ACCESSIBILITY ASSESSMENT

prepared for

Pasadena Unified School District
740 West Woodbury Road
Altadena, California 91001
Don Cristobal

ADA TITLE II ASSESSMENT

OF

San Rafael Elementary School
1090 Nithsdale Road
Pasadena, California 91105

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November 30,2023 and
December 2, 2023

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

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

The site was visited on November 30 and December 02, 2023. Weather conditions at the time of the on-site visit were clear, with temperatures in the 70's (°F) and mild winds and occasional gusts.

SIGNIFICANT ISSUES:

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

Exterior

- The asphalt play area has slopes exceeding 2% and cracks wider than ½".
- An accessible route is not provided to the swings.
- Accessible routes have slopes more than maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08%) cross slope.
- Stair handrails are not provided or not compliant.
- The minimum number of required drinking fountains is not provided.
- Ramps leading to the auditorium and building D are too steep and handrails are not provided.

Interior

- Most doors throughout the campus have a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and require greater than 5 pounds of push force to open.
- Building A has many doors which do not provide the required maneuvering clearances.
- Stair handrails are not provided or not compliant.
- The minimum number of required drinking fountains is not provided.
- Many doors throughout the campus have knob style hardware.
- Multi-user restrooms do not provide a wheelchair accessible compartment.
- Compliant room identification signage with Braille is not provided at the latch side of doors.
- Restrooms have non-compliant maneuvering clearances, fixtures, and accessories.
- Classroom sinks are not compliant.
- Building A and Building C have many doors that have less than a 32" clear width.
- An accessible route is not provided to the stage.
- Many doors throughout the campus have vision panels higher than 43 inches.
- Many doors have door closers where the bottom edge is 76 inches above the floor.

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

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

1.2 ACCESSIBILITY SUMMARY TABLE

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

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

SAN RAFAEL ELEMENTARY SCHOOL - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Facility/Building	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**	**Est. Cost**	**Items**
San Rafael Elementary School	**$460,668**	78	**$538,295**	25	**$309,596**	127	**$41,431**	6	**$11,849**	16	**$1,361,838**	252
Grand Total	**$460,668**	78	**$538,295**	25	**$309,596**	127	**$41,431**	6	**$11,849**	16	**$1,361,838**	252

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

1.3 PURPOSE

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

1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

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

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

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

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

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

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

Alterations and Additions-

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

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

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

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

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

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

FIELD OBSERVATION PROCESS

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

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

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

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

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Space allowance and reach ranges
- Restrooms
- Alarms (visual and audible) and warnings
- Signage- Braille, and visual characters
- Public telephones
- Switches and outlets

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 HISTORIC AMENITIES

This property does not contain any amenities which are listed on the National Register of Historic Places or a state or local registry of historic elements.

1.6 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.

1.7 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.

Priority 5: Employee-Only Areas- Where employee-only areas are included in the assessment, employee only areas are designated as the lowest priority, as a method of placing public spaces as a higher priority for barrier removals.

2 ACCESSIBILITY

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

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

2.1 BARRIER SUMMARY TABLE

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

Barrier Summary Report

1/19/2024

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416588	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	The threshold at the accessible door is greater than ½" in height.	Building A - North & Northwest Entrances	ADA	$448
416592	San Rafael Elementary School	BUILDING A	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	Building A - Circulation	ADA	$910
416597	San Rafael Elementary School	BUILDING A	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	Building A - Workroom A 108	ADA	$910
416599	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	The door has less than 32" clear width.	Building A - Nurse A 104	ADA	$6,500
416606	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	Building A - Nurse A 104	California Accessibility Code	$366
416612	San Rafael Elementary School	BUILDING A	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	Building A - Workroom A 108	ADA	$250
416632	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	The door has less than 32" clear width.	Building A - Restroom Staff A 108A	ADA	$3,250
416636	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Building A - Restroom Staff A 108A	ADA	$1,563
416644	San Rafael Elementary School	BUILDING A	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	Building A - Staff Lounge A 110	ADA	$500
416648	San Rafael Elementary School	BUILDING A	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	Building A - Fire Extinguishers	ADA	$3,640

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416651	San Rafael Elementary School	BUILDING A	Interior Access Route	Stairs	1	CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Building A - South Stairs	California Accessibility Code	$176
416653	San Rafael Elementary School	BUILDING A	Interior Access Route	Stairs	1	CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Building A - North Stairs	California Accessibility Code	$176
416656	San Rafael Elementary School	BUILDING A	Interior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Building A North and South Stairs	California Accessibility Code	$28,525
416664	San Rafael Elementary School	BUILDING A	Common Areas	Door	1	The door or gate in an recess greater than 8" deep does not have the required maneuvering clearances.	Building A - Restroom Boys A 105	ADA	$2,604
416677	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	1	The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.	Building A - Restroom Boys A 112B	ADA	$250
416678	San Rafael Elementary School	BUILDING A	Interior Access Route	Interior Access Route	1	The width of the accessible route is less than 36".	Building A - Restroom Boys A 112B	IBC	$500
416687	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	The door has less than 32" clear width.	Building A - Restroom Girls A 112A	ADA	$3,250

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416689	San Rafael Elementary School	BUILDING A	Interior Access Route	Door	1	The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.	Building A - Restroom Girls A 112A	ADA	$250
416690	San Rafael Elementary School	BUILDING A	Interior Access Route	Interior Accessible Route	1	Clear widths are less than 36" minimum, including protruding objects.	Building A - Restroom Girls A 112A	ADA	$250
417586	San Rafael Elementary School	BUILDING B	Interior Access Route	Interior Access Route	1	The accessible route has vertical level changes in excess of ½" which are not ramped.	Building B - Restroom Boys B 105	UFAS	$25
417602	San Rafael Elementary School	BUILDING C	Interior Access Route	Door	1	The door has less than 32" clear width.	Building C - Auditorium Doors	ADA	$26,000
417606	San Rafael Elementary School	BUILDING C	Common Areas	Assembly Area	1	A direct accessible route is not provided from the assembly seating area to a performance area.	Building C - Auditorium	ADA	$892
417607	San Rafael Elementary School	BUILDING C	Interior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Building C - Auditorium Stairs	California Accessibility Code	$9,373
417609	San Rafael Elementary School	BUILDING C	Interior Access Route	Interior Accessible Route	1	Clear widths are less than 36" minimum, including protruding objects.	Building C - Backstage Office C 103 and C104	ADA	$3,000
417619	San Rafael Elementary School	BUILDING C	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Building C - Auditorium Men's and Women's Restroom	ADA	$6,250
417629	San Rafael Elementary School	BUILDING C	Interior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Building C - Stairs Leading to Cafeteria	California Accessibility Code	$10,595

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417630	San Rafael Elementary School	BUILDING C	Interior Access Route	Stairs	1	CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Building C - Stairs Leading to Cafeteria	California Accessibility Code	$88
417633	San Rafael Elementary School	BUILDING C	Interior Access Route	Door	1	Double-leaf doors are used and neither side is compliant.	Building C - Cafeteria Doors	ADA	$6,500
417652	San Rafael Elementary School	BUILDING C	Interior Access Route	Interior Accessible Route	1	The interior accessible route has non-compliant slopes.	Building C - Kitchen Restroom	ADA	$1,066
416563	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	Accessible Route From City Sidewalk	California Accessibility Code	$3,568
416576	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route is less than 48" wide.	Accessible Route from City Sidewalk	California Accessibility Code	$1,685
416577	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Accessible Route from City Sidewalk	ADA	$0
416578	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible Route from City Sidewalk	ADA	$620
416580	San Rafael Elementary School	EXTERIOR ROUTES	Entrance to Building	Building Entrance - Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	Main Entrance	California Accessibility Code	$125
416582	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Stair Near Main Entrance	California Accessibility Code	$1,834

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417567	San Rafael Elementary School	EXTERIOR ROUTES	Entrance to Building	Building Entrance-Door	1	CALIFORNIA: Maneuvering clearance at the exterior side of the pull door with frontal approach is not level and clear.	Building A - Northwest Door	California Accessibility Code	$1,563
417568	San Rafael Elementary School	EXTERIOR ROUTES	Interior Access Route	Door	1	Double-leaf doors are used and neither side is compliant.	Building A - Northwest Door	ADA	$3,250
417572	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	Building B - Classroom B 01 Exterior Patio	California Accessibility Code	$12,712
417573	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Building B - Classroom B 01 Exterior Patio	ADA	$1,239
417574	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	Building B - Classroom B 01 Exterior Patio	ADA	$1,820
417576	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	Building B - Accessible Route South Side	ADA	$910
417577	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	Building B - Classroom B 02 & B 03 Exterior Patio	California Accessibility Code	$7,930

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417578	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	Building B - Classroom B 02 & B 03 Exterior Patio	ADA	$3,640
417580	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	Building B - Classroom B 04 Exterior Patio	California Accessibility Code	$12,390
417582	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	Building B - Classroom B 04 Exterior Patio	ADA	$1,820
417584	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.	Building B - Ramp Adjacent to B 04	California Accessibility Code	$19,033
417585	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The exterior ramp railings are not compliant.	Building B - Ramp Adjacent to B 04	California Accessibility Code	$10,188
417600	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Stairs North of Building C	California Accessibility Code	$748
417601	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Stairs North of Building C	California Accessibility Code	$8,965
417613	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Stairs West of Building C	California Accessibility Code	$6,113

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417614	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Stairs West of Building C	California Accessibility Code	$704
417656	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Stairs South Side of Cafeteria	California Accessibility Code	$88
417657	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	Stairs South Side of Cafeteria	California Accessibility Code	$3,260
417658	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Building C - Accessible Route to Cafeteria	ADA	$396
417677	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	Sidewalk South of Outdoor Dining Area	California Accessibility Code	$9,912
417680	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	Ramp South of D Clasrooms	California Accessibility Code	$4,965
417682	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Stairs South of D 05	California Accessibility Code	$308

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417683	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.	Ramp South of D Clasrooms	California Accessibility Code	$29,790
417684	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.	Accessible Route E Classrooms	California Accessibility Code	$22,343
417685	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Accessible Route E Classrooms	ADA	$1,250
417700	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Stairs West of Building A	California Accessibility Code	$704
417702	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	Stairs South of Building A	California Accessibility Code	$792
417703	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	1	Handrails are not compliant or are not provided.	Stairs South of Building A	ADA	$8,150
417705	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	Ramp at G 119	California Accessibility Code	$2,483
417706	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The exterior ramp railings are not compliant.	Ramp at G 119	California Accessibility Code	$1,019
417707	San Rafael Elementary School	EXTERIOR ROUTES	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classroom G 119	ADA	$3,125

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417709	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	Ramp at B02 and B03	California Accessibility Code	$4,965
417710	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	Ramp at B04 and B05	California Accessibility Code	$4,965
417659	San Rafael Elementary School	PLAY AREAS	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	Ramp Leading to Play Area	California Accessibility Code	$14,895
417660	San Rafael Elementary School	PLAY AREAS	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.	Ramp Leading to Play Area	ADA	$124
417671	San Rafael Elementary School	PLAY AREAS	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route is less than 48" wide.	Rest area Adjacent to Play Area 3	California Accessibility Code	$39,200
417673	San Rafael Elementary School	PLAY AREAS	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	Accessible Route to Soccer Field	California Accessibility Code	$2,625
417678	San Rafael Elementary School	PLAY AREAS	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.	Entire Outdoor Open Play Area	ADA	$0
416584	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	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.	Typical Doors Close Too Fast	ADA	$30,195
416585	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Typical Door Opening Forces Over 5 Pounds	ADA	$0

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416590	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	Typical Doors With Knob Type Hardware	California Accessibility Code	$24,905
416657	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Typical Doors in Deep Alcoves	ADA	$31,250
417571	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Door	1	The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.	Typical Door Closers Below 78 Inches	ADA	$0
416593	San Rafael Elementary School	BUILDING A	Interior Access Route	Interior Access Route	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Building A - Admin A 102	ADA	$500
416594	San Rafael Elementary School	BUILDING A	Interior Access Route	Interior Access Route	2	CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.	Building A - Admin A 102	State of California	$2,256
416598	San Rafael Elementary School	BUILDING A	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.	Building A - Doors Not Providing 10" Smooth Surface	ADA	$1,395

