ACCESSIBILITY ASSESSMENT

prepared for

Oregon Department of Education
255 Capitol Street NE
Salem, OR 97310
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ADA TITLE III ASSESSMENT

OF

Academy of Arts and Academics
615 Main Street
Springfield, OR 97477

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December 26, 2024

ON-SITE DATE:
November 5, 2024

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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 Academy of Arts and Academics. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Academy of Arts and Academics

The site was visited on November 5, 2024. Weather conditions at the time of the on-site visit were cloudy, 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

- The minimum number of accessible parking spaces is not provided. (There are no designated Van Accessible parking spaces)
- Accessible parking stalls/aisle are non-compliant due to having gaps larger than ½", and/or cross slopes than 2.08%.
- Accessible exterior routes are non-compliant due to having gaps larger than ½", vertical rises greater than ¼" and/or cross slopes greater than 2.08%.

Academy of Arts and Academics (615 Main, 665 Main, Annex 1-3)

- The building does not have elevator access between floors.
- There are accessible doors that do not have the required side maneuvering clearance on the push/pull sides of the door.
- 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.
- Stairs are non-compliant due to riser height, handrail height, incomplete extensions, and tread width.
- There are floor surfaces that are non-compliant due to slopes.

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 Academy of Arts and Academics. 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:

ERROR! REFERENCE SOURCE NOT FOUND. **- TITLE III 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**
Academy of Arts and Academics	**$253,515**	65	**$23,840**	8	**$62,480**	40	**$1,725**	1			**$341,559**	114
Grand Total	**$253,515**	65	**$23,840**	8	**$62,480**	40	**$1,725**	1			**$341,559**	114

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 a 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.

12/20/2024

Barrier Summary Report

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
519078	1925	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Elevator	1	The building does not have elevator access between stories.	119		665 - Main	ADA	206.2.3	1	$138000	EA	Springfield SD 19		11/05/2024
517584	1134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	2		Main - Studio 6	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517585	1133	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	3		Main - Studio 6	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517587	1132	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	5		Main - Studio 6	ADA	309, 404.2.7	1	$505.425	EA	Springfield SD 19		11/05/2024
517588	1128	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	6		Main - Studio 6	ADA	404.2.4; Table 404.2.4.1	1	$2156.25	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517589	1128	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	7		Main - Studio 6	ADA	404.2.4; Table 404.2.4.1	2	$172.5	EA	Springfield SD 19		11/05/2024
517590	1129	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	8		Main - Studio 6	ADA	404.2.4; Table 404.2.4.1	2	$2156.25	EA	Springfield SD 19		11/05/2024
517592	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	10	44.04584151266669, -123.01767841289166	Annex 3 - South Entrance	ADA	404.2.8	1	$631.35	EA	Springfield SD 19		11/05/2024
517593	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	11	44.04584056042872, -123.01766747287506	Annex 3 - South Entrance	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517594	1096	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	12	+44.046127, -123.017709	Annex 3 - North Entrance	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517595	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**13**	44.046124916570214, -123.01769241240392	Annex 3 - North Entrance	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517596	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	**14**	44.04611184588136, -123.01770094209036	Annex 3 - North Entrance	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517608	1096	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	**26**	44.04611703128225, -123.01766558666152	Annex 2 - North Entrance	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517609	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**27**	44.04611671261815, -123.01765094310677	Annex 2 - North Entrance	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517610	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	**28**	44.04611596059033, -123.01763435656802	Annex 2 - North Entrance	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517611	1134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	**29**		665 - Room 106	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517612	1133	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**30**		665 - Room 106	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517614	1128	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	**32**		665 - Room 106	ADA	404.2.4; Table 404.2.4.1	1	$172.5	EA	Springfield SD 19		11/05/2024
517617	1134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	**35**		665 - Room 127	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517618	2358	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	**36**		665 - Stairs ST-1	ADA	505.1	4	$281.175	LF	Springfield SD 19		11/05/2024
517620	1120	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	**38**		665 - Stairs ST-1	ADA	504.2	60	$131.9625	SF	Springfield SD 19		11/05/2024
517621	1848	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Stairs	1	Stairways along the means of egress are not compliant.	**39**		665 - Stairs ST-1	ADA	210.1, 504; 2003 IBC 1007.3	15	$1449	Riser	Springfield SD 19		11/05/2024
517622	1127	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The door has less than 32" clear width.	**40**		665 - 2nd Floor - Breakroom	ADA	307.4, 404.2.3	1	$4485	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517624	1128	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	**42**		665 - 2nd Floor - Breakroom	ADA	404.2.4; Table 404.2.4.1	1	$2156.25	EA	Springfield SD 19		11/05/2024
517625	3568	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The interior accessible route has non-compliant slopes.	**43**		665 - 2nd Floor - Breakroom	ADA	403.3	9	$58.83975000000001	SF	Springfield SD 19		11/05/2024
517628	1155	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	**46**		665 - 2nd Floor - Breakroom	ADA	308	2	$862.5	EA	Springfield SD 19		11/05/2024
517640	2393	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Stairs	1	Handrails are not compliant.	**58**		665 - Stairs ST-1	ADA	505	30	$281.175	LF	Springfield SD 19		11/05/2024
517641	1096	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	**59**	44.04589330211774, -123.01720981764865	665 - Main Entrance B	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517642	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**60**	44.045892260408785, -123.01723246321576	665 - Main Entrance B	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517643	1096	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	61	44.04589775417801, -123.01724218068348	665 - Main Entrance A	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517644	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	62	44.045907845836055, -123.01723235555161	665 - Main Entrance A	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517645	1096	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	63	44.0458449791803, -123.01755765250121	Annex 1 - South Entrance	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517646	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	64	44.045844237501804, -123.01754288841006	Annex 1 - South Entrance	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517647	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	65	44.045831402058994, -123.01754918288002	Annex 1 - South Entrance	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517658	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	76	44.04611350636759, -123.01755500374162	Annex 1 - North Entrance	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517668	1134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	86		Main - Studio 1	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517669	1133	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	87		Main - Studio 1	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517672	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	90	44.04612800000002, -123.01809582842667	Main - Studio 1	ADA	404.2.8	1	$631.35	EA	Springfield SD 19		11/05/2024
517673	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	91	44.046129641998185, -123.01808358926395	Main - Studio 1	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517674	1134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	92		Main - Offices A-C	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517675	1133	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**93**		Main - Offices A-C	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517676	1127	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The door has less than 32" clear width.	**94**		Main - Offices A-C	ADA	307.4, 404.2.3	1	$4485	EA	Springfield SD 19		11/05/2024
517677	1130	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The threshold at the accessible door is greater than ½" in height.	**95**		Main - Offices A-C	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517678	1134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	**96**		Main - Offices A-C	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517679	1133	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**97**		Main - Offices A-C	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517680	1128	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	**98**		Main - Offices A-C	ADA	404.2.4; Table 404.2.4.1	1	$172.5	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517682	1096	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.	**100**	44.04610743807575, -123.01795658068245	Main - Main Entrance	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517683	1094	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**101**	+44.046215, -123.017888	Main - Main Entrance	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517684	1091	Academy of Arts and Academics	Academy of Arts and Academics - Main	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	**102**	44.046093119417975, -123.01795117370847	Main - Main Entrance	ADA	404.2.5	1	$308.775	EA	Springfield SD 19		11/05/2024
517685	1044	Academy of Arts and Academics	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	**103**	44.046014402081646, -123.01723125099808	Parking Lot P-1	ADA	303	30	$34.196400000000004	LF	Springfield SD 19		11/05/2024
517686	2566	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - General	1	The minimum number of accessible parking spaces is not provided.	**104**	44.04565554968965, -123.01748188096776	Parking Lot P-1	ADA	208.2	1	$724.5	EA	Springfield SD 19		11/05/2024
517687	3160	Academy of Arts and Academics	Site	Accessible Parking	Parking Space-Car	1	The standard car stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.	**105**	+44.045933, -123.017338	Accessible Parking Space P1-A	ADA	302.3	12	$34.5	SF	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517688	2852	Academy of Arts and Academics	Site	Accessible Parking	Parking Space-Car	1	OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.	**106**	44.045914362535534, -123.01727524404353	Accessible Parking Space P1-A	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6	1	$483	EA	Springfield SD 19		11/05/2024
517689	2852	Academy of Arts and Academics	Site	Accessible Parking	Parking Space-Car	1	OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.	**107**	44.04591449802734, -123.01729230032625	Accessible Parking Space P1-A	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6	1	$483	EA	Springfield SD 19		11/05/2024
517690	1079	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Van	1	The parking space slope is greater than 1:50 (2%).	**108**	44.04591669996967, -123.01732413245358	Accessible Parking Space P1-A	ADA	502.4	1	$10867.5	EA	Springfield SD 19		11/05/2024
517691	2585	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Van	1	A van space is not provided.	**109**	44.04591412716818, -123.01726218283909	Parking Lot P-1	ADA	208.2, 502	1	$724.5	EA	Springfield SD 19		11/05/2024
517692	2573	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Van	1	The access aisle slope is greater than 1:50 (2%).	**110**	44.04588242290442, -123.01732936462082	Access Aisle serving P1-A and P-1B	ADA	502.4	1	$8625	EA	Springfield SD 19		11/05/2024
517693	2846	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Van	1	OREGON: The van access aisle is not diagonally striped, with striping at 36 degree angles spaced every 2 feet.	**111**	44.04588347294605, -123.01730688365204	Access Aisle serving P1-A and P-1B	Oregon Accessibility Code	Oregon Revised Statute 447.233-2(b) and 2(f); ADA 502.1	1	$724.5	EA	Springfield SD 19		11/05/2024
517694	2847	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Van	1	OREGON: The access aisle at the van accessible parking space does not have compliant markings and/or signage.	**112**	44.04588471042701, -123.01728247234638	Access Aisle serving P1-A and P-1B	Oregon Accessibility Code	Oregon Revised Statute 447.233-2(b) and 2(f); ADA 502.6	1	$724.5	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517695	3159	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Van	1	The van stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.	113	44.045881897926016, -123.0172590123231	Access Aisle serving P1-A and P-1B	ADA	302.3	18	$34.196400000000004	LF	Springfield SD 19		11/05/2024
517696	2852	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Car	1	OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.	114	44.04586342294399, -123.01732876901288	Accessible Parking Stall P1-B	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6	1	$483	EA	Springfield SD 19		11/05/2024
517697	2855	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Car	1	OREGON: Signage is not compliant for the standard accessible space.	115	44.04586495833638, -123.01730472171752	Accessible Parking Space P1-B	Oregon Accessibility Code	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6	1	$483	EA	Springfield SD 19		11/05/2024
517698	1072	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Car	1	The slope of the parking space is greater than 1:50 (2%).	116	44.04586497712875, -123.0172830086224	Accessible Parking Space P1-B	ADA	502.4	1	$10867.5	EA	Springfield SD 19		11/05/2024
517699	3160	Academy of Arts and Academics	Site	Accessible Parking	Parking Space - Car	1	The standard car stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.	117	44.045862595888224, -123.01726465416907	Accessible Parking Space P1-B	ADA	302.3	36	$34.196400000000004	SF	Springfield SD 19		11/05/2024
517700	1941	Academy of Arts and Academics	Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	118	44.04597539167511, -123.01735400219653	Parking Lot P-1	ADA	302.3	160	$34.196400000000004	LF	Springfield SD 19		11/05/2024
517586	1972	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	4		Main - Studio 6	ADA	404.2.11	1	$4485	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517613	1972	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	31		665 - Room 106	ADA	404.2.11	1	$4485	EA	Springfield SD 19		11/05/2024
517616	1972	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	34		665 - Room 127	ADA	404.2.11	1	$4485	EA	Springfield SD 19		11/05/2024
517619	1798	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Stairs	2	ADVISORY: The stair treads and edge of top landing do not have visual contrast on the leading edge.	37		665 - Stairs ST-1	ADA	Advisory 505.4	15	$0	EA	Springfield SD 19		11/05/2024
517623	1855	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	2	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.	41		665 - 2nd Floor - Breakroom	ADA	404.2.10	1	$172.5	EA	Springfield SD 19		11/05/2024
517627	1823	Academy of Arts and Academics	Academy of Arts and Academics - Main	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).	45		665 - 2nd Floor - Breakroom	ADA	306.2 and 606.3	1	$1242	EA	Springfield SD 19		11/05/2024
517670	1972	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	88		Main - Studio 1	ADA	404.2.11	1	$4485	EA	Springfield SD 19		11/05/2024
517681	1972	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	99		Main - Offices A-C	ADA	404.2.11	1	$4485	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517597	1270	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	15		Annex 3 - Restroom	ADA	604	1	$2359.8	EA	Springfield SD 19		11/05/2024
517598	1199	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	16		Annex 3 - Restroom	ADA	604.6	1	$539.925	EA	Springfield SD 19		11/05/2024
517599	1261	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	17		Annex 3 - Restroom	ADA	404.2; Table 404.2.4.1	1	$2156.25	EA	Springfield SD 19		11/05/2024
517600	1223	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	18		Annex 3 - Restroom	ADA	213.3.4, 606.5	1	$112.125	EA	Springfield SD 19		11/05/2024
517601	1282	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	19		Annex 3 - Restroom	ADA	213.3.5; 603.3	1	$345	EA	Springfield SD 19		11/05/2024
517602	1207	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The toilet paper dispenser is not at a compliant location.	20		Annex 3 - Restroom	ADA	604.7, 604.9, 609.3	1	$483	EA	Springfield SD 19		11/05/2024
517603	2136	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	21		Annex 3 - Restroom	ADA	604.2	1	$1086.75	EA	Springfield SD 19		11/05/2024

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517604	1269	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Floor Space	3	The required turning space within the restroom is not provided.	22		Annex 3 - Restroom	ADA	304, 603.2.1; 603.2.2	1	$15956.25	EA	Springfield SD 19		11/05/2024
517605	2009	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	Projecting object above the grab bar is less than 12" minimum above the bar.	23		Annex 3 - Restroom	ADA	609.3	1	$0	EA	Springfield SD 19		11/05/2024
517606	1222	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	24		Annex 3 - Restroom	ADA	606.2; 305	1	$5175	EA	Springfield SD 19		11/05/2024
517607	1284	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	25		Annex 3 - Restroom	ADA	606.1; 309.3	1	$345	EA	Springfield SD 19		11/05/2024
517629	1187	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	47		665 - 2nd Floor - Restroom (Right)	ADA	404.2.3	1	$1938.9	EA	Springfield SD 19		11/05/2024
517630	1265	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	48		665 - 2nd Floor - Restroom (Right)	ADA	309, 404.2.7	1	$505.425	EA	Springfield SD 19		11/05/2024
517631	1267	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	49		665 - 2nd Floor - Restroom (Right)	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517632	1266	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	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.	**50**		665 - 2nd Floor - Restroom (Right)	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517633	1284	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	**51**		665 - 2nd Floor - Restroom (Right)	ADA	606.1; 309.3	1	$345	EA	Springfield SD 19		11/05/2024
517634	1194	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	**52**		665 - 2nd Floor - Restroom (Right)	ADA	604	1	$2359.8	EA	Springfield SD 19		11/05/2024
517635	1251	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Shower	3	The shower spray unit is not compliant.	**53**		665 - 2nd Floor - Restroom (Right)	ADA	608.5.2; 608.6	1	$1121.25	EA	Springfield SD 19		11/05/2024
517636	2134	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Shower	3	The shower does not have sidewalls or grab bars.	**54**		665 - 2nd Floor - Restroom (Right)	ADA	608.3; 608.3.2; 609	1	$5175	EA	Springfield SD 19		11/05/2024
517637	1187	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	**55**		Annex 1 - Restroom	ADA	404.2.3	1	$1938.9	EA	Springfield SD 19		11/05/2024
517638	1281	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	Faucets are not compliant	**56**		665 - 2nd Floor - Restroom (Right)	ADA	606.4; 309	1	$957.375	EA	Springfield SD 19		11/05/2024
517639	1221	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required knee clearance.	**57**		665 - 2nd Floor - Restroom (Right)	ADA	606; 306	1	$1242	EA	Springfield SD 19		11/05/2024

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517648	1265	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate	**66**		Annex 1 - Restroom	ADA	309, 404.2.7	1	$505.425	EA	Springfield SD 19		11/05/2024
517649	1270	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	**67**		Annex 1 - Restroom	ADA	604	1	$2359.8	EA	Springfield SD 19		11/05/2024
517650	1282	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	**68**		Annex 1 - Restroom	ADA	213.3.5; 603.3	1	$345	EA	Springfield SD 19		11/05/2024
517651	1281	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	Faucets are not compliant	**69**		Annex 1 - Restroom	ADA	606.4; 309	1	$957.375	EA	Springfield SD 19		11/05/2024
517652	1222	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	**70**		Annex 1 - Restroom	ADA	606.2; 305	1	$5175	EA	Springfield SD 19		11/05/2024
517653	1223	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	**71**		Annex 1 - Restroom	ADA	213.3.4, 606.5	1	$112.125	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517654	1202	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	72		Annex 1 - Restroom	ADA	604.4	1	$1086.75	EA	Springfield SD 19		11/05/2024
517655	1284	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	73		Annex 1 - Restroom	ADA	606.1; 309.3	1	$345	EA	Springfield SD 19		11/05/2024
517656	1199	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	74		Annex 1 - Restroom	ADA	604.6	1	$539.925	EA	Springfield SD 19		11/05/2024
517659	1267	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	77		Main - Women's Restroom - West Door	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517660	1266	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	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.	78		Main - Women's Restroom - West Door	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517661	1207	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The toilet paper dispenser is not at a compliant location.	79		Main - Women's Restroom	ADA	604.7, 604.9, 609.3	1	$483	EA	Springfield SD 19		11/05/2024
517662	2136	Academy of Arts and Academics	Academy of Arts and Academics - Main	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.	80		Main - Women's Restroom	ADA	604.2	1	$1086.75	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Date Observed
517663	1194	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	**81**		Main - Women's Restroom	ADA	604	1	$2359.8	EA	Springfield SD 19		11/05/2024
517664	2009	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	Projecting object above the grab bar is less than 12" minimum above the bar.	**82**		Main - Women's Restroom	ADA	609.3	1	$0	EA	Springfield SD 19		11/05/2024
517665	1202	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	**83**		Main - Women's Restroom	ADA	604.4	1	$1086.75	EA	Springfield SD 19		11/05/2024
517666	1267	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	**84**		Main - Women's Restroom - East Door	ADA	404.2.9	1	$631.35	EA	Springfield SD 19		11/05/2024
517667	1266	Academy of Arts and Academics	Academy of Arts and Academics - Main	Restroom	Restroom/Bathroom - Door	3	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.	**85**		Main - Women's Restroom - East Door	ADA	404.2.8	1	$0	EA	Springfield SD 19		11/05/2024
517626	1607	Academy of Arts and Academics	Academy of Arts and Academics - Main	Interior Access Route	Door	4	The combination refrigerator/freezer does not have at least 50% of the freezer space 54" maximum above the finish floor or ground.	**44**		665 - 2nd Floor - Breakroom	ADA	804.6.6	1	$1725	EA	Springfield SD 19		11/05/2024

Total Barriers: 114, Total Cost: $341,559

3 CERTIFICATION

Bureau Veritas has completed a Title III Accessibility Assessment of the subject property, Academy of Arts and Academics., 615 Main Street, Springfield, Oregon 97477. The site was visited on November 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: JOrange

Javondrick Orange
javondrick.orange@bureauveritas.com

4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:
SITE PLAN

Site Plan



Parking Lot
54 Total Parking Spaces
Required: 1 Van & 2 Standard Accessible Spaces
Provided: 0 Van & 2 Standard Accessible Spaces

Source:

Google Maps

Legend:

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

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

Project Number:

169411.24R000-030.449

Project Name:

Academy of Arts and Academics

On-Site Date:

November 5, 2024

APPENDIX B:
RECORD OF INDIVIDUAL BARRIERS

Barrier ID: AX517628

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Controls And Dispensers
ADA Standard	308
Barrier Detail	The height of controls throughout the common area are not compliant.
Location Description	665 - 2nd Floor - Breakroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The height of controls are located at 58" above the finish floor.

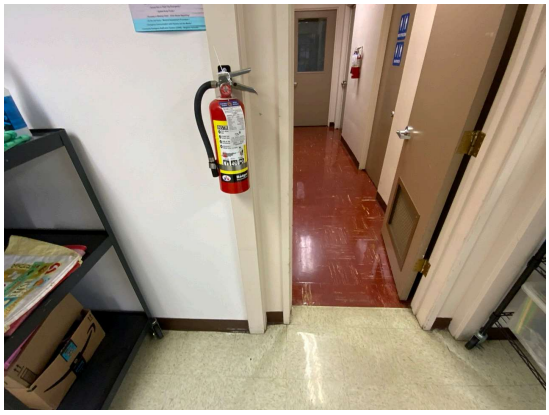
Resolution

Remove and lower the element to a compliant reach range. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. 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	Unit Cost	Total Cost
2 EA	862.50	$ 1,725

Priority	1

Photos for Barrier ID: AX517628







Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	665 - 2nd Floor - Breakroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The clear width of the door is 29”.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	1

Photos for Barrier ID: AX517622





Barrier ID: AX517624

Academy of Arts and Academics Main Building

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	665 - 2nd Floor - Breakroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The maneuvering clearance is 48" on the pull side of the door.

