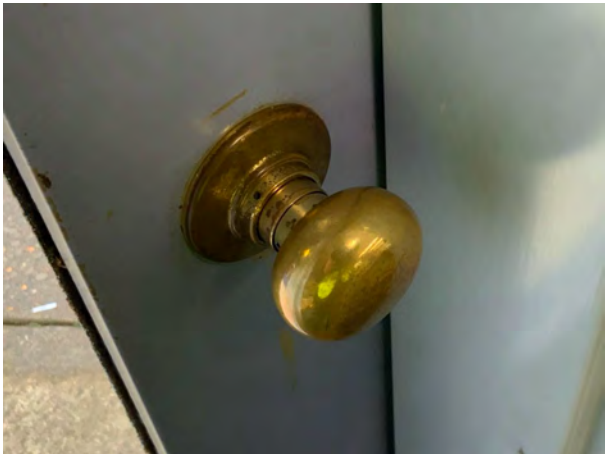
Resolution

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

Quantity

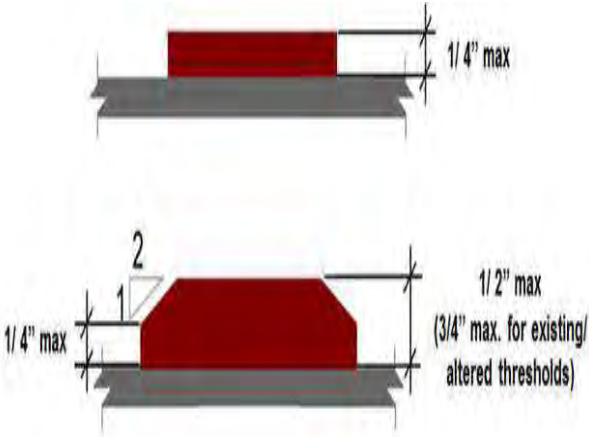
1 EA

Priority	1
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Classroom 1
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 15/16" in height.
Vertical Rise	15/16"
Resolution	
Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]	
Quantity	
1 EA	
Priority	1



Ridgeview Elementary School Ridgeview Elementary School

Assembly Interior Access Route

Type Door

ADA Standard 404.2.4; Table 404.2.4.1

Barrier Detail

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

Location Description Classroom 1

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The side maneuvering clearance is 6-1/2" on the push side of the door.

Dimensions 6-1/2"

Resolution

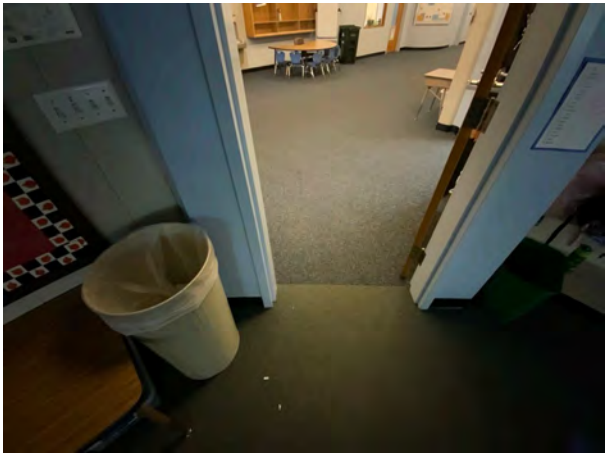
Move trashcan to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516377



Ridgeview Elementary School Ridgeview Elementary School

Assembly Interior Access Route

Type Door

ADA Standard 404.2.4; Table 404.2.4.1

Barrier Detail

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

Location Description Classroom 1

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions Items are in the required maneuvering clearance at the door.

Resolution

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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516383



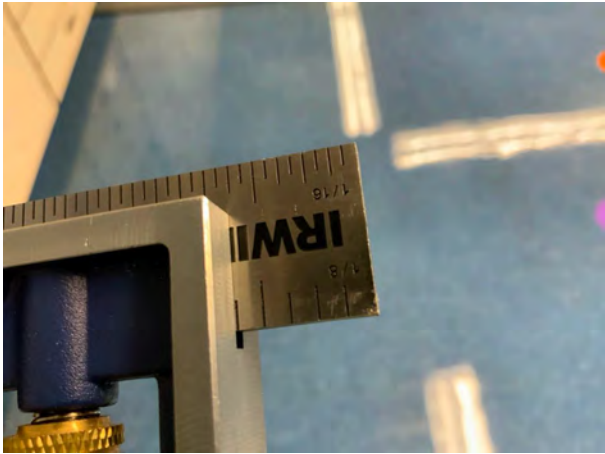
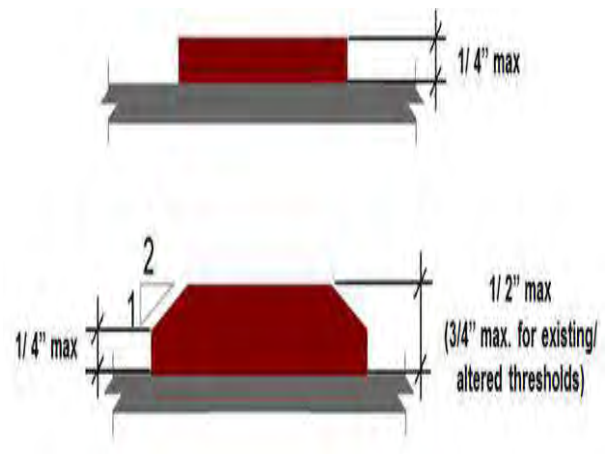
Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	309, 404.2.7
Barrier Detail	
The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	
Location Description	Classroom 10
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The hardware at the accessible door requires tight grasping and twisting of the wrist to operate.	
Resolution	
Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]	
Quantity	
1 EA	
Priority	1



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Classroom 10
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 5/8" in height.
Vertical Rise	5/8"
Resolution	
Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]	
Quantity	
1 EA	
Priority	1



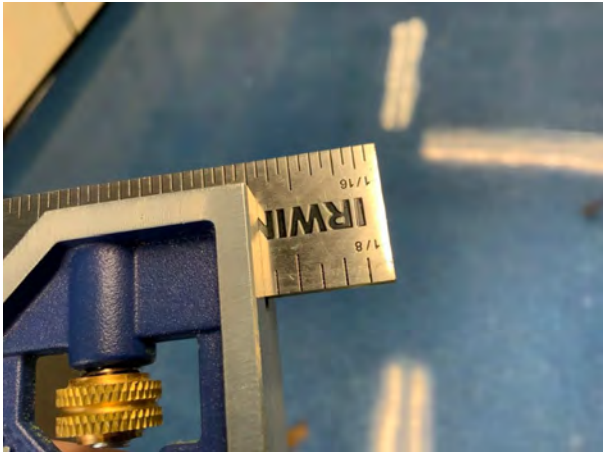
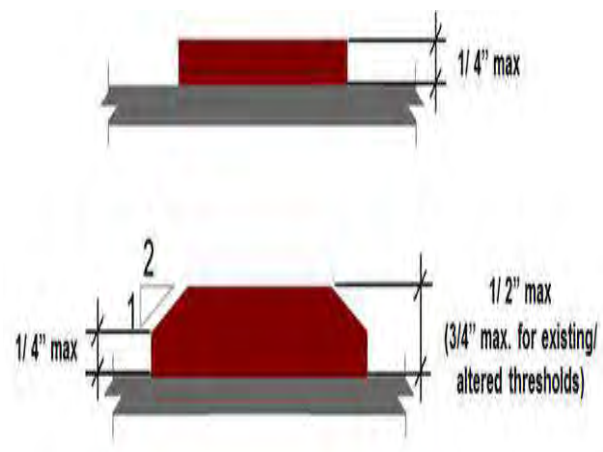
Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1
Barrier Detail	
The push side of the accessible door does not have the required maneuvering clearances.	
Location Description	Classroom 10
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The maneuvering clearance is 26-3/4" on the push side of the door.
Dimensions	26-3/4"
Resolution	
Relocate the desk out of the required maneuvering clearance at the door. Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.	
Quantity	
1 EA	
Priority	1



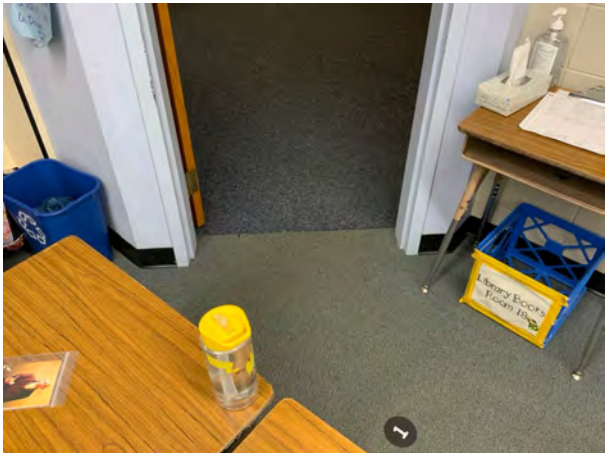
Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Classroom 18
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 11/16" in height.
Vertical Rise	11/16"
Resolution	
Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]	
Quantity	
1 EA	
Priority	1



