

ACCESSIBILITY ASSESSMENT



prepared for

Oregon Department of Education

255 Capitol Street NE

Salem, Oregon 97310

Adam Krein



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BUREAU VERITAS PROJECT #:

169411.24R000-032.449

DATE OF REPORT:

February 4, 2025

ON-SITE DATE:

January 14-15, 2025

ADA TITLE II ASSESSMENT

OF

Agnes Stewart Middle School

9000 S. 32nd Street

Springfield, Oregon 97478

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

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

The site was visited on January 14-15, 2025. Weather conditions at the time of the on-site visit were partly cloudy, with temperatures in the 50s (°F) and negligible winds.

SIGNIFICANT ISSUES:

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

Site

- The exterior accessible route has cross slopes greater than 2% and vertical changes in level greater than ¼".
- An accessible loading/unloading zone is not provided.
- Accessible parking does not have compliant signage.
- Accessible parking space P1-A and adjacent access aisle have slopes that exceed 2%.

Agnes Stewart Middle School

- Compliant vertical access is not provided to the stage.
- Doors require greater than allowable pressure to operate and have closing speeds of less than 5 seconds.
- Sink rims are greater than 34" above the finished floor.

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

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

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Agnes Stewart Middle 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:

AGNES STEWART MIDDLE SCHOOL - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Facility/Building	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Agnes Stewart Middle School	\$76,867	21	\$14,791	8	\$4,549	11					\$96,207	40
Grand Total	\$76,867	21	\$14,791	8	\$4,549	11					\$96,207	40

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

1.3 PURPOSE

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

1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

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

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

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

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

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

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

Alterations and Additions-

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

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

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

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

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

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

FIELD OBSERVATION PROCESS

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

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

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

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

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

Exclusions:

- Playgrounds, Athletic Fields, Exterior Amenities such as benches, tables I courtyard furniture
- Employee-only work areas

- Alarms, signage, public telephones, switches and outlets
- Space allowance and reach ranges
- Protruding objects

REPORT CONTENT

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

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

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

1.5 BASIS FOR ORDER OF MAGNITUDE COSTS

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

1.6 CRITERIA FOR PRIORITY LEVELS

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

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

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

Priority 1:

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

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

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

At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

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

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

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

2 ACCESSIBILITY

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

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

2.1 BARRIER SUMMARY TABLE

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

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
556900	Agnes Stewart Middle School	Agnes Stewart Middle 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).	Classroom A102	ADA	\$900
556904	Agnes Stewart Middle School	Agnes Stewart Middle School	Interior Access Route	Stairs	2	ADVISORY: The stair treads and edge of top landing do not have visual contrast on the leading edge.	Stair ST-3 Central Hallway	ADA	\$2,183
556887	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.	Boy's Restroom 2nd Floor	ADA	\$250
556888	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom - Toilet Stall	3	The wheelchair stall door is not compliant.	Boy's Restroom 2nd Floor	ADA	\$625
556889	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom-Water Closet	3	Oregon: The toilet paper dispenser location is not compliant.	Boy's Restroom 2nd Floor	State of Oregon Building Code	\$366
556896	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	Girl's Restroom 1st Floor	ADA	\$125
556897	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.	Girl's Restroom 1st Floor	ADA	\$250
556898	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	Girl's Restroom 1st Floor	ADA	\$125
556899	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	Unisex Staff Restroom 1st Floor Hallway	ADA	\$125
556901	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	Women's Restroom near Gym	ADA	\$125
Total Barriers: 40, Total Cost: \$96,207									

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
556902	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.	Women's Restroom near Gym	ADA	\$250
556907	Agnes Stewart Middle School	Agnes Stewart Middle School	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	Unisex Staff Restroom at Office Area	ADA	\$125
556920	Agnes Stewart Middle School	Agnes Stewart Middle School	Exterior Access Route	Stairs	3	OREGON: The stair treads do not have visual contrast of dark-on-light or light-on-dark on the leading 2" of the tread from the remaining portion of the tread surface.	Stair ST-1	IBC	\$2,183
Total Barriers: 40, Total Cost: \$96,207									

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Agnes Stewart Middle School, 900 S. 32nd Street, Springfield, Oregon 97478. The site was visited on January 14-15, 2025.

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

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

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

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

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

If you have any questions regarding this report, please contact Program Manager Matt Anderson at Matt.Anderson@bureauveritas.com or at (800) 766-0660, x7297613.

Prepared by: Thomas Chiarella
Field Observer

Reviewed by: *Philip Smith*
Philip Smith
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4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:
SITE PLAN

Site Plan



Parking Lot P1
134 Total Spaces
Required: 1 Van & 5 Standard Accessible Spaces
Provided: 0 Van & 8 Standard Accessible Spaces



Source:

Google Earth

Legend:

P# - Parking Lot
P#-# - Accessible Parking Space
ST-# - Stair
D-# - Door

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

Project Number:

169411.24R000-032.449

Project Name:

Agnes Stewart Middle School

On-Site Date:

January 14-15, 2025

APPENDIX B:
RECORD OF INDIVIDUAL BARRIERS

Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	2nd Floor at Stair ST-1	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire doors is 16 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
2 EA	457.50	\$ 915
Priority	1	

Map for Barrier ID: AX556919



44 44.03737903682297,-122.98252498834324

Photos for Barrier ID: AX556919



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking P1-A
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	Accessible parking P1-A has a cross slope of 2.5%.

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Changes in level are not permitted. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking spaces and access aisles serving them shall be compliant. Access aisles shall be at the same level as the parking spaces they serve. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	7,875.00	\$ 7,875
Priority	1	

Map for Barrier ID: AX556912



37 +44.037557, -122.981859

Photos for Barrier ID: AX556912



Agnes Stewart Middle School Agnes Stewart Middle School

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

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

Location Description	Accessible Parking P1-A thru P1-H
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

Accessible parking spaces P1-A through P1-H have posted signage at heights ranging from 54 inches to 61 inches above the parking surface.