Resolution

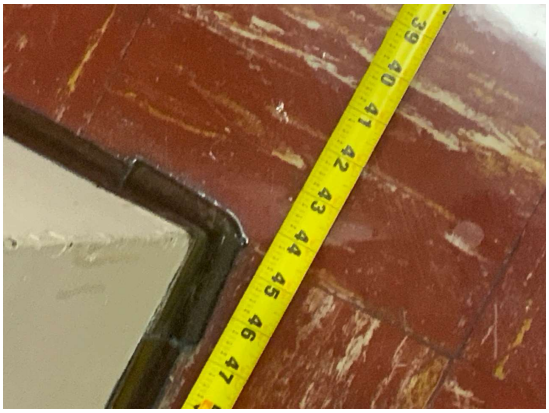
Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required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

Quantity	Unit Cost	Total Cost
1 EA	2,156.25	$ 2,156

Priority	1

Photos for Barrier ID: AX517624











Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	403.3
Barrier Detail	The interior accessible route has non-compliant slopes.
Location Description	665 - 2nd Floor - Breakroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The slope of the floor surface is 3.9%.

Resolution

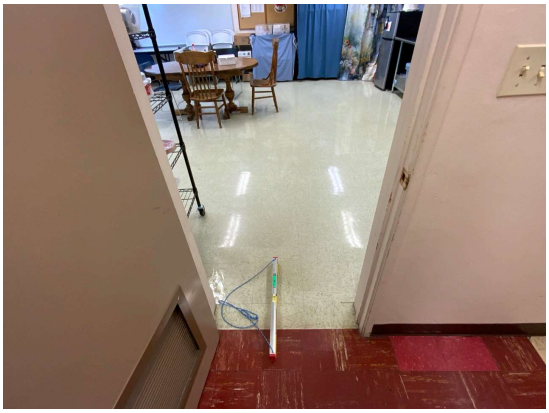
The floor surface should be graded to maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall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

Quantity	Unit Cost	Total Cost
9 SF	58.84	$ 530

Priority	1

Photos for Barrier ID: AX517625





Barrier ID: AX519078

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Elevator
ADA Standard	206.2.3
Barrier Detail	The building does not have elevator access between stories.
Location Description	665 - Main
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The building does not have elevator access between stories.

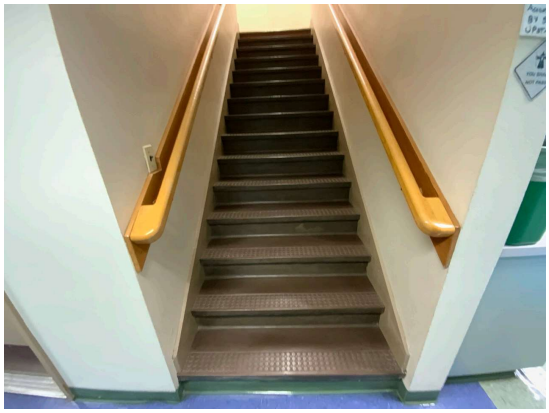
Resolution

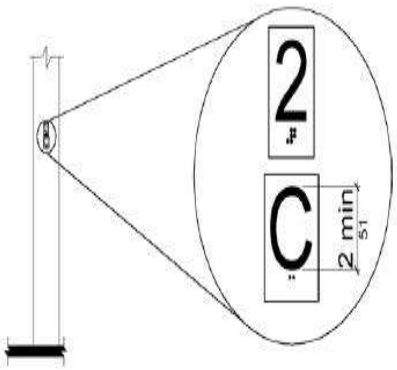
Provide an elevator for access to upper floors in multiple-storied buildings. Due to the length of the requirements for an elevator in the 2010 ADA Standards for Accessible Design, please refer to the separate elevator appendix of the report, which details Section 407 of the 2010 Standards for Accessible Design. 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 removing and repairing the barrier are not included.

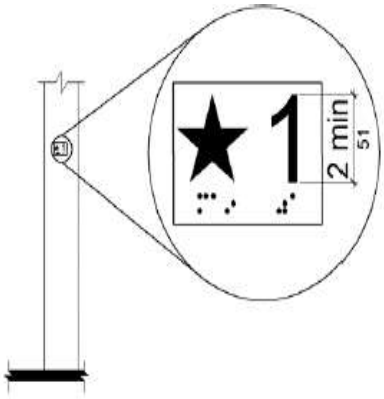
Quantity	Unit Cost	Total Cost
1 EA	138,000.00	$ 138,000

Priority	1

Photos for Barrier ID: AX519078







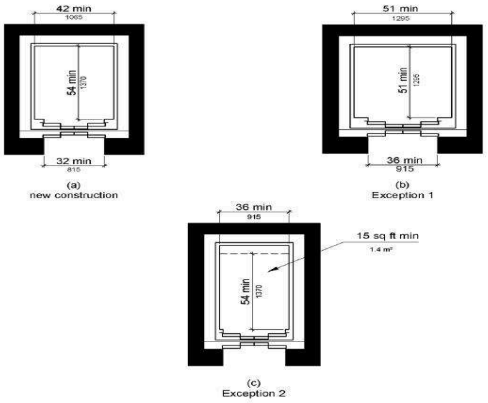
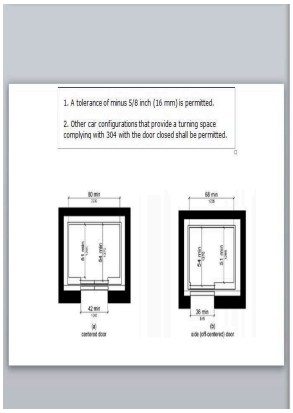


Table 407.4.1 Elevator Car Dimensions (test version)

Door Location	Minimum Dimensions: Door Clear Width	Inside Car, Side to Side	Inside Car, Back Wall to Front Return	Inside Car, Back Wall to Inside Face of Door
Centered	42 inches (1065 mm)	80 inches (2030 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Side (off-centered)	36 inches (915 mm)1	68 inches (1725 mm)	51 inches (1295 mm)	54 inches (1370 mm)
Any	36 inches (915 mm)1	54 inches (1370 mm)	80 inches (2030 mm)	80 inches (2030 mm)
Any	36 inches (915 mm)1	60 inches (1525 mm)2	60 inches (1525 mm)2	60 inches (1525 mm)2

1. A tolerance of minus 5/8 inch (16 mm) is permitted.

2. Other car configurations that provide a turning space complying with 304 with the door closed shall be permitted.



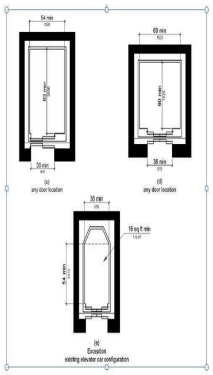
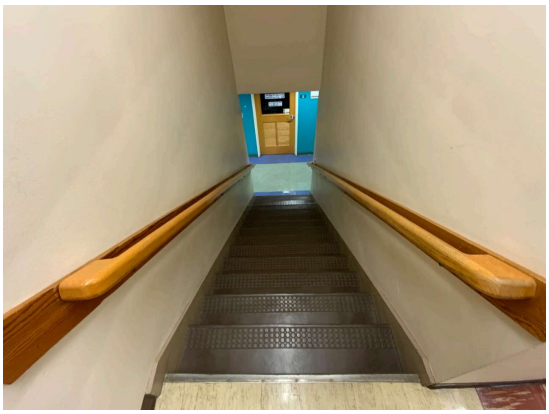
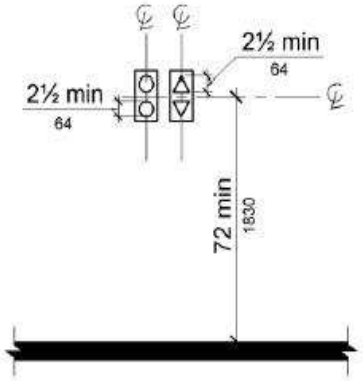


Figure 407.4.1 Elevator Car Dimensions

Table 407.4.7.1.3 Elevator Control Button Identification

Control Button	Tactile Symbol	Braille Message
Emergency Stop	⊗	"ST"OP Three cells
Alarm	🔔	AL"AR"M Four cells
Door Open	◀|▶	OP"EN" Three cells
Door Close	▶|◀	CLOSE Five cells
Main Entry Floor	★	MA"IN" Three cells
Phone	📞	PH"ONE" Four cells




2½ min
64
2½ min
64
72 min
1830

Barrier ID: AX517643

Academy of Arts and Academics Main Building

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9

Barrier Detail

The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.

Location Description	665 - Main Entrance A
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 8.5 pounds.

Resolution

Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517644. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Map for Barrier ID: AX517643



61 44.04589775417801,-123.01724218068348

Photos for Barrier ID: AX517643





Barrier ID: AX517644

Academy of Arts and Academics Main Building

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	665 - Main Entrance A
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.35 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 517643. The cost of this barrier removal is covered under ID 517643, 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
1 EA	0.00	$ 0

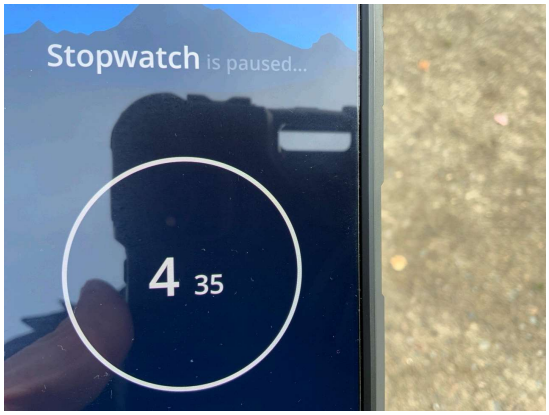
Priority	1

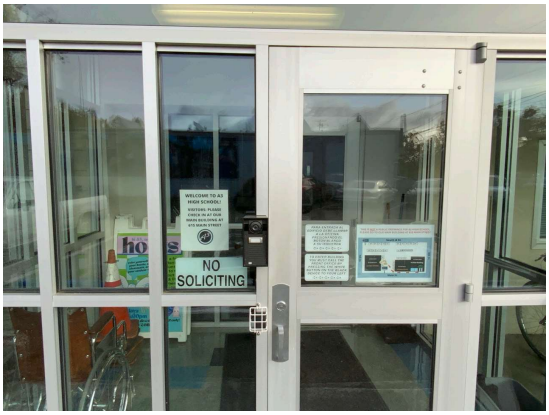
Map for Barrier ID: AX517644



62 44.045907845836055,-123.01723235555161

Photos for Barrier ID: AX517644





Barrier ID: AX517641

Academy of Arts and Academics Main Building

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9

Barrier Detail

The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.

Location Description	665 - Main Entrance B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 7 pounds.

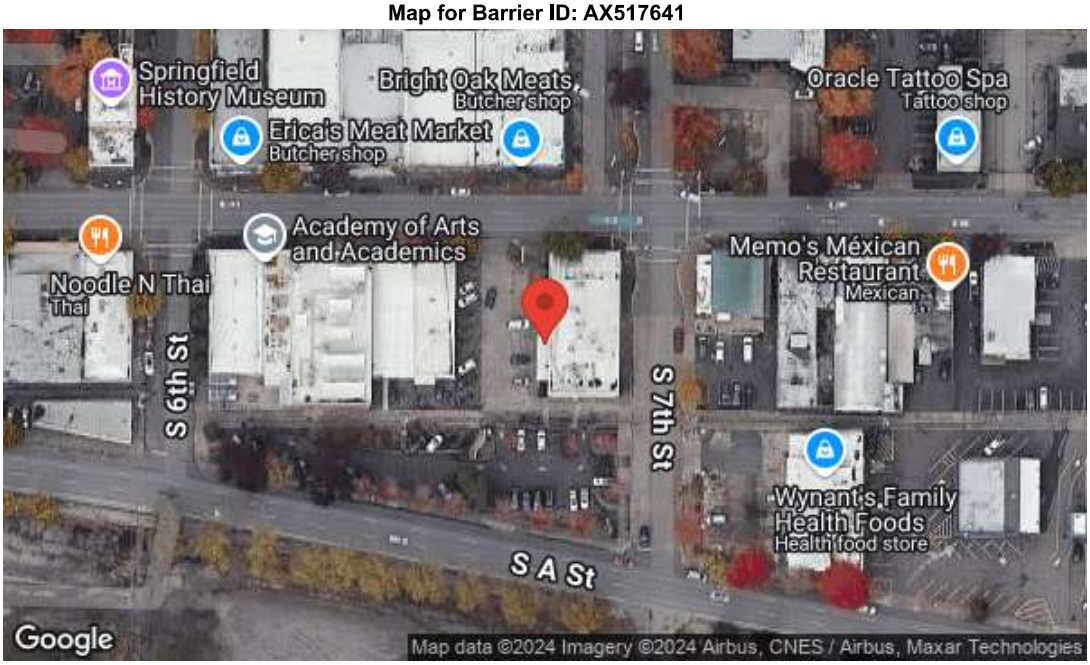
Resolution

Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517642. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Map for Barrier ID: AX517641



59 44.04589330211774,-123.01720981764865

Photos for Barrier ID: AX517641





Barrier ID: AX517642

Academy of Arts and Academics Main Building

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	665 - Main Entrance B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.25 seconds from 90 degrees to a position 12 degrees from latch.

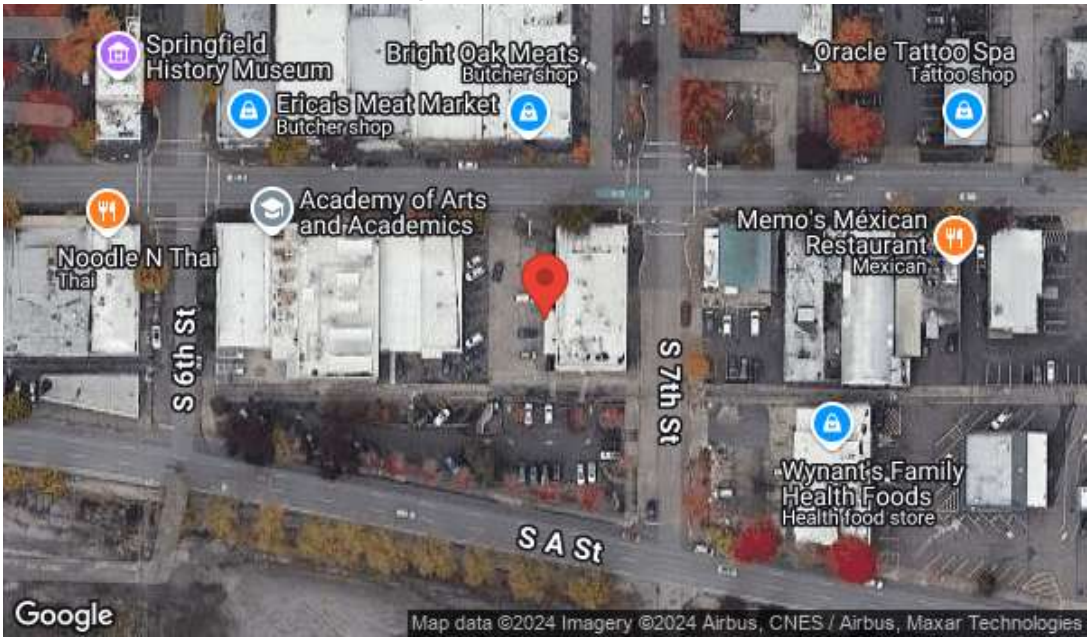
Resolution

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. This barrier must be removed in conjunction with barrier ID 517641. The cost of this barrier removal is covered under ID 517641, 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
1 EA	0.00	$ 0

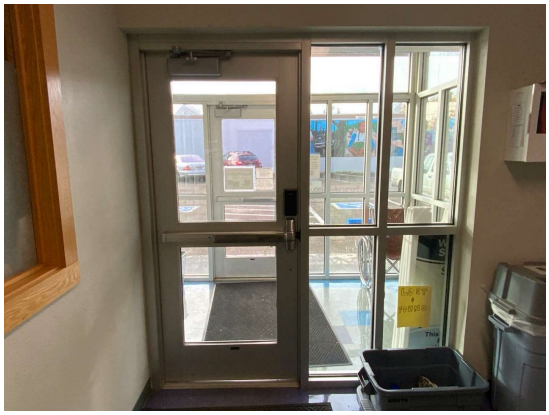
Priority	1

Map for Barrier ID: AX517642



60 44.045892260408785,-123.01723246321576

Photos for Barrier ID: AX517642





Academy of Arts and Academics Main Building

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	665 - Room 106
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 9 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. This barrier must be removed in conjunction with barrier ID 517612. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Photos for Barrier ID: AX517611





Barrier ID: AX517612

Academy of Arts and Academics Main Building

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	665 - Room 106
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.52 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 517611. The cost of this barrier removal is covered under ID 517611, 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
1 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX517612





Academy of Arts and Academics Main Building

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	665 - Room 106
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The side maneuvering clearance is 1" on the pull side of the door.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	172.50	$ 173

Priority	1

Photos for Barrier ID: AX517614





Barrier ID: AX517617

Academy of Arts and Academics Main Building

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	665 - Room 127
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 9 pounds.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Photos for Barrier ID: AX517617





Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505.1
Barrier Detail	Handrail extensions are not compliant.
Location Description	665 - Stairs ST-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The handrails do not extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing

Resolution

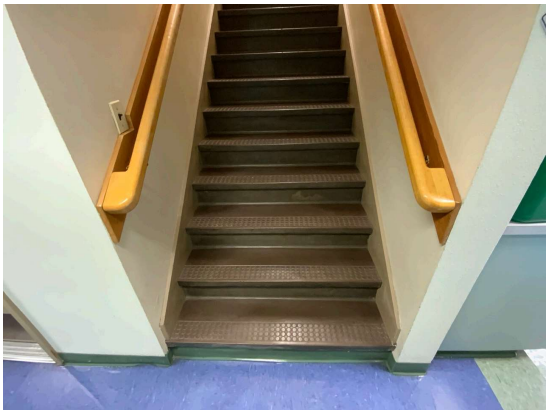
Install handrails so that the gripping surfaces shall extend beyond and in the same direction of stair flights. At the top of the stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails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

Quantity	Unit Cost	Total Cost
4 LF	281.18	$ 1,125

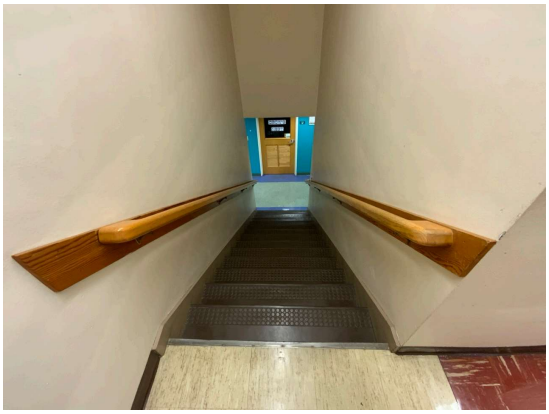
Priority	1

Photos for Barrier ID: AX517618









Barrier ID: AX517620

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Stairs
ADA Standard	504.2
Barrier Detail	Steps do not have uniform and compliant riser heights and/or tread depths.
Location Description	665 - Stairs ST-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The riser(s) measure 7-5/16" in height.

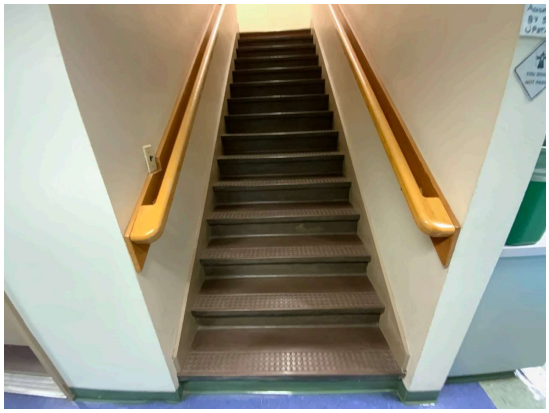
Resolution

All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4" high minimum and 7" high maximum. Treads shall be 11" deep minimum.

Quantity	Unit Cost	Total Cost
60 SF	131.96	$ 7,918

Priority	1

Photos for Barrier ID: AX517620





Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Stairs
ADA Standard	210.1, 504; 2003 IBC 1007.3
Barrier Detail	Stairways along the means of egress are not compliant.
Location Description	665 - Stairs ST-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The clear width of the stair tread is 46-5/8" edge to edge.