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.4; Table 404.2.4.1
Barrier Detail	
The push side of the accessible door does not have the required maneuvering clearances.	
Location Description	Classroom 18
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Items are in the required maneuvering clearance at the door.
Resolution	
Move desk to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.	
Quantity	
1 EA	
Priority	1



Ridgeview Elementary School Ridgeview Elementary School

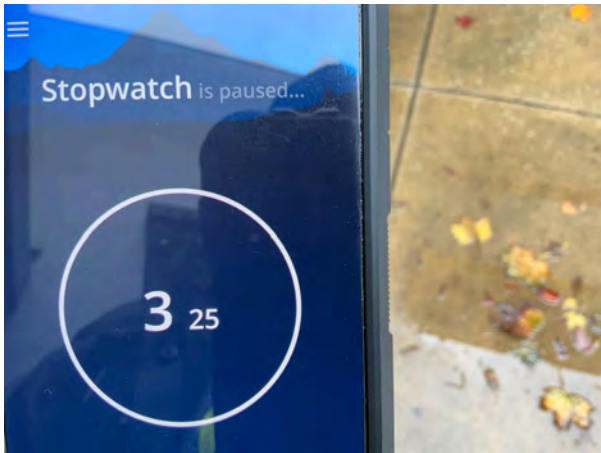
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8
Barrier Detail	
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	
Location Description	East Gym to Playground Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The door closing speed is 3.25 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	
1 EA	
Priority	1

Map for Barrier ID: AX516400



43 44.04947209939819,-122.91173509069051

Photos for Barrier ID: AX516400



Ridgeview Elementary School Ridgeview Elementary School

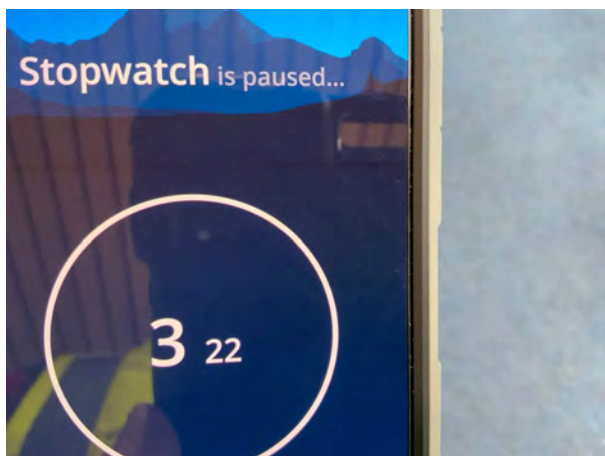
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8
Barrier Detail	
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	
Location Description	East Gym to Playground Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The door closing speed is 3.22 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	
1 EA	
Priority	1

Map for Barrier ID: AX519047



126 44.04947126101497,-122.9117327371738

Photos for Barrier ID: AX519047



Ridgeview Elementary School Ridgeview 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 East Gym to Playground Entrance

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force is 6 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

1 EA

Priority 1

Photos for Barrier ID: AX516398



Ridgeview Elementary School Ridgeview 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 Gym

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force 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

1 EA

Priority 1

Photos for Barrier ID: AX516440



Ridgeview Elementary School Ridgeview 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 Gym - East Double Door

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force is 8 pounds.

Resolution

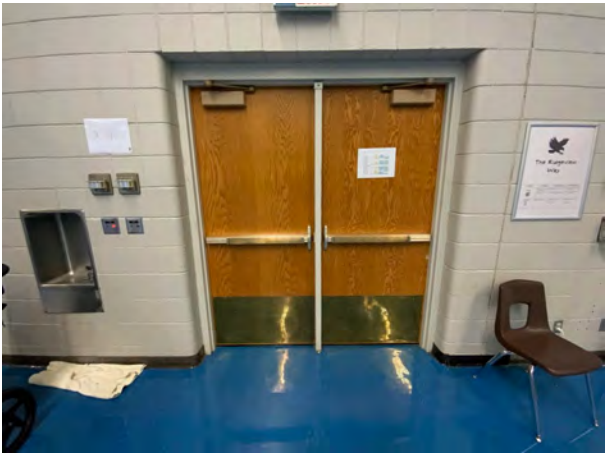
Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516437



Ridgeview Elementary School Ridgeview 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 Gym - East Double Door

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.10 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

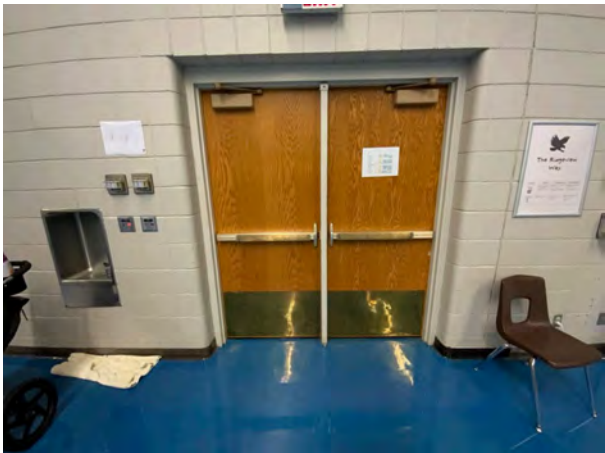
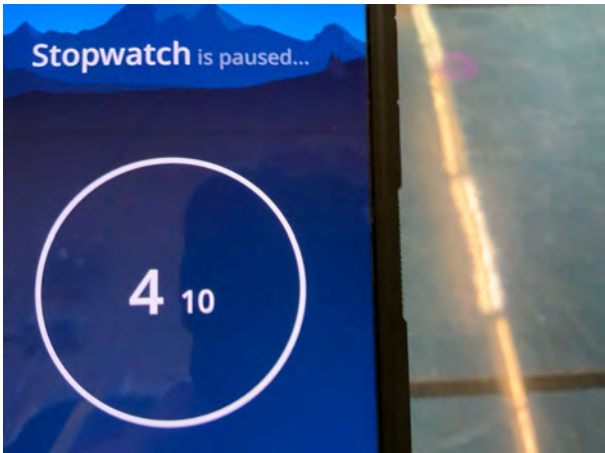
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516438



Ridgeview Elementary School Ridgeview 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 Gym - East Single Door

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force is 7 pounds.

Resolution

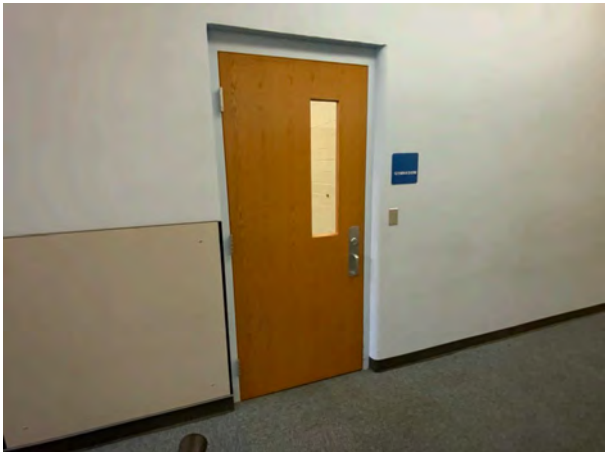
Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516435



Ridgeview Elementary School Ridgeview 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 Gym - East Single Door

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.12 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

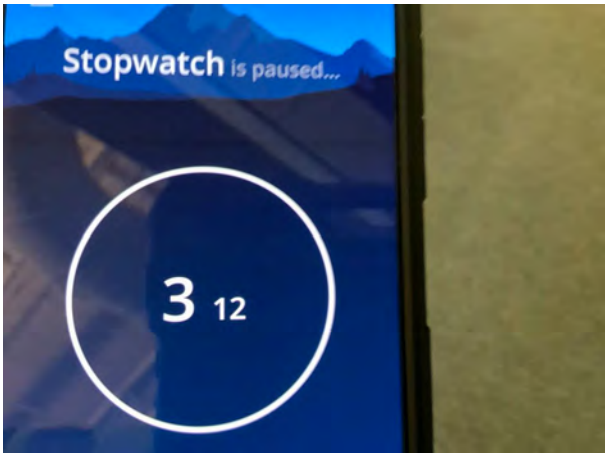
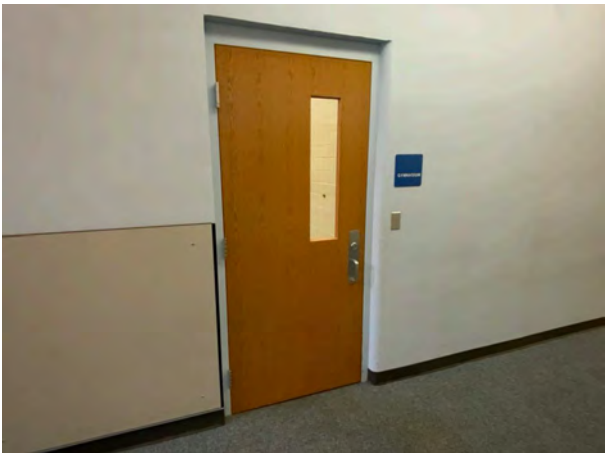
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516436



Ridgeview Elementary School Ridgeview 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 Library

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force 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

1 EA

Priority 1

Photos for Barrier ID: AX516451



Ridgeview Elementary School Ridgeview 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 Library

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The door opening force is 7 pounds.