Resolution

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

Quantity	Unit Cost	Total Cost
8 EA	525.00	\$ 4,200
Priority	1	



1 +44.037783, -122.981811



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Accessible Parking
Type	Parking Space - General
ADA Standard	Oregon Revised Statutes 447.233-2(b),(c),(d),(f); ADA 502.1
Barrier Detail	OREGON: The car accessible stall markings are not compliant.
Location Description	Accessible Parking P1-A thru P1-H
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	Accessible stall pavement markings are faded and illegible.

Resolution

Provide a car stall marked with painted lines 4" wide. A car stall shall be minimum 9' (108") wide. Width measurements shall be made from the centerline of the markings. [EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.] Paint the International Symbol of Accessibility (ISA) on the pavement in white retroreflective paint at the entry end of the stall centered between the painted side lines. The ISA shall have minimum dimensions of 28" height and 24" width OR standard dimensions 41" height and 36" width.

Quantity	Unit Cost	Total Cost
8 EA	525.00	\$ 4,200
Priority	1	

Map for Barrier ID: AX556911



36 44.03777996145187,-122.98181126252469

Photos for Barrier ID: AX556911



Agnes Stewart Middle School Agnes Stewart Middle School

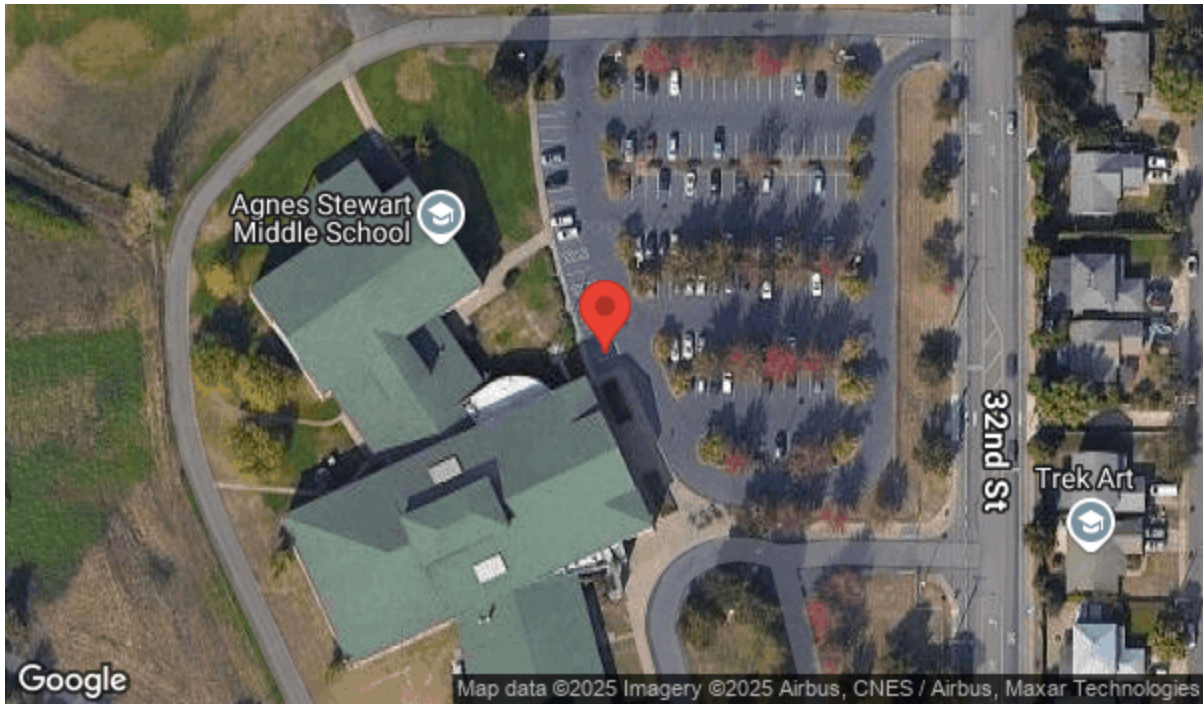
Assembly	Accessible Parking
Type	Parking Space - General
ADA Standard	502.4
Barrier Detail	The access aisle slope is greater than 1:50 (2%).
Location Description	Accessible Parking P1-A/B
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The cross slope of the access aisle is 2.3%.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	6,250.00	\$ 6,250
Priority	1	

Map for Barrier ID: AX556877



2 44.03759604299356,-122.98181421283921

Photos for Barrier ID: AX556877



Agnes Stewart Middle School Agnes Stewart Middle School

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

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

Location Description	Accessible Parking P1-A/B
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