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416611	San Rafael Elementary School	BUILDING A	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).	Building A - Nurse A 104	ADA	$900
416643	San Rafael Elementary School	BUILDING A	Kitchen	Sink	2	The accessible sink is not installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.	Building A - Staff Lounge A 110	ADA	$900
416645	San Rafael Elementary School	BUILDING A	Common Areas	Dining And Work Surface	2	CALIFORNIA: The dining or work surface is not compliant.	Building A - Staff Lounge A 110	State of California	$993
416649	San Rafael Elementary School	BUILDING A	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Building A Exit Doors	ADA	$138
416650	San Rafael Elementary School	BUILDING A	Interior Access Route	Stairs	2	CALIFORNIA: The stair handrail extensions are not compliant.	Building A - South Stairs	California Accessibility Code	$1,630
416652	San Rafael Elementary School	BUILDING A	Interior Access Route	Stairs	2	CALIFORNIA: The stair handrail extensions are not compliant.	Building A - North Stairs	California Accessibility Code	$1,630
416684	San Rafael Elementary School	BUILDING A	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).	Building A - A 112 Kindergarten	ADA	$900
417604	San Rafael Elementary School	BUILDING C	Common Areas	Assembly Area	2	An assistive listening system is required, but not provided.	Building C - Auditorium	ADA	$3,125

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417612	San Rafael Elementary School	BUILDING C	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Building C - Auditorium	ADA	$344
417634	San Rafael Elementary School	BUILDING C	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Building C - Cafeteria	ADA	$138
416579	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	Main Entrance	ADA	$625
416583	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Gate	2	The gate does not have a smooth surface within 10" of the ground.	Gate Near Entrance	ADA	$200
417598	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Gate	2	The gate does not have a smooth surface within 10" of the ground.	Gate Between Building B & C	ADA	$200
417701	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Stairs	2	CALIFORNIA: The stair handrail extensions are not compliant.	Stairs West of Building A	California Accessibility Code	$1,223
417661	San Rafael Elementary School	PLAY AREAS	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Play Area 1	ADA	$750
417665	San Rafael Elementary School	PLAY AREAS	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Play Area 2	ADA	$1,188
417669	San Rafael Elementary School	PLAY AREAS	Playground	Exterior Accessible Route	2	An accessible route to at least one of each type of ground component within the play area has not been provided.	Play Area 3	ADA	$1,476

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417670	San Rafael Elementary School	PLAY AREAS	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Play Area 3	ADA	$1,162
417679	San Rafael Elementary School	PLAY AREAS	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	Entire Outdoor Open Play Area	ADA	$375,000
416581	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Typical Doors With Vision Panels Above 43 Inches	ADA	$130,000
416586	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Typical Exit Doors Not Providing Exit Signs	ADA	$825
417569	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Interior Access Route	Sink	2	The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).	Typical Non-Compliant Classroom Sinks	ADA	$10,800
416564	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	Building A - Restroom A103 Girls	California Accessibility Code	$138
416565	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom A103 Girls	ADA	$69
416566	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Building A - Restroom A103 Girls	ADA	$1,563
416569	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom A103 Girls	ADA	$3,438

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416570	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	Building A - Restroom A103 Girls	California Accessibility Code	$900
416571	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Building A - Restroom A103 Girls	ADA	$81
416572	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	The automatic faucet, when activated, does not remain on for minimum 10 seconds.	Building A - Restroom A103 Girls	ADA	$694
416573	San Rafael Elementary School	BUILDING A	Restroom	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Restroom A103 Girls	California Accessibility Code	$500
416574	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom A103 Girls	ADA	$250
416601	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The push side of the door does not have the required maneuvering clearances.	Building A - Nurse A 104	ADA	$1,563
416603	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	Building A - Nurse A 104	California Accessibility Code	$138
416604	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Nurse A 104	ADA	$69
416605	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Building A - Nurse A 104	ADA	$15,000

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416607	San Rafael Elementary School	BUILDING A	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.	Building A - Nurse A 104	ADA	$250
416608	San Rafael Elementary School	BUILDING A	Restroom	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Nurse A 104	California Accessibility Code	$250
416609	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building A - Nurse A 104	ADA	$250
416613	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Staff A 108B	ADA	$69
416614	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	Building A - Restroom Staff A 108B	California Accessibility Code	$138
416615	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Building A - Restroom Staff A 108B	ADA	$1,405
416616	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Building A - Restroom Staff A 108B	ADA	$1,563
416617	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The push side of the door does not have the required maneuvering clearances.	Building A - Restroom Staff A 108B	ADA	$1,563
416618	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	Building A - Restroom Staff A 108B	California Accessibility Code	$125
416619	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Water Closet	3	The grab bars at the water closet are not compliant.	Building A - Restroom Staff A 108B	ADA	$888

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416621	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	Building A - Restroom Staff A 108B	California Accessibility Code	$350
416622	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The disposal unit at the water closet is not compliant.	Building A - Restroom Staff A 108B	California Accessibility Code	$350
416623	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Restroom Staff A 108B	California Accessibility Code	$500
416624	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building A - Restroom Staff A 108B	ADA	$250
416625	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom Staff A 108B	ADA	$250
416628	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Staff A 108A	ADA	$69
416629	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	Building A - Restroom Staff A 108A	California Accessibility Code	$138
416635	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Floor Space	3	The required turning space within the restroom is not provided.	Building A - Restroom Staff A 108A	ADA	$11,563
416637	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom Staff A 108A	ADA	$3,438
416638	San Rafael Elementary School	BUILDING A	Restroom	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Restroom Staff A 108A	California Accessibility Code	$250

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416639	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom Staff A 108A	ADA	$250
416641	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Building A - Restroom Staff A 108A	ADA	$81
416642	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building A - Restroom Staff A 108A	ADA	$250
416654	San Rafael Elementary School	BUILDING A	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The minimum number of drinking fountains is not provided.	Building A - Drinking Fountain Near A107	California Accessibility Code	$6,799
416660	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	Building A - Restroom Boys A 105	California Accessibility Code	$138
416661	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Boys A 105	ADA	$69
416662	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Building A - Restroom Boys A 105	ADA	$1,563
416665	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom Boys A 105	ADA	$3,438
416666	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Urinal	3	CALIFORNIA- Less than the required number of accessible urinals are provided.	Building A - Restroom Boys A 105	State of California	$1,169
416667	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required knee clearance.	Building A - Restroom Boys A 105	ADA	$900
416668	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Building A - Restroom Boys A 105	ADA	$81

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Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416669	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Restroom Boys A 105	California Accessibility Code	$250
416670	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building A - Restroom Boys A 105	ADA	$250
416671	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	The automatic faucet, when activated, does not remain on for minimum 10 seconds.	Building A - Restroom Boys A 105	ADA	$694
416672	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Boys A 112B	ADA	$69
416674	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	Building A - Restroom Boys A 112B	California Accessibility Code	$138
416675	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	Building A - Restroom Boys A 112B	ADA	$1,405
416679	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom Boys A 112B	ADA	$3,438
416680	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Lavatory	3	The automatic faucet, when activated, does not remain on for minimum 10 seconds.	Building A - Restroom Boys A 112B	ADA	$694
416681	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building A - Restroom Boys A 112B	ADA	$250
416682	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Restroom Boys A 112B	California Accessibility Code	$250

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416683	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom Boys A 112B	ADA	$250
416685	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Girls A 112A	ADA	$69
416686	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	Building A - Restroom Girls A 112A	California Accessibility Code	$138
416691	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom Girls A 112A	ADA	$3,438
416692	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Lavatory	3	The automatic faucet, when activated, does not remain on for minimum 10 seconds.	Building A - Restroom Girls A 112A	ADA	$694
416693	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom Girls A 112A	ADA	$250
416694	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building A - Restroom Girls A 112A	California Accessibility Code	$250
416695	San Rafael Elementary School	BUILDING A	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building A - Restroom Girls A 112A	ADA	$250
416698	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Building A - Restroom Girls A 112A	ADA	$1,563

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416699	San Rafael Elementary School	BUILDING A	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Building A - Drinking Fountain Near A107	California Accessibility Code	$6,799
416700	San Rafael Elementary School	BUILDING A	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Building A - 2nd Floor Drinking Fountain Near A 225 and A 219	California Accessibility Code	$6,799
416702	San Rafael Elementary School	BUILDING A	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The minimum number of drinking fountains is not provided.	Building A - 2nd Floor Drinking Fountain Near A 225 and A 219	California Accessibility Code	$6,799
416704	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Girls A 223	ADA	$69
416705	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	Building A - Restroom Girls A 223	California Accessibility Code	$138
416706	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom Girls A 223	ADA	$3,438
416707	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required knee clearance.	Building A - Restroom Girls A 223	ADA	$900
416708	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Building A - Restroom Girls A 223	ADA	$81

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416709	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom Girls A 223	ADA	$250
416712	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building A - Restroom Boys A221	ADA	$69
416713	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	Building A - Restroom Boys A221	California Accessibility Code	$138
416714	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Building A - Restroom Boys A221	ADA	$1,563
416715	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building A - Restroom Boys A221	ADA	$3,438
416716	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	The lavatory does not have the required knee clearance.	Building A - Restroom Boys A221	ADA	$900
416717	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom-Urinal	3	CALIFORNIA- Less than the required number of accessible urinals are provided.	Building A - Restroom Boys A221	State of California	$1,169
416718	San Rafael Elementary School	BUILDING A	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.	Building A - Restroom Boys A221	ADA	$250
416719	San Rafael Elementary School	BUILDING A	Restroom	Restroom/Bathroom - Lavatory	3	The automatic faucet, when activated, does not remain on for minimum 10 seconds.	Building A - Restroom Boys A221	ADA	$694

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
416720	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Building B - Restroom Boys B 105	ADA	$1,563
417589	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	Building B - Restroom Boys B 105	California Accessibility Code	$138
417591	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building B - Restroom Boys B 105	ADA	$3,438
417592	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Building B - Restroom Boys B 105	ADA	$81
417593	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom-Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	Building B - Restroom Boys B 105	California Accessibility Code	$900
417594	San Rafael Elementary School	BUILDING B	Restroom	Controls And Dispensers	3	Controls on dispensers are not compliant.	Building B - Restroom Boys B 105	ADA	$250
417595	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom	3	CALIFORNIA: The accessible route from the restroom entry to accessible compartments is not compliant.	Building B - Restroom Boys B 105	California Accessibility Code	$2,500
417597	San Rafael Elementary School	BUILDING B	Restroom	Reach Range	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building B - Restroom Boys B 105	California Accessibility Code	$250
423756	San Rafael Elementary School	BUILDING B	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building B - Restroom Boys B 105	ADA	$69
417605	San Rafael Elementary School	BUILDING C	Common Areas	Assembly Area	3	Assistive listening signage is not compliant or is not provided.	Building C - Auditorium	ADA	$138
417608	San Rafael Elementary School	BUILDING C	Interior Access Route	Platform Lift	3	CALIFORNIA: A platform lift is required but not provided.	Building C - Backstage Office C103 and C104	California Accessibility Code	$28,156

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417610	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Building C - Backstage Boys And Girls Restroom	ADA	$30,000
417615	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building C - Auditorium Men's and Women's Restroom	ADA	$138
417616	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	Building C - Auditorium Women's Restroom	California Accessibility Code	$138
417617	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom-Signage	3	CALIFORNIA: The men's restroom does not have compliant signage at the door.	Building C - Auditorium Men's Restroom	California Accessibility Code	$138
417618	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	Building C - Auditorium Men's and Women's Restroom	ADA	$5,620
417620	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building C - Auditorium Men's and Women's Restroom	ADA	$6,875
417621	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The centerline of the lavatory is less than 18" from the side wall or partition wall.	Building C - Auditorium Men's and Women's Restroom	California Accessibility Code	$7,500
417622	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom-Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	Building C - Auditorium Men's and Women's Restroom	California Accessibility Code	$1,800
417623	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Building C - Auditorium Men's and Women's Restroom	ADA	$163
417624	San Rafael Elementary School	BUILDING C	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building C - Auditorium Men's and Women's Restroom	California Accessibility Code	$500