Resolution

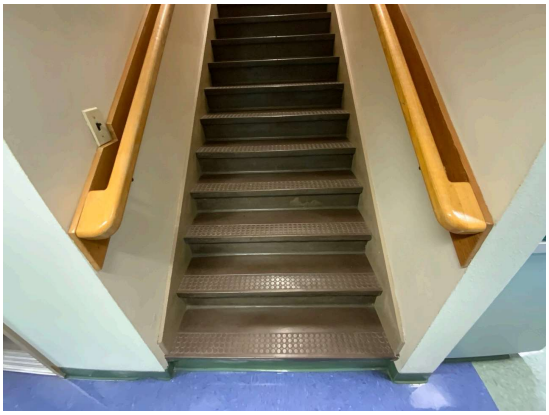
Modify stairways along the means of egress. If the building does not have an automatic sprinkler system, means of egress stairways shall be minimum 48" wide. The clear width of 48" between handrails is not required at exit stairways in buildings or facilities equipped throughout with a compliant automatic sprinkler system installed in accordance with Sections 903.3.1.1 or 903.3.1.2 of the 2003 IBC. The clear width of 48" between handrails is not required for enclosed exit stairways accessed from a horizontal exit. All steps on a flight of stairs shall have uniform riser heights and uniform tread depths. Risers shall be 4" high minimum and 7" high maximum. Risers shall be closed. Treads shall be 11" deep minimum. Treads shall have a slope not steeper than 1:48. Treads shall have openings no more than 1/2" wide and in the opposite direction of travel. Each nosing shall project maximum 1-1/2" over the tread below. Handrails: Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTION: The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4".] Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administrating local authority. [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
15 Riser	1,449.00	$ 21,735

Priority	1

Photos for Barrier ID: AX517621





Barrier ID: AX517640

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	665 - Stairs ST-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The top of the gripping surface of the handrails measures 32-1/4” above the nosing.

Resolution

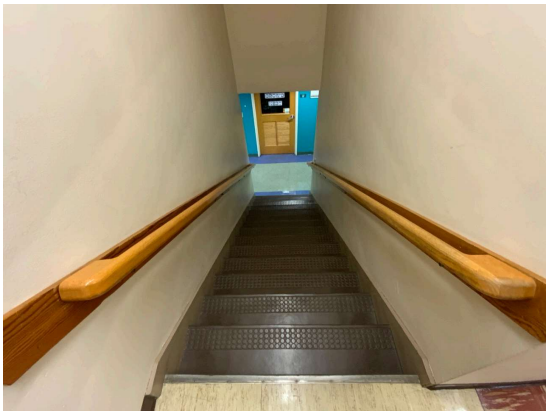
Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between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

Quantity	Unit Cost	Total Cost
30 LF	281.18	$ 8,435

Priority	1

Photos for Barrier ID: AX517640





Barrier ID: AX517692

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	502.4
Barrier Detail	The access aisle slope is greater than 1:50 (2%).
Location Description	Access Aisle serving P1-A and P-1B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The accessible parking stall has a cross slope of 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	8,625.00	$ 8,625

Priority	1

Map for Barrier ID: AX517692



110 44.04588242290442,-123.01732936462082

Photos for Barrier ID: AX517692





Barrier ID: AX517693

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	Oregon Revised Statute 447.233-2(b) and 2(f); ADA 502.1

Barrier Detail

OREGON: The van access aisle is not diagonally striped, with striping at 36 degree angles spaced every 2 feet.

Location Description	Access Aisle serving P1-A and P-1B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The diagonal aisle pavement markings measure 34-3/4" to the centerline of each stripe.

Resolution

Provide a van access aisle which is diagonally striped, with striping at 36 degree angles spaced every 2 feet. Each aisle associated with a van stall shall be 96" wide minimum. Measurements shall be made to the centerline of the stripe. [EXCEPTION: Where accessible stalls and aisles are not adjacent to accessible stalls and aisles, measurements shall be permitted to include the full width of the line defining the accessible parking space or aisle.]

Quantity	Unit Cost	Total Cost
1 EA	724.50	$ 725

Priority	1

Map for Barrier ID: AX517693



111 44.04588347294605,-123.01730688365204

Photos for Barrier ID: AX517693





Barrier ID: AX517694

Academy of Arts and Academics

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

Barrier Detail

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

Location Description	Access Aisle serving P1-A and P-1B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The words “NO PARKING” are not provided on the surface of the access aisle, and an access aisle post mounted sign is not provided.

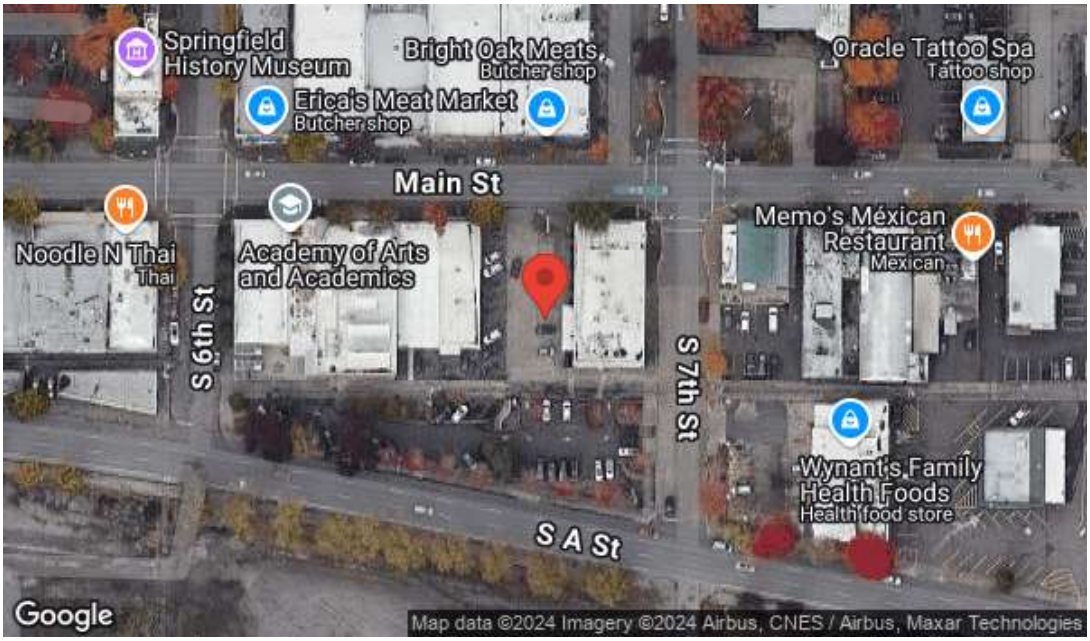
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	724.50	$ 725

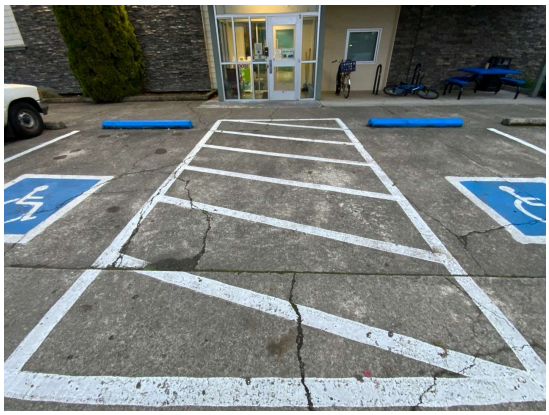
Priority	1

Map for Barrier ID: AX517694



112 44.04588471042701,-123.01728247234638

Photos for Barrier ID: AX517694





Barrier ID: AX517695

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	302.3

Barrier Detail

The van stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.

Location Description	Access Aisle serving P1-A and P-1B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The accessible parking stall has gaps and cracks of 1/2" to 6-1/2" wide for 18 linear feet.

Resolution

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

Quantity	Unit Cost	Total Cost
18 LF	34.20	$ 616

Priority	1

Map for Barrier ID: AX517695



113 44.045881897926016,-123.0172590123231

Photos for Barrier ID: AX517695







Barrier ID: AX517690

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	502.4
Barrier Detail	The parking space slope is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-A
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The accessible parking stall has a cross slope of 2.2%.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	10,867.50	$ 10,868

Priority	1

Map for Barrier ID: AX517690



108 44.04591669996967,-123.01732413245358

Photos for Barrier ID: AX517690





Barrier ID: AX517687

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	302.3

Barrier Detail

The standard car stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.

Location Description	Accessible Parking Space P1-A
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The accessible parking stall has gaps and cracks of 1/2" to 1" wide for 12 square feet.

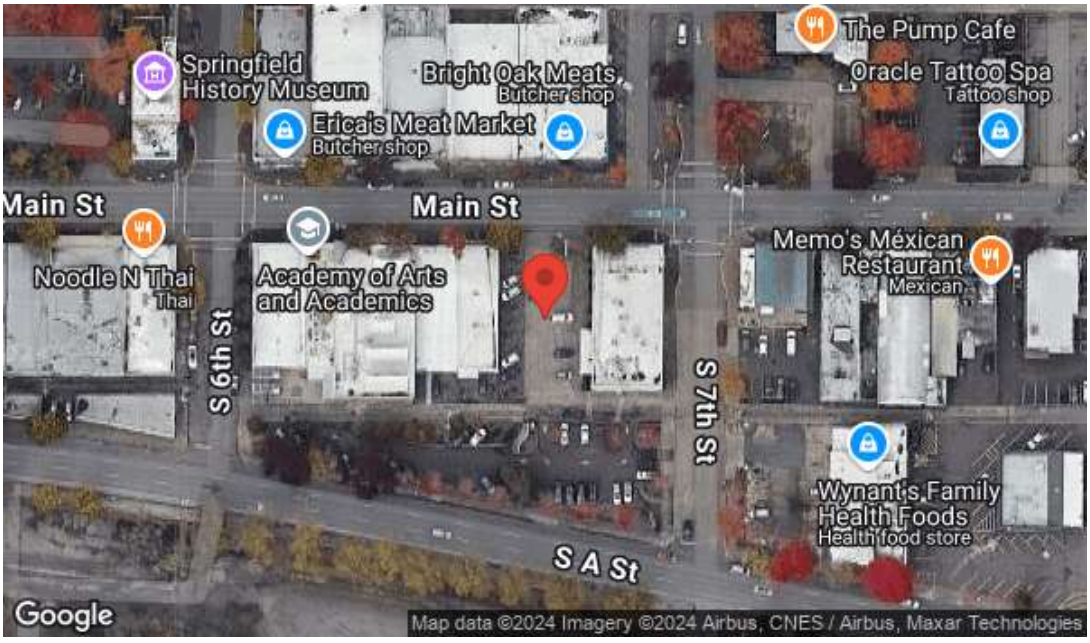
Resolution

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

Quantity	Unit Cost	Total Cost
12 SF	34.50	$ 414

Priority	1

Map for Barrier ID: AX517687



105 +44.045933, -123.017338

Photos for Barrier ID: AX517687





Barrier ID: AX517688

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6

Barrier Detail

OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.

Location Description	Accessible Parking Space P1-A
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The pavement markings measure 31-1/2" in height and 26" in width.

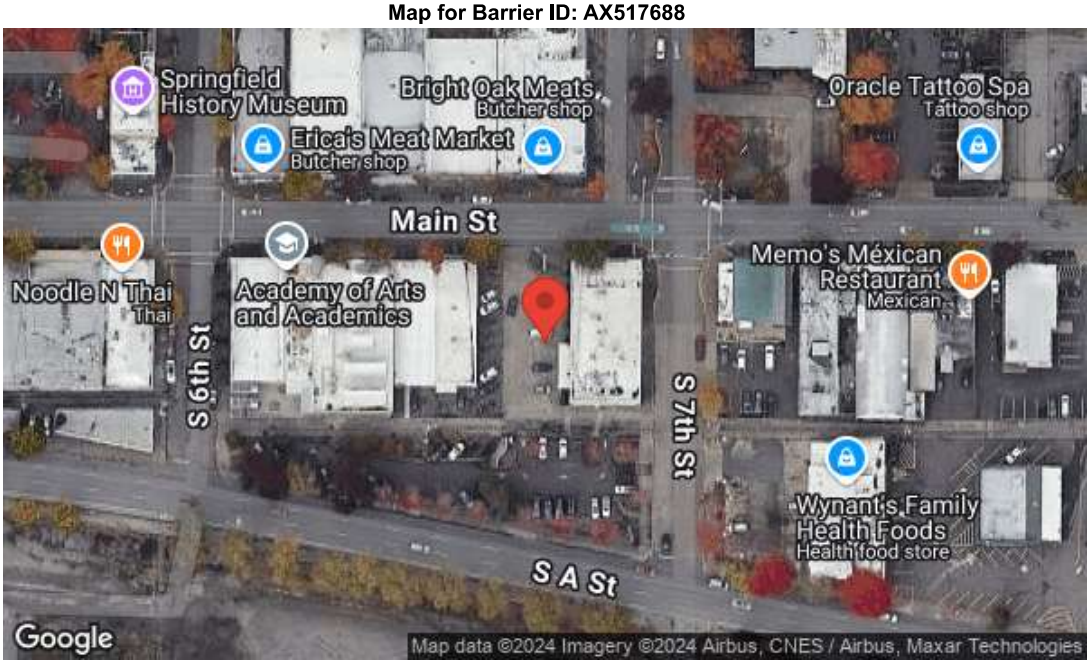
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	483.00	$ 483

Priority	1

Map for Barrier ID: AX517688



Photos for Barrier ID: AX517688









Barrier ID: AX517689

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6

Barrier Detail

OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.

Location Description	Accessible Parking Space P1-A
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	There is no mounted signage provided for the available parking stall.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	483.00	$ 483

Priority	1

Map for Barrier ID: AX517689



Photos for Barrier ID: AX517689





Barrier ID: AX517697

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6
Barrier Detail	OREGON: Signage is not compliant for the standard accessible space.
Location Description	Accessible Parking Space P1-B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	There is no mounted signage provided for the available parking stall.

Resolution

Provide compliant signage for the standard accessible stall. Install signage showing the International Symbol of Accessibility (ISA) EITHER on a free-standing post mounted minimum 84" (+ or - 3") above the stall surface measured to the bottom of the parking sign OR on a building or pier mounted minimum 60" above the stall surface measured to the bottom of the parking sign. Where signage is located on a free-standing post, the post shall be located at the head of the stall, and 2' minimum from the centerline of the painted lines outlining the sides of the stall. Parking space identification signs shall include the International Symbol of Accessibility, and "Reserved Parking". 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.

Quantity	Unit Cost	Total Cost
1 EA	483.00	$ 483

Priority	1

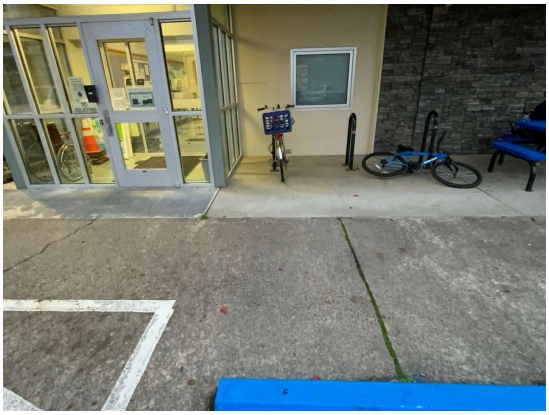
Map for Barrier ID: AX517697



115 44.04586495833638,-123.01730472171752

Photos for Barrier ID: AX517697





Barrier ID: AX517698

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	502.4
Barrier Detail	The slope of the parking space is greater than 1:50 (2%).
Location Description	Accessible Parking Space P1-B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The accessible parking stall has a cross slope of 2.4% to 2.6%.

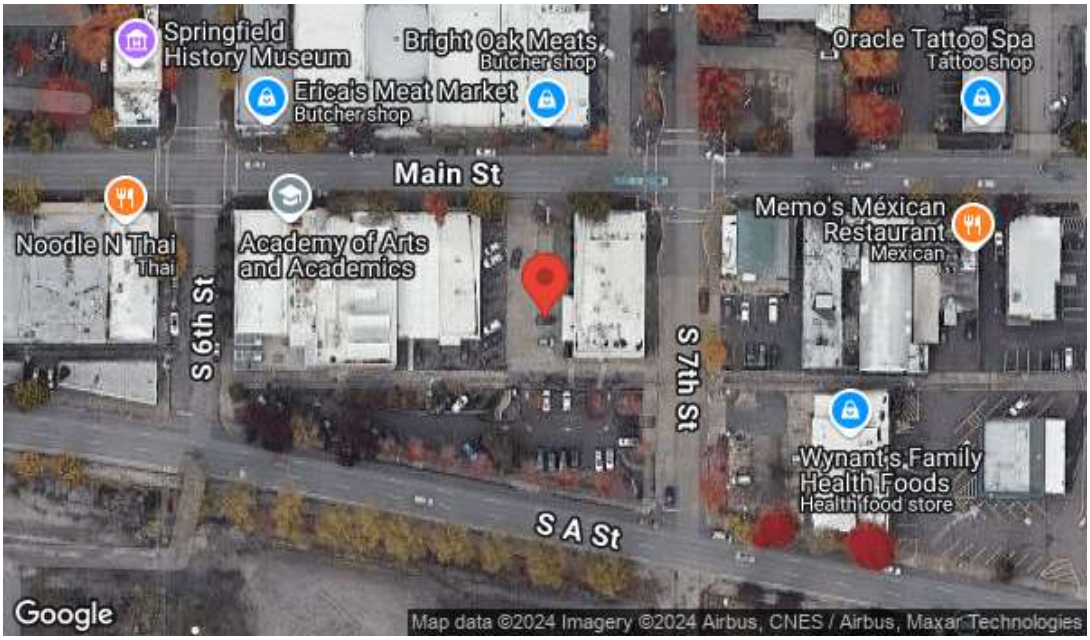
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	10,867.50	$ 10,868

Priority	1

Map for Barrier ID: AX517698

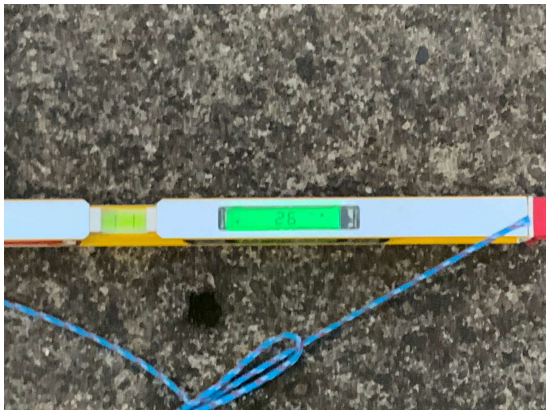


116 44.04586497712875,-123.0172830086224

Photos for Barrier ID: AX517698







Barrier ID: AX517699

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	302.3

Barrier Detail

The standard car stall and/or access aisle has openings in ground surfaces greater than 1/2" wide.

Location Description	Accessible Parking Space P1-B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The accessible parking stall has gaps and cracks of 1/2" to 7-1/2" wide for an area of 36 square feet.

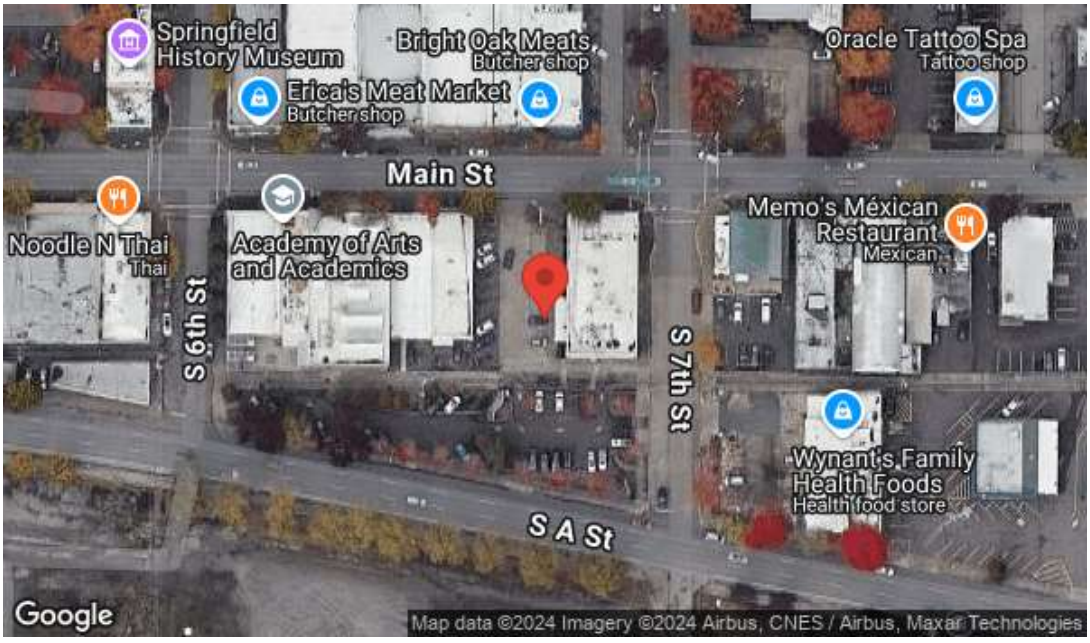
Resolution

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

Quantity	Unit Cost	Total Cost
36 SF	34.20	$ 1,231

Priority	1

Map for Barrier ID: AX517699



117 44.045862595888224,-123.01726465416907

Photos for Barrier ID: AX517699





Barrier ID: AX517696

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Car
ADA Standard	Oregon Revised Statutes 447.233-2(e) and 2(f); ADA 502.6

Barrier Detail

OREGON: Signage and/or pavement markings is/are not compliant for the standard accessible space.