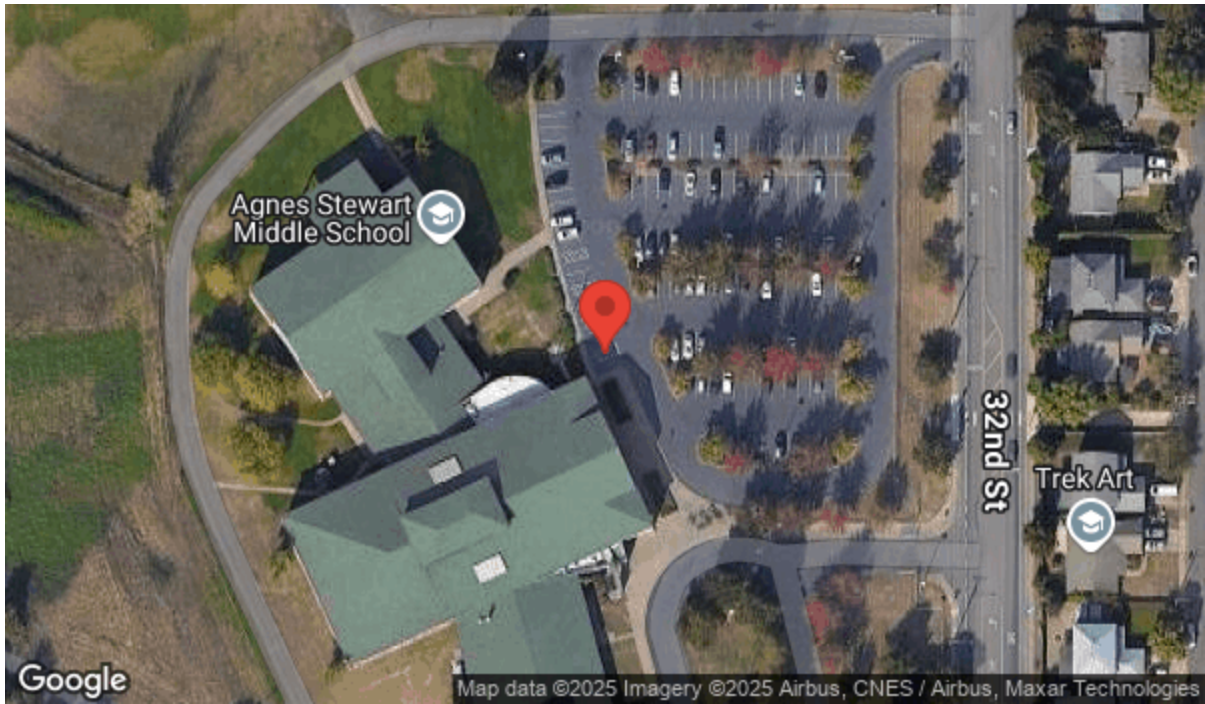
Access aisle striping does not include the words "No Parking" inside the striping pattern.

Resolution

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

Quantity	Unit Cost	Total Cost
4 EA	525.00	\$ 2,100
Priority	1	

Map for Barrier ID: AX556878



3 44.03759652715691,-122.98181420122337



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Interior Access Route
Type	Platform Lift
ADA Standard	206.7, 207.2, 410;302; 303; 309; 404.3, 410.1
Barrier Detail	A platform lift is required but not provided.
Location Description	Cafeteria
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com

Site Conditions

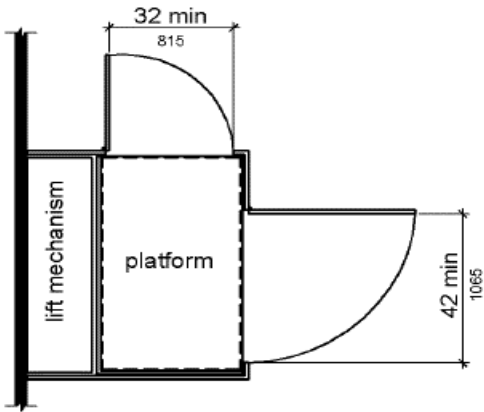
Compliant vertical access to the stage is not provided. Access to the stage is by stair only.

Vertical Rise	18"
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Resolution

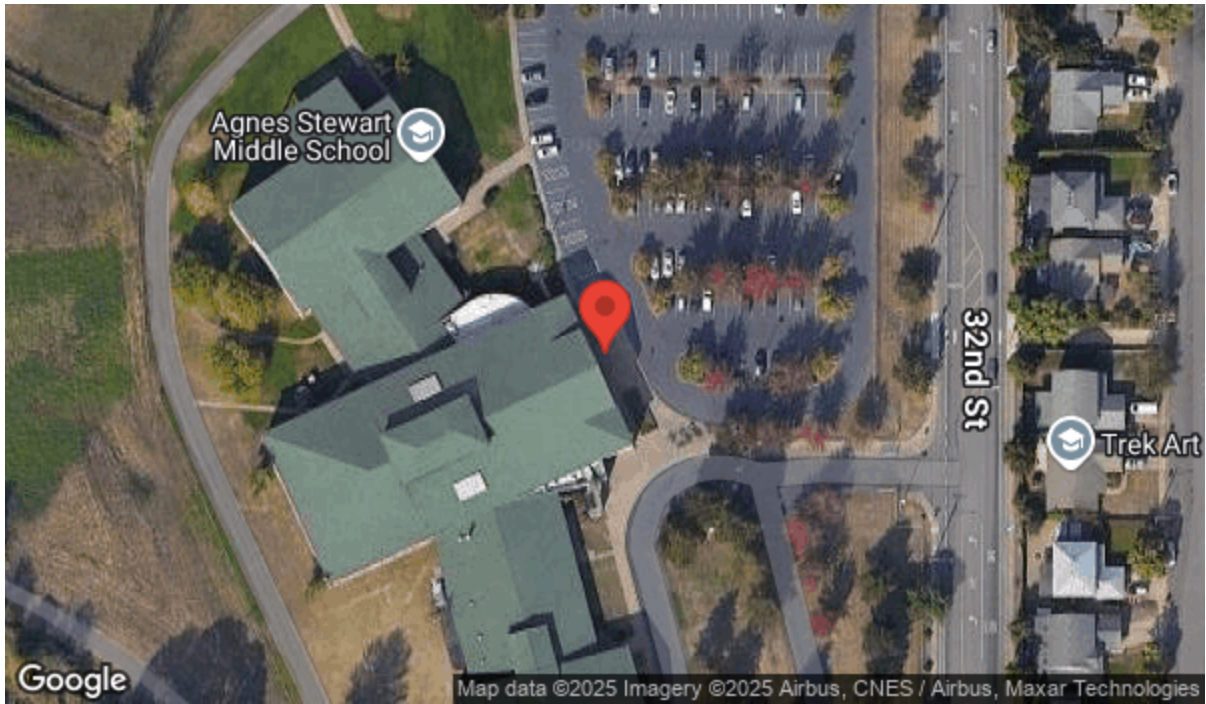
Install a platform lift. Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift. Floor surfaces in platform lifts shall be firm, stable and slip resistant. Clear floor space in platform lifts shall be minimum 30" by minimum 48". Controls for platform lifts shall be within allowable reach ranges, and shall be operable without tight grasping, pinching, or twisting of the wrist. The force required to operate the controls shall not be greater than 5 lbs of force. Platform lifts shall have low-energy power-operated doors or gates. Doors shall remain open for 20 seconds minimum. End doors and gates shall provide a clear width 32" minimum. Side doors and gates shall provide a clear width 42" minimum. [EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides shall be permitted to have self-closing manual doors or gates.] If platforms are used, they shall conform with the applicable safety regulations of administrative authorizes having jurisdiction. Platform lifts shall comply with ASME A18.1 (1999 edition or 2003 edition). Platform lifts shall be permitted as a component of an accessible route in an existing building. Platform lifts can be part of the accessible means of egress where standby power is provided, and in the following situations: 1. An accessible route to a performing area and speakers' platforms in occupancies in Group A; 2. An accessible route to wheelchair spaces required to comply with the wheelchair space dispersion requirements; 3. An accessible route to spaces that are not open to the general public with an occupant load of not more than five; 4. An accessible route within a dwelling or sleeping unit; 5. An accessible route to wheelchair seating spaces located in outdoor dining terraces in A-5 occupancies where the means of egress from the dining terraces to a public way are open to the outdoors. 6. An accessible route to raised judges' benches, clerks' stations, jury boxes, witness stands and other raised or depressed areas in a court; 7. An accessible route where existing exterior site constraints make use of a ramp or elevator infeasible.