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417625	San Rafael Elementary School	BUILDING C	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.	Building C - Auditorium Men's and Women's Restroom	ADA	$500
417626	San Rafael Elementary School	BUILDING C	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	Building C - Auditorium Men's and Women's Restroom	ADA	$1,250
417635	San Rafael Elementary School	BUILDING C	Dining	Dining And Work Surface	3	CALIFORNIA: A compliant dining table is not provided.	Building C - Cafeteria	California Accessibility Code	$4,875
417637	San Rafael Elementary School	BUILDING C	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Building C - Cafeteria	California Accessibility Code	$6,799
417638	San Rafael Elementary School	BUILDING C	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The minimum number of drinking fountains is not provided.	Building C - Cafeteria	California Accessibility Code	$6,799
417690	San Rafael Elementary School	BUILDING D	Restroom	Restroom/Bathroom - Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building D Restroom Boys And Girls at D 05	ADA	$138
417692	San Rafael Elementary School	BUILDING D	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	Building D Restroom Boys And Girls at D 05	ADA	$2,810
417693	San Rafael Elementary School	BUILDING D	Restroom	Restroom/Bathroom - Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Building D Restroom Boys And Girls at D 05	ADA	$3,438
417694	San Rafael Elementary School	BUILDING D	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory faucet hardware is not compliant.	Building D Restroom Boys And Girls at D 05	ADA	$694

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417695	San Rafael Elementary School	BUILDING D	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building D Restroom Boys And Girls at D 05	California Accessibility Code	$500
417696	San Rafael Elementary School	BUILDING D	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.	Building D Restroom Boys And Girls at D 05	ADA	$250
417697	San Rafael Elementary School	BUILDING D	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA- The water closet does not have the required clear floor space.	Building D Restroom Boys And Girls at D 05	California Accessibility Code	$1,375
424250	San Rafael Elementary School	BUILDING D	Restroom	Restroom/Bathroom-Signage	3	CALIFORNIA: The women's restroom does not have compliant signage at the door.	Building D Restroom Boys And Girls at D 05	California Accessibility Code	$275
417575	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	3	CALIFORNIA: A compliant dining table is not provided.	Building B - Classroom B 01 Exterior Patio	California Accessibility Code	$1,625
417579	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	3	CALIFORNIA: A compliant dining table is not provided.	Building B - Classroom B 02 & B 03 Exterior Patio	California Accessibility Code	$1,625
417581	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Exterior Accessible Route	3	CALIFORNIA: A compliant dining table is not provided.	Building B - Classroom B 04 Exterior Patio	California Accessibility Code	$1,625
417631	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Drinking Fountain Adjacent to Auditorium	California Accessibility Code	$10,000
417632	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The minimum number of drinking fountains is not provided.	Drinking Fountain Adjacent to Auditorium	California Accessibility Code	$10,000

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417681	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Clear Space	3	Clear space is not provided at the operable part.	Sink South of D 05	ADA	$300
417687	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Drinking fountain between D and E classrooms	California Accessibility Code	$10,000
424248	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Drinking at Building A Northwest Entrance	California Accessibility Code	$10,000
424249	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The minimum number of drinking fountains is not provided.	Drinking at Building A Northwest Entrance	California Accessibility Code	$10,000
417672	San Rafael Elementary School	PLAY AREAS	Dining	Dining And Work Surface	3	CALIFORNIA: A compliant dining table is not provided.	Rest area Adjacent to Play Area 3	California Accessibility Code	$3,250
417674	San Rafael Elementary School	PLAY AREAS	Exterior Access Route	Clear Space	3	Clear space is not provided at the operable part.	Ramp Leading to Play Area	ADA	$500
417675	San Rafael Elementary School	PLAY AREAS	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	Ramp Leading to Play Area	California Accessibility Code	$10,000

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417676	San Rafael Elementary School	PLAY AREAS	Exterior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The minimum number of drinking fountains is not provided.	Ramp Leading to Play Area	California Accessibility Code	$10,000
416655	San Rafael Elementary School	BUILDING A	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Building A - Drinking Fountain Near A107	ADA	$1,225
417590	San Rafael Elementary School	BUILDING B	Accessible Route	Controls And Dispensers	4	CALIFORNIA: The location of electrical controls and outlets are not compliant.	Building B - Restroom Boys B 105	California Accessibility Code	$625
417636	San Rafael Elementary School	BUILDING C	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Building C - Cafeteria	ADA	$1,225
416575	San Rafael Elementary School	EXTERIOR ROUTES	Exterior Access Route	Signage	4	Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.	Accessible Route from City Sidewalk	ADA	$350
416627	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Accessible Route	Controls And Dispensers	4	CALIFORNIA: The location of electrical controls and outlets are not compliant.	Typical Light Switches Above 48 Inches	California Accessibility Code	$28,125
417611	San Rafael Elementary School	TYPICAL RECURRING BARRIERS	Exterior Access Route	Signage	4	Signage identifying a permanent outdoor space does not have visual characters which comply with the height requirements, and/or does not have raised lettering and Braille.	Typical Tactile Room Identification Signage	ADA	$9,881
417639	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Signage	5	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Building C - Kitchen Restroom	ADA	$69

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417640	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Signage	5	CALIFORNIA: The unisex restroom does not have compliant signage at the door.	Building C - Kitchen Restroom	California Accessibility Code	$138
417641	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Door	5	The space between two doors in a series is less than 48" clear with doors open 90 degrees.	Building C - Kitchen Restroom	ADA	$1,350
417642	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Door	5	The door has less than 32" clear width.	Building C - Kitchen Restroom	ADA	$2,810
417643	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Water Closet	5	CALIFORNIA- The water closet does not have the required clear floor space.	Building C - Kitchen Restroom	California Accessibility Code	$1,375
417644	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Water Closet	5	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	Building C - Kitchen Restroom	California Accessibility Code	$1,710
417645	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Water Closet	5	The grab bars at the water closet are not compliant.	Building C - Kitchen Restroom	ADA	$888
417646	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Water Closet	5	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Building C - Kitchen Restroom	ADA	$788
417647	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Water Closet	5	The flush control is located on the closed side and/or is not within reach range.	Building C - Kitchen Restroom	ADA	$391
417648	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Water Closet	5	CALIFORNIA: The toilet paper dispenser is not compliant.	Building C - Kitchen Restroom	California Accessibility Code	$350
417649	San Rafael Elementary School	BUILDING C	Restroom	Controls And Dispensers	5	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building C - Kitchen Restroom	California Accessibility Code	$250

Total Barriers: 252, Total Cost: $1,361,838

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
417650	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Lavatory	5	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	Building C - Kitchen Restroom	California Accessibility Code	$900
417651	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Lavatory	5	Pipes are not insulated.	Building C - Kitchen Restroom	ADA	$81
417653	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Mirror	5	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.	Building C - Kitchen Restroom	ADA	$250
417654	San Rafael Elementary School	BUILDING C	Restroom	Controls And Dispensers	5	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	Building C - Kitchen Restroom	California Accessibility Code	$250
417655	San Rafael Elementary School	BUILDING C	Restroom	Restroom/Bathroom - Shelving	5	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Building C - Kitchen Restroom	ADA	$250

Total Barriers: 252, Total Cost: $1,361,838

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, San Rafael Elementary School, 1090 Nithsdale Road, Pasadena, California 91105. The site was visited on November 30 and December 02, 2023.

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

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

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

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

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

If you have any questions regarding this report, please contact Program Manager Michael Cunniff at Michael.Cunniff@bureauveritas.com or at (800) 766-0660, x7296214.

Prepared by: Abel Machado
Field Observer

Reviewed by:
Brian Manternach
Brian.Manternach@bureauveritas.com

4 APPENDICES

APPENDIX A: SITE AND FLOOR PLANS

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A:
SITE AND FLOOR PLANS

Site Plan – Overall

Source:
Google Earth

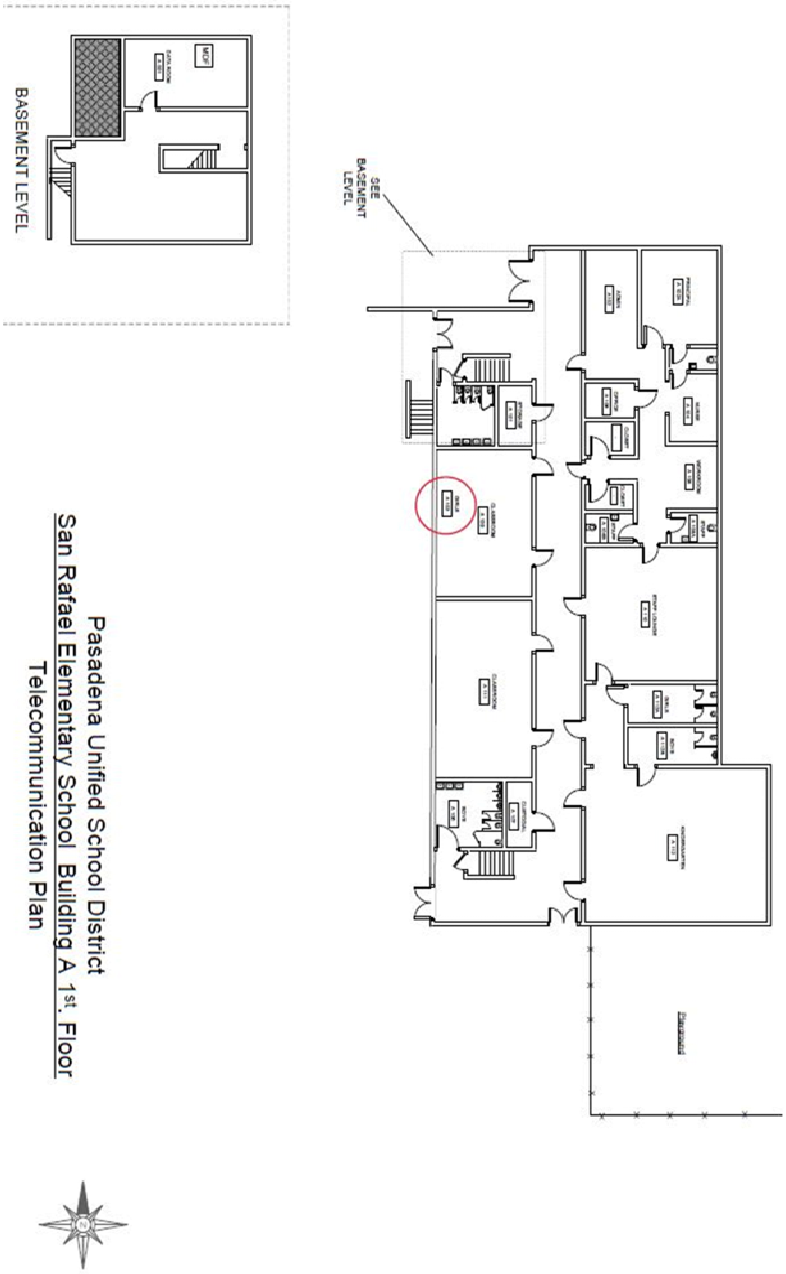
Project Number:
164633.23R000-015.303

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

Project Name:
San Rafael Elementary School

On-Site Date:
November 30, 2023 and December 2, 2023

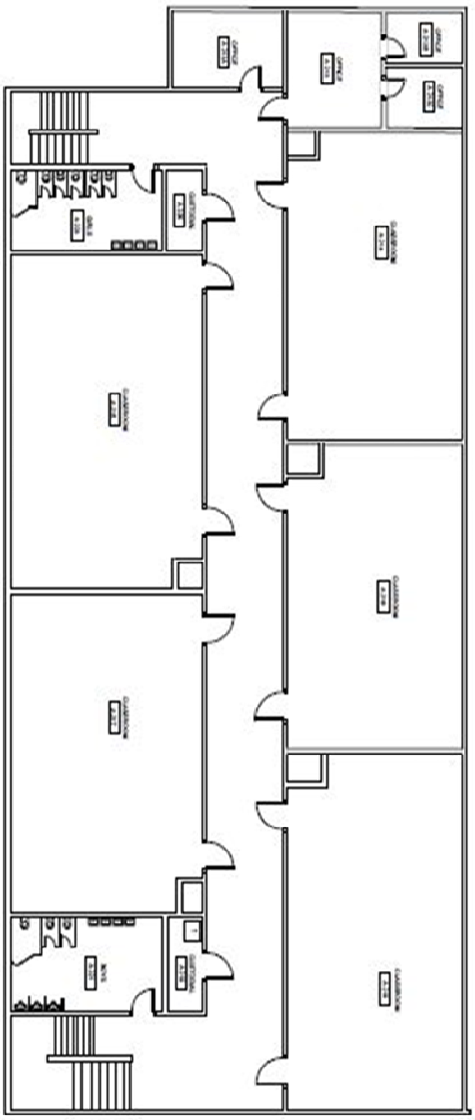
Floor Plan – Building A – 1st Floor



Source: Pasadena Unified School District	**Project Number:** 164633.23R000-015.303
The north arrow indicator is an approximation of 0° North.	**Project Name:** San Rafael Elementary School
	On-Site Date: November 30, 2023 and December 2, 2023