Location Description	Accessible Parking Stall P1-B
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The pavement markings measure 32" in height and 27" in width.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	483.00	$ 483

Priority	1

Map for Barrier ID: AX517696



114 44.04586342294399,-123.01732876901288

Photos for Barrier ID: AX517696











Barrier ID: AX517658

Academy of Arts and Academics Main Building

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	Annex 1 - North Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 5/8" in height.

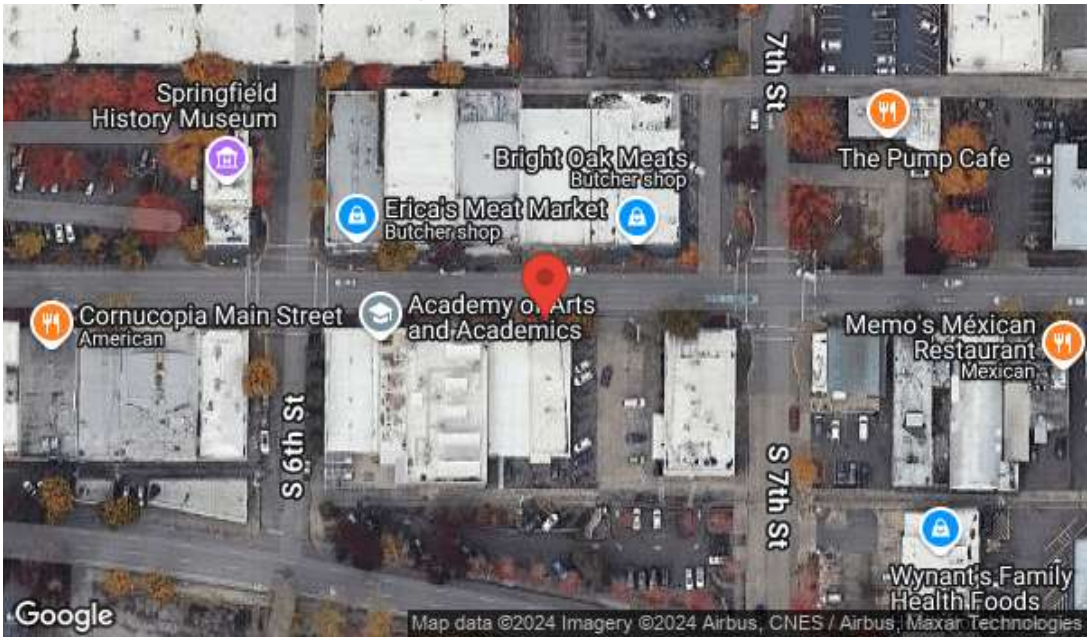
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

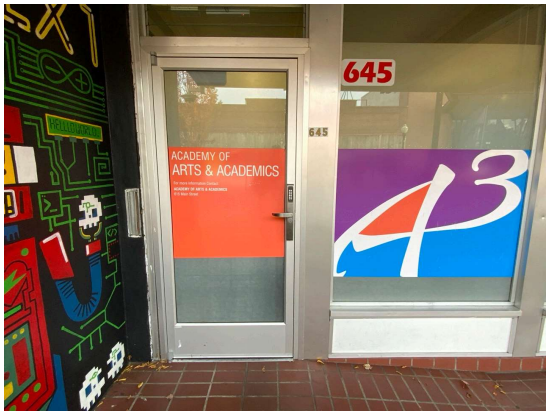
Priority	1

Map for Barrier ID: AX517658



76 44.04611350636759,-123.01755500374162

Photos for Barrier ID: AX517658





Barrier ID: AX517645

Academy of Arts and Academics Main Building

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9

Barrier Detail

The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.

Location Description	Annex 1 - South Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 6 pounds.

Resolution

Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517646. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

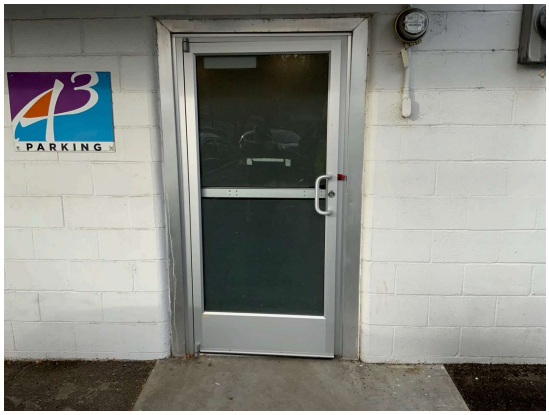
Priority	1

Map for Barrier ID: AX517645



63 44.0458449791803,-123.01755765250121

Photos for Barrier ID: AX517645





Barrier ID: AX517646

Academy of Arts and Academics Main Building

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	Annex 1 - South Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.99 seconds from 90 degrees to a position 12 degrees from latch.

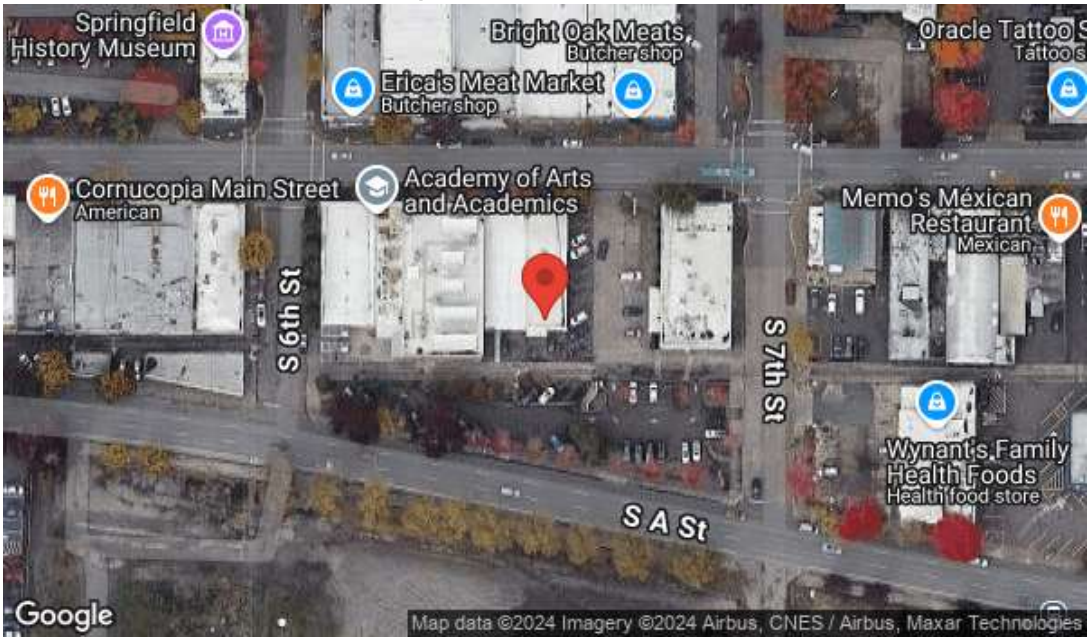
Resolution

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 517645. The cost of this barrier removal is covered under ID 517645, 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
1 EA	0.00	$ 0

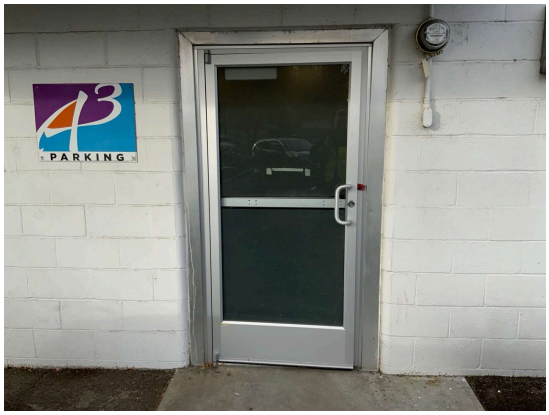
Priority	1

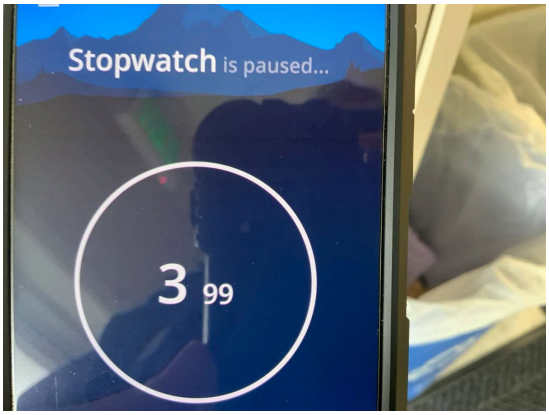
Map for Barrier ID: AX517646



64 44.045844237501804,-123.01754288841006

Photos for Barrier ID: AX517646





Barrier ID: AX517647

Academy of Arts and Academics Main Building

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	Annex 1 - South Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 3/4" in height.

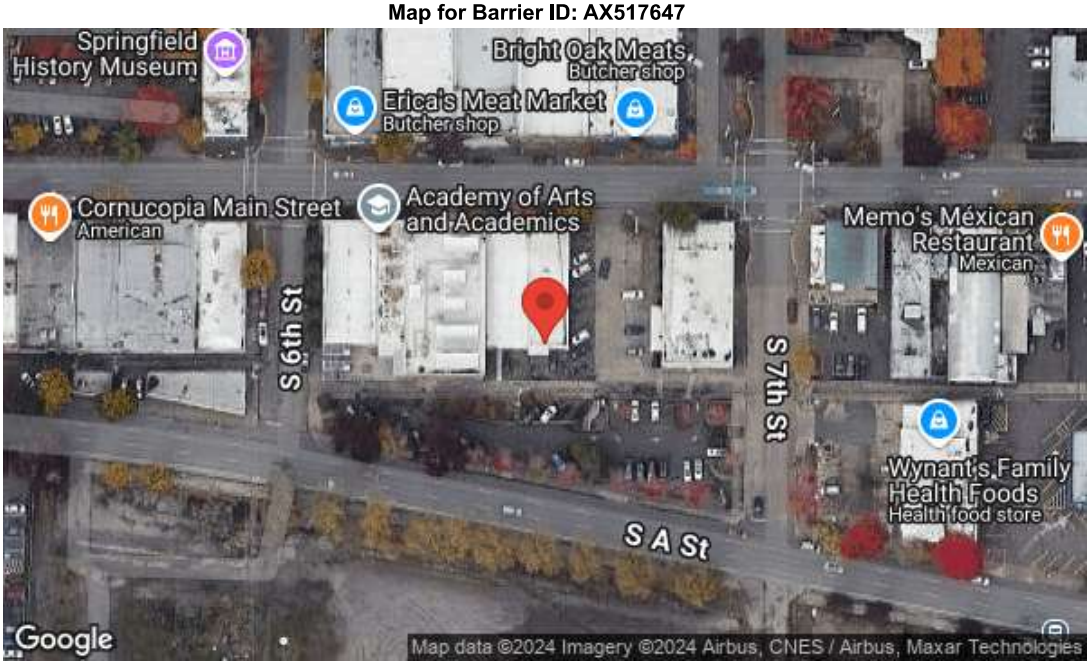
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

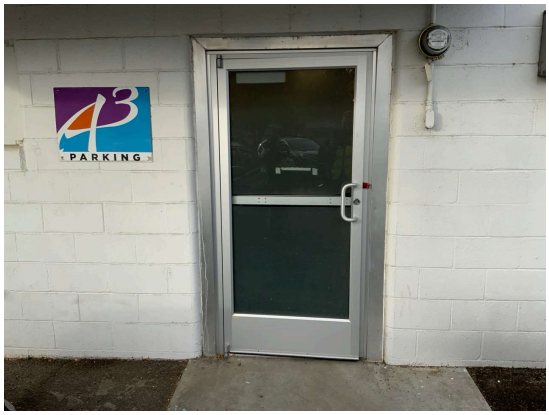
Priority	1

Map for Barrier ID: AX517647



65 44.045831402058994,-123.01754918288002

Photos for Barrier ID: AX517647





Barrier ID: AX517608

Academy of Arts and Academics Main Building

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9

Barrier Detail

The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.

Location Description	Annex 2 - North Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 6 pounds.

Resolution

Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517609. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

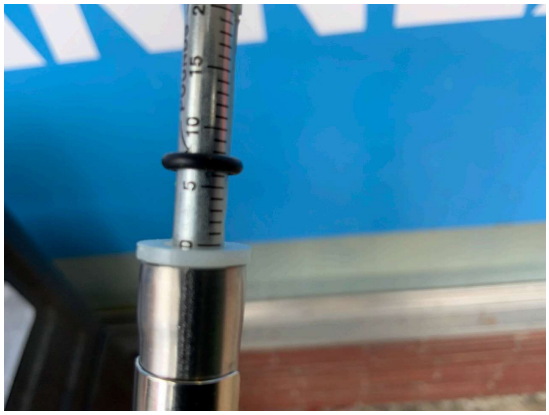
Priority	1

Map for Barrier ID: AX517608



26 44.04611703128225,-123.01766558666152

Photos for Barrier ID: AX517608





Barrier ID: AX517609

Academy of Arts and Academics Main Building

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	Annex 2 - North 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.

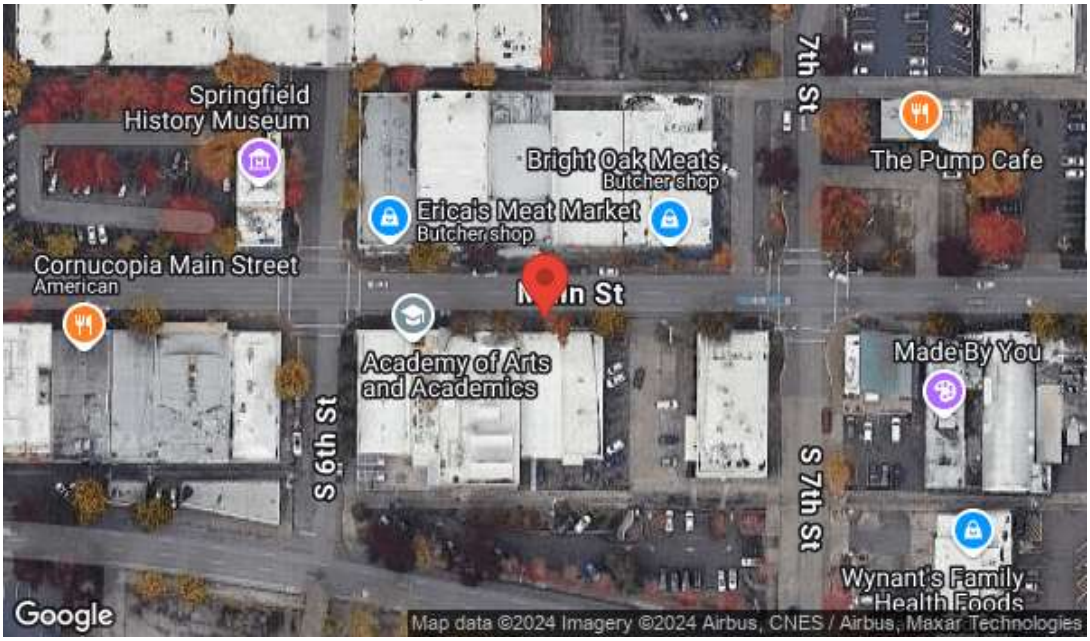
Resolution

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. This barrier must be removed in conjunction with barrier ID 517608. The cost of this barrier removal is covered under ID 517608, 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
1 EA	0.00	$ 0

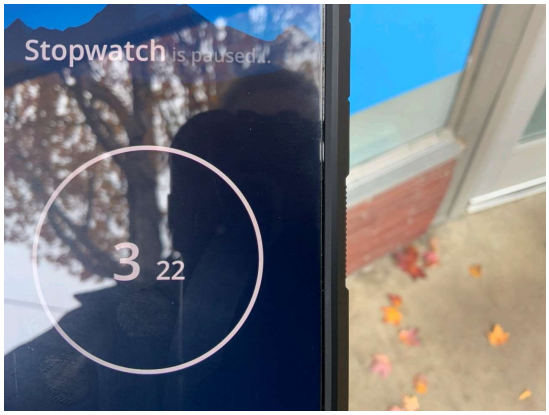
Priority	1

Map for Barrier ID: AX517609



27 44.04611671261815,-123.01765094310677

Photos for Barrier ID: AX517609





Academy of Arts and Academics Main Building

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	Annex 2 - North Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 9/16" in height.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

Priority	1

Map for Barrier ID: AX517610



28 44.04611596059033,-123.01763435656802

Photos for Barrier ID: AX517610





Barrier ID: AX517594

Academy of Arts and Academics Main Building

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9

Barrier Detail

The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.

Location Description	Annex 3 - North Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 12 pounds.

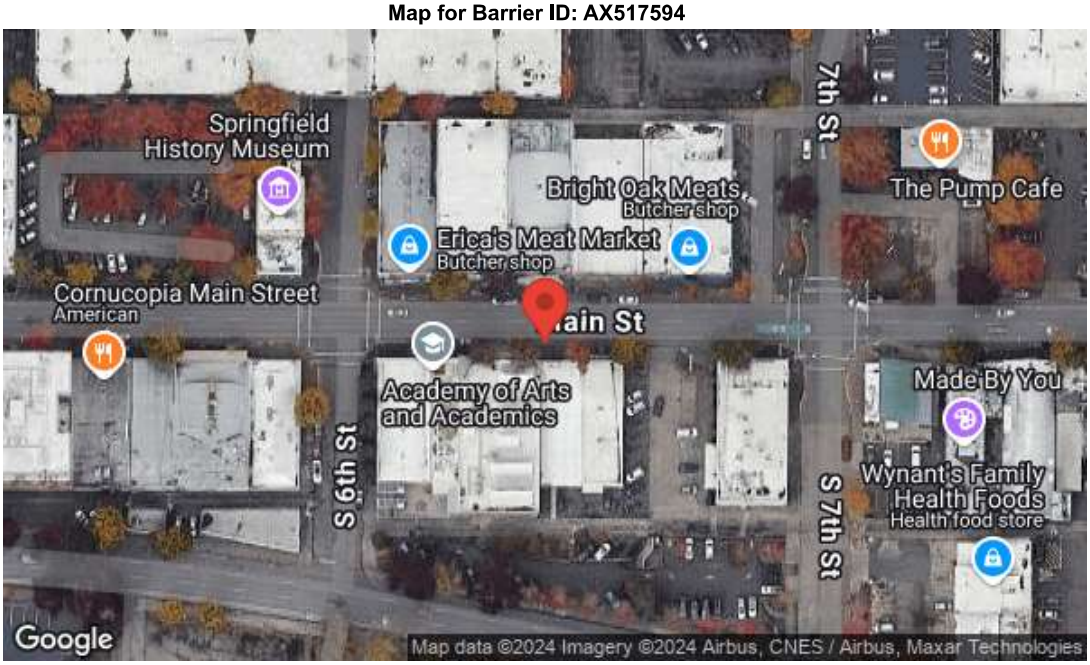
Resolution

This barrier must be removed in conjunction with barrier ID 517595. Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

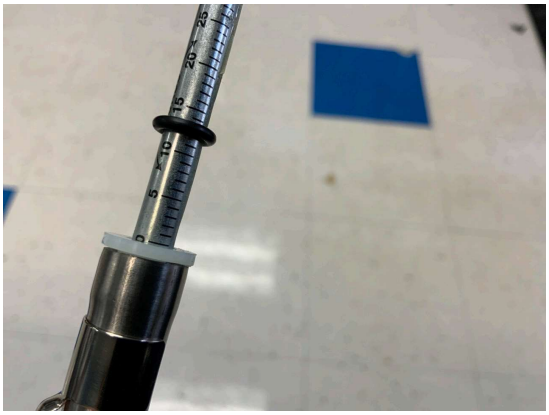
Map for Barrier ID: AX517594



12 +44.046127, -123.017709

Photos for Barrier ID: AX517594





Barrier ID: AX517595

Academy of Arts and Academics Main Building

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	Annex 3 - North Entrance
Observed	Nov 5, 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. This barrier must be removed in conjunction with barrier ID 517594. The cost of this barrier removal is covered under ID 517594, 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
1 EA	0.00	$ 0

Priority	1

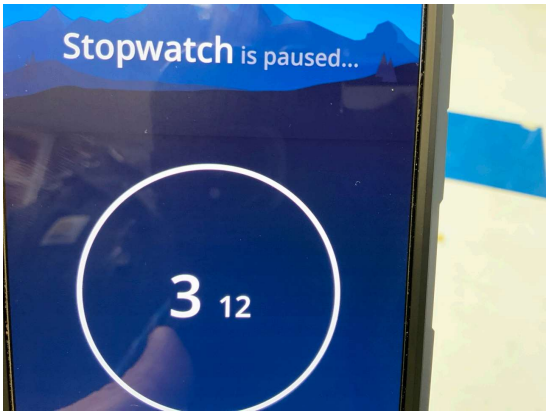
Map for Barrier ID: AX517595



13 44.046124916570214,-123.01769241240392

Photos for Barrier ID: AX517595





Barrier ID: AX517596

Academy of Arts and Academics Main Building

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	Annex 3 - North Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 9/16" in height.