Quantity	Unit Cost	Total Cost
1 EA	28,156.25	\$ 28,156
Priority	1	



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	Door D-1 Main Entrance	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire doors is 13 to 18 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. This barrier must be removed in conjunction with barrier ID 556881. The cost of this barrier removal is covered under ID 556881 and therefore, the cost of this ID is shown as \$0. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
8 EA	0.00	\$ 0
Priority	1	



5 44.03743644120054,-122.98176009329502



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building
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Type	Building Entrance - Door
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ADA Standard	404.2.8
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Barrier Detail

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

Location Description	Door D-1 Main Entrance
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The accessible doors with door closers have sweep periods of 3.29 to 4.81 seconds from 90 degrees to a position 12 degrees from latch.

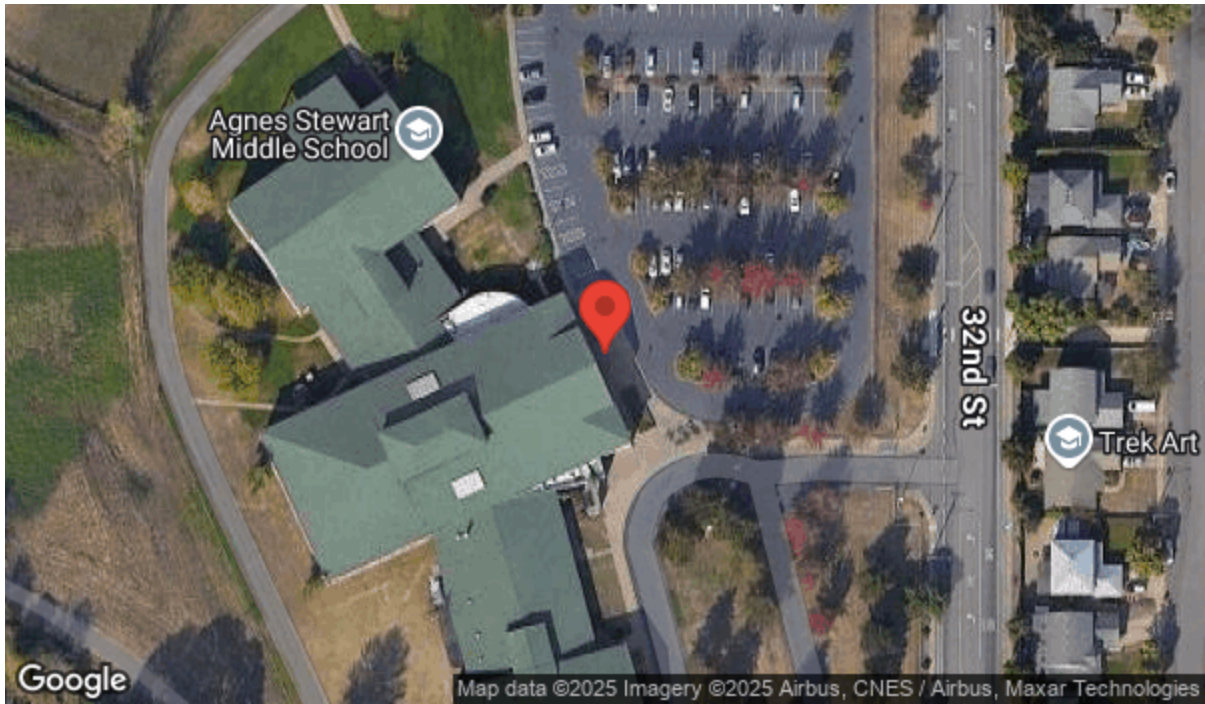
Resolution

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 556880. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
8 EA	457.50	\$ 3,660

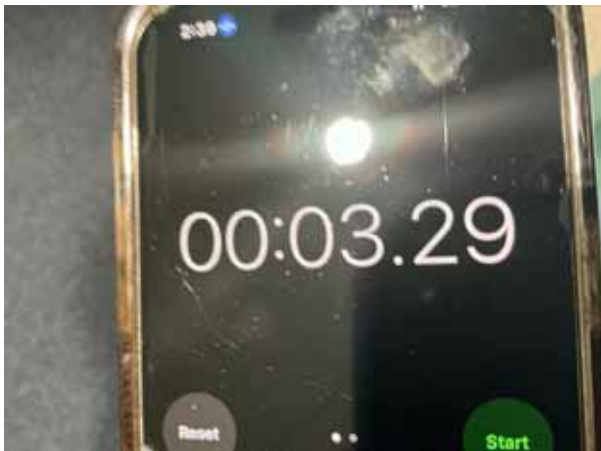
Priority	1
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Map for Barrier ID: AX556881