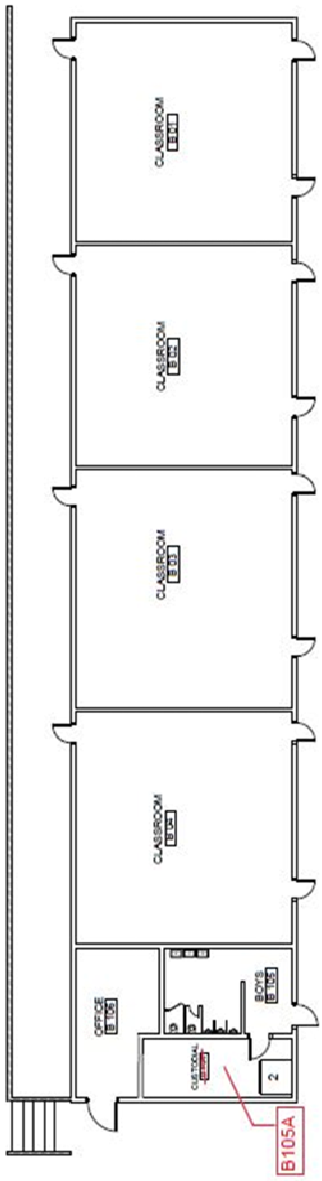
Floor Plan – Building A – 2nd Floor

Pasadena Unified School District
San Rafael Elementary School Building A 2nd. Floor
Telecommunication Plan



	Source: Pasadena Unified School District	**Project Number:** 164633.23R000-015.303
	The north arrow indicator is an approximation of 0° North.	**Project Name:** San Rafael Elementary School
		On-Site Date: November 30, 2023 and December 2, 2023

Floor Plan – Building B – Basement Floor



Source:
Pasadena Unified School District

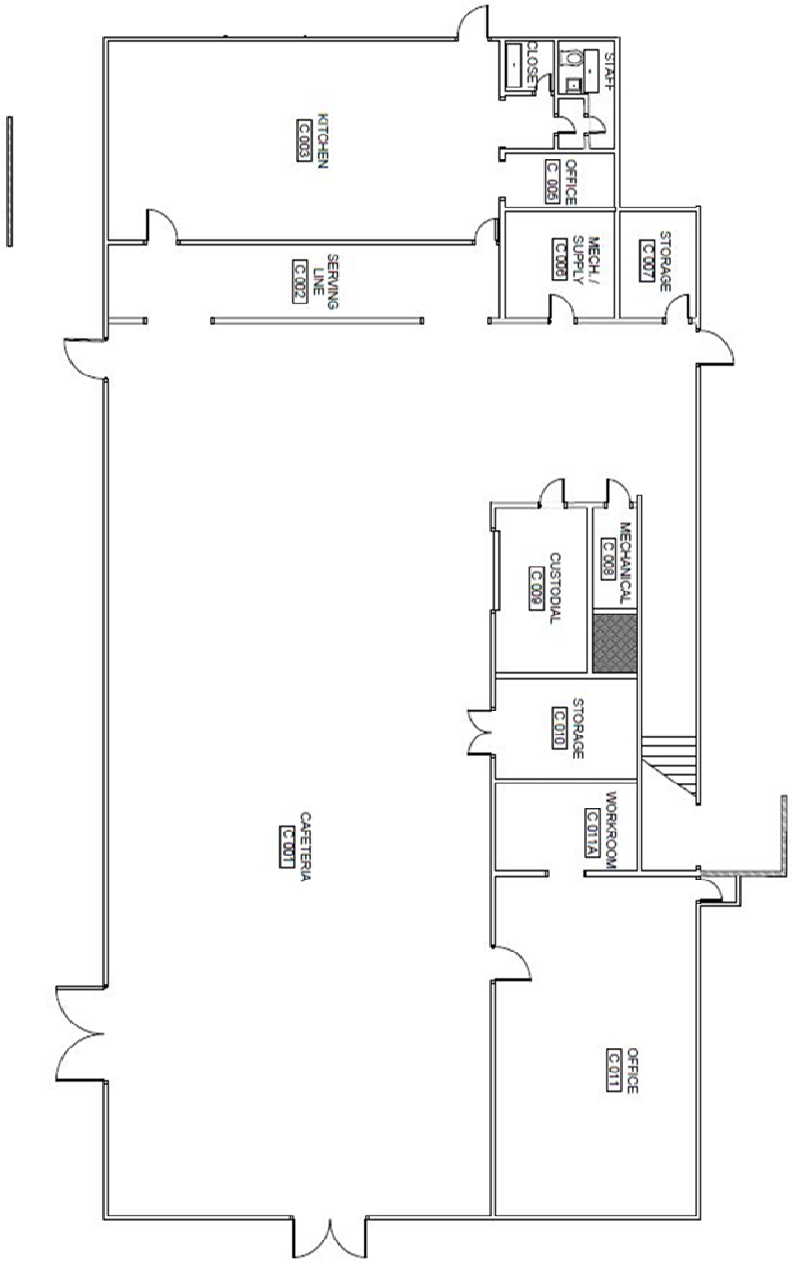
The north arrow indicator is an approximation of 0° North.

Project Number:
164633.23R000-015.303

Project Name:
San Rafael Elementary School

On-Site Date:
November 30, 2023 and
December 2, 2023

Floor Plan – Building C Basement



Source:
Pasadena Unified School District

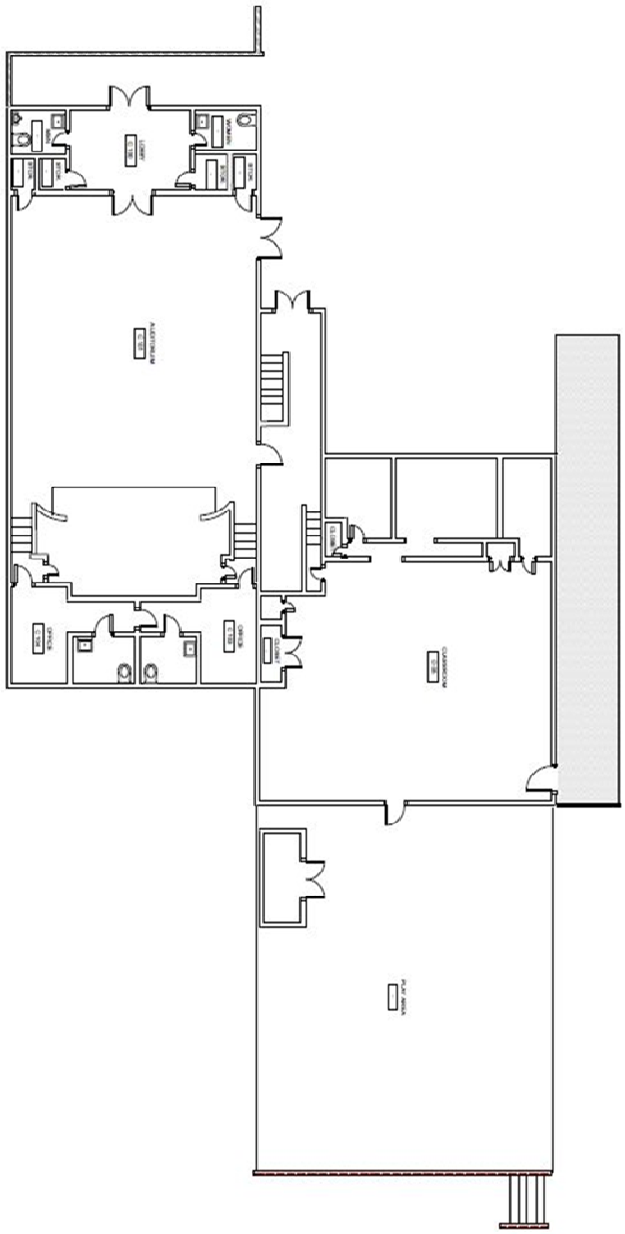
Project Number:
164633.23R000-015.303

Project Name:
San Rafael Elementary School

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

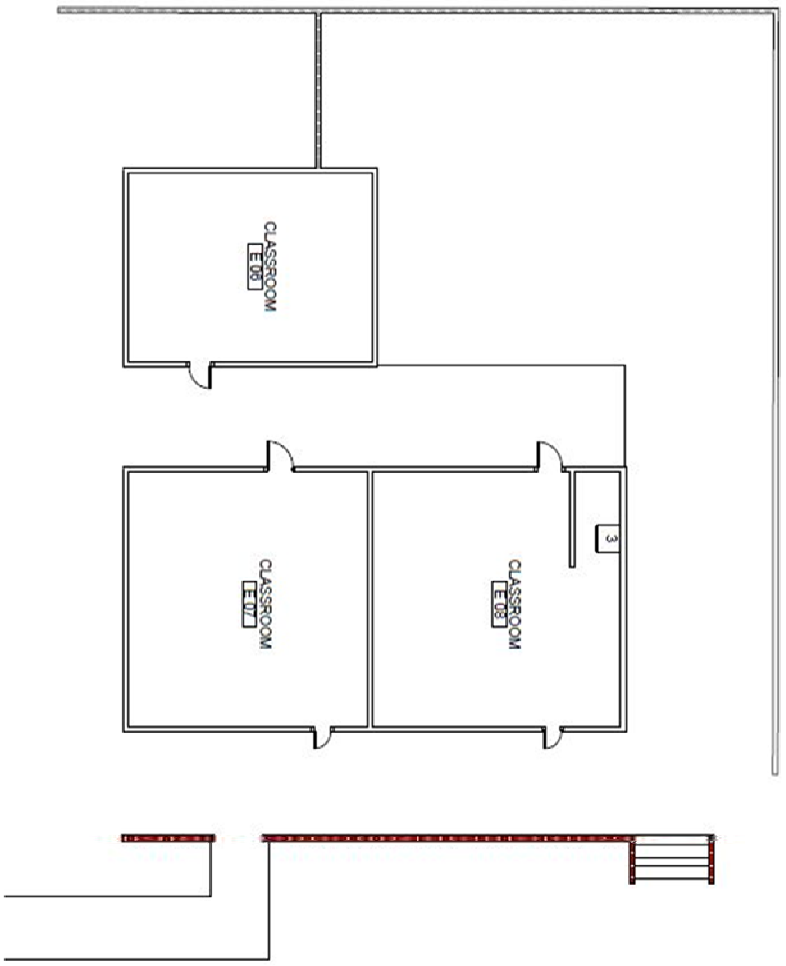
On-Site Date:
November 30, 2023 and
December 2, 2023