Resolution

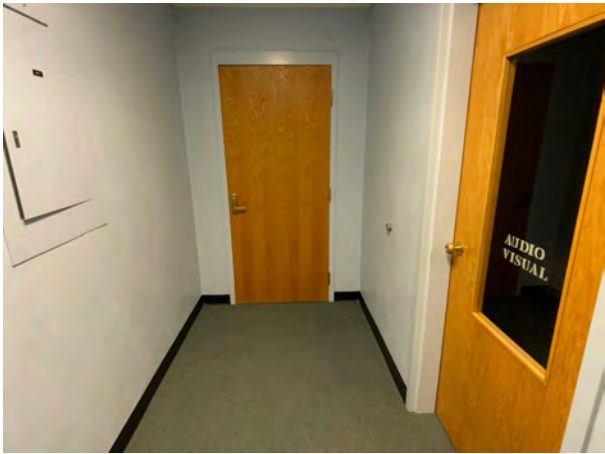
Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516457



Ridgeview Elementary School Ridgeview 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 Library

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The side maneuvering clearance is 12-5/8" on the pull side of the door.

Dimensions 12-5/8"

Resolution

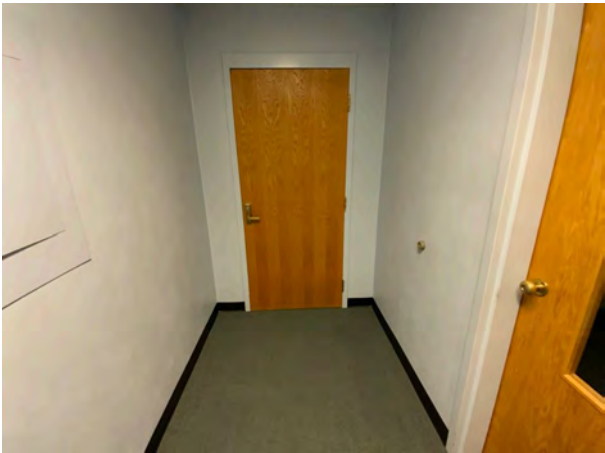
Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516458



Ridgeview Elementary School Ridgeview Elementary School

Assembly Interior Access Route

Type Door

ADA Standard 404.2.4; Table 404.2.4.1

Barrier Detail

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

Location Description Office

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The maneuvering clearance is 46-3/4" on the push side of the door.

Resolution

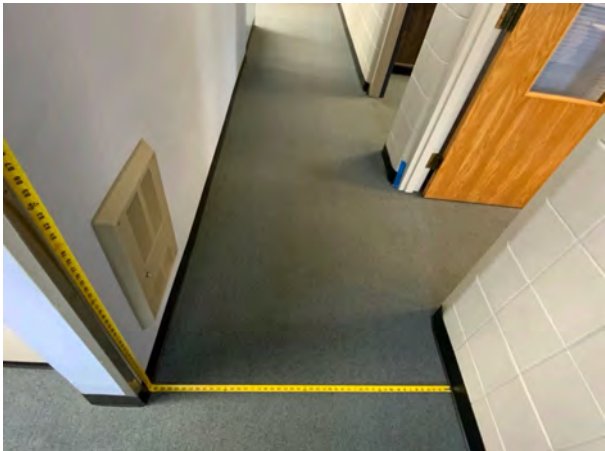
Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516367



Ridgeview Elementary School Ridgeview 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 Breakroom

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The side maneuvering clearance is 10-1/2" on the pull side of the door to the table.

Dimensions 10-1/2"

Resolution

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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516369



Ridgeview Elementary School Ridgeview Elementary School

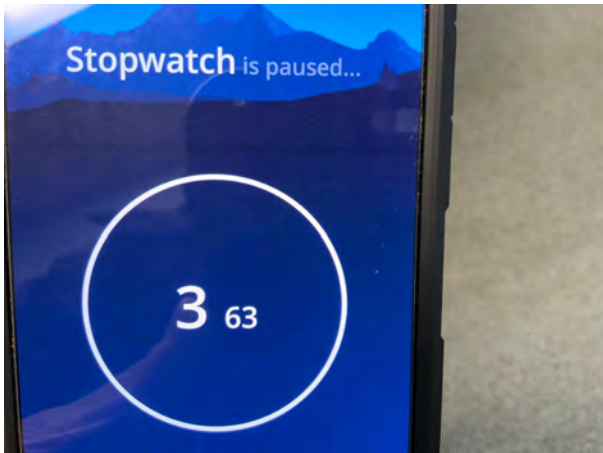
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8
Barrier Detail	
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	
Location Description	Office Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The door closing speed is 3.63 seconds from 90 degrees to a position 12 degrees from latch.	
Resolution	
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 516359. The cost of this barrier removal is covered under ID 516359, and therefore, the cost of this ID is shown as \$0. 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	
1 EA	
Priority	1

Map for Barrier ID: AX516360



3 44.04951344046753,-122.91114064505891

Photos for Barrier ID: AX516360



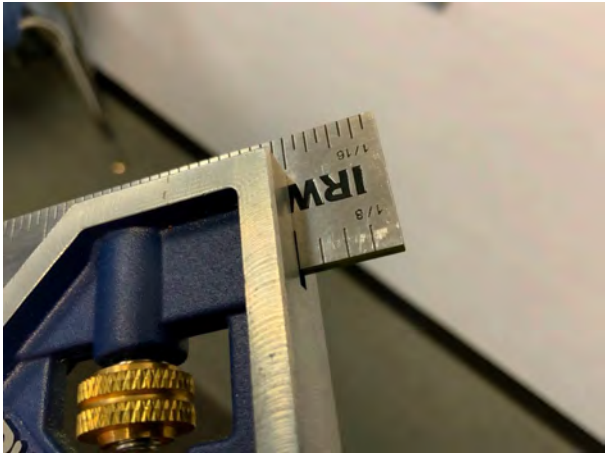
Ridgeview Elementary School Ridgeview Elementary School

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

Map for Barrier ID: AX516361



4 +44.049660, -122.910724



Ridgeview Elementary School Ridgeview Elementary School

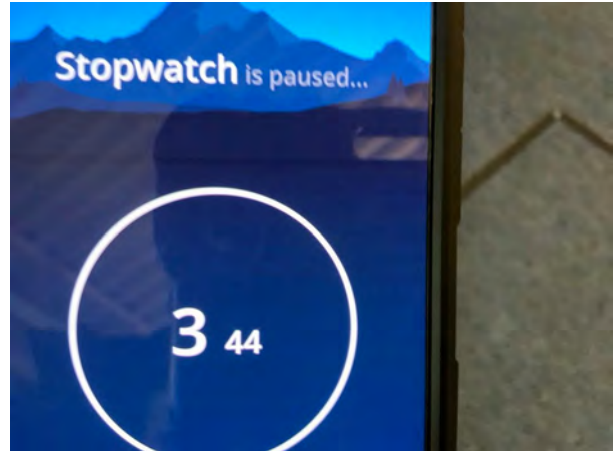
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8
Barrier Detail	
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	
Location Description	Office Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The door closing speed is 3.44 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. This barrier must be removed in conjunction with barrier ID 516362. The cost of this barrier removal is covered under ID 516362, and therefore, the cost of this ID is shown as \$0. 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	
1 EA	
Priority	1

Map for Barrier ID: AX516363



6 44.04948323814217,-122.91113856290896

Photos for Barrier ID: AX516363



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Office Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 5/8" in height.
Resolution	<p>Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]</p>
Quantity	4 EA
Priority	1

Map for Barrier ID: AX516364



7 44.049483058608104,-122.91112151509428



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	Oregon Structural Specialty Code 1102.1.2.
Barrier Detail	
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	
Location Description	Office Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 10 pounds.
Resolution	
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]	
Quantity	
1 EA	
Priority	1