6 44.03743572056084,-122.98175871106243

Photos for Barrier ID: AX556881



Agnes Stewart Middle School Agnes Stewart Middle School

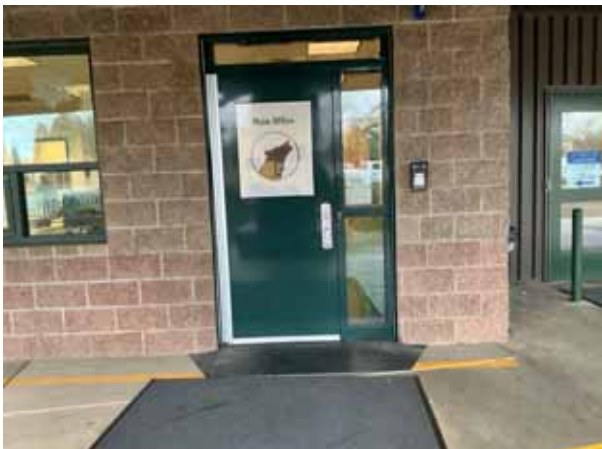
Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	Door D-2 Office	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire door is 14 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
1 EA	457.50	\$ 458
Priority	1	

Map for Barrier ID: AX556879



4 +44.037332, -122.981756

Photos for Barrier ID: AX556879



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	Door D-3 Gym	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire doors is 16 to 18 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
4 EA	457.50	\$ 1,830
Priority	1	



28 +44.037668, -122.982232



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building
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Type	Building Entrance - Door
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ADA Standard	404.2.8
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Barrier Detail

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

Location Description	Door D-4 West
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The accessible door with door closer has a sweep period of 3.04 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 556906. The cost of this barrier removal is covered under ID 556906 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	Unit Cost	Total Cost
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1 EA	0.00	\$ 0
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Priority	1
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Map for Barrier ID: AX556905



30 44.03737708201695,-122.9825243760748

Photos for Barrier ID: AX556905



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building
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Type	Building Entrance-Door
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ADA Standard	Oregon Structural Specialty Code 1102.1.2.
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Barrier Detail

OREGON: The hinged accessible exterior door requires more than 8.5 pounds of pressure to operate

Location Description	Door D-4 West
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The hinged accessible exterior door requires 17 pounds of pressure to operate

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. This barrier must be removed in conjunction with barrier ID 556905. The opening force of doors along an accessible route shall be as follows: 1. Exterior doors: 8.5 pounds maximum (lbf) (37.8 N). 2. Interior doors: 5 pounds maximum (lbf) (22.2 N). 3. Stairway doors at pressurized stair enclosures: 15 pounds maximum (6.8 kg) at exterior doors. 4. Where environmental conditions require greater closing pressure, power-operated doors shall be used within the accessible route. [Exception: The force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position shall not apply to panic hardware, delayed egress devices or fire-rated hardware.]

Quantity	Unit Cost	Total Cost
2 EA	457.50	\$ 915

Priority	1
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Map for Barrier ID: AX556906



31 +44.037378, -122.982524

Photos for Barrier ID: AX556906



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	Door D-5 West 2	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire door is 14 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
1 EA	457.50	\$ 458
Priority	1	

Map for Barrier ID: AX556917



42 +44.036888, -122.981802

Photos for Barrier ID: AX556917



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	Door D-6 West 3	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire door is 12 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. This barrier must be removed in conjunction with barrier ID 556915. The cost of this barrier removal is covered under ID 556915 and therefore, the cost of this ID is shown as \$0. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
1 EA	0.00	\$ 0
Priority	1	

Map for Barrier ID: AX556914



39 44.03701191162079,-122.98220542576026

Photos for Barrier ID: AX556914



Agnes Stewart Middle School Agnes Stewart Middle 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	Door D-6 West 3	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions		
The accessible door with door closer has a sweep period of 4.26 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 556914. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.		
Quantity	Unit Cost	Total Cost
1 EA	457.50	\$ 458
Priority	1	

Map for Barrier ID: AX556915



40 44.03701455017722,-122.98220975214959

Photos for Barrier ID: AX556915



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Entrance to Building	
Type	Building Entrance - Door	
ADA Standard	404.2.9	
Barrier Detail		
The opening force of the fire door is more than the minimum allowable by the appropriate administrative authority.		
Location Description	Door D-7 Cafeteria South	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	The opening force of the fire doors is 15 to 23 pounds.	
Resolution		
Adjust the closer/opener or replace with a door which requires no more force to open and close than the minimum allowable force required by the appropriate administrative authority. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be the minimum allowable. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.		
Quantity	Unit Cost	Total Cost
2 EA	457.50	\$ 915
Priority	1	

Map for Barrier ID: AX556918



43 +44.036509, -122.982080

Photos for Barrier ID: AX556918



Agnes Stewart Middle School Agnes Stewart Middle School

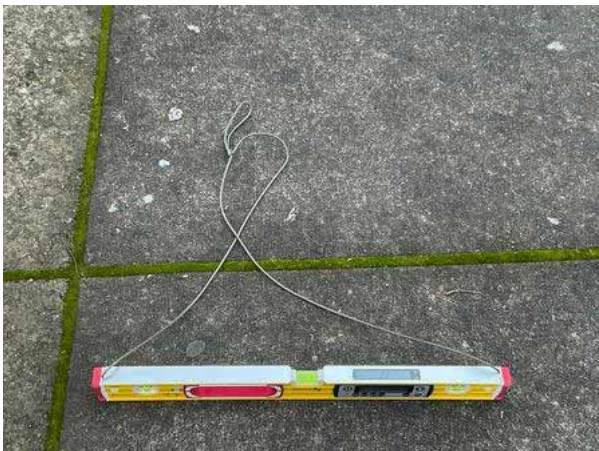
Assembly	Exterior Access Route	
Type	Exterior Accessible Route	
ADA Standard	403.3	
Barrier Detail		
The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.		
Location Description	From Site Entrance to Street	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions		
The exterior accessible route has cross slopes of 2.2%. The non-compliant portion of the walk is 8' wide, 24' in length.		
Highest Cross Slope	2.2%	
Length	24'	
Width	8'	
Resolution		
The accessible route should be graded to a maximum 1:20 (5%) running slope and 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope, maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. An accessible route has a minimum clear width 36". [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.		
Quantity	Unit Cost	Total Cost
192 SF	24.78	\$ 4,758
Priority	1	

Map for Barrier ID: AX556908



33 +44.037261, -122.981257

Photos for Barrier ID: AX556908



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Exterior Access Route
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Type	Exterior Accessible Route
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ADA Standard	403.3
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Barrier Detail

The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.