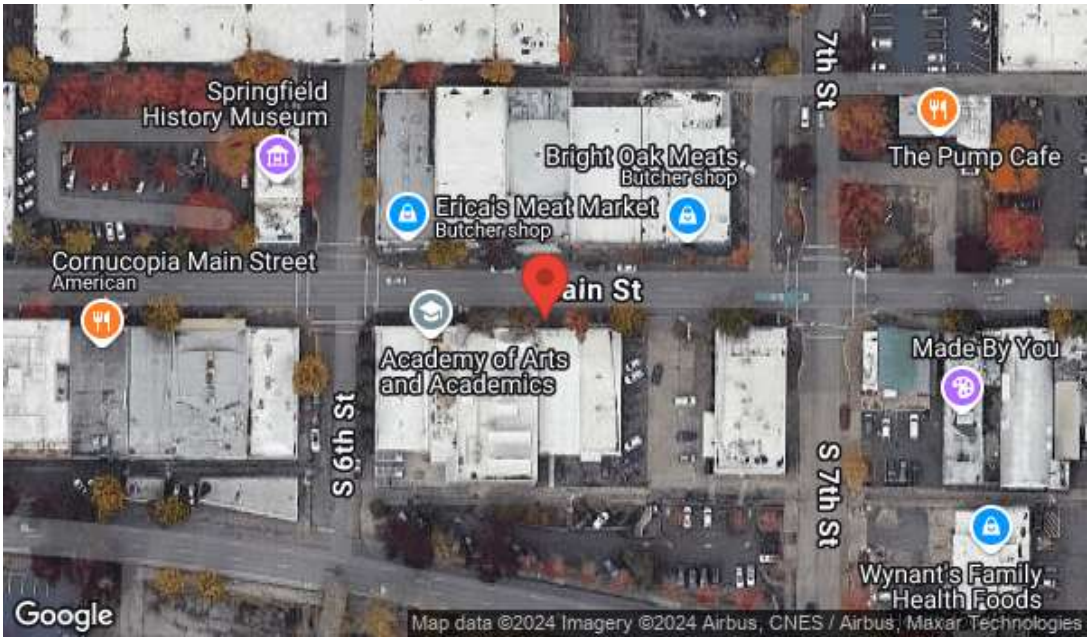
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

Priority	1

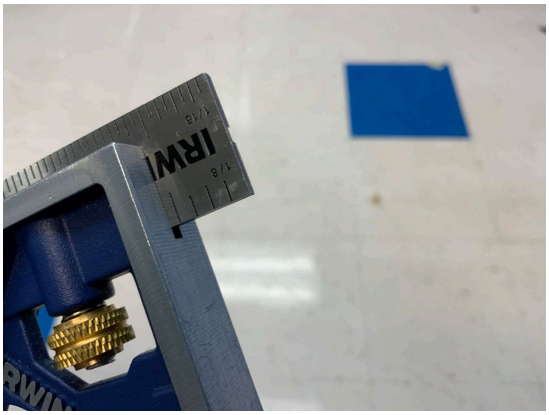
Map for Barrier ID: AX517596



14 44.04611184588136,-123.01770094209036

Photos for Barrier ID: AX517596





Barrier ID: AX517592

Academy of Arts and Academics Main Building

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	Annex 3 - South Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.91 seconds from 90 degrees to a position 12 degrees from latch.

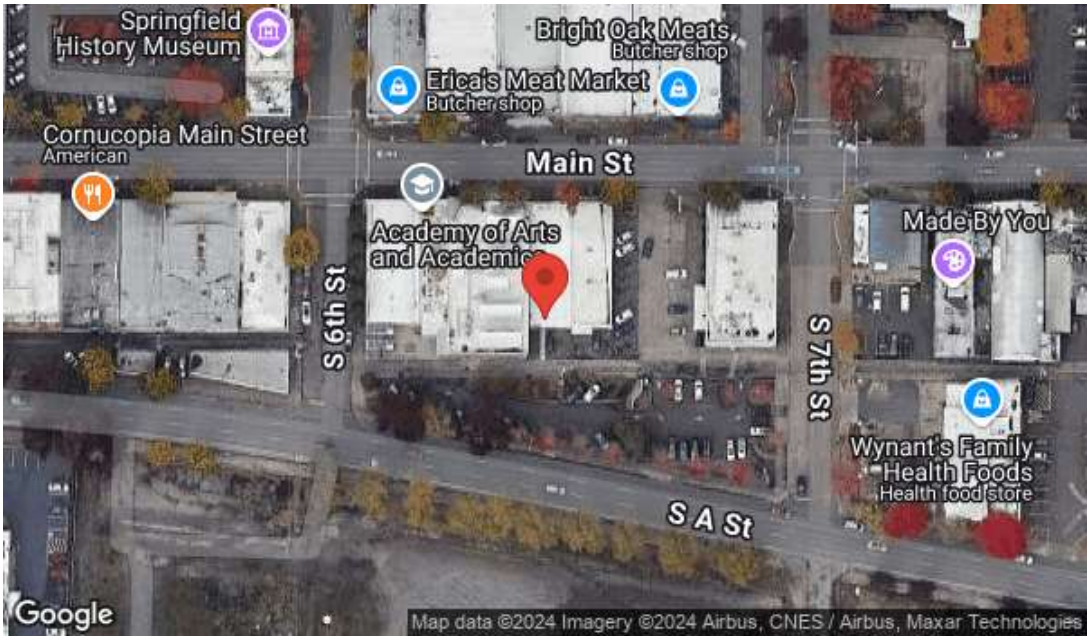
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

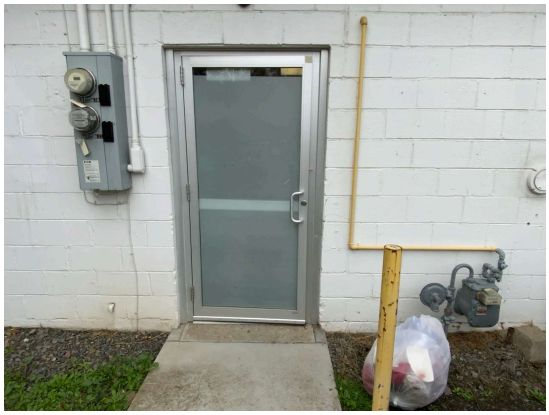
Priority	1

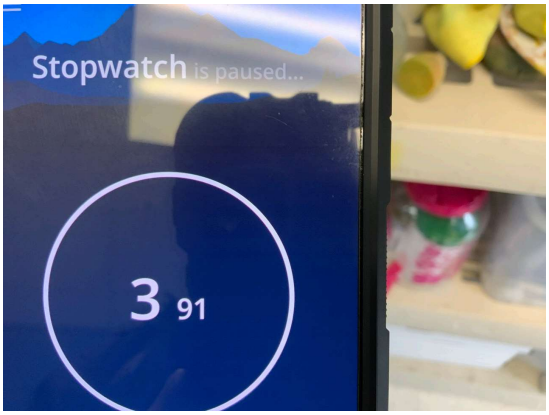
Map for Barrier ID: AX517592



10 44.04584151266669,-123.01767841289166

Photos for Barrier ID: AX517592





Barrier ID: AX517593

Academy of Arts and Academics Main Building

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	Annex 3 - South Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 11/16" in height.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

Priority	1

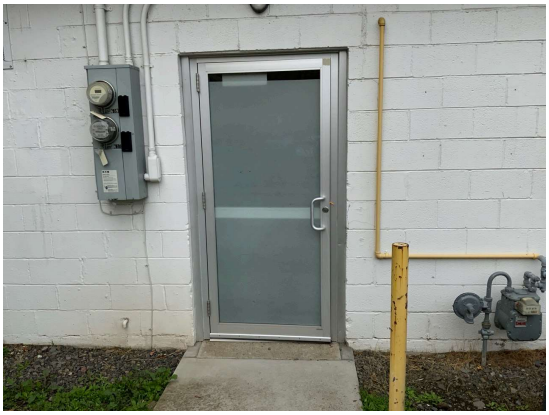
Map for Barrier ID: AX517593



11 44.04584056042872,-123.01766747287506

Photos for Barrier ID: AX517593





Barrier ID: AX517682

Academy of Arts and Academics Main Building

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.9

Barrier Detail

The non-fire, automatic accessible door requires more than 5 pounds of pressure to operate.

Location Description	Main - Main Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 9 pounds.

Resolution

Adjust the closer/opener or replace with a door that requires no more 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517683. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

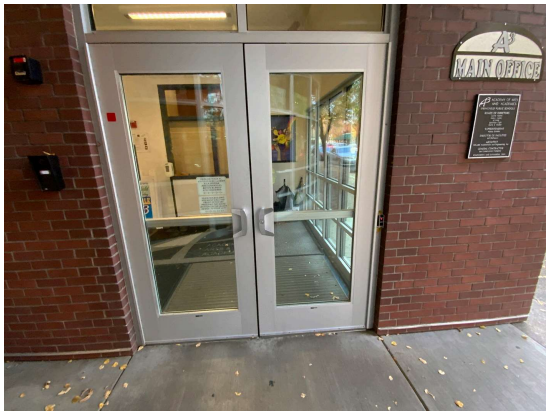
Priority	1

Map for Barrier ID: AX517682



100 44.04610743807575,-123.01795658068245

Photos for Barrier ID: AX517682





Barrier ID: AX517683

Academy of Arts and Academics Main Building

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

Site Conditions

The door closing speed is 2.55 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 517682. The cost of this barrier removal is covered under ID 517682, 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
1 EA	0.00	$ 0

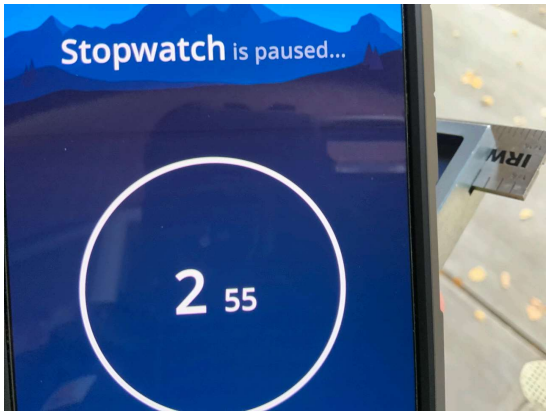
Priority	1

Map for Barrier ID: AX517683



101 +44.046215, -123.017888

Photos for Barrier ID: AX517683





Academy of Arts and Academics Main Building

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	Main - Main Entrance
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 9/16" in height.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

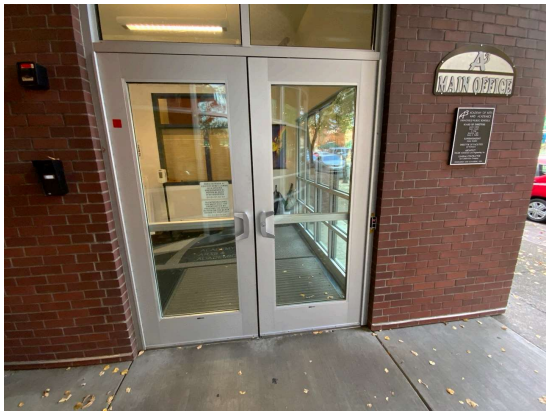
Priority	1

Map for Barrier ID: AX517684



102 44.046093119417975,-123.01795117370847

Photos for Barrier ID: AX517684





Barrier ID: AX517674

Academy of Arts and Academics Main Building

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	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 9 pounds.

Resolution

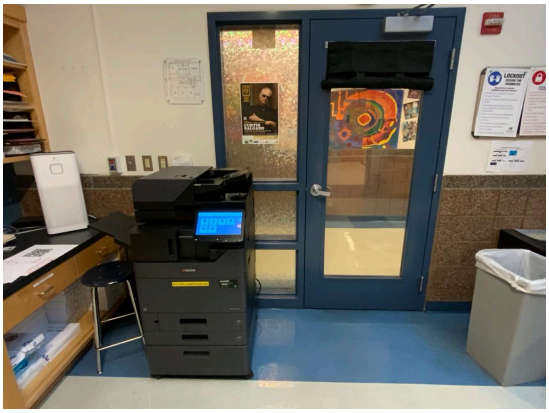
Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517675. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Photos for Barrier ID: AX517674





Barrier ID: AX517675

Academy of Arts and Academics Main Building

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	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.36 seconds from 90 degrees to a position 12 degrees from latch.

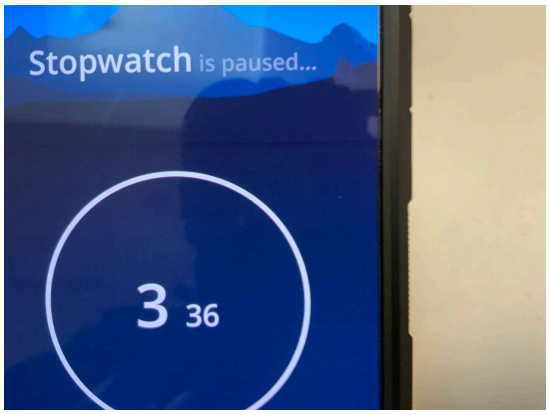
Resolution

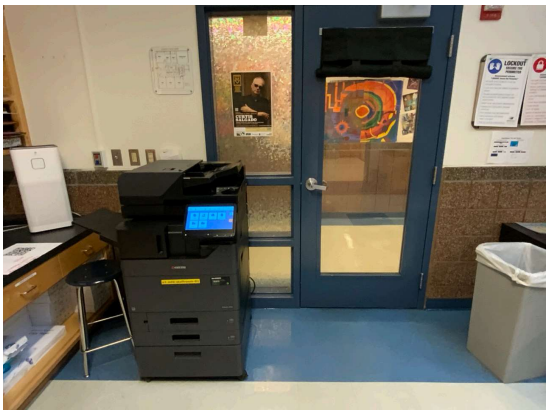
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 517674. The cost of this barrier removal is covered under ID 517674, and therefore, the cost of this 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
1 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX517675





Barrier ID: AX517676

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The clear width of the door is 31-1/16”.

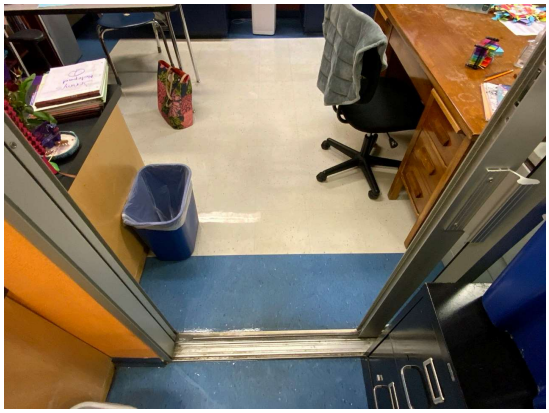
Resolution

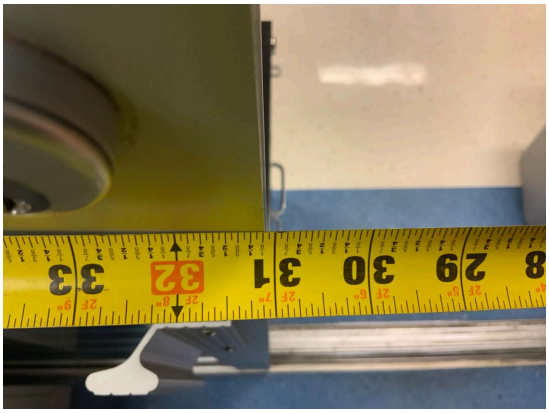
Remove and replace with a door that has a minimum clear opening of 32". Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" deep shall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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	1

Photos for Barrier ID: AX517676





Barrier ID: AX517677

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 5/8" in height.

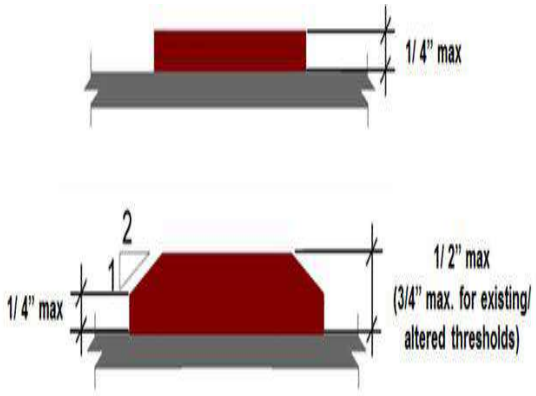
Resolution

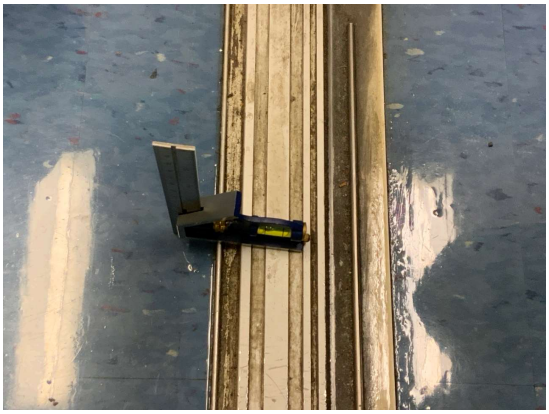
Remove and replace with a threshold that is ½" or less in height. Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

Priority	1

Photos for Barrier ID: AX517677









Academy of Arts and Academics Main Building

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	Main - Offices A-C
Observed	Nov 5, 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. This barrier must be removed in conjunction with barrier ID 517679. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Photos for Barrier ID: AX517678





Barrier ID: AX517679

Academy of Arts and Academics Main Building

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	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.80 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

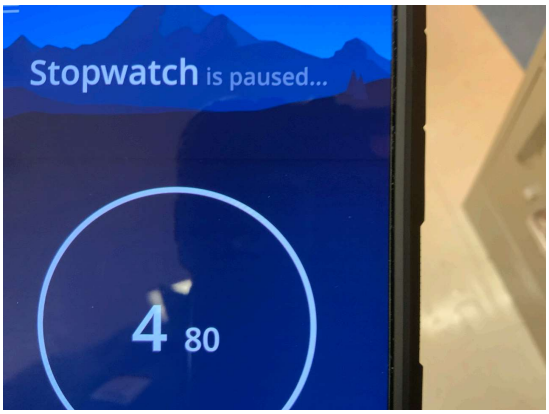
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 517678. The cost of this barrier removal is covered under ID 517678, and therefore, the cost of this 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
1 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX517679





Academy of Arts and Academics Main Building

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	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The side maneuvering clearance is 2" on the pull side of the door.

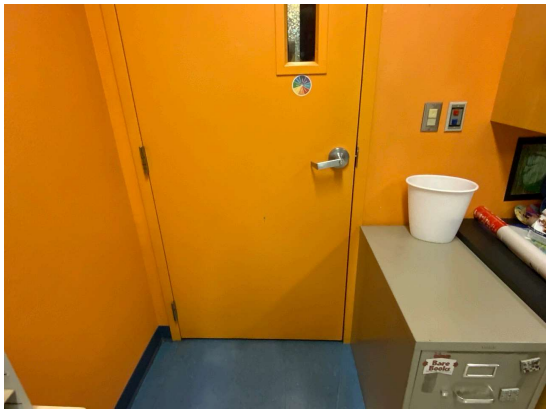
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	172.50	$ 173

Priority	1

Photos for Barrier ID: AX517680





Barrier ID: AX517672

Academy of Arts and Academics Main Building

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	Main - Studio 1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.22 seconds from 90 degrees to a position 12 degrees from latch.