Floor Plan – Building C and D 1st Floor



	Source: Pasadena Unified School District	**Project Number:** 164633.23R000-015.303
	The north arrow indicator is an approximation of 0° North.	**Project Name:** San Rafael Elementary School
		On-Site Date: November 30, 2023 and December 2, 2023

Floor Plan – Building E



Source:
Pasadena Unified School District

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

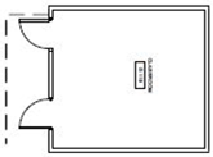
Project Number:
164633.23R000-015.303

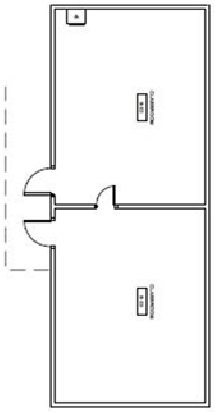
Project Name:
San Rafael Elementary School

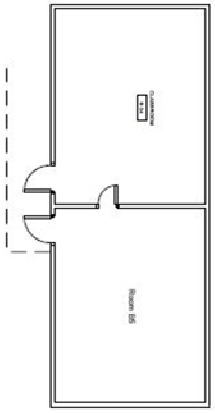
On-Site Date:
November 30, 2023 and
December 2, 2023

Floor Plan – Building D – 2nd Floor

Pasadena Unified School District
San Rafael Elementary School Portables
Telecommunication Plan







Source: Pasadena Unified School District	**Project Number:** 164633.23R000-015.303
The north arrow indicator is an approximation of 0° North.	**Project Name:** San Rafael Elementary School
	On-Site Date: November 30, 2023 and December 2, 2023

APPENDIX B:
RECORD OF INDIVIDUAL BARRIERS

Barrier ID: AX417685

San Rafael Elementary School EXTERIOR ROUTES

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	Accessible Route E Classrooms
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The accessible route has a drain grate with gaps up to 1 inch wide.

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
2 EA	625.00	$ 1,250

Priority	1

Map for Barrier ID: AX417685

277 +34.136731, -118.173314

Photos for Barrier ID: AX417685

Barrier ID: AX417684

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-405
Barrier Detail	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.
Location Description	Accessible Route E Classrooms
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The ramp has running slopes up to 10% for a length of 27' x 8' wide

Resolution

The ramp should be removed and an accessible ramp should be installed. Ramp runs shall have a running slope not steeper than 1:12. Cross slopes shall not be steeper than 1:48. The maximum rise of a ramp run shall be 30". The ramp shall have 48" minimum clear width. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, and min. 60" wide and at least as wide as the ramp run. Ramp landings at the top of ramps shall be 60" minimum by 60" minimum. Ramp landings located between ramp runs, where landings are not at a turn in direction shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" min. wide by 72" min. length in the direction of downward travel from the upper ramp run. Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. All ramp runs shall have handrails on each side of the ramp. [Exception: A door landings, handrails are not required on ramp runs less than 6" in rise or minimum 72" in length.]

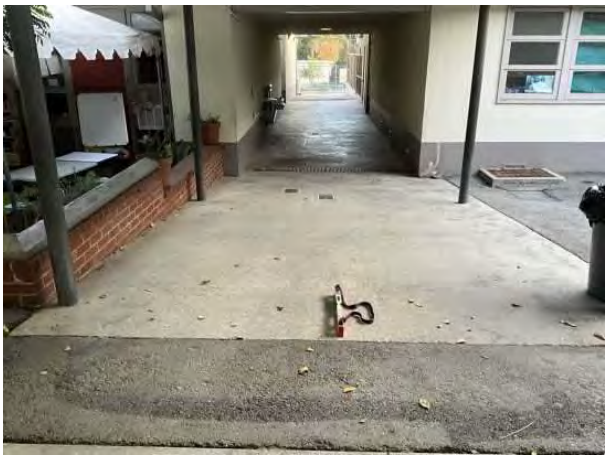
Quantity	Unit Cost	Total Cost
27 LF	827.50	$ 22,343

Priority	1
Intermediate Landing Compliant	Yes

Map for Barrier ID: AX417684

276 +34.136730, -118.173284

Photos for Barrier ID: AX417684



Barrier ID: AX416563

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description	Accessible Route From City Sidewalk
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The sidewalk has cross slopes up to 2.9% and vertical changes up to an inch high for a length of 18' x 8' wide.

Resolution

Install a compliant exterior accessible route. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] 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.

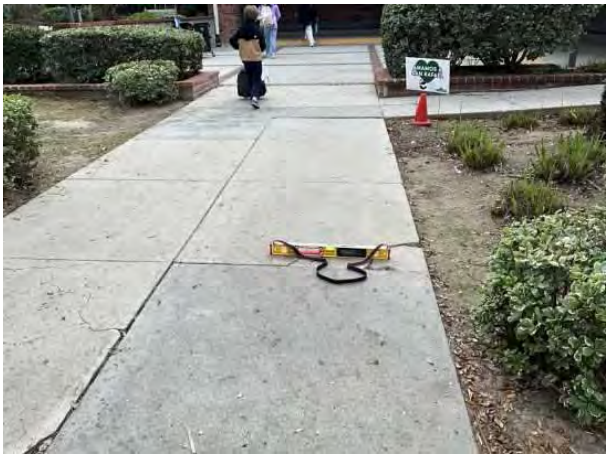
Quantity	Unit Cost	Total Cost
144 SF	24.78	$ 3,568

Priority	1

Map for Barrier ID: AX416563

1 +34.136132, -118.170907

Photos for Barrier ID: AX416563



Barrier ID: AX416576

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.5.1
Barrier Detail	CALIFORNIA: The exterior accessible route is less than 48" wide.
Location Description	Accessible Route from City Sidewalk
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The accessible route is 47 inches wide.

Resolution

Install a compliant exterior accessible route. This barrier must be removed in conjunction with barrier ID 416577. An exterior accessible route has a minimum clear width of 48", maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.]

Quantity	Unit Cost	Total Cost
68 SF	24.78	$ 1,685

Priority	1

Map for Barrier ID: AX416576

14 +34.137052, -118.173091

Photos for Barrier ID: AX416576

San Rafael Elementary School EXTERIOR ROUTES

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	Accessible Route from City Sidewalk
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The sidewalk has cracks up to 1 inch wide and 1 inch deep.

Resolution

Repair the accessible route to eliminate openings in the surface greater than 1/2" wide. Linking This barrier must be removed in conjunction with barrier ID 416576. The cost of this barrier removal is covered under ID 416576 and therefore, the cost of this ID is shown as $0. 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.

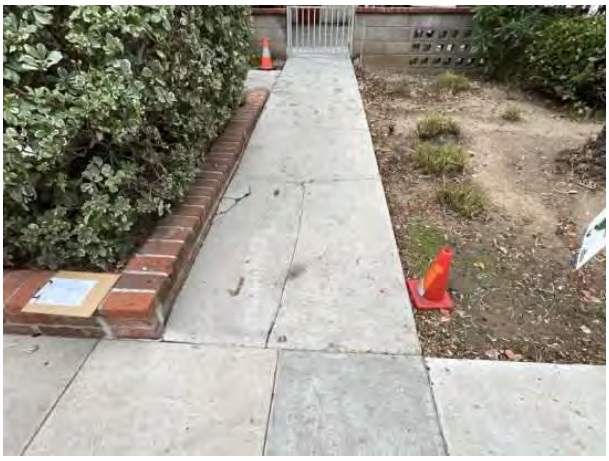
Quantity	Unit Cost	Total Cost
5 SF	0.00	$ 0

Priority	1

Map for Barrier ID: AX416577

15 +34.137033, -118.173073

Photos for Barrier ID: AX416577



Barrier ID: AX416578

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Accessible Route from City Sidewalk
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The sidewalk has a cross slope up to 3.2%

Resolution

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

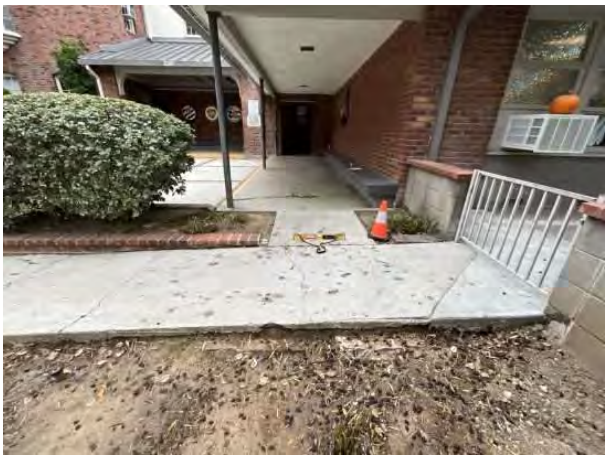
Quantity	Unit Cost	Total Cost
25 SF	24.78	$ 620

Priority	1

Map for Barrier ID: AX416578

16 +34.137038, -118.173096

Photos for Barrier ID: AX416578



Barrier ID: AX417673

San Rafael Elementary School PLAY AREAS

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description	Accessible Route to Soccer Field
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The accessible route to the soccer field has cross slopes up to 13%

Resolution

Install a compliant exterior accessible route. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] 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
210 SF	12.50	$ 2,625

Priority	1

Map for Barrier ID: AX417673

265 +34.136234, -118.173557

Photos for Barrier ID: AX417673

Barrier ID: AX416592

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

Location Description	Building A - Circulation
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The display case protrudes 9 1/2 inches from the wall where the bottom edge is 34 inches above the floor.

Resolution

Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

Quantity	Unit Cost	Total Cost
1 EA	910.00	$ 910

Priority	1

Photos for Barrier ID: AX416592

Barrier ID: AX416648

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

Location Description	Building A - Fire Extinguishers
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

2 fire extinguishers on the first floor and 2 on the second floor protrude 5-1/2 inches from the wall where the bottom edge is between 45 and 46 inches above the floor.

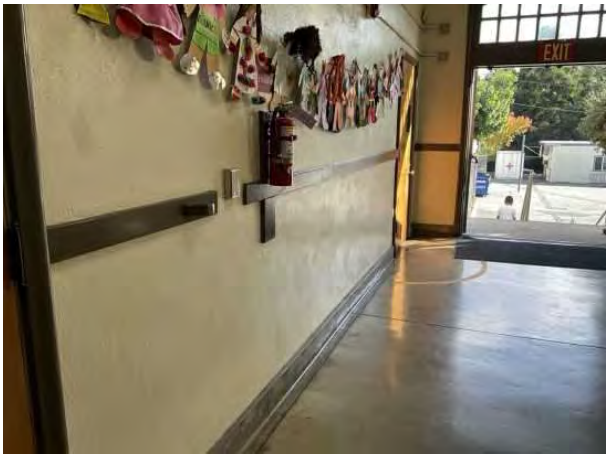
Resolution

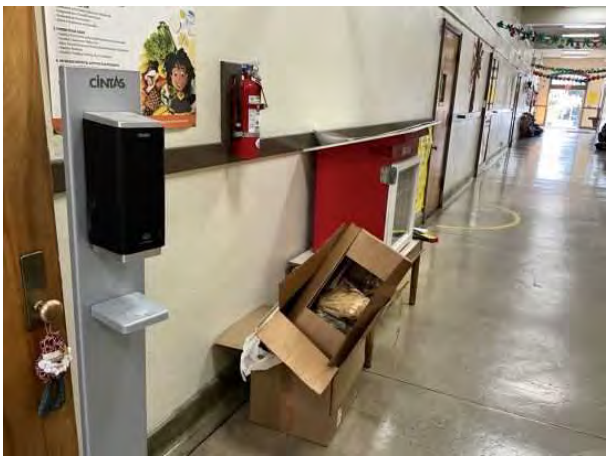
Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

Quantity	Unit Cost	Total Cost
4 EA	910.00	$ 3,640

Priority	1

Photos for Barrier ID: AX416648





Barrier ID: AX416588

San Rafael Elementary School BUILDING A

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	Building A - North & Northwest Entrances
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The exterior doors have 5/8 inch thresholds with no bevel.