Location Description	Front of School
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The exterior accessible route has cross slope of 2.8% to 3.2%. The non-compliant portion of the walk is 12' wide, 12' in length.

Highest Cross Slope	3.2%
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Lowest Cross Slope	2.8%
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Length	12'
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Width	12'
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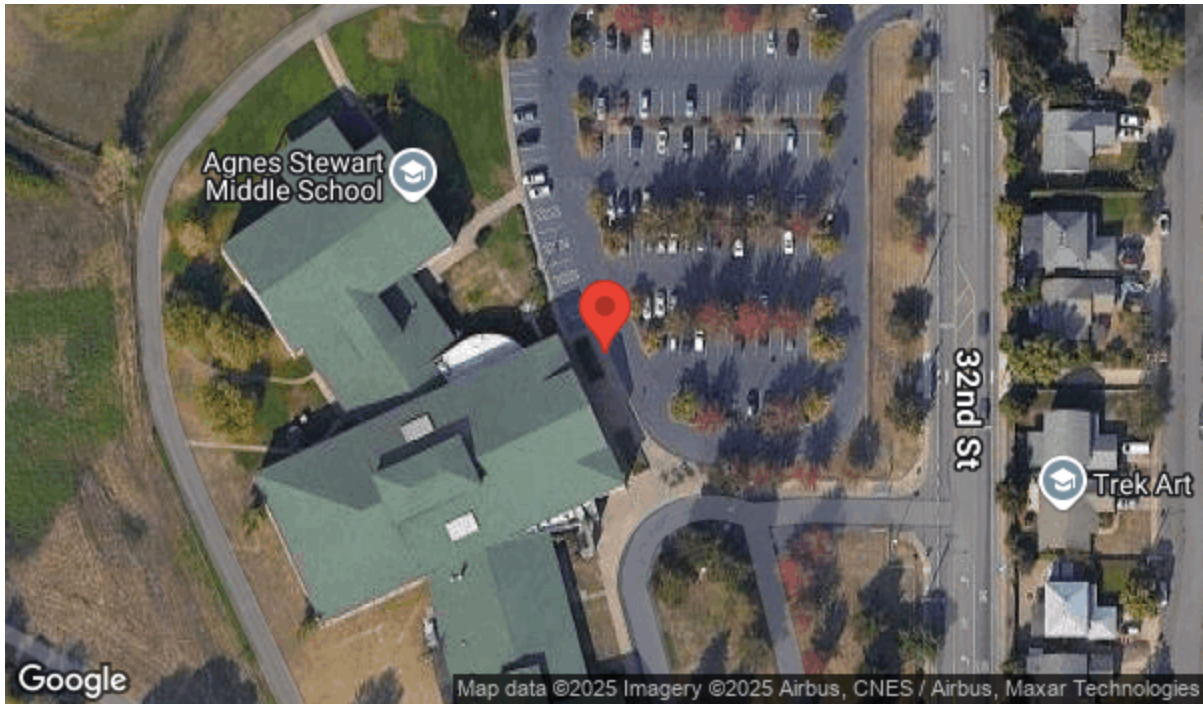
Resolution

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

Quantity	Unit Cost	Total Cost
144 SF	24.78	\$ 3,568

Priority	1
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Map for Barrier ID: AX556913



38 +44.037516, -122.981738

Photos for Barrier ID: AX556913



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2
Barrier Detail	A curb ramp is not provided where the accessible route crosses a curb.
Location Description	Loading/Unloading Zone
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com

Site Conditions

An accessible passenger loading/unloading zone is not provided at the pick-up and drop-off area. Signage, access aisle and curb ramp are required.

Resolution

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

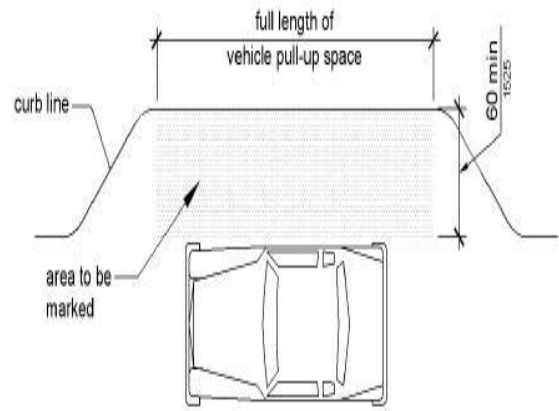
Quantity	Unit Cost	Total Cost
1 EA	2,187.50	\$ 2,188
Priority	1	

Map for Barrier ID: AX558097



46 +44.037233, -122.981625

Photos for Barrier ID: AX558097



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Exterior Access Route
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Type	Loading/Unloading Zone
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ADA Standard	209, 503
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Barrier Detail

An accessible passenger loading/unloading zone is not provided where a loading/unloading area is present.

Location Description	Loading/Unloading Zone
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

An accessible passenger loading/unloading zone is not provided at the pick-up and drop-off area. Signage, access aisle and curb ramp are required.