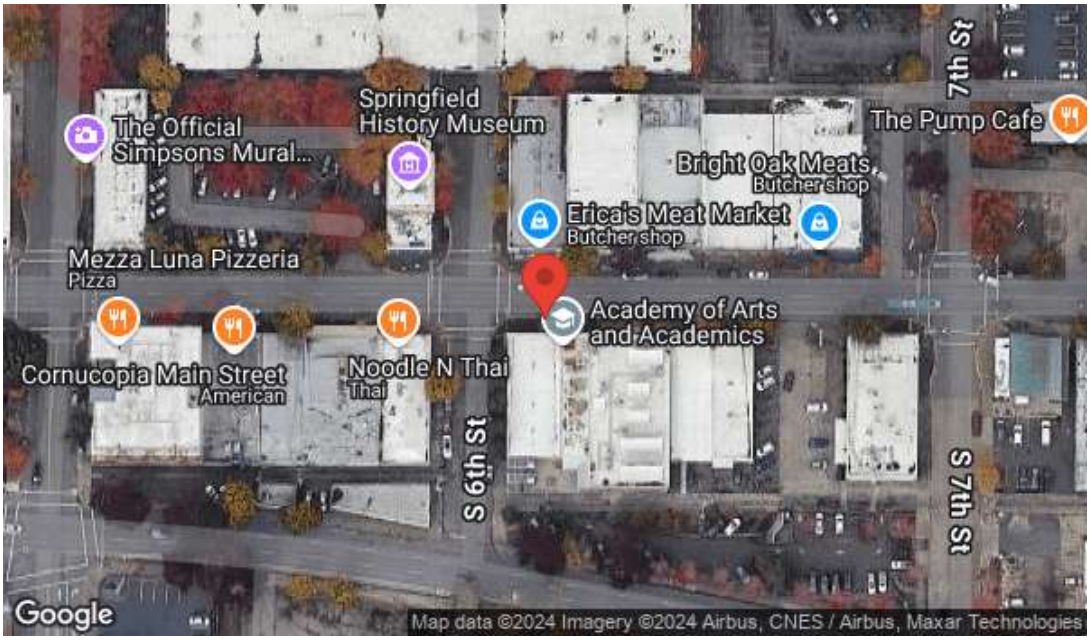
Resolution

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	Unit Cost	Total Cost
1 EA	631.35	$ 631

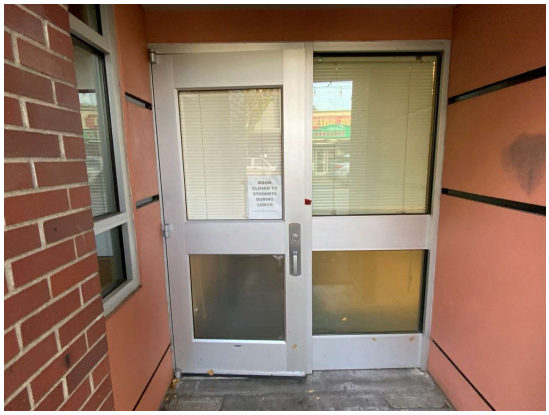
Priority	1

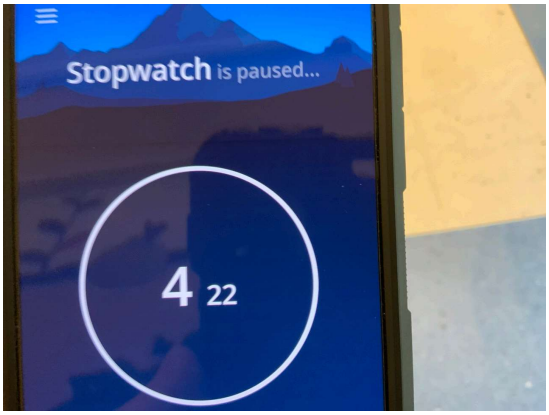
Map for Barrier ID: AX517672



90 44.04612800000002,-123.01809582842667

Photos for Barrier ID: AX517672





Barrier ID: AX517673

Academy of Arts and Academics Main Building

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	Main - Studio 1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The threshold at the accessible door is 1/2" to 9/16" in height.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	308.78	$ 309

Priority	1

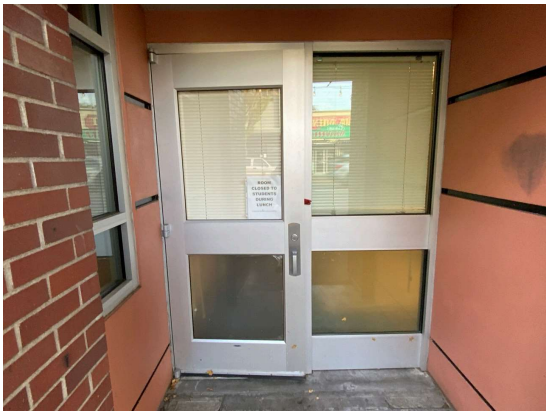
Map for Barrier ID: AX517673



91 44.046129641998185,-123.01808358926395

Photos for Barrier ID: AX517673





Barrier ID: AX517668

Academy of Arts and Academics Main Building

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	Main - Studio 1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 8 pounds.

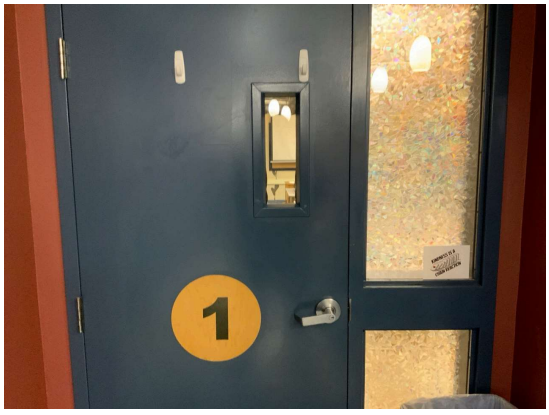
Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517668. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Photos for Barrier ID: AX517668





Barrier ID: AX517669

Academy of Arts and Academics Main Building

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	Main - Studio 1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.29 seconds from 90 degrees to a position 12 degrees from latch.

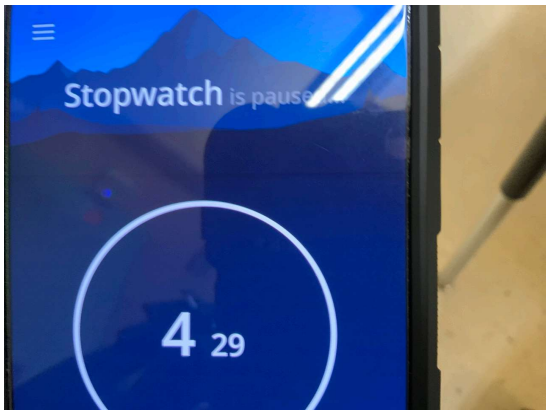
Resolution

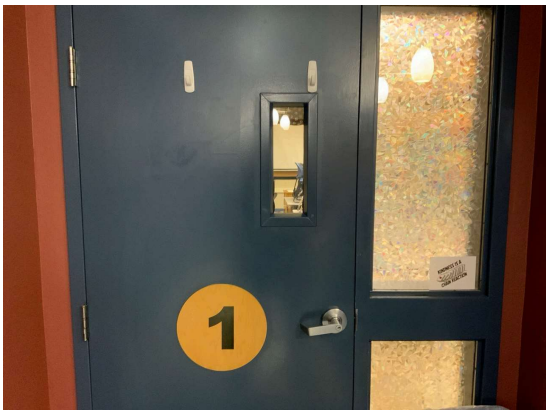
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 517668. The cost of this barrier removal is covered under ID 517668, and therefore, the cost of this 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
1 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX517669





Academy of Arts and Academics Main Building

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	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 6 pounds.

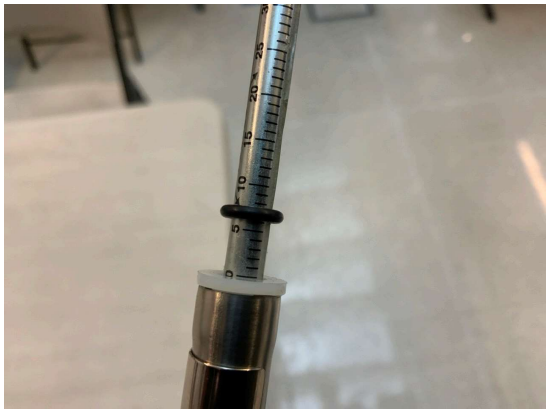
Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. This barrier must be removed in conjunction with barrier ID 517585. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	1

Photos for Barrier ID: AX517584





Barrier ID: AX517585

Academy of Arts and Academics Main Building

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	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.50 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 517584. The cost of this barrier removal is covered under ID 517584, 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
1 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX517585





Barrier ID: AX517587

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	309, 404.2.7

Barrier Detail

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

Location Description	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

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

Resolution

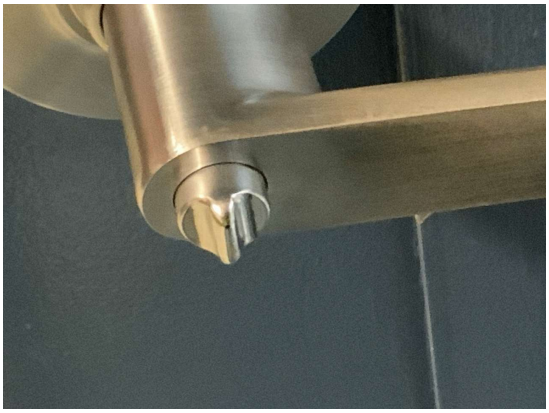
Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the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

Quantity	Unit Cost	Total Cost
1 EA	505.43	$ 505

Priority	1

Photos for Barrier ID: AX517587





Barrier ID: AX517588

Academy of Arts and Academics Main Building

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	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The side maneuvering clearance is 12-5/8" on the pull side of the door.

Resolution

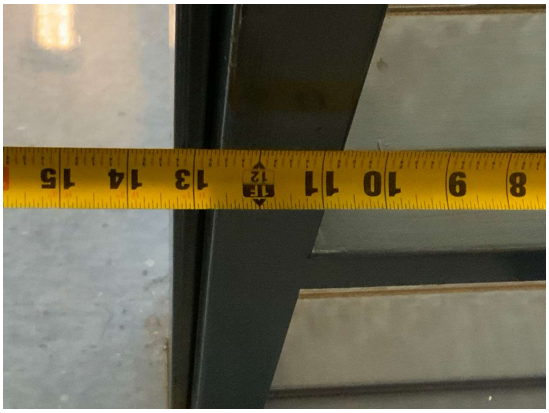
Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required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

Quantity	Unit Cost	Total Cost
1 EA	2,156.25	$ 2,156

Priority	1

Photos for Barrier ID: AX517588





Barrier ID: AX517589

Academy of Arts and Academics Main Building

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	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The side maneuvering clearance is 3" & 10" on the pull side of each of the doors.

Resolution

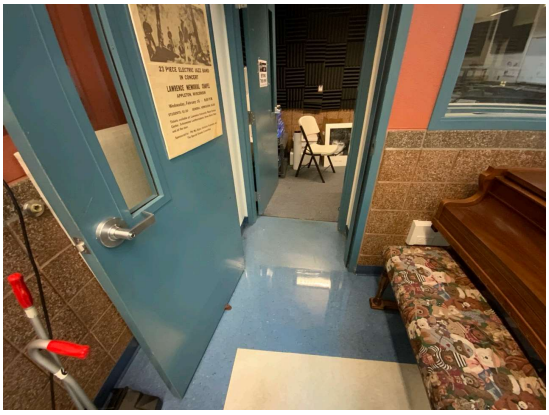
Relocate furniture/storage to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway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

Quantity	Unit Cost	Total Cost
2 EA	172.50	$ 345

Priority	1

Photos for Barrier ID: AX517589









Barrier ID: AX517590

Academy of Arts and Academics Main Building

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	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The side maneuvering clearance is 2-1/2" on the push side of each of the doors. The doors have both latch and closer.

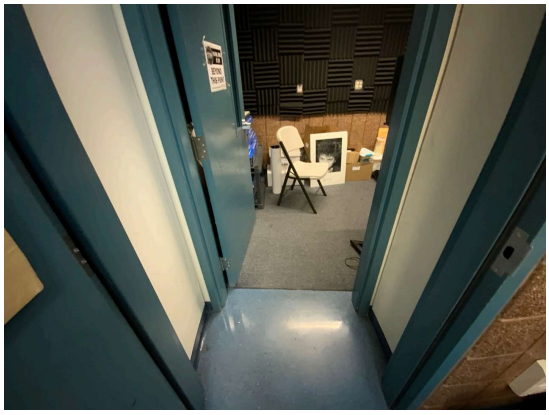
Resolution

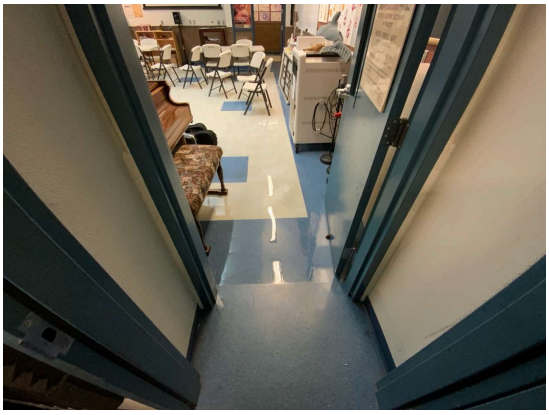
Redesign to provide the required maneuvering clearance on the push side the door. The required depth of the maneuvering clearance is 48" minimum. The required side clearance is 12" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required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

Quantity	Unit Cost	Total Cost
2 EA	2,156.25	$ 4,313

Priority	1

Photos for Barrier ID: AX517590









Barrier ID: AX517685

Academy of Arts and Academics

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.

Location Description	Parking Lot P-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The accessible route has a 1/4” to 1/2” high vertical change for a total of 30 linear feet.

Resolution

The accessible route should be repaired to eliminate vertical level changes greater than 1/4". Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity	Unit Cost	Total Cost
30 LF	34.20	$ 1,026

Priority	1

Map for Barrier ID: AX517685



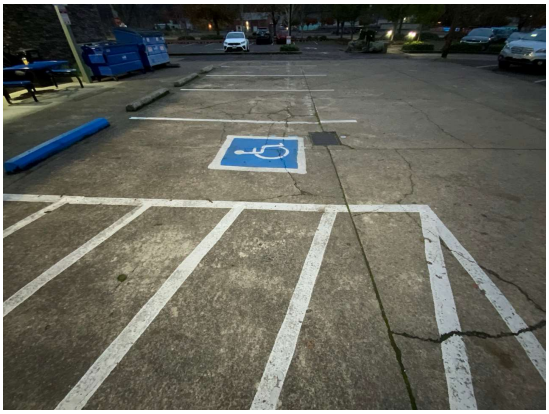
103 44.046014402081646,-123.01723125099808

Photos for Barrier ID: AX517685









Barrier ID: AX517700

Academy of Arts and Academics

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302.3
Barrier Detail	The accessible route has gaps in the surface greater than 1/2" wide.
Location Description	Parking Lot P-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The accessible route has 1/2” to 1-3/4" wide gaps and cracks over an area that is 11' wide by 100' long.

Resolution

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

Quantity	Unit Cost	Total Cost
160 LF	34.20	$ 5,471

Priority	1

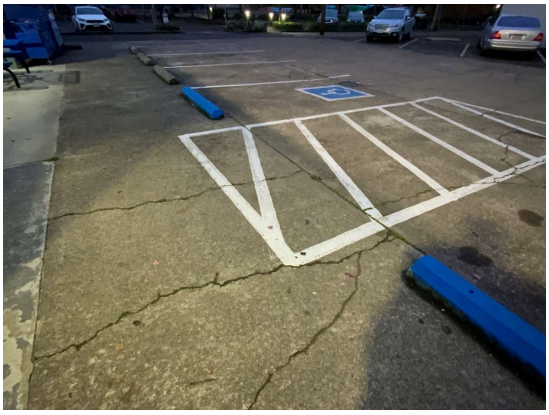
Map for Barrier ID: AX517700

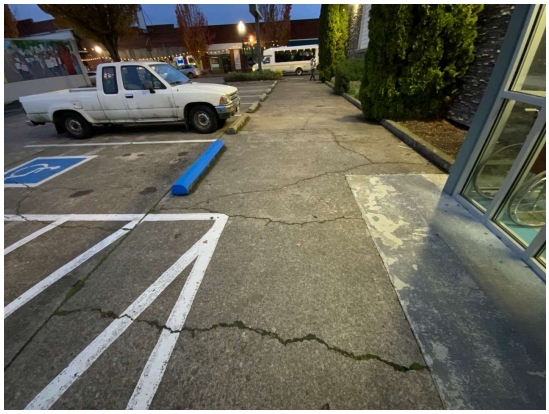


118 44.04597539167511,-123.01735400219653

Photos for Barrier ID: AX517700







Barrier ID: AX517686

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - General
ADA Standard	208.2
Barrier Detail	The minimum number of accessible parking spaces is not provided.
Location Description	Parking Lot P-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The minimum number of accessible parking spaces is not provided. (51 to 75 requires 3 (1 van and 2 cars) accessible spaces, and there are 0 van, and 2 car spaces provided.

Resolution

Provide required accessible parking spaces that are compliant with applicable standards. Parking spaces shall be provided in accordance the below Table 208.2 (Except for allowed EXCEPTIONS). Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility. Total Number of Parking Spaces-Provided in Parking Facility/Minimum Number of Required Accessible Parking Spaces 1 to 25 requires 1 (van); 26 to 50 requires 2 (1 van and 1 car); 51 to 75 requires 3 (1 van and 2 cars); 76 to 100 requires 4 (1 van and 3 cars); 101 to 150 requires 5 (1 van and 4 cars); 151 to 200 requires 6 (1 van and 5 cars); 201 to 300 requires 7 (2 vans and 5 cars); 301 to 400 requires 8 (2 vans and 6 cars); 401 to 500 requires 9 (2 vans and 7 cars); 501 to 1000 requires 2 % of total (1/6 vans and 5/6 cars) 1001 and over requires 20, plus 1 for each 100, or fraction thereof, over 1000 (1/6 vans and 5/6 cars)

Quantity	Unit Cost	Total Cost
1 EA	724.50	$ 725

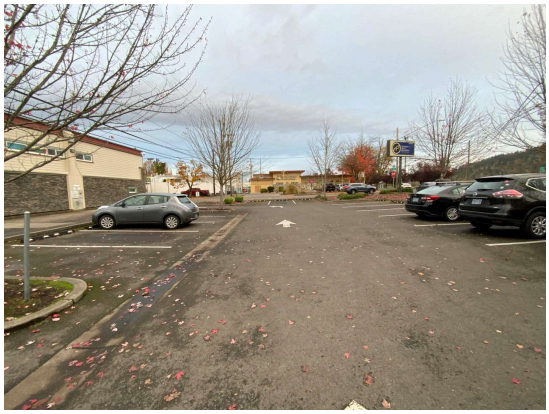
Priority	1

Map for Barrier ID: AX517686



104 44.04565554968965,-123.01748188096776

Photos for Barrier ID: AX517686







Barrier ID: AX517691

Academy of Arts and Academics

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	208.2, 502
Barrier Detail	A van space is not provided.
Location Description	Parking Lot P-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	A van space is not provided.

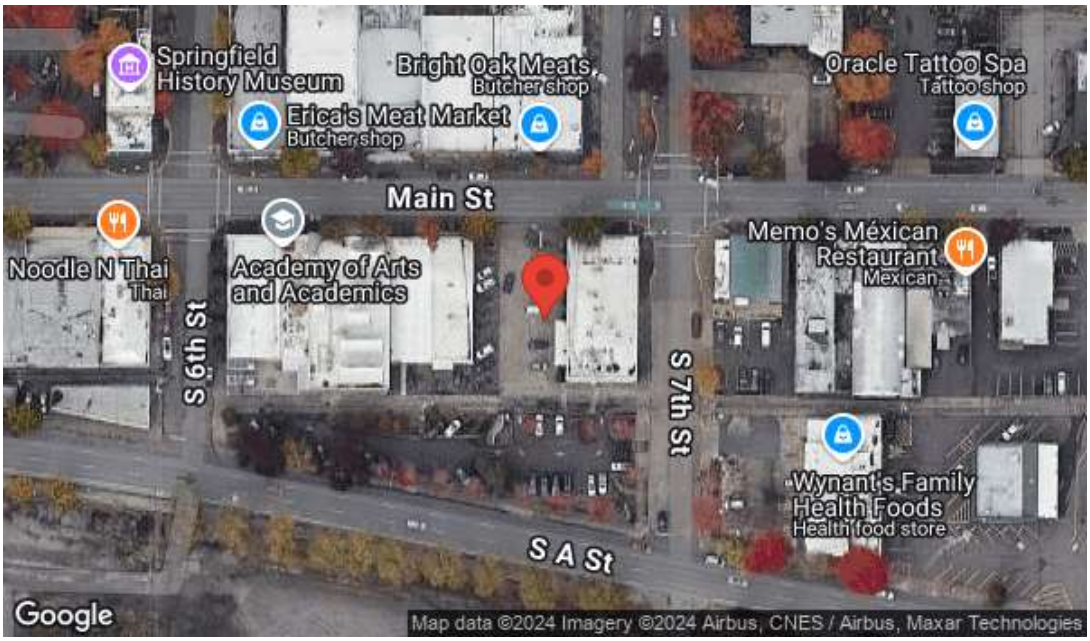
Resolution

Provide the required van accessible space at a location closest to an accessible facility entrance. For every six or fraction of six parking spaces required to comply, at least one shall be a van parking space. Van parking spaces shall be 132" wide minimum, shall be marked to define the width, and shall have a compliant adjacent access aisle. [EXCEPTION: Van parking spaces shall be permitted to be 96" wide minimum where the access aisle is 96" wide minimum.] Measurements shall be made to the centerline of the stripe. [EXCEPTION: 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.] Parking spaces for vans, access aisles serving van spaces, and vehicular routes serving them shall provide a vertical clearance of 98" minimum.