Map for Barrier ID: AX516359



2 44.04951444047056,-122.91115705839741

Photos for Barrier ID: AX516359



Ridgeview Elementary School Ridgeview Elementary School

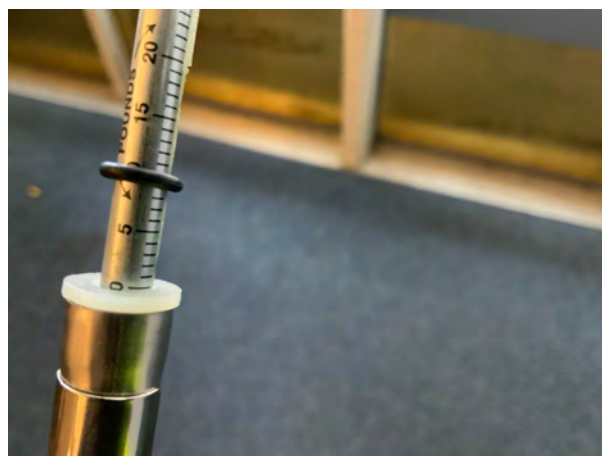
Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	Oregon Structural Specialty Code 1102.1.2.
Barrier Detail	
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	
Location Description	Office Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 9 pounds.
Resolution	
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]	
Quantity	
1 EA	
Priority	1

Map for Barrier ID: AX516362



5 44.04948512713548,-122.91115861919168

Photos for Barrier ID: AX516362



Ridgeview Elementary School Ridgeview Elementary School

Assembly Interior Access Route

Type Door

ADA Standard 404.2.4; Table 404.2.4.1

Barrier Detail

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

Location Description Staff - Left Restroom

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The side maneuvering clearance is 2-1/4" on the push side of the door.

Resolution

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

Quantity

1 EA

Priority 1

Photos for Barrier ID: AX516421



Ridgeview Elementary School Ridgeview Elementary School

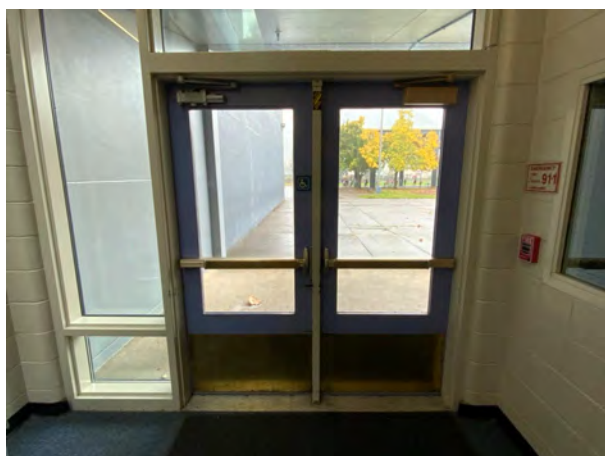
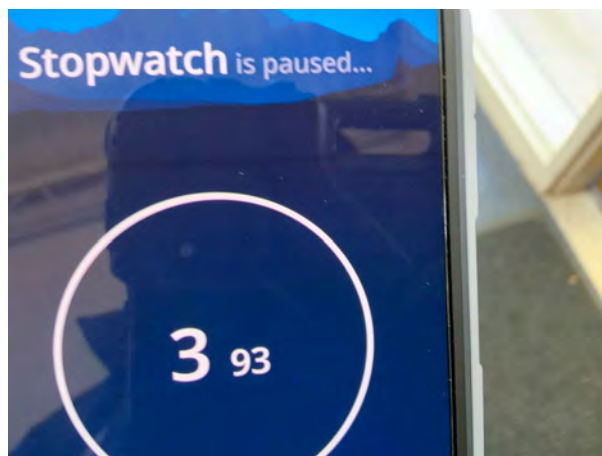
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8
Barrier Detail	
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	
Location Description	West Gym to Playground Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The door closing speed is 3.93 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. This barrier must be removed in conjunction with barrier ID 516401. The cost of this barrier removal is covered under ID 516401, and therefore, the cost of this ID is shown as \$0. 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	
1 EA	
Priority	1

Map for Barrier ID: AX516402



45 44.04942113110802,-122.91259200422935

Photos for Barrier ID: AX516402



Ridgeview Elementary School Ridgeview Elementary School

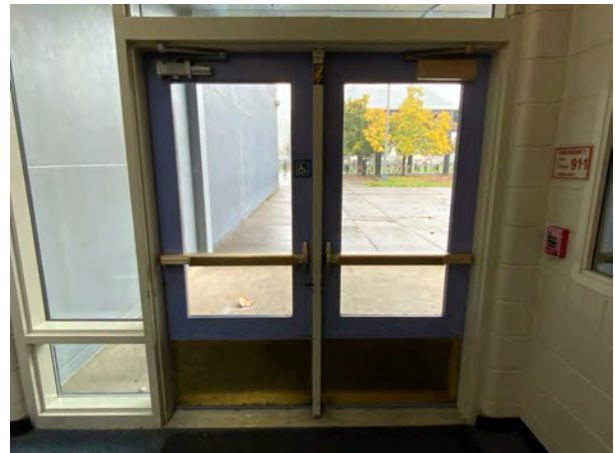
Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	Oregon Structural Specialty Code 1102.1.2.
Barrier Detail	
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	
Location Description	West Gym to Playground Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 10 pounds.
Resolution	
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]	
Quantity	
1 EA	
Priority	1

Map for Barrier ID: AX516401



44 +44.049179, -122.912254

Photos for Barrier ID: AX516401



Ridgeview Elementary School Ridgeview Elementary School

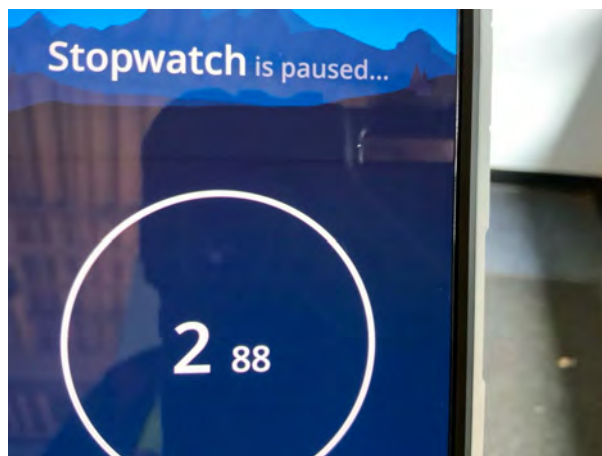
Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.8
Barrier Detail	
The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	
Location Description	West Hallway to Playground Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The door closing speed is 2.88 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. This barrier must be removed in conjunction with barrier ID 519071. The cost of this barrier removal is covered under ID 519071, and therefore, the cost of this ID is shown as \$0. 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	
1 EA	
Priority	1

Map for Barrier ID: AX519072



151 44.04934083051157,-122.91294582252945

Photos for Barrier ID: AX519072



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	Oregon Structural Specialty Code 1102.1.2.
Barrier Detail	
OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate	
Location Description	West Hallway to Playground Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 11.5 pounds.
Resolution	
Adjust the closer or replace with an exterior door that requires no more 8.5 pounds of force for pushing or pulling the door open. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]	
Quantity	
1 EA	
Priority	1

Map for Barrier ID: AX519071



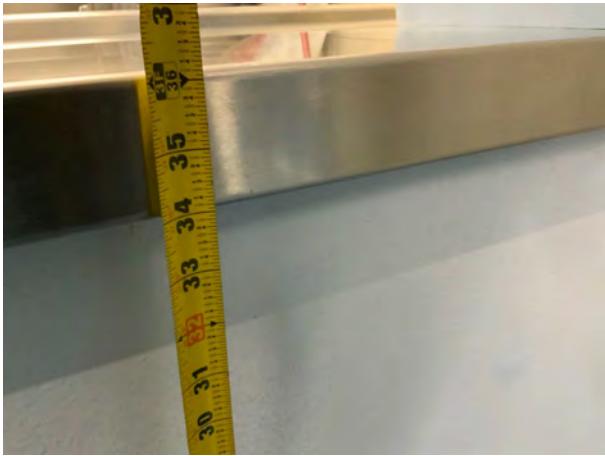
150 44.0493382179692,-122.91294432295672

Photos for Barrier ID: AX519071



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Common Areas
Type	Service Counter
ADA Standard	904.4
Barrier Detail	
The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	
Location Description	Cafeteria
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Food service counters measure 36-1/8" in height above the finished floor.
Height	36-1/8"
Resolution	
Provide a compliant section of the counter maximum 36" height with either a compliant parallel or a compliant forward approach to the counter. For a parallel approach, a portion of service counter must be 36" minimum wide and 36" maximum above finished floor. Clear space of minimum 30" wide and minimum 48" long shall be centered on the compliant portion of the counter, and oriented for a parallel approach, with the 48" dimension centered on the compliant portion of the counter. For a forward approach, a portion of service counter must be 30" wide and 36" high maximum. Knee and toe clearance shall be provided for a forward approach. Clear floor space minimum 30" wide and minimum 48" long shall be centered on the compliant portion of the counter, and oriented for a forward approach with the 30" dimension centered on the 30" width of the compliant counter section. Clear space at the counter shall be maximum 2.08% in all directions and a firm and stable surface.	
Quantity	
3 LF	
Priority	2