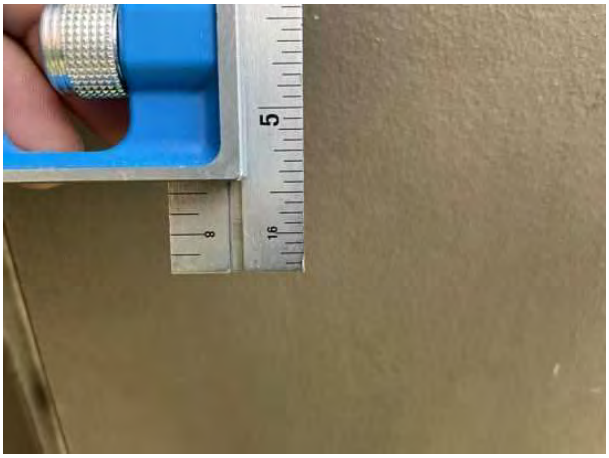
Resolution

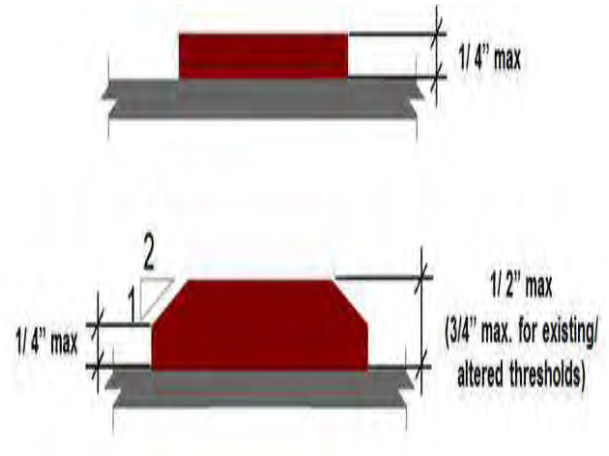
Remove and replace with a threshold that is ½" or less in height. Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side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

Quantity	Unit Cost	Total Cost
2 EA	223.75	$ 448

Priority	1

Photos for Barrier ID: AX416588





Barrier ID: AX416653

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Stairs
ADA Standard	California Builiding Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Building A - North Stairs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The treads are not marked with a contrasting stripe.

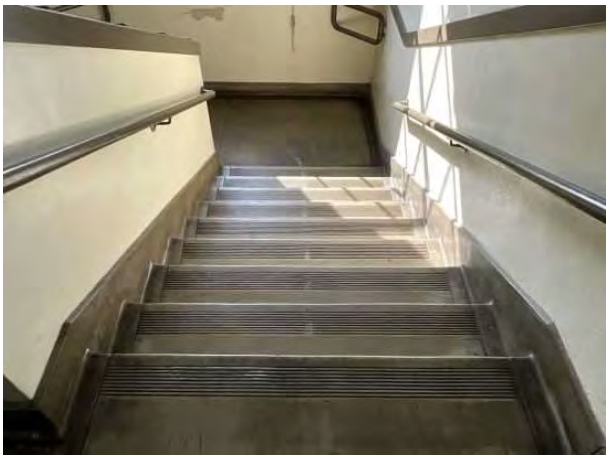
Resolution

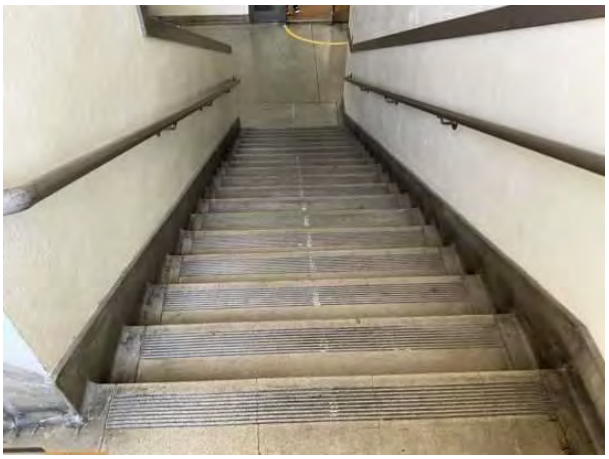
Install visual contrast at the interior stair flight. The upper approach and lower tread shall be marked by a stripe providing clear visual contrast. The visual contrast shall be located at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from the nose of the step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

Quantity	Unit Cost	Total Cost
4 Riser	44.00	$ 176

Priority	1

Photos for Barrier ID: AX416653





Barrier ID: AX417567

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	CBC Chap 11B-404.2.4

Barrier Detail

CALIFORNIA: Maneuvering clearance at the exterior side of the pull door with frontal approach is not level and clear.

Location Description	Building A - Northwest Door
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door landing slopes, 2.9%.

Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 in any direction. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

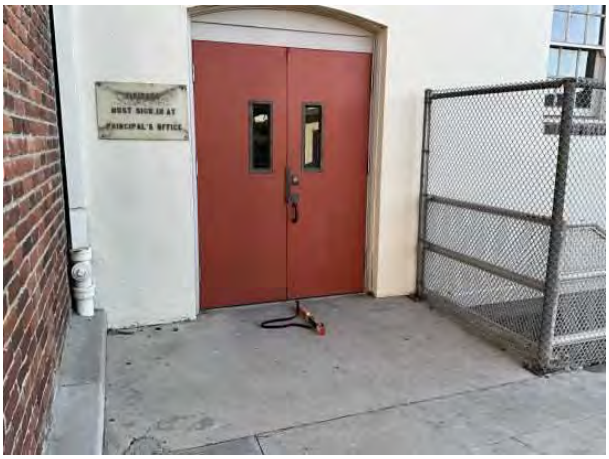
Quantity	Unit Cost	Total Cost
1 EA	1,562.50	$ 1,563

Priority	1

Map for Barrier ID: AX417567

159 +34.136437, -118.173242

Photos for Barrier ID: AX417567



Barrier ID: AX417568

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.2; 404.2.3; 404.2.4
Barrier Detail	Double-leaf doors are used and neither side is compliant.
Location Description	Building A - Northwest Door
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door leaf at the double door is 27-1/2 inches wide.

Resolution

Remove and replace with a door that has at least one leaf that has 32" clear width. Doorways shall have a minimum clear opening of 32" with the door open 90°, measured between the face of the door and the stop. At least one of the active leaves of doorways with two leaves shall comply. 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.] Minimum maneuvering clearances at doors and gates shall comply. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. [EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.] 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	3,250.00	$ 3,250

Priority	1

Map for Barrier ID: AX417568

160 +34.136823, -118.173117

Photos for Barrier ID: AX417568

Barrier ID: AX416599

San Rafael Elementary School BUILDING A

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	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Two doors leading to the student health restroom have doors only providing 27 inch clear width.

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
2 EA	3,250.00	$ 6,500

Priority	1

Photos for Barrier ID: AX416599

Barrier ID: AX416606

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Door

ADA Standard

CBC Chap 11B- 309, 404.2.7, State Fire Marshall Referenced Standard Section 12-10-202(f)

Barrier Detail	CALIFORNIA: The hardware at the accessible door is not compliant.
Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door has knob type hardware.

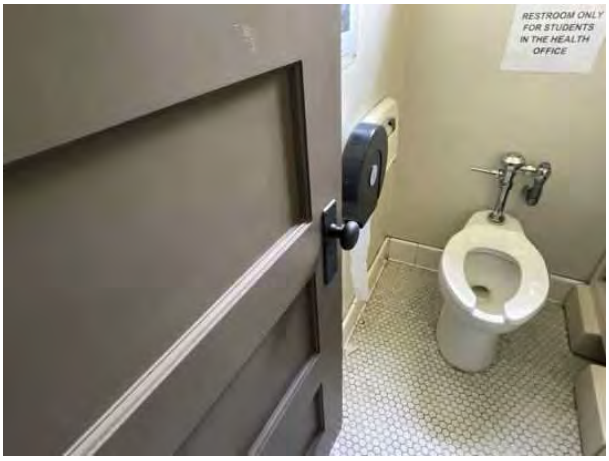
Resolution

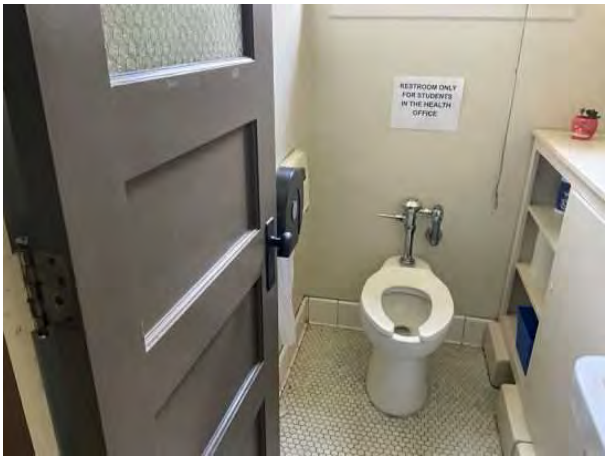
Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 44" maximum above the 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.] [Advisory 404.2.7 Door and gate hardware. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.] Lever hardware of lever actuated latches or locks shall be curved with a return to within 1/2 inch of the door. [Advisory 11B-404.2.7 Door and gate hardware. In addition to the requirements of this section, designers should be aware of the Part 12, Section 12-10-202(f) requirement for lever hardware as adopted by the State Fire Marshal. The lever of lever actuated latches or locks must be curved with a return to within ½ inch of the door to prevent catching on the clothing of persons during egress.]

Quantity	Unit Cost	Total Cost
1 EA	366.25	$ 366

Priority	1

Photos for Barrier ID: AX416606





Barrier ID: AX416664

San Rafael Elementary School BUILDING A

Assembly	Common Areas
Type	Door
ADA Standard	404.2.4.3

Barrier Detail

The door or gate in an recess greater than 8" deep does not have the required maneuvering clearances.

Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door is in a 12 inch deep alcove, equipped with a closer and only provides 41 inch deep maneuvering clearance to the partition.

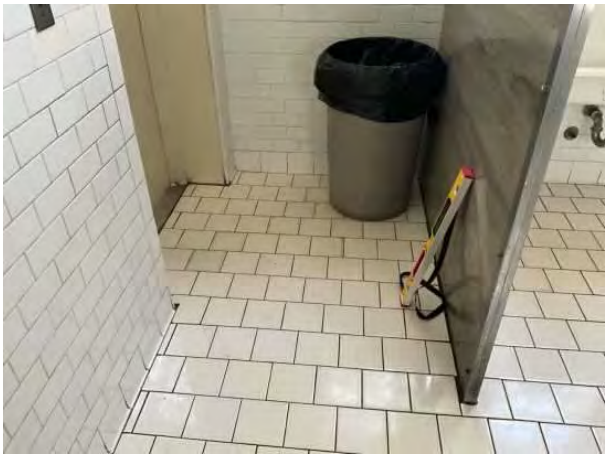
Resolution

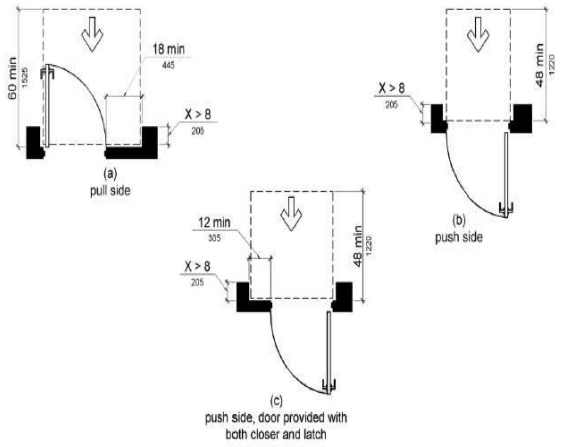
Redesign to provide the required maneuvering clearance at the recessed door. Where doors or gates are located in a recess, maneuvering clearances for a forward approach shall be provided when any obstruction within 18" of the latch side of a doorway projects more than 8" beyond the face of the door, measured perpendicular to the face of the door or gate. The required side clearance of 0" minimum on the latch side of the door shall be provided. The required depth of the maneuvering clearance is 48" minimum. 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	2,603.75	$ 2,604

Priority	1

Photos for Barrier ID: AX416664





Barrier ID: AX416678

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	2009 ANSI A117.1-403.5
Barrier Detail	The width of the accessible route is less than 36".
Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Accessible route to the toilets is 27 inches wide.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	500.00	$ 500

Priority	1

Photos for Barrier ID: AX416678

Barrier ID: AX416677

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3

Barrier Detail

The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.

Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door closer provides 71-1/2 inch overhead clearance to the bottom edge of the closer.

Resolution

Provide accessible door with 80" minimum head clearance. [EXCEPTION: Door closer and door stops can be 78" minimum.]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	1

Photos for Barrier ID: AX416677

Barrier ID: AX416687

San Rafael Elementary School BUILDING A

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	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Door provides 27-1/2 inches clear width.

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	3,250.00	$ 3,250

Priority	1

Photos for Barrier ID: AX416687

Barrier ID: AX416689

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Door
ADA Standard	307.4, 404.2.3

Barrier Detail

The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.

Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door closer arm is 76 inches above the floor.

Resolution

Remove the door closer. Provide an accessible door with 80" minimum head clearance above finish floor. [EXCEPTION: 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	250.00	$ 250

Priority	1

Photos for Barrier ID: AX416689

Barrier ID: AX416690

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Interior Accessible Route
ADA Standard	305.3 and 402.5.1
Barrier Detail	Clear widths are less than 36" minimum, including protruding objects.
Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The accessible route to the toilets is 27 inches wide.

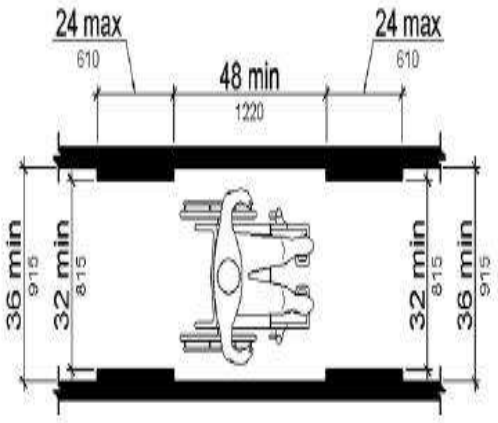
Resolution

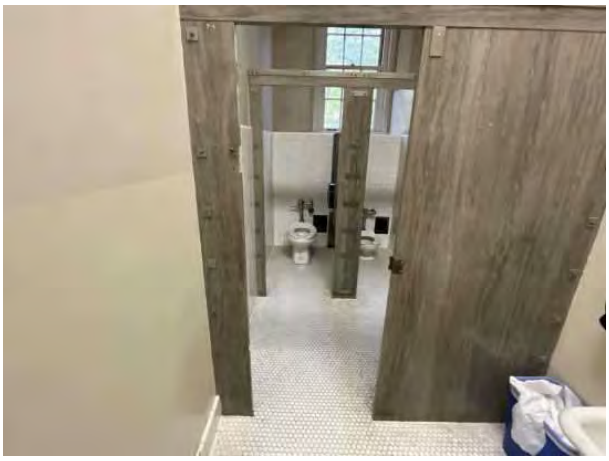
Ensure clear widths of 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to be 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	1

Photos for Barrier ID: AX416690





Barrier ID: AX416632

San Rafael Elementary School BUILDING A

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	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door opening width is 27 inches.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,250.00	$ 3,250

Priority	1

Photos for Barrier ID: AX416632

Barrier ID: AX416636

San Rafael Elementary School BUILDING A

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	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door provides 11-1/2 inch wide and 58 1/2 inches deep maneuvering clearance on the pull side to the partitions.

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	1,562.50	$ 1,563

Priority	1

Photos for Barrier ID: AX416636

Barrier ID: AX416651

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Stairs
ADA Standard	California Builiding Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Building A - South Stairs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The top and bottom treads do not provide a contrasting stripe.

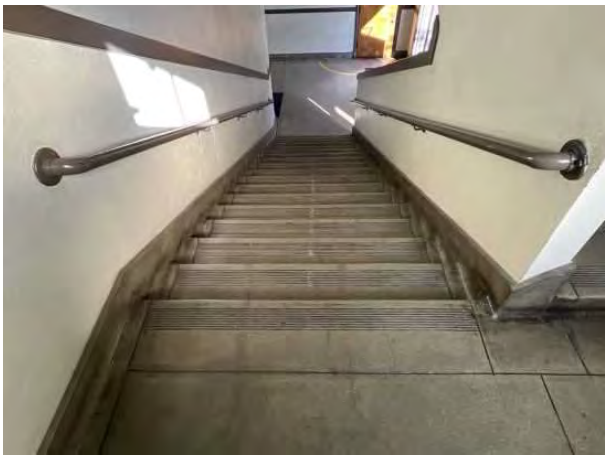
Resolution

Install visual contrast at the interior stair flight. The upper approach and lower tread shall be marked by a stripe providing clear visual contrast. The visual contrast shall be located at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from the nose of the step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

Quantity	Unit Cost	Total Cost
4 Riser	44.00	$ 176

Priority	1

Photos for Barrier ID: AX416651



Barrier ID: AX416644

San Rafael Elementary School BUILDING A

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	Building A - Staff Lounge A 110
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser is 56 inches above the floor and the soap dispenser is 51 inches above the floor over a 36 inch high counter.

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	250.00	$ 500

Priority	1
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416644

Barrier ID: AX416612

San Rafael Elementary School BUILDING A

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	Building A - Workroom A 108
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The hand sanitizer is 51 inches above the 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
1 EA	250.00	$ 250

Priority	1
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416612

Barrier ID: AX416597

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

Location Description	Building A - Workroom A 108
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The cabinet bottom edge is 57 inches above the floor and protrudes 14-1/2 inches from the wall.

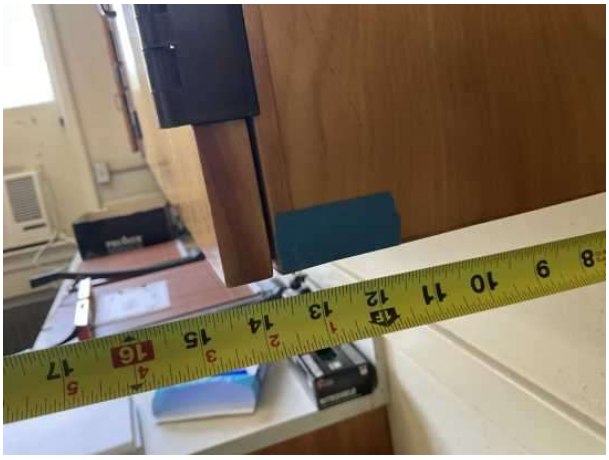
Resolution

Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

Quantity	Unit Cost	Total Cost
1 EA	910.00	$ 910

Priority	1

Photos for Barrier ID: AX416597



Barrier ID: AX416656

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Building A North and South Stairs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The stair handrails comply with children's use but do not provide a an additional handrail for adult use between 34 and 38 inches above the floor. 70 linear feet of handrail is required per staircase.

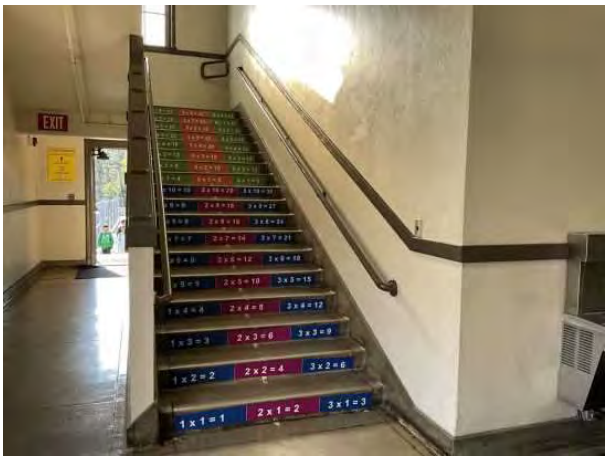
Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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
140 LF	203.75	$ 28,525

Priority	1

Photos for Barrier ID: AX416656



Barrier ID: AX417576

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.

Location Description	Building B - Accessible Route South Side
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The fire extinguisher cabinet protrudes 6 inches from the wall where the bottom edges is 44-1/2 inches above the floor.

Resolution

Install cane detectors or lower the object so that the base of the object is maximum 27" above finish floor. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4 -1/2" maximum.]

Quantity	Unit Cost	Total Cost
1 EA	910.00	$ 910

Priority	1

Map for Barrier ID: AX417576

168 +34.136759, -118.173201

Photos for Barrier ID: AX417576

Barrier ID: AX417572

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description	Building B - Classroom B 01 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The area has cross slopes up to up to 4.1% for an area 19' x 27'.

Resolution

Install a compliant exterior accessible route. This barrier must be removed in conjunction with barrier ID 417573. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] 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
513 SF	24.78	$ 12,712

Priority	1

Map for Barrier ID: AX417572

164 +34.136992, -118.173172

Photos for Barrier ID: AX417572

Barrier ID: AX417573

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.

Location Description	Building B - Classroom B 01 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The outdoor area has changes of level up to 5/8".

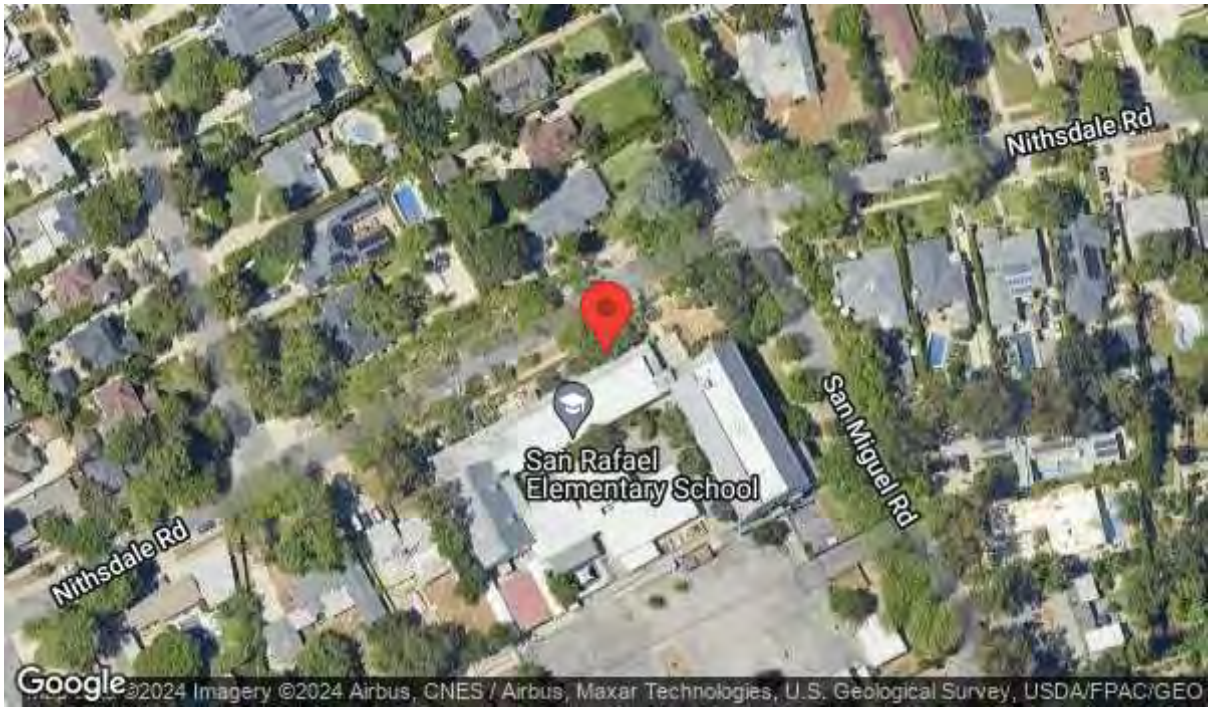
Resolution

The sidewalk should be removed (sections that are heaved, cracked etc) and repaired. This barrier must be removed in conjunction with barrier ID 417572. The cost of this barrier removal is covered under ID 417572 and therefore, the cost of this ID is shown as $0. 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
50 SF	24.78	$ 1,239

Priority	1

Map for Barrier ID: AX417573



165 +34.136982, -118.173194

Photos for Barrier ID: AX417573

Barrier ID: AX417574

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.