Resolution

Provide an accessible passenger loading/unloading zone. Passenger loading zones shall provide at least one accessible passenger loading zone in every continuous 100 linear feet of loading zone space, or fraction thereof, except bus loading areas. At least one accessible passenger loading zone shall be provided at an accessible entrance to a licensed medical care or licensed long term care facility where the period of stay exceeds 24 hours. The vehicular pull-up space shall be 96 inches wide minimum and 20 feet long minimum. The loading/unloading zone should allow the access aisle to be at the same level as the loading/unloading area it serves. The access aisle should be marked and separate from the loading/unloading area it serves. The access aisle shall be 60 inches wide minimum. Access aisles shall extend the full length of the vehicle pull-up spaces they serve. Access aisles shall be marked so as to discourage parking in them. Vehicle pull-up spaces and access aisles serving them shall comply. Access aisles shall be at the same level as the vehicle pull-up space they serve. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 (2.08%) shall be permitted.] Vehicle pull-up spaces, access aisles serving them, and a vehicular route from an entrance to the passenger loading zone, and from the passenger loading zone to a vehicular exit shall provide vertical clearance of 114 inches minimum.

Quantity	Unit Cost	Total Cost
160 SF	24.78	\$ 3,965

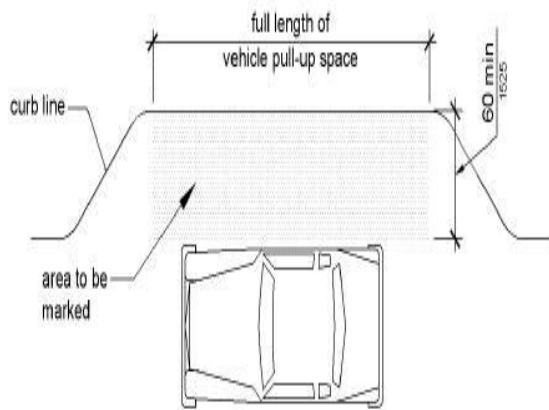
Priority	1
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Map for Barrier ID: AX556909



34 +44.037233, -122.981625

Photos for Barrier ID: AX556909



Agnes Stewart Middle School Agnes Stewart Middle School

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

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

Location Description	Classroom A102
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions	The rim of the sink is 34-5/8" above the finished floor.
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Height	34-5/8"
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Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	900.00	\$ 900

Priority	2
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Agnes Stewart Middle School Agnes Stewart Middle School

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

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

Location Description	Classroom C107
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions	Items are stored in the required knee and toe clearance.
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Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125

Priority	2
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Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Interior Access Route	
Type	Elevator	
ADA Standard	407.1	
Barrier Detail	The elevator operation is not automatic.	
Location Description	Elevator E-1	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions	Elevator operation requires a key to operate.	
Resolution	Remove and replace with an automatic operation system. Elevator operation shall be automatic.	
Quantity	Unit Cost	Total Cost
1 EA	5,625.00	\$ 5,625
Priority	2	



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Interior Access Route
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Type	Door
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ADA Standard	404.2.10
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Barrier Detail

The surface of the swinging door within 10 inches of the finish floor or ground for the full width of the door on the push side is not smooth.

Location Description	Media Center
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions	Door hardware is installed in the required smooth area of the doors.
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Resolution

Modify or replace the door to provide a smooth surface on the door within 10 inches of the finish floor or ground for the full width of the door on the push side. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped. [EXCEPTIONS: 1. Sliding doors shall not be required to comply. 2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch bottom smooth surface height requirement. 3. Doors and gates that do not extend to within 10 inches of the finish floor or ground shall not be required to comply. 4. Existing doors and gates without smooth surfaces within 10 inches of the finish floor or ground shall not be required to provide smooth surfaces provided that if added kick plates are installed, cavities created by such kick plates are capped.]

Quantity	Unit Cost	Total Cost
2 EA	1,375.00	\$ 2,750

Priority	2
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Agnes Stewart Middle School Agnes Stewart Middle School

Assembly Interior Access Route

Type Interior Access Route

ADA Standard 904.4.2

Barrier Detail

The counter oriented for a forward approach does not have clear floor space for a forward approach with toe and knee clearance.

Location Description Media Center

Observed Jan 15, 2025 by Thomas.chiarella@bureauveritas.com

Site Conditions The accessible portion of the counter is blocked by items.

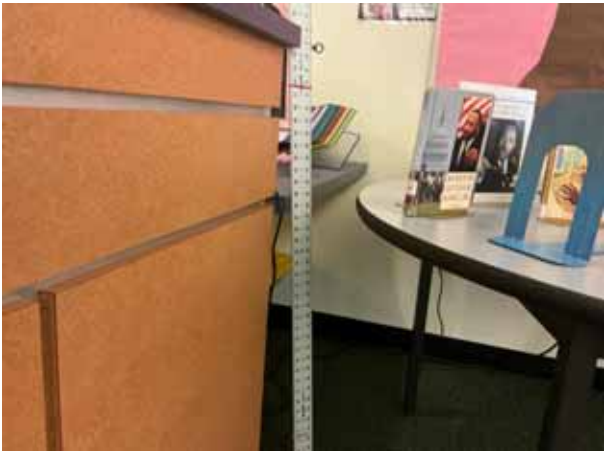
Resolution

Relocate the items out of the required clear floor space. Provide a clear floor space for a forward approach with toe and knee clearances at the 36" maximum high by 30" minimum long section of counter. Clear space shall be maximum 2.08% in all directions and a firm and stable surface.

Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125

Priority 2

Photos for Barrier ID: AX556882



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly Interior Access Route

Type Stairs

ADA Standard Advisory 505.4

Barrier Detail

ADVISORY: The stair treads and edge of top landing do not have visual contrast on the leading edge.

Location Description Stair ST-2 Central Hallway

Observed Jan 15, 2025 by Thomas.chiarella@bureauveritas.com

Site Conditions

The stair treads and edge of top landing do not have visual contrast on the leading edge.

Resolution

ADVISORY: It is advisable, but not required, to install visual contrast on leading edge of each tread, and at the edge of the top landing, so that stair treads are more visible for people with low vision. The estimated cost of installation of visual contrast on each tread is \$87.32 each.