Ridgeview Elementary School Ridgeview Elementary School

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

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

Location Description	Classroom 1
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions	Casework is installed in the required knee and toe clearance.
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Resolution

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

Quantity

1 EA

Priority	2
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Ridgeview Elementary School Ridgeview Elementary School

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

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

Location Description	Classroom 10
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Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions	Casework is installed in the required knee and toe clearance.
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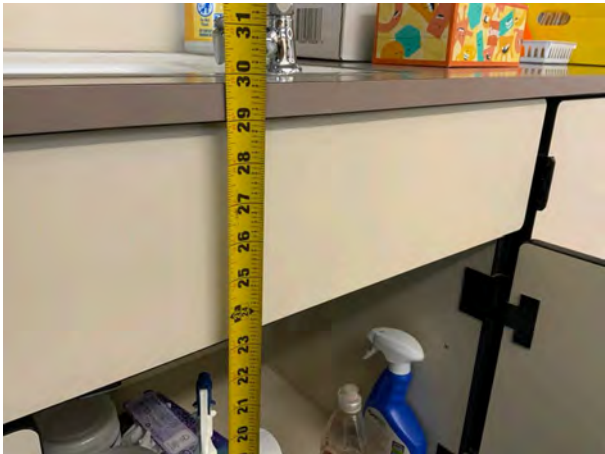
Resolution

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

Quantity

1 EA

Priority	2
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Ridgeview Elementary School Ridgeview Elementary School

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

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

Location Description	Classroom 18
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Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions	Casework is installed in the required knee and toe clearance.
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Resolution

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

Quantity

1 EA

Priority	2
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Ridgeview Elementary School Ridgeview Elementary School

Assembly Interior Access Route

Type Door

ADA Standard 902.4

Barrier Detail

Work Surfaces for Children between ages 5 and 12: Minimum 5% of the work surface is not between 26" minimum and 30" maximum height, with knee and toe clearance for children at 24" minimum above floor or ground level.

Location Description Library

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The table knee clearance measures 23" in height from the finished floor. A minimum of two accessible stations are required.

Resolution

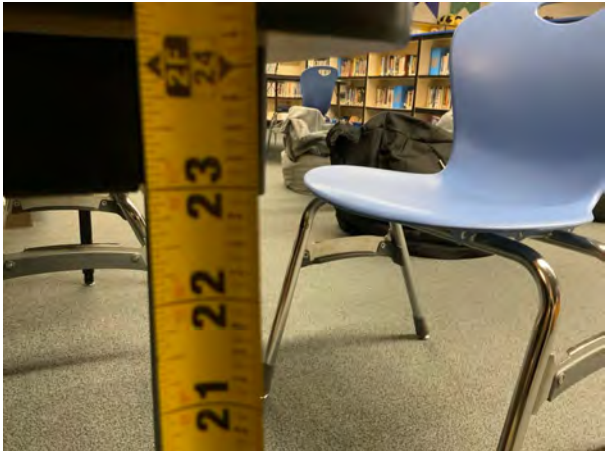
Install minimum 5% compliant work surfaces for children's use. A minimum of 5% of the provided work surfaces shall comply. A minimum 30" wide section of the work surface shall have compliant knee and toe clearance and minimum 28" to maximum 34" height with adjacent clear space. Clear space minimum 30" by minimum 48", with the 30" dimension centered on the work surface, shall slope maximum 2.08% in all directions and be a firm and stable surface. Knee clearance 24" minimum above finish floor or ground shall be allowed. [Exception: Dining and work surfaces used primarily by children five years and younger shall not be required to comply, where a compliant parallel approach is provided.]

Quantity

2 EA

Priority 2

Photos for Barrier ID: AX516452



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Common Areas
Type	Dining And Work Surface
ADA Standard	902.3
Barrier Detail	
The dining or work surface does not have a minimum 28" and maximum 34" height with knee and toe clearance.	
Location Description	Office
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The table knee clearance measures 25-1/4" in height from the finished floor.
Knee Clearance	25-1/4"

Resolution

Install a dining or work surface with minimum 28" to maximum 34" height with adjacent clear space and compliant knee and toe clearance. A minimum of 5% section of the dining or work surface shall be compliant. Clear space shall be maximum 1:48 (2.08%) in all directions and a firm and stable surface. At least one dining table must be compliant. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. 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. The height of a dining table shall be minimum 28" and maximum 34".

Quantity

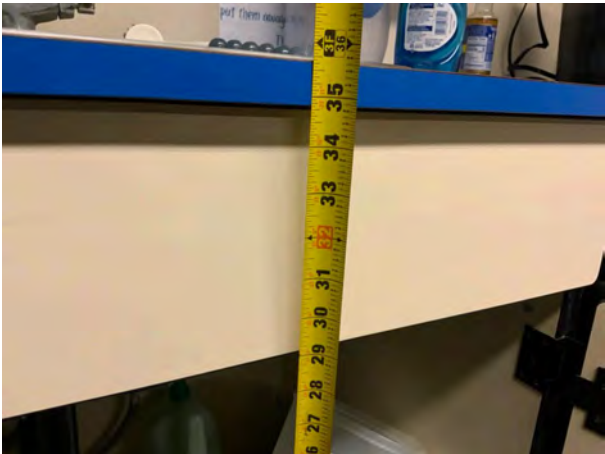
1 EA

Priority 2



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
Type	Sink
ADA Standard	306.2 and 606.3
Barrier Detail	
The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	
Location Description	Office Breakroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The sink rim is 35-5/8" above the finished floor. Casework is installed in the required knee and toe clearance.	
Height	35-5/8"
Resolution	
Relocate sink to compliant height with knee and toe clearances. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.	
Quantity	
1 EA	
Priority	2



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the entry door vision light is higher than 43".
Location Description	Office Entrance
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The bottom of the vision light is at a height of 45".
Resolution	<p>Provide a door with the bottom of at least one of the glazing panels that permit viewing through the panels located 43" maximum above the finish floor. [EXCEPTION: Vision lights with the lowest part more than 66" from the finish floor or ground are not required to comply.]</p>
Quantity	1 EA
Priority	2

Map for Barrier ID: AX516365



8 44.04948473068832,-122.91110316893



Ridgeview Elementary School Ridgeview 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	Student - Boys Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The slope of the floor surface in front of the urinals is 3.4% for an area of 3’ deep by 5’ wide.

Resolution

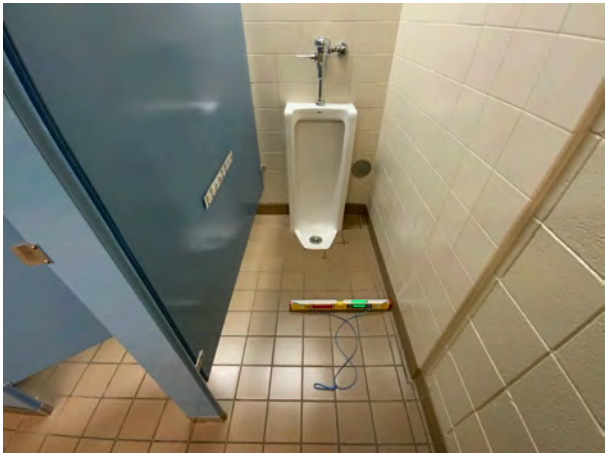
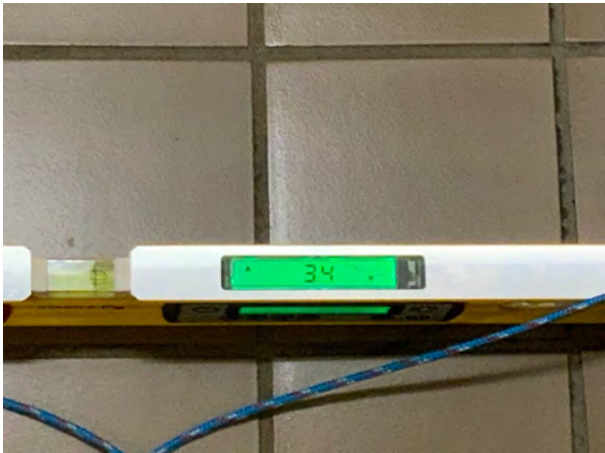
Provide a floor surface with slopes no greater than 2% cross or 5% running. Ensure compliant thresholds.