Quantity	Unit Cost	Total Cost
1 EA	724.50	$ 725

Priority	1

Map for Barrier ID: AX517691



109 44.04591412716818,-123.01726218283909

Photos for Barrier ID: AX517691





Barrier ID: AX517623

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.10

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	665 - 2nd Floor - Breakroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door does not have a smooth surface for the bottom 10" of the door on the push side of the door.

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
1 EA	172.50	$ 173

Priority	2

Photos for Barrier ID: AX517623





Barrier ID: AX517627

Academy of Arts and Academics Main Building

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	665 - 2nd Floor - Breakroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The sink rim is 35-15/16" high and does not have knee and toe clearance.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	1,242.00	$ 1,242

Priority	2

Photos for Barrier ID: AX517627





Barrier ID: AX517613

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	665 - Room 106
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The bottom of the vision light is at a height of 43-1/2”.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	2

Photos for Barrier ID: AX517613





Barrier ID: AX517616

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	665 - Room 127
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The bottom of the vision light is at a height of 43-1/4”.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	2

Photos for Barrier ID: AX517616





Barrier ID: AX517619

Academy of Arts and Academics Main Building

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	665 - Stairs ST-1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

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

Resolution

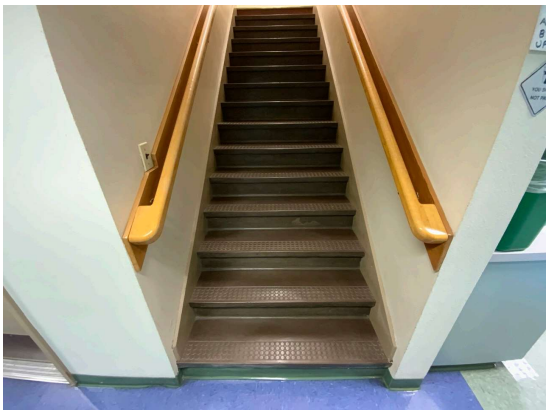
ADVISORY: It is advisable, but not required, to install visual contrast on leading edge of each tread, and at the edge of the top landing, so that stair treads are more visible for people with low vision. The estimated cost of installation of visual contrast on each tread is $87.32 each.

Quantity	Unit Cost	Total Cost
15 EA	0.00	$ 0

Priority	2

Photos for Barrier ID: AX517619





Barrier ID: AX517681

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	Main - Offices A-C
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The bottom of the vision light is at a height of 56-1/2”.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	2

Photos for Barrier ID: AX517681





Barrier ID: AX517670

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	Main - Studio 1
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The bottom of the vision light is at a height of 56-1/4”.

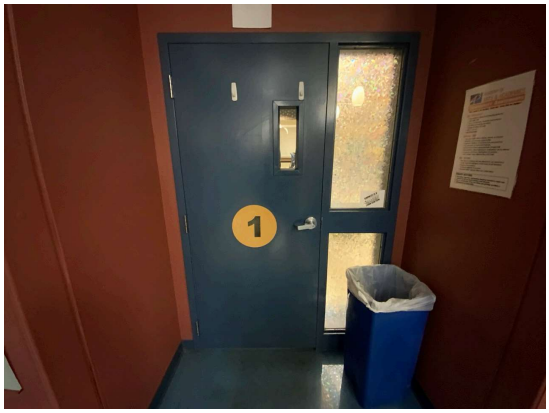
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	2

Photos for Barrier ID: AX517670





Barrier ID: AX517586

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.11
Barrier Detail	The bottom of the door vision light is higher than 43" and less than 66".
Location Description	Main - Studio 6
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The bottom of the vision light is at a height of 47-1/4”.
Height	47 1/4"

Resolution

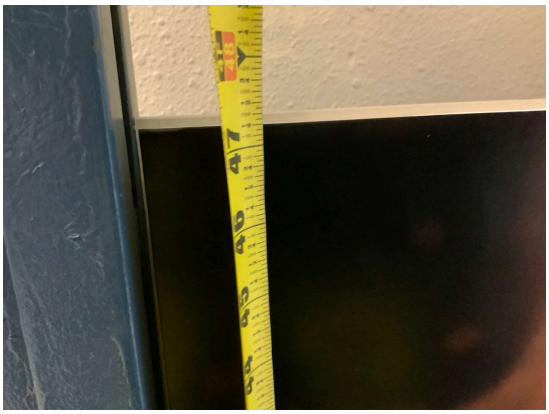
Remove the visual obstacles from the bottom of at least one of the glazing panels located 43" maximum above the finish floor or grade. At least one of the glazing panels shall be located for viewing through the panels, if the panel is designed for viewing. [EXCEPTION: Vision lights with the lowest part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

Quantity	Unit Cost	Total Cost
1 EA	4,485.00	$ 4,485

Priority	2

Photos for Barrier ID: AX517586





Barrier ID: AX517633

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The height of controls are located at 51-1/4" above the finish floor.
Height	51 1/4"

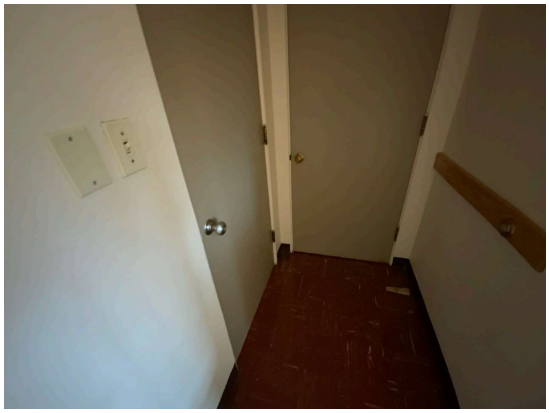
Resolution

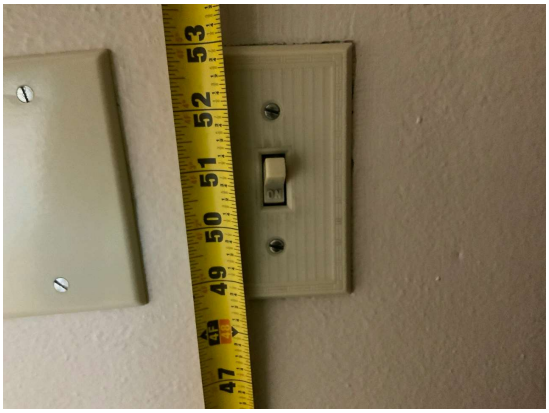
Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be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

Quantity	Unit Cost	Total Cost
1 EA	345.00	$ 345

Priority	3

Photos for Barrier ID: AX517633





Barrier ID: AX517629

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The clear width of the door is 29-5/8”.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	1,938.90	$ 1,939

Priority	3

Photos for Barrier ID: AX517629





Barrier ID: AX517630

Academy of Arts and Academics Main Building

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	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

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

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	505.43	$ 505

Priority	3

Photos for Barrier ID: AX517630





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9

Barrier Detail

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

Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 8.5 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. This barrier must be removed in conjunction with barrier ID 517632. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	3

Photos for Barrier ID: AX517631





Barrier ID: AX517632

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.8

Barrier Detail

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

Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 4.59 seconds from 90 degrees to a position 12 degrees from latch.

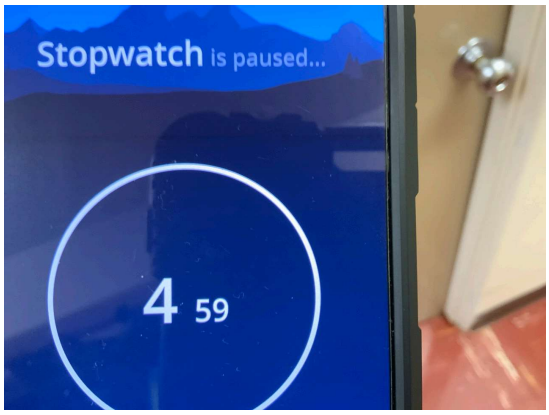
Resolution

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 517631. The cost of this barrier removal is covered under ID 517631, 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
1 EA	0.00	$ 0

Priority	3

Photos for Barrier ID: AX517632





Barrier ID: AX517638

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.4; 309
Barrier Detail	Faucets are not compliant
Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The faucet hardware requires tight grasping, pinching or twisting of the wrist to operate.

Resolution

Replace faucets with compliant handles. Hand-operated metering faucets shall remain open for 10 seconds minimum. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	957.38	$ 957

Priority	3

Photos for Barrier ID: AX517638





Barrier ID: AX517639

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The lower sink apron measures 24" 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	Unit Cost	Total Cost
1 EA	1,242.00	$ 1,242

Priority	3

Photos for Barrier ID: AX517639





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Shower
ADA Standard	608.5.2; 608.6
Barrier Detail	The shower spray unit is not compliant.
Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The shower spray unit is not adjustable.

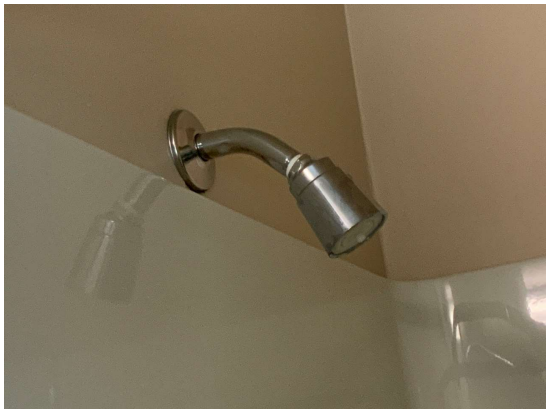
Resolution

Remove and replace with a compliant shower spray unit. A shower spray unit with a hose 59" long minimum that can be used both as a fixed-position shower head and as a hand-held shower shall be provided. The shower spray unit shall be located no higher than 48" above the shower floor. The shower spray unit shall have an on/off control with a non-positive shut-off. If an adjustable-height shower head on a vertical bar is used, the bar shall be installed so as not to obstruct the use of grab bars. Shower spray units shall deliver water that is 120°F (49°C) maximum. [EXCEPTION: A fixed shower head located at 48" maximum above the shower finish floor shall be permitted instead of a hand-held spray unit in facilities that are not medical care facilities, long-term care facilities, transient lodging guest rooms, or residential dwelling units.]

Quantity	Unit Cost	Total Cost
1 EA	1,121.25	$ 1,121

Priority	3

Photos for Barrier ID: AX517635





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Shower
ADA Standard	608.3; 608.3.2; 609
Barrier Detail	The shower does not have sidewalls or grab bars.
Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	There are no grab bars installed, and no shower seat provided.

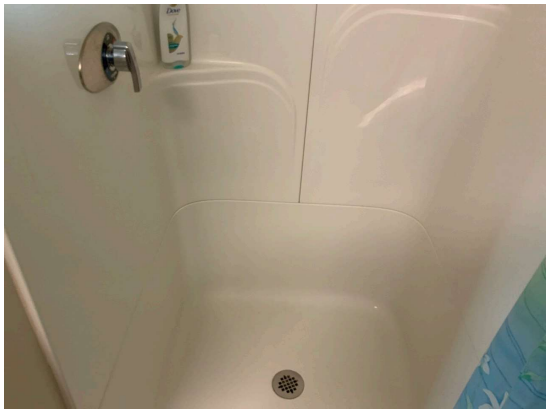
Resolution

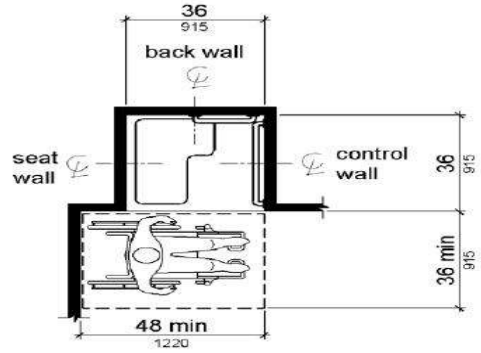
Provide sidewalls for installing grab bars for either a transfer shower or a roll-in shower. Install compliant grab bars. [EXCEPTIONS: 1. Grab bars shall not be required to be installed in a shower located in a bathing facility for a single occupant accessed only through a private office, and not for common use or public use provided that reinforcement has been installed in walls and located so as to permit the compliant installation of grab bars. 2. In residential dwelling units, grab bars shall not be required to be installed in showers located in bathing facilities provided that reinforcement has been installed in walls and located so as to permit the compliant installation of grab bars.] Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where a seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6" maximum from adjacent walls. Grab bars shall have a compliant cross section. Grab bars with circular cross sections shall have an outside diameter of 1 1/4"s minimum and 2" maximum. Grab bars with non-circular cross sections shall have a cross-section dimension of 2" maximum and a perimeter dimension of 4" minimum and 4.8" maximum. The space between the wall and the grab bar shall be 1-1/2". The space between the grab bar and projecting objects below and at the ends shall be 1-1/2" minimum. The space between the grab bar and projecting objects above shall be 12" minimum. [EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 1-1/2" minimum.] 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. Grab bars and any wall or other surfaces adjacent to grab bars shall be free of sharp or abrasive elements and shall have rounded edges. Grab bars shall not rotate within their fittings. Grab bars shall be installed in any manner that provides a gripping surface at the specified locations and that does not obstruct the required clear floor space. Allowable stresses shall not be exceeded for materials used when a vertical or horizontal force of 250 pounds (1112 N) is applied at any point on the grab bar, fastener, mounting device, or supporting structure.

Quantity	Unit Cost	Total Cost
1 EA	5,175.00	$ 5,175

Priority	3

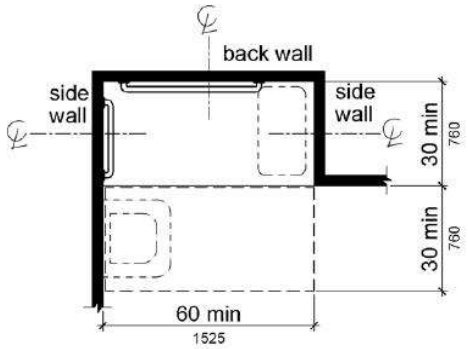
Photos for Barrier ID: AX517636



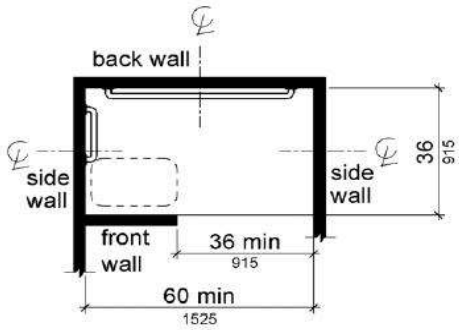


Note: inside finished dimensions measured at the center points of opposing sides





Note: inside finished dimensions measured at the center points of opposing sides



Note: inside finished dimensions measured at the center points of opposing sides

Barrier ID: AX517634

Academy of Arts and Academics Main Building

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

Barrier Detail

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

Location Description	665 - 2nd Floor - Restroom (Right)
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The water closet in a single user / unisex restroom does not have the required clearance (clear width 36").

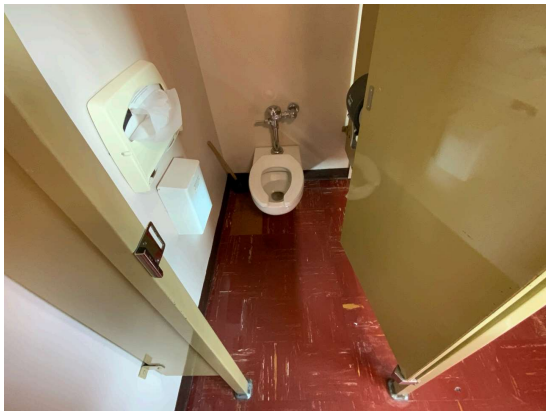
Resolution

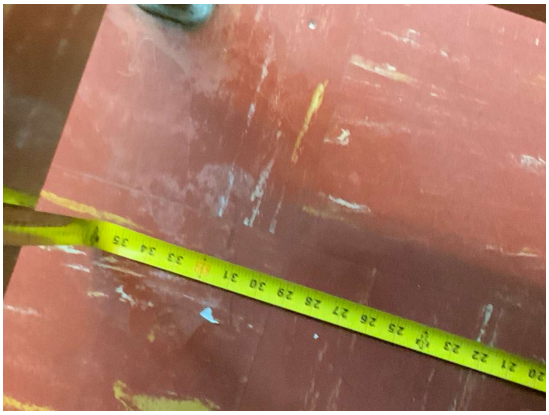
Redesign to provide the required clearance at the water closet. The water closet shall be positioned with a wall or partition to the rear and to one side. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required water closet clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. The wheelchair stall size for a floor mounted water closet shall be minimum 60" wide and minimum 59" deep. The wheelchair stall size for a wall-hung water closet shall be minimum 60" wide and minimum 56" deep. The wheelchair stall in multi-stall restrooms primarily for children's use ages 3 to 12 shall be minimum 60" wide and minimum 59" deep for both wall-hung and floor mounted water closets. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

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

Priority	3

Photos for Barrier ID: AX517634





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The operable parts of the paper towel dispenser are at a height of 50-1/2" to the centerline.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	345.00	$ 345

Priority	3

Photos for Barrier ID: AX517655





Barrier ID: AX517637

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The clear width of the door is 21-1/2”.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	1,938.90	$ 1,939

Priority	3

Photos for Barrier ID: AX517637





Barrier ID: AX517648

Academy of Arts and Academics Main Building

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	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

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

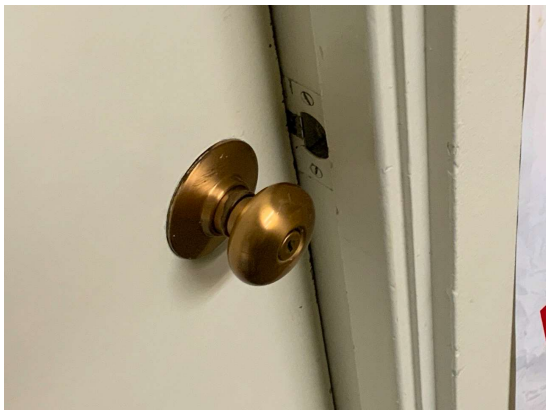
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	505.43	$ 505

Priority	3

Photos for Barrier ID: AX517648





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.4; 309
Barrier Detail	Faucets are not compliant
Location Description	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The faucet hardware requires tight grasping, pinching or twisting of the wrist to operate.

Resolution

Replace faucets with compliant handles. Hand-operated metering faucets shall remain open for 10 seconds minimum. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	957.38	$ 957

Priority	3

Photos for Barrier ID: AX517651





Barrier ID: AX517652

Academy of Arts and Academics Main Building

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	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

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

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	5,175.00	$ 5,175

Priority	3

Photos for Barrier ID: AX517652





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Annex 1 - Restroom
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	Unit Cost	Total Cost
1 EA	112.13	$ 112

Priority	3

Photos for Barrier ID: AX517653





Barrier ID: AX517650

Academy of Arts and Academics Main Building

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	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The mirror is mounted at 55-1/4" 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	Unit Cost	Total Cost
1 EA	345.00	$ 345

Priority	3

Photos for Barrier ID: AX517650





Barrier ID: AX517649

Academy of Arts and Academics Main Building

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	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The water closet in a single user / unisex restroom does not have the required clearance (clear width 44").

Resolution

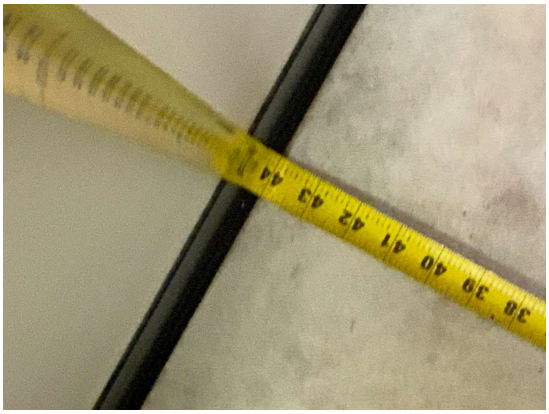
Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

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

Priority	3

Photos for Barrier ID: AX517649







Academy of Arts and Academics Main Building

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	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The height of the toilet is 15-7/8" above finished floor.