Quantity	Unit Cost	Total Cost
25 EA	87.32	\$ 2,183

Priority 2

Photos for Barrier ID: AX556891



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Interior Access Route	
Type	Stairs	
ADA Standard	Advisory 505.4	
Barrier Detail		
ADVISORY: The stair treads and edge of top landing do not have visual contrast on the leading edge.		
Location Description	Stair ST-3 Central Hallway	
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com	
Site Conditions		
The stair treads and edge of top landing do not have visual contrast on the leading edge.		
Resolution		
ADVISORY: It is advisable, but not required, to install visual contrast on leading edge of each tread, and at the edge of the top landing, so that stair treads are more visible for people with low vision. The estimated cost of installation of visual contrast on each tread is \$87.32 each.		
Quantity	Unit Cost	Total Cost
25 EA	87.32	\$ 2,183
Priority	2	



Agnes Stewart Middle School Agnes Stewart Middle School

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

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

Location Description	Teachers Lounge
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions	The rim of the sink is 34-5/8" above the finished floor.
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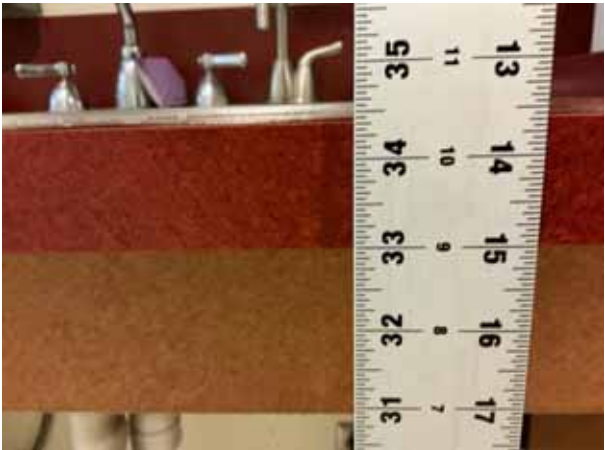
Height	34-5/8"
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Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	900.00	\$ 900

Priority	2
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Agnes Stewart Middle School Agnes Stewart Middle School

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

Barrier Detail

The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.

Location Description	Boy's Restroom 2nd Floor
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The bottom edge of the reflective surface is located 39-3/4" above the finished floor.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. 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. 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. [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	Unit Cost	Total Cost
1 EA	250.00	\$ 250
Priority	3	

Photos for Barrier ID: AX556887



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The wheelchair stall door is not compliant.
Location Description	Boy's Restroom 2nd Floor
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com

Site Conditions

The wheelchair stall door swings into the required turning clearance inside the stall.

Resolution

Toilet compartment doors for wheelchair stalls, including door hardware, shall comply except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area, 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for a wall hung water closet or 59" deep minimum for a floor mounted water closet measured perpendicular to the rear wall.

Quantity	Unit Cost	Total Cost
1 EA	625.00	\$ 625
Priority	3	



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	ADA 604.7, 609.3; 2009 ANSI A117.1-604.7
Barrier Detail	Oregon: The toilet paper dispenser location is not compliant.
Location Description	Boy's Restroom 2nd Floor
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The toilet paper dispenser is installed behind the rim of the toilet.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	366.25	\$ 366
Priority	3	

Photos for Barrier ID: AX556889



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.2; 305
Barrier Detail	
The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	
Location Description	Girl's Restroom 1st Floor
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The trash can is in the required knee and toe clearance.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125
Priority	3	



Agnes Stewart Middle School Agnes Stewart Middle School

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

Barrier Detail

The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.

Location Description	Girl's Restroom 1st Floor
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The bottom edge of the reflective surface is located 39-3/4" above the finished floor.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. 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. 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. [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	Unit Cost	Total Cost
1 EA	250.00	\$ 250

Priority	3
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Photos for Barrier ID: AX556897



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Girl's Restroom 1st Floor
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The toilet paper dispenser is installed 2-3/8" above the grab bar.
Dimensions	2-3/8"

Resolution		
Move the projecting object above the grab bar to 12" minimum from the top of the gripping surface of the grab bar. [EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.]		
Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125
Priority	3	

Photos for Barrier ID: AX556896



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	2009 ANSI A117.1-504.5.1

Barrier Detail

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

Location Description	Stair ST-1
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com

Site Conditions

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

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

Quantity	Unit Cost	Total Cost
20 EA	109.15	\$ 2,183
Priority	3	

Map for Barrier ID: AX556920



45 44.03737994856217,-122.98252261226845

Photos for Barrier ID: AX556920



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Unisex Staff Restroom 1st Floor Hallway
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The toilet paper dispenser is installed 2" above the grab bar.
Dimensions	2"

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125
Priority	3	

Photos for Barrier ID: AX556899



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Unisex Staff Restroom at Office Area
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The toilet paper dispenser is installed 1-1/4" above the grab bar.
Dimensions	1-1/4"

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125
Priority	3	

Photos for Barrier ID: AX556907



Agnes Stewart Middle School Agnes Stewart Middle School

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

Barrier Detail

The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.

Location Description	Women's Restroom near Gym
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Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
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Site Conditions

The bottom edge of the reflective surface is located 38 1/2" above the finished floor.

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. 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. 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. [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	Unit Cost	Total Cost
1 EA	250.00	\$ 250
Priority	3	

Photos for Barrier ID: AX556902



Agnes Stewart Middle School Agnes Stewart Middle School

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	609.3
Barrier Detail	
The space between the grab bar and projecting objects above the grab bar is less than 12" minimum.	
Location Description	Women's Restroom near Gym
Observed	Jan 15, 2025 by Thomas.chiarella@bureauveritas.com
Site Conditions	The toilet paper dispenser is installed 1-1/4" above the grab bar.
Dimensions	1-1/4"

Resolution		
Move the projecting object above the grab bar to 12" minimum from the grab bar. EXCEPTION: The space between grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1 1/2" minimum.		
Quantity	Unit Cost	Total Cost
1 EA	125.00	\$ 125
Priority	3	

Photos for Barrier ID: AX556901