Quantity

15 SF

Priority	2
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Photos for Barrier ID: AX519065



Ridgeview Elementary School Ridgeview Elementary School

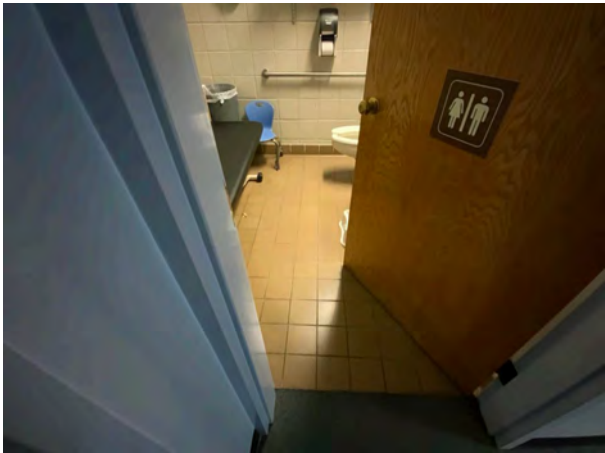
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.4
Barrier Detail	
The push side of the door does not have the required maneuvering clearances.	
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The side maneuvering clearance is 2-1/4" on the push side of the door.

Resolution

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

Quantity	
1 EA	
Priority	3

Photos for Barrier ID: AX516433



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX516423



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The lavatory knee clearance measures 26-1/4" in height from the finished floor.

Resolution

Relocate the lavatory to provide compliant knee clearance. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance. Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. 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 and toe clearance shall be 30" wide minimum.

Quantity

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Mirror
ADA Standard	213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

Location Description	Staff - Left Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The mirror is mounted at 41-1/4" above the finished floor to the bottom of the reflective surface.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX516422



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Shelving
ADA Standard	604.8.3
Barrier Detail	
The shelf is not located between 40" minimum and 48" maximum above finish floor.	
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The shelf is located 58-3/8" above finished floor.
Resolution	Relocate a shelf to 40" minimum and 48" maximum above finish floor.
Quantity	
1 EA	
Priority	3

Photos for Barrier ID: AX516432



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604.2
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Barrier Detail

The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.

Location Description	Staff - Left Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The centerline of the toilet in the accessible stall is 20-1/4" from the sidewall to the front of the toilet.

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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The rear grab bar at the water closet is not compliant.
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The top of the rear horizontal grab bar measures 32-3/4" in height above the finished floor and is 30" in length.

Resolution

Remove and install a compliant rear grab bar. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on the closed side and 24" minimum on the open side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [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

1 EA

Priority 3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.1
Barrier Detail	The side grab bar at the water closet is not compliant.
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The top of the side horizontal grab bar measures 32-3/4" in height above the finished floor.

Resolution

Remove and install a compliant side grab bar. The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	609.3
Barrier Detail	Projecting object above the grab bar is less than 12" minimum above the bar.
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The projecting object is 10-1/4" above the grab bar.

Resolution

Move projecting object located above or below a grab bar. The space between a grab bar and projecting objects above shall be 12" minimum, and the space below shall be minimum 1-1/2". Install the object within at least one of the allowable reach ranges. 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. Where the 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. [EXCEPTION 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 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.

Quantity

1 EA

Priority 3



Ridgeview Elementary School Ridgeview 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	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The lavatory is installed in the required clearance.

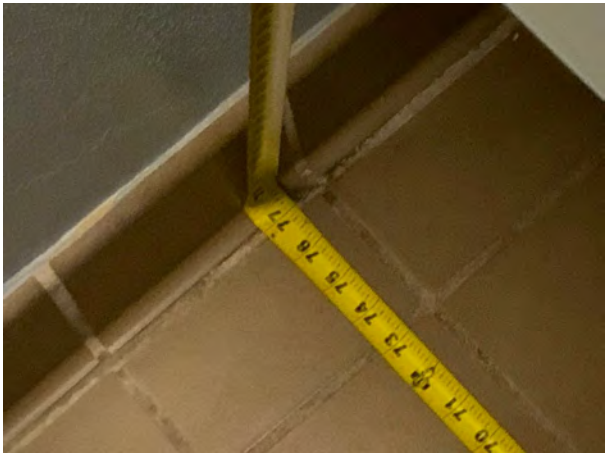
Resolution

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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.6
Barrier Detail	
The flush control is located on the closed side and/or is not within reach range.	
Location Description	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The flush control is located on the closed side of the toilet.
Resolution	
Remove and install a flush control that is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Flush controls shall be located on the open side of the water closet, except in ambulatory accessible compartments.	
Quantity	
1 EA	
Priority	3

Photos for Barrier ID: AX516431



Ridgeview Elementary School Ridgeview 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	Staff - Left Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 2" 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

1 EA

Priority 3

Photos for Barrier ID: AX516429



Ridgeview Elementary School Ridgeview Elementary School

Assembly Restroom

Type Restroom/Bathroom - Door

ADA Standard 309, 404.2.7

Barrier Detail

The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate

Location Description Staff - Right Restroom

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The hardware at the accessible door requires tight grasping and twisting of the wrist to operate.

Resolution

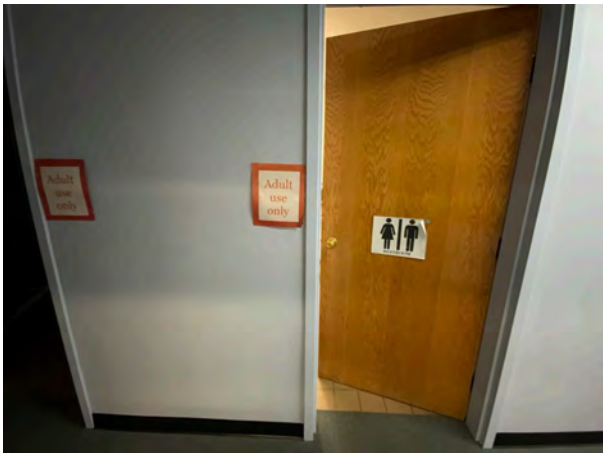
Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the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

Quantity

1 EA

Priority 3

Photos for Barrier ID: AX516410



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Staff - Right Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX516412



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	Staff - Right Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The lavatory knee clearance measures 26-1/4" in height from the finished floor.

Resolution

Relocate the lavatory to provide compliant knee clearance. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance. Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. 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 and toe clearance shall be 30" wide minimum.

Quantity

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Mirror
ADA Standard	213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

Location Description	Staff - Right Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The mirror is mounted at 41-1/8" above the finished floor to the bottom of the reflective surface.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX516411



Ridgeview Elementary School Ridgeview Elementary School

Assembly Restroom

Type Restroom/Bathroom - Shelving

ADA Standard 604.8.3

Barrier Detail

The shelf is not located between 40" minimum and 48" maximum above finish floor.

Location Description Staff - Right Restroom

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions The shelf is located 57-3/8" above finished floor.

Resolution Relocate a shelf to 40" minimum and 48" maximum above finish floor.

Quantity

1 EA

Priority 3

Photos for Barrier ID: AX516420



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604.2
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Barrier Detail

The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.

Location Description	Staff - Right Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The centerline of the toilet in the accessible stall is 19-5/8" from the sidewall to the front of the toilet.

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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The rear grab bar at the water closet is not compliant.
Location Description	Staff - Right Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The top of the rear horizontal grab bar measures 32-1/2" in height above the finished floor and is 30" in length.

Resolution

Remove and install a compliant rear grab bar. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on the closed side and 24" minimum on the open side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [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

1 EA

Priority 3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.1
Barrier Detail	The side grab bar at the water closet is not compliant.
Location Description	Staff - Right Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The top of the side horizontal grab bar measures 32-11/16" in height above the finished floor.

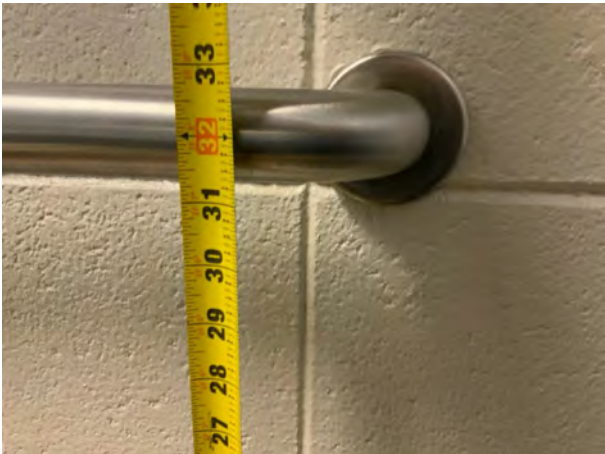
Resolution

Remove and install a compliant side grab bar. The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	609.3
Barrier Detail	Projecting object above the grab bar is less than 12" minimum above the bar.
Location Description	Staff - Right Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The projecting object is 10-5/8" above the grab bar.