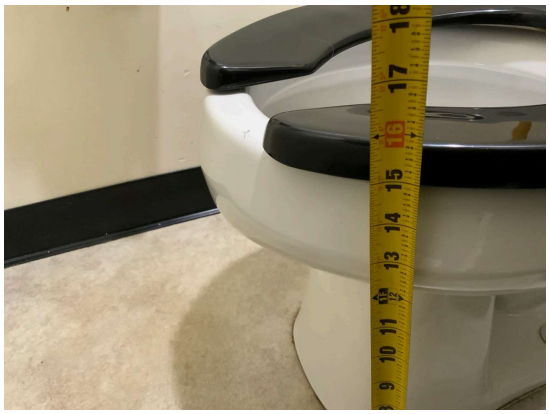
Resolution

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	Unit Cost	Total Cost
1 EA	1,086.75	$ 1,087

Priority	3

Photos for Barrier ID: AX517654





Barrier ID: AX517656

Academy of Arts and Academics Main Building

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	Annex 1 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The flush control is located on the closed side of the toilet.

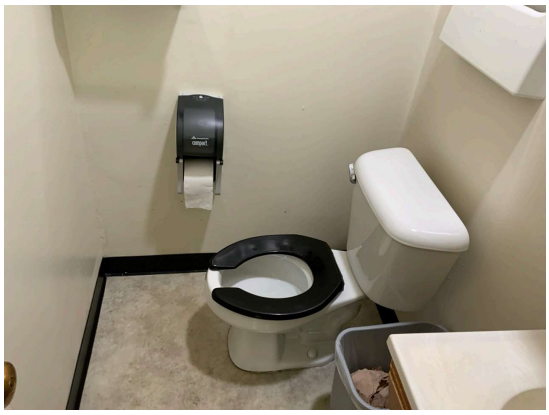
Resolution

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	Unit Cost	Total Cost
1 EA	539.93	$ 540

Priority	3

Photos for Barrier ID: AX517656





Barrier ID: AX517607

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The height of controls are located at 49-1/4" above the finish floor.

Resolution

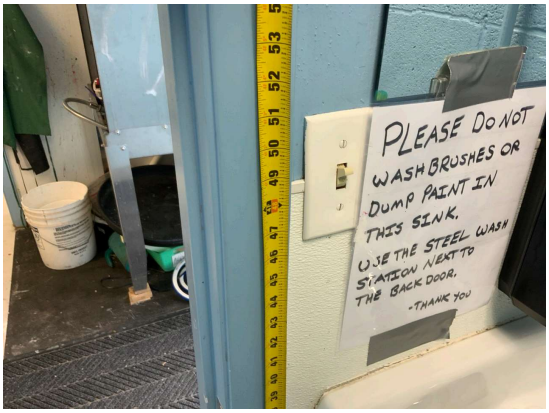
Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be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

Quantity	Unit Cost	Total Cost
1 EA	345.00	$ 345

Priority	3

Photos for Barrier ID: AX517607





Barrier ID: AX517599

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1

Barrier Detail

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

Location Description	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The side maneuvering clearance is 2-1/2" on the pull side of the door.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	2,156.25	$ 2,156

Priority	3

Photos for Barrier ID: AX517599





Barrier ID: AX517604

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Floor Space
ADA Standard	304, 603.2.1; 603.2.2
Barrier Detail	The required turning space within the restroom is not provided.
Location Description	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The required turning space within the restroom is not provided (clear width 56-3/4").

Resolution

A compliant, unobstructed turning space shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap. The turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum "OR" The space shall be permitted to include compliant knee and toe clearance only at the end of either the base or one arm. Doors shall be permitted to swing into turning spaces. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.]

Quantity	Unit Cost	Total Cost
1 EA	15,956.25	$ 15,956

Priority	3

Photos for Barrier ID: AX517604





Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Annex 3 - Restroom
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	Unit Cost	Total Cost
1 EA	112.13	$ 112

Priority	3

Photos for Barrier ID: AX517600





Barrier ID: AX517606

Academy of Arts and Academics Main Building

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	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

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

Resolution

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

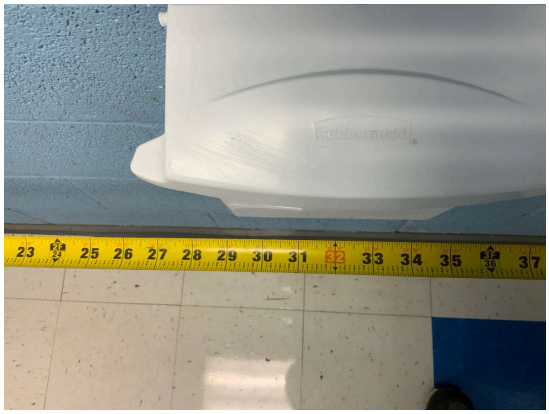
Quantity	Unit Cost	Total Cost
1 EA	5,175.00	$ 5,175

Priority	3

Photos for Barrier ID: AX517606









Barrier ID: AX517601

Academy of Arts and Academics Main Building

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	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The mirror is mounted at 51" 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	Unit Cost	Total Cost
1 EA	345.00	$ 345

Priority	3

Photos for Barrier ID: AX517601





Barrier ID: AX517597

Academy of Arts and Academics Main Building

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	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The water closet in a single user / unisex restroom does not have the required clearance (clear width 56-1/2").

Resolution

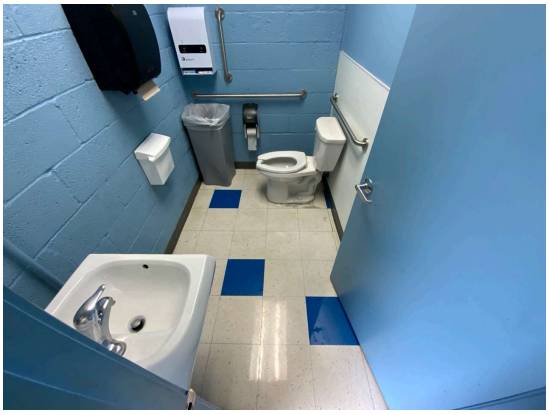
Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

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

Priority	3

Photos for Barrier ID: AX517597







Barrier ID: AX517598

Academy of Arts and Academics Main Building

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	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The flush control is located on the closed side of the toilet.

Resolution

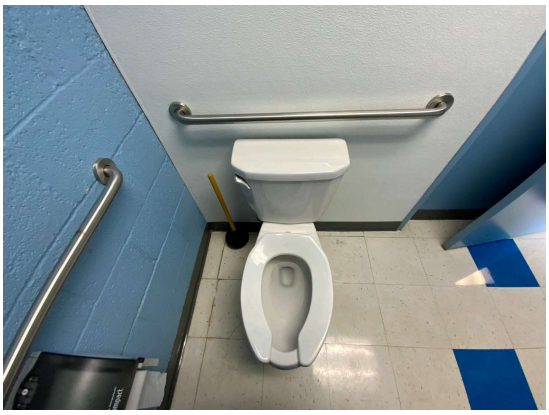
Remove and install a flush control that is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Flush controls shall be located on the open side of the water closet, except in ambulatory accessible compartments.

Quantity	Unit Cost	Total Cost
1 EA	539.93	$ 540

Priority	3

Photos for Barrier ID: AX517598





Barrier ID: AX517602

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.7, 604.9, 609.3
Barrier Detail	The toilet paper dispenser is not at a compliant location.
Location Description	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The centerline of the toilet paper dispenser is 2-1/2" in front of the water closet.

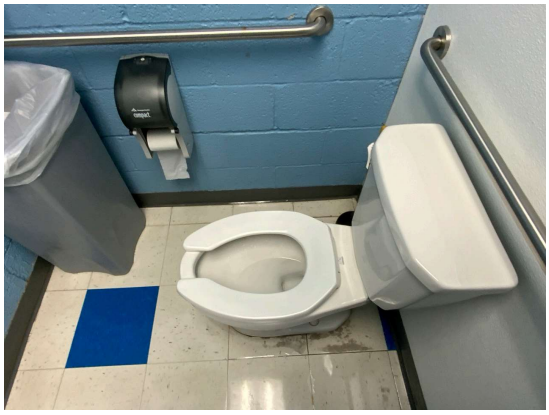
Resolution

Remove and relocate the toilet paper dispenser. 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"].

Quantity	Unit Cost	Total Cost
1 EA	483.00	$ 483

Priority	3

Photos for Barrier ID: AX517602







Barrier ID: AX517603

Academy of Arts and Academics Main Building

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

Barrier Detail

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

Location Description	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The centerline of the toilet in the accessible stall is 21" from the sidewall to the front of the toilet.

Resolution

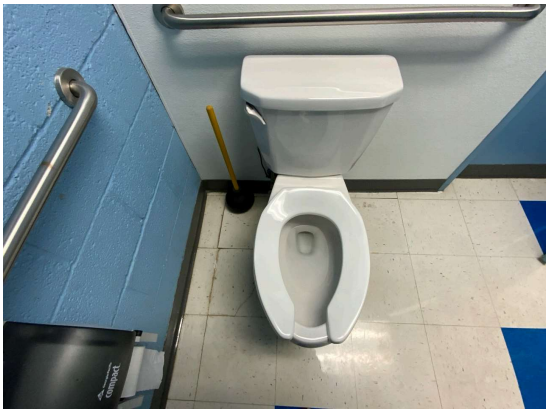
Provide a water closet with centerline 16" minimum to 18" maximum from the side wall or partition. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition in a wheelchair 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	Unit Cost	Total Cost
1 EA	1,086.75	$ 1,087

Priority	3

Photos for Barrier ID: AX517603





Academy of Arts and Academics Main Building

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	Annex 3 - Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The projecting object is 7-3/4" above the grab bar.

Resolution

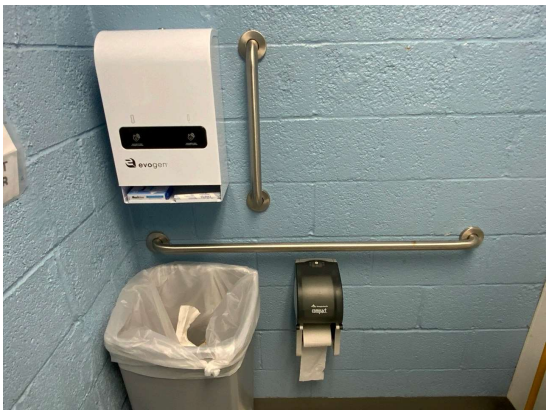
Move projecting object located above or below a grab bar. The space between a grab bar and projecting objects above shall be 12" minimum, and the space below shall be minimum 1-1/2". Install the object within at least one of the allowable reach ranges. Where a forward reach is unobstructed, the high 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	Unit Cost	Total Cost
1 EA	0.00	$ 0

Priority	3

Photos for Barrier ID: AX517605





Barrier ID: AX517661

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.7, 604.9, 609.3
Barrier Detail	The toilet paper dispenser is not at a compliant location.
Location Description	Main - Women's Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The centerline of the toilet paper dispenser is 5" in front of the water closet.

Resolution

Remove and relocate the toilet paper dispenser. 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"].

Quantity	Unit Cost	Total Cost
1 EA	483.00	$ 483

Priority	3

Photos for Barrier ID: AX517661







Barrier ID: AX517662

Academy of Arts and Academics Main Building

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

Barrier Detail

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

Location Description	Main - Women's Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The centerline of the toilet in the accessible stall is 18-5/8" from the sidewall to the front of the toilet.

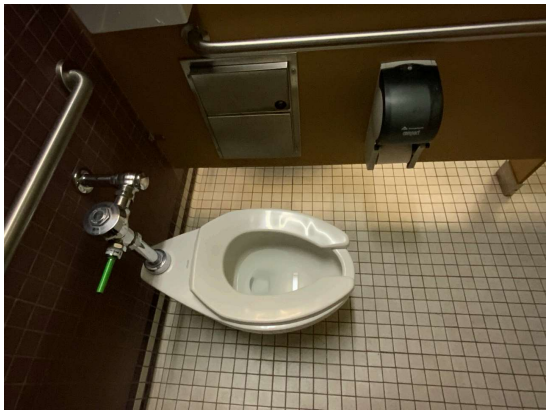
Resolution

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	Unit Cost	Total Cost
1 EA	1,086.75	$ 1,087

Priority	3

Photos for Barrier ID: AX517662







Barrier ID: AX517663

Academy of Arts and Academics Main Building

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

Barrier Detail

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

Location Description	Main - Women's Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The water closet in a single user / unisex restroom does not have the required clearance (clear water closet side width 35").

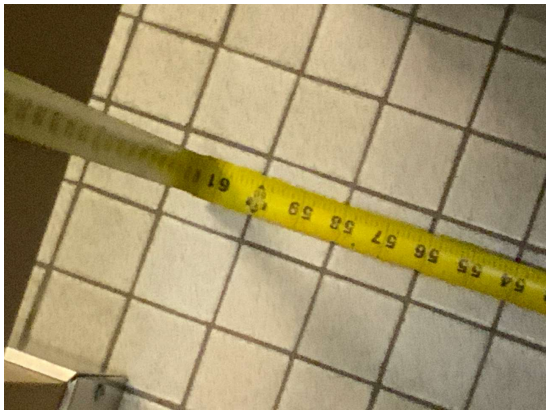
Resolution

Redesign to provide the required clearance at the water closet. The water closet shall be positioned with a wall or partition to the rear and to one side. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The required water closet clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions shall be located within the required water closet clearance. The wheelchair stall size for a floor mounted water closet shall be minimum 60" wide and minimum 59" deep. The wheelchair stall size for a wall-hung water closet shall be minimum 60" wide and minimum 56" deep. The wheelchair stall in multi-stall restrooms primarily for children's use ages 3 to 12 shall be minimum 60" wide and minimum 59" deep for both wall-hung and floor mounted water closets. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

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

Priority	3

Photos for Barrier ID: AX517663









Academy of Arts and Academics Main Building

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	Main - Women's Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The projecting object is 2-3/4" above the grab bar.

Resolution

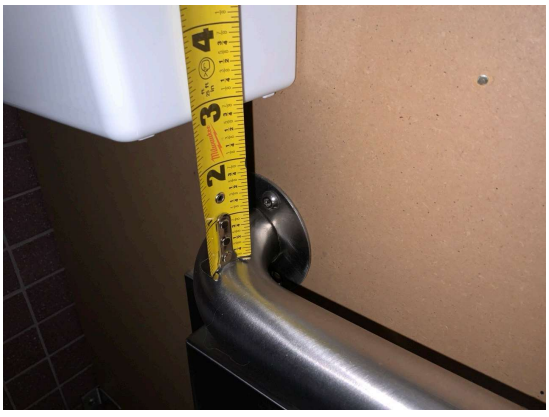
Move projecting object located above or below a grab bar. The space between a grab bar and projecting objects above shall be 12" minimum, and the space below shall be minimum 1-1/2". Install the object within at least one of the allowable reach ranges. Where a forward reach is unobstructed, the high 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	Unit Cost	Total Cost
1 EA	0.00	$ 0

Priority	3

Photos for Barrier ID: AX517664





Academy of Arts and Academics Main Building

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	Main - Women's Restroom
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The height of the toilet is 15-3/4" 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	Unit Cost	Total Cost
1 EA	1,086.75	$ 1,087

Priority	3

Photos for Barrier ID: AX517665





Barrier ID: AX517666

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9

Barrier Detail

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

Location Description	Main - Women's Restroom - East Door
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 7 pounds.

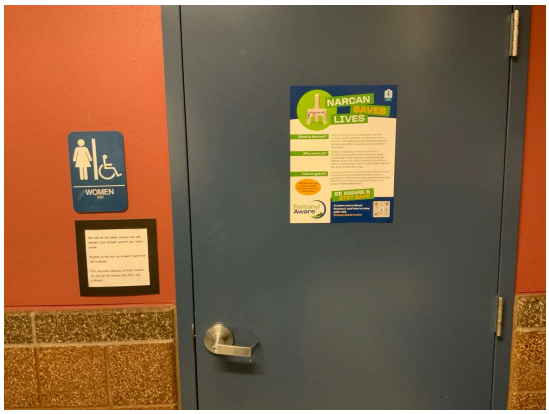
Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. This barrier must be removed in conjunction with barrier ID 517667. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	3

Photos for Barrier ID: AX517666





Barrier ID: AX517667

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.8

Barrier Detail

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

Location Description	Main - Women's Restroom - East Door
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.46 seconds from 90 degrees to a position 12 degrees from latch.

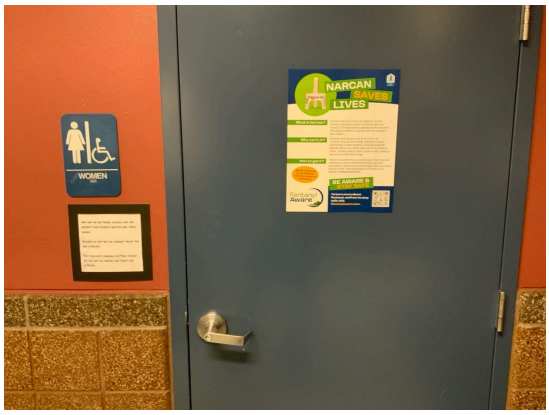
Resolution

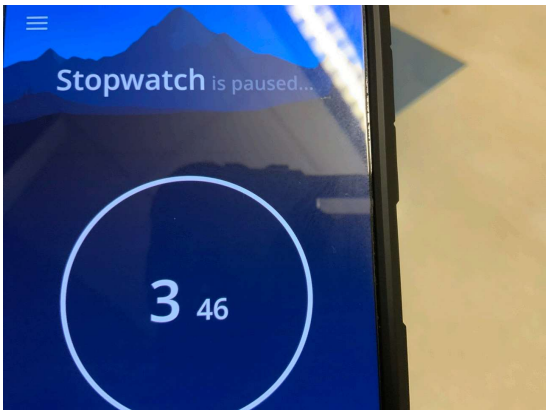
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 517666. The cost of this barrier removal is covered under ID 517666, and therefore, the cost of this 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
1 EA	0.00	$ 0

Priority	3

Photos for Barrier ID: AX517667





Barrier ID: AX517659

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9

Barrier Detail

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

Location Description	Main - Women's Restroom - West Door
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com
Site Conditions	The door opening force is 7 pounds.

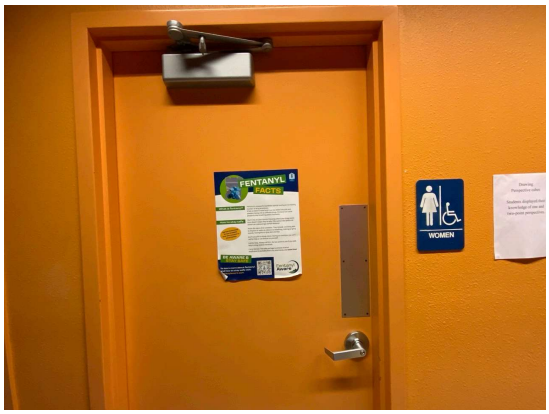
Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. This barrier must be removed in conjunction with barrier ID 517660. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	631.35	$ 631

Priority	3

Photos for Barrier ID: AX517659





Barrier ID: AX517660

Academy of Arts and Academics Main Building

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.8

Barrier Detail

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

Location Description	Main - Women's Restroom - West Door
Observed	Nov 5, 2024 by Jeffrey.solis@bureauveritas.com

Site Conditions

The door closing speed is 3.52 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

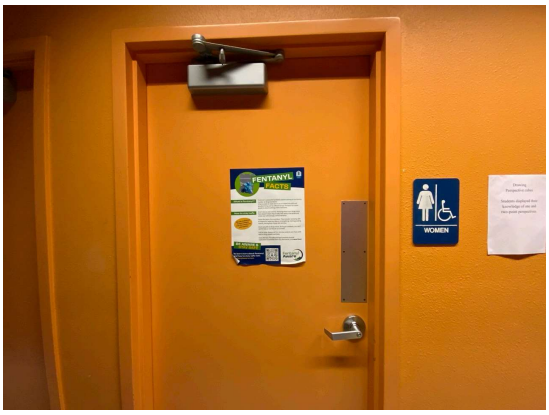
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 517659. The cost of this barrier removal is covered under ID 517659, and therefore, the cost of this 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
1 EA	0.00	$ 0

Priority	3

Photos for Barrier ID: AX517660





Barrier ID: AX517626

Academy of Arts and Academics Main Building

Assembly	Interior Access Route
Type	Door
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	665 - 2nd Floor - Breakroom
Observed	Nov 5, 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.

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	Unit Cost	Total Cost
1 EA	1,725.00	$ 1,725

Priority	4

Photos for Barrier ID: AX517626