Resolution

Move projecting object located above or below a grab bar. The space between a grab bar and projecting objects above shall be 12" minimum, and the space below shall be minimum 1-1/2". Install the object within at least one of the allowable reach ranges. 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. Where the 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. [EXCEPTION 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 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.

Quantity

1 EA

Priority 3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604
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Barrier Detail

The water closet in a single user / unisex restroom does not have the required clearance.

Location Description	Staff - Right Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions	The lavatory is installed in the required clearance.
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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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview 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	Staff - Right Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The centerline of the toilet paper dispenser is 3-3/4" 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

1 EA

Priority 3



Ridgeview Elementary School Ridgeview Elementary School

Assembly Restroom

Type Restroom/Bathroom - Door

ADA Standard 309, 404.2.7

Barrier Detail

The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate

Location Description Student - Boys Restroom

Observed Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The hardware at the accessible door requires tight grasping and twisting of the wrist to operate.

Resolution

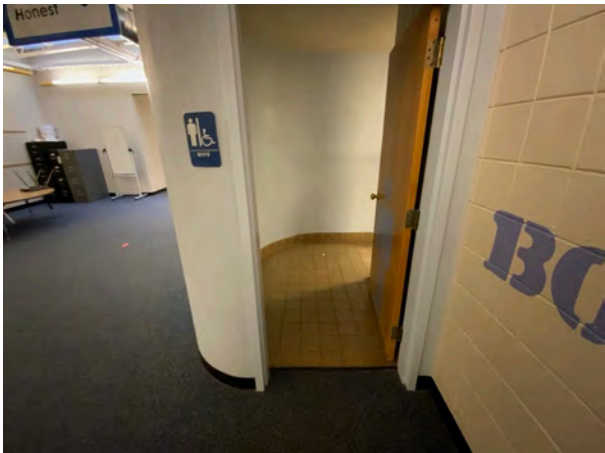
Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the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

Quantity

1 EA

Priority 3

Photos for Barrier ID: AX516441



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX516443



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The lavatory knee clearance measures 25-1/8" in height from the finished floor.

Resolution

Relocate the lavatory to provide compliant knee clearance. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance. Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. 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 and toe clearance shall be 30" wide minimum.

Quantity

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Mirror
ADA Standard	213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

Location Description	Student - Boys Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The mirror is mounted at 41-1/2" above the finished floor to the bottom of the reflective surface.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX516442



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in the multi-user restroom.

Resolution

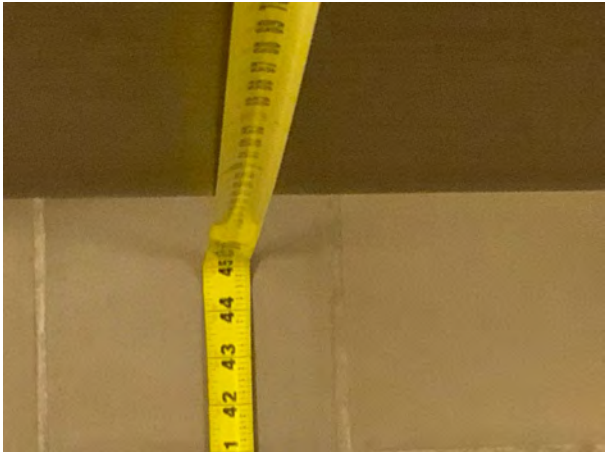
Provide a compliant wheelchair stall with compliant elements in the multi-user restroom. Wheelchair accessible compartments with floor mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 59" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible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

Quantity

1 EA

Priority

3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	609.3
Barrier Detail	Projecting object above the grab bar is less than 12" minimum above the bar.
Location Description	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The projecting object is 5" above the grab bar.

Resolution

Move projecting object located above or below a grab bar. The space between a grab bar and projecting objects above shall be 12" minimum, and the space below shall be minimum 1-1/2". Install the object within at least one of the allowable reach ranges. 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. Where the 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. [EXCEPTION 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 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.

Quantity

1 EA

Priority 3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.1
Barrier Detail	The side grab bar at the water closet is not compliant.
Location Description	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The top of the side horizontal grab bar measures 32-5/16" and 32-11/16" in height above the finished floor.

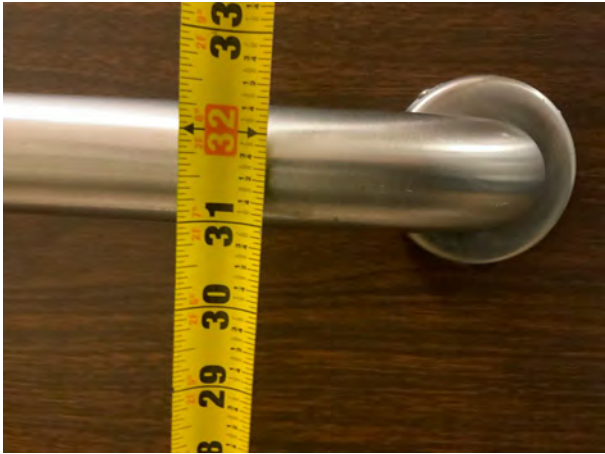
Resolution

Remove and install a compliant side grab bar. The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
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Type	Restroom/Bathroom - Water Closet
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ADA Standard	604.2
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Barrier Detail

The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.

Location Description	Student - Boys Restroom
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The centerline of the toilet in the accessible stall is 23" from the sidewall to the front of the toilet.

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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.6
Barrier Detail	
The flush control is located on the closed side and/or is not within reach range.	
Location Description	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The flush control is located on the closed side of the toilet.
Resolution	
Remove and install a flush control that is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Flush controls shall be located on the open side of the water closet, except in ambulatory accessible compartments.	
Quantity	
1 EA	
Priority	3

Photos for Barrier ID: AX516450



Ridgeview Elementary School Ridgeview 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	Student - Boys Restroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The centerline of the toilet paper dispenser is 4-1/4" 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

1 EA

Priority 3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Student - Boys Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX519061



Ridgeview Elementary School Ridgeview Elementary School

Assembly Restroom

Type Restroom/Bathroom - Mirror

ADA Standard 213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

Location Description Student - Boys Restroom (West)

Observed Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The mirror is mounted at 41" above the finished floor to the bottom of the reflective surface.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity

1 EA

Priority 3

Photos for Barrier ID: AX519060



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.4
Barrier Detail	
The height of the water closet is not 17" minimum to 19" maximum above finished floor.	
Location Description	Student - Boys Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The height of the toilet is 19-5/8" above finished floor.
Resolution	
Remove and replace with a toilet that has a compliant seat height. The seat height of a water closet shall be 17" minimum and 19" maximum above the finish floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. [EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling units, the height of water closets shall be permitted to be 15" minimum and 19" maximum above the finish floor measured to the top of the seat.] [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	
1 EA	
Priority	3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The hardware at the wheelchair stall door is not compliant.
Location Description	Student - Boys Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The wheelchair stall door is not self-closing. Door pulls are not installed on both sides of the door.

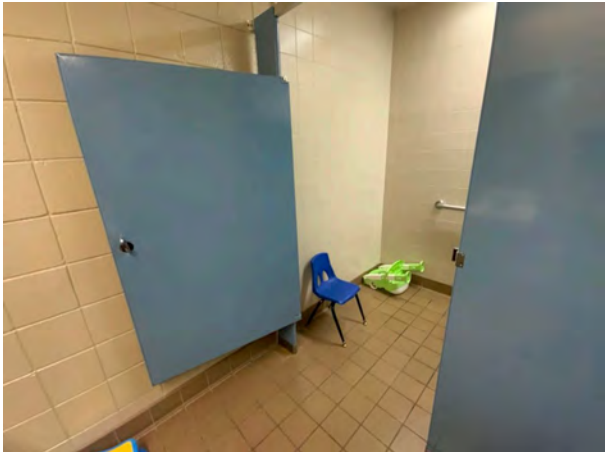
Resolution

Install door hinge hardware which allows the door to self close after each use. Install door pulls near the latch on each side of wheelchair stall door. Door pulls shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity

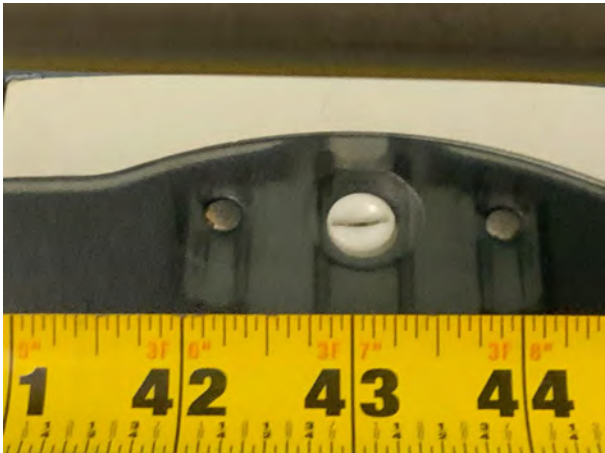
1 EA

Priority 3



Ridgeview Elementary School Ridgeview 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	Student - Boys Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 17" 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	
1 EA	
Priority	3



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	309, 404.2.7
Barrier Detail	
The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	
Location Description	Unisex - Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The hardware at the accessible door requires tight grasping and twisting of the wrist to operate.

Resolution

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

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX519066



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Unisex - Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	Pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX519068



Ridgeview Elementary School Ridgeview Elementary School

Assembly Restroom

Type Restroom/Bathroom - Mirror

ADA Standard 213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

Location Description Unisex - Restroom (West)

Observed Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The mirror is mounted at 44-1/2" above the finished floor to the bottom of the reflective surface.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity

1 EA

Priority 3

Photos for Barrier ID: AX519067



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Restroom
Type	Restroom/Bathroom - Shelving
ADA Standard	604.8.3
Barrier Detail	
The shelf is not located between 40" minimum and 48" maximum above finish floor.	
Location Description	Unisex - Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The shelves are located 50-1/4" and 51-3/4" above the finished floor.
Resolution	Relocate a shelf to 40" minimum and 48" maximum above finish floor.
Quantity	
1 EA	
Priority	3



Ridgeview Elementary School Ridgeview 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	Unisex - Restroom (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The lavatory is in the required clearance.

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

1 EA

Priority	3
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
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Type	Drinking Fountain/Water Cooler
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ADA Standard	602.4 and 602.5
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Barrier Detail

The location of the spout of the wheelchair height drinking fountain is not compliant.

Location Description	Classroom 1
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions	The drinking fountain spout measures 7-1/4" in depth from the front edge.
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Resolution

Replace the lower level/wheelchair height drinking fountain to ensure that the spout height is no higher than 36" maximum measured from the finish floor or ground to the spout outlet, and provide knee and toe clearance unless the exception applies. Spout outlets shall be 36" maximum above the finish floor or ground, 15" minimum from vertical support, and 5" maximum from front edge. [EXCEPTION: A parallel approach is permitted at units for children's use where the spout is 30" maximum above finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.] Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.

Quantity

1 EA

Priority	4
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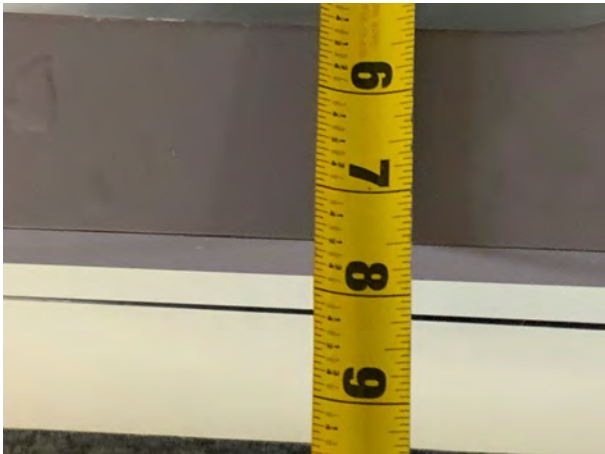
Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	602.4 and 602.5
Barrier Detail	
The location of the spout of the wheelchair height drinking fountain is not compliant.	
Location Description	Classroom 10
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The drinking fountain spout measures 7-3/4" in depth from the front edge.
Highest Running Slope	7-3/4"
Resolution	
Replace the lower level/wheelchair height drinking fountain to ensure that the spout height is no higher than 36" maximum measured from the finish floor or ground to the spout outlet, and provide knee and toe clearance unless the exception applies. Spout outlets shall be 36" maximum above the finish floor or ground, 15" minimum from vertical support, and 5" maximum from front edge. [EXCEPTION: A parallel approach is permitted at units for children's use where the spout is 30" maximum above finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.] Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.	
Quantity	
1 EA	
Priority	4



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	602.4 and 602.5
Barrier Detail	
The location of the spout of the wheelchair height drinking fountain is not compliant.	
Location Description	Classroom 18
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The drinking fountain spout measures 7-7/8" in depth from the front edge.
Resolution	
Replace the lower level/wheelchair height drinking fountain to ensure that the spout height is no higher than 36" maximum measured from the finish floor or ground to the spout outlet, and provide knee and toe clearance unless the exception applies. Spout outlets shall be 36" maximum above the finish floor or ground, 15" minimum from vertical support, and 5" maximum from front edge. [EXCEPTION: A parallel approach is permitted at units for children's use where the spout is 30" maximum above finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.] Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.	
Quantity	
1 EA	
Priority	4



Ridgeview Elementary School Ridgeview Elementary School

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

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

Location Description	Gym
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The drinking fountain is not wheelchair accessible, and the spout is not high enough for a standing person.

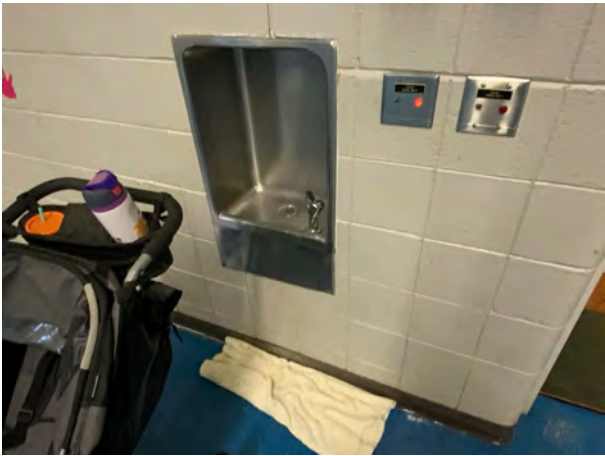
Resolution

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

Quantity

1 EA

Priority	4
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Ridgeview Elementary School Ridgeview Elementary School

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

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

Location Description	Main - Hallway
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Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
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Site Conditions

The spout is too high for a parallel approach and too low for a standing person.

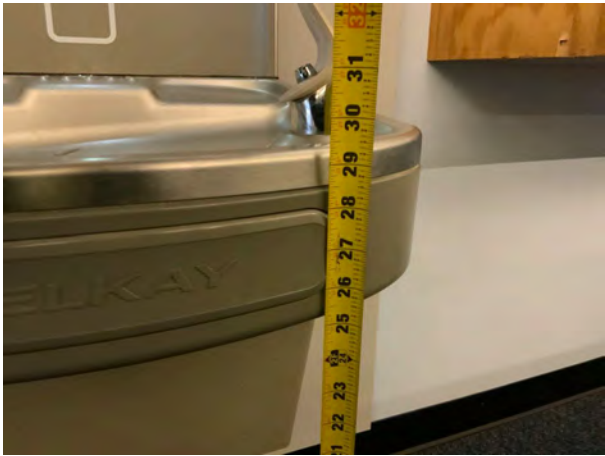
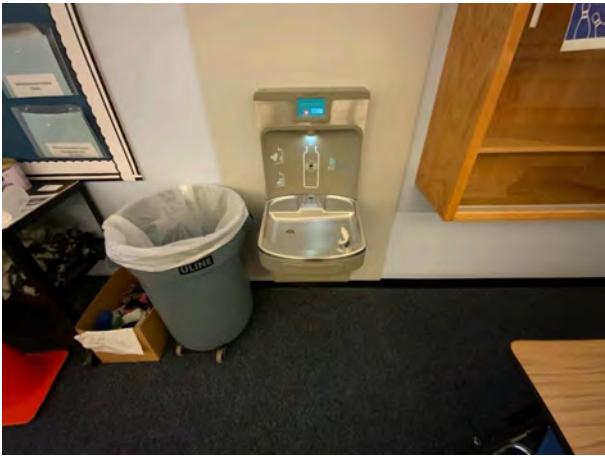
Resolution

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

Quantity

1 EA

Priority	4
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Ridgeview Elementary School Ridgeview Elementary School

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309
Barrier Detail	
The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	
Location Description	Main - Hallway (West)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The spout is too high for a parallel approach and too low for a standing person.	
Resolution	
Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) where the spout is 30" maximum above the finish floor or ground and is 3- 1/2" maximum from the front edge of the unit, including bumpers.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.	
Quantity	
1 EA	
Priority	4



Ridgeview Elementary School Ridgeview Elementary School

Assembly	Common Areas
Type	Reach Range
ADA Standard	804.6.6
Barrier Detail	
The combination refrigerator/freezer does not have at least 50% of the freezer space 54" maximum above the finish floor or ground.	
Location Description	Office Breakroom
Observed	Nov 3, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	
The combination refrigerator/freezer does not have at least 50% of the freezer space 54" maximum above the finish floor or ground.	
Resolution	
Replace the combination refrigerator/freezer with a model that has at least 50% of the freezer space 54" maximum above the finish floor or ground.	
Quantity	
1 EA	
Priority	4