Location Description	Building B - Classroom B 01 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The wall unit bottom edge is 37-3/4 inches above the floor protruding from the wall 22 inches.

Resolution

Install cane detectors or lower the object so that the base of the object is maximum 27" above finish floor. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4 -1/2" maximum.]

Quantity	Unit Cost	Total Cost
2 EA	910.00	$ 1,820

Priority	1

Map for Barrier ID: AX417574

166 +34.137011, -118.173152

Photos for Barrier ID: AX417574

Barrier ID: AX417577

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description	Building B - Classroom B 02 & B 03 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The area has cross slopes up to up to 4.5% for an area 32 x 10 feet.

Resolution

Install a compliant exterior accessible route. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] 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
320 SF	24.78	$ 7,930

Priority	1

Map for Barrier ID: AX417577

169 +34.136943, -118.173321

Photos for Barrier ID: AX417577

Barrier ID: AX417578

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.

Location Description	Building B - Classroom B 02 & B 03 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

4 AC wall units have the bottom edge at 37-3/4 inches above the floor and protruding from the wall 22 inches.

Resolution

Install cane detectors or lower the object so that the base of the object is maximum 27" above finish floor. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4 -1/2" maximum.]

Quantity	Unit Cost	Total Cost
4 EA	910.00	$ 3,640

Priority	1

Map for Barrier ID: AX417578

170 +34.136929, -118.173355

Photos for Barrier ID: AX417578

Barrier ID: AX417580

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description	Building B - Classroom B 04 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The area has cross slopes up to up to 7.6% for an area 25 x 20 feet.

Resolution

Install a compliant exterior accessible route. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] 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.

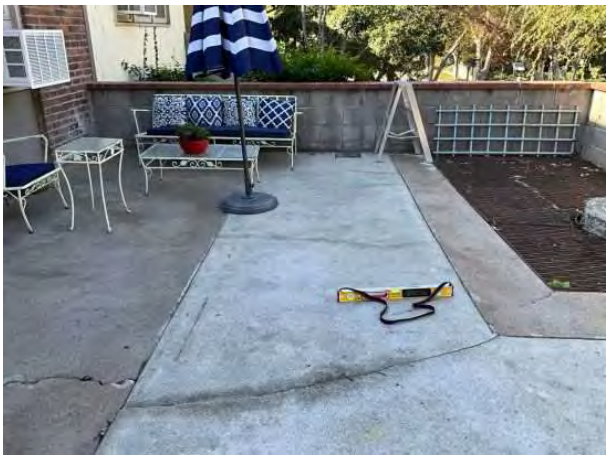
Quantity	Unit Cost	Total Cost
500 SF	24.78	$ 12,390

Priority	1

Map for Barrier ID: AX417580

172 +34.136924, -118.173378

Photos for Barrier ID: AX417580



Barrier ID: AX417582

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.

Location Description	Building B - Classroom B 04 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The AC wall unit bottom edge is at 37 inches above the floor protruding from the wall 22 inches.

Resolution

Install cane detectors or lower the object so that the base of the object is maximum 27" above finish floor. Objects with leading edges more than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4 -1/2" maximum.]

Quantity	Unit Cost	Total Cost
2 EA	910.00	$ 1,820

Priority	1

Map for Barrier ID: AX417582

174 +34.136879, -118.173466

Photos for Barrier ID: AX417582

Barrier ID: AX417584

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-405
Barrier Detail	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.
Location Description	Building B - Ramp Adjacent to B 04
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The ramp has running slopes up to 11% for a length of 18 feet.

Resolution

The ramp should be removed and an accessible ramp should be installed. Ramp runs shall have a running slope not steeper than 1:12. Cross slopes shall not be steeper than 1:48. The maximum rise of a ramp run shall be 30". The ramp shall have 48" minimum clear width. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, and min. 60" wide and at least as wide as the ramp run. Ramp landings at the top of ramps shall be 60" minimum by 60" minimum. Ramp landings located between ramp runs, where landings are not at a turn in direction shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" min. wide by 72" min. length in the direction of downward travel from the upper ramp run. Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. All ramp runs shall have handrails on each side of the ramp. [Exception: A door landings, handrails are not required on ramp runs less than 6" in rise or minimum 72" in length.]

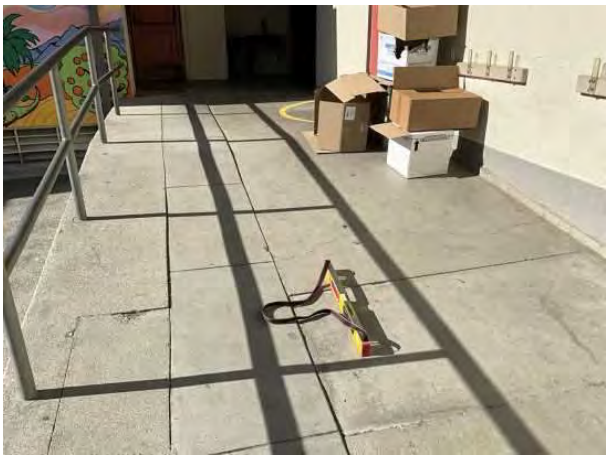
Quantity	Unit Cost	Total Cost
23 LF	827.50	$ 19,033

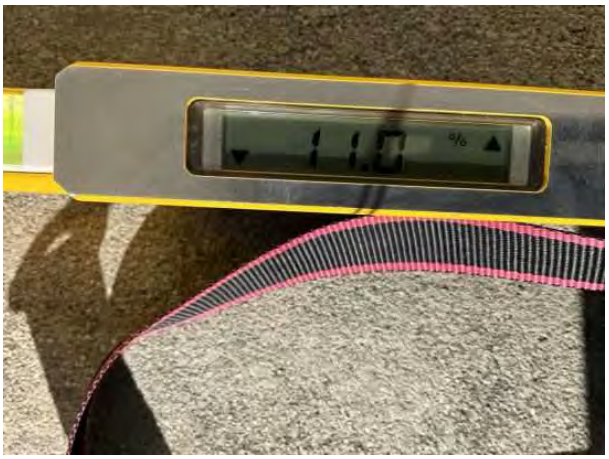
Priority	1

Map for Barrier ID: AX417584

176 +34.136728, -118.173362

Photos for Barrier ID: AX417584





Barrier ID: AX417585

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-403.5.1,505
Barrier Detail	CALIFORNIA: The exterior ramp railings are not compliant.
Location Description	Building B - Ramp Adjacent to B 04
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The ramp does not provide handrails on both sides with 12 inch horizontal extensions and guide rails.

Resolution

Provide compliant handrails on both sides of the ramp. [EXCEPTION: At door landings, handrails are not required on ramp runs less than 6" rise or 72" in length.] The handrails on each side shall be a minimum 48" apart horizontally. The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. The gripping surface of handrails shall be 1.25" to 2" diameter, or a non-circular grip that has a perimeter dimension of 4" to 6.25" maximum. Provide a bottom rail that is maximum 4" from the ramp surface and prevents the passage of a 4" diameter sphere between the ramp surface and the rail. 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 ramp surfaces. 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. [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 ramp runs. Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. [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, where the extension of the handrail in the direction of the ramp run would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of the ramp run.] [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
50 LF	203.75	73	$ 10,188

Priority 1

Map for Barrier ID: AX417585

177 +34.136742, -118.173312

Photos for Barrier ID: AX417585

Barrier ID: AX417586

San Rafael Elementary School BUILDING B

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	UFAS 4.5.2

Barrier Detail

The accessible route has vertical level changes in excess of ½" which are not ramped.

Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A crack near the door and entrance is 1-1/2 inches wide and 3/4 inches deep.

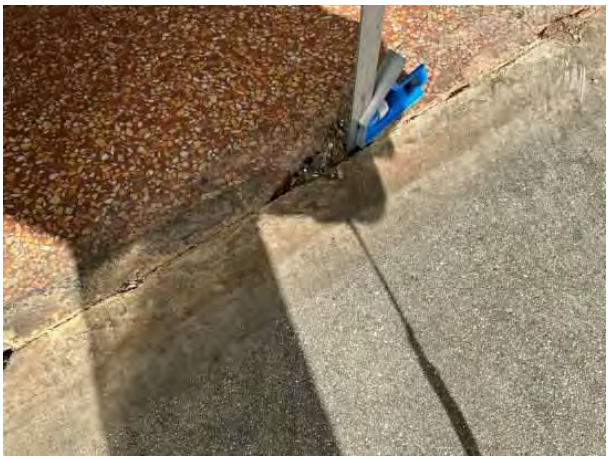
Resolution

Eliminate vertical changes in level greater than 1/2" which are not ramped. Changes in level up to 1/4" may be vertical and without edge treatment. Changes in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1:2. Changes in level greater than 1/2" shall be accomplished by means of a ramp.

Quantity	Unit Cost	Total Cost
1 SF	24.78	$ 25

Priority	1

Photos for Barrier ID: AX417586



Barrier ID: AX417658

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.

Location Description	Building C - Accessible Route to Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The sidewalk has cracks, creating abrupt level changes of 1-3/4 inches.

Resolution

The sidewalk should be removed (sections that are heaved, cracked etc) and repaired. 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.

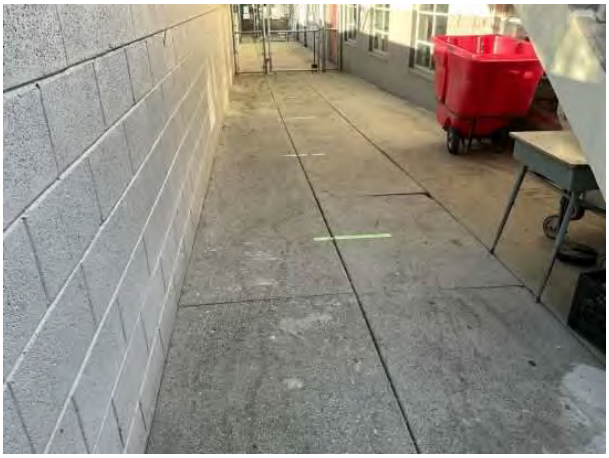
Quantity	Unit Cost	Total Cost
16 SF	24.78	$ 396

Priority	1

Map for Barrier ID: AX417658

250 +34.136542, -118.173533

Photos for Barrier ID: AX417658



Barrier ID: AX417606

San Rafael Elementary School BUILDING C

Assembly	Common Areas
Type	Assembly Area
ADA Standard	206.2.6

Barrier Detail

A direct accessible route is not provided from the assembly seating area to a performance area.

Location Description	Building C - Auditorium
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	An accessible route is not provided to the stage.

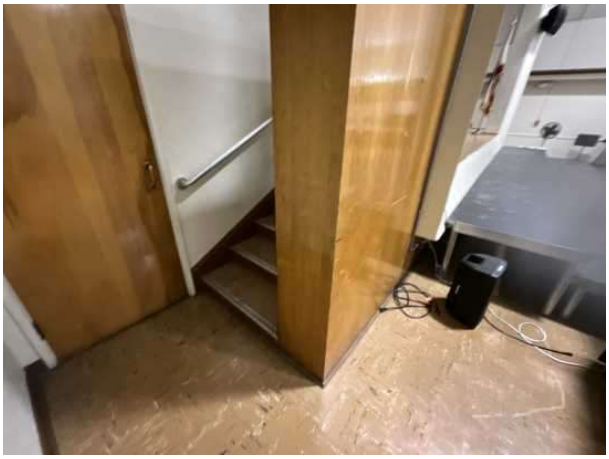
Resolution

Provide a direct accessible route from the assembly seating area to the performance area. An accessible route is minimum 36" wide, maximum 1:20 (5%) running slope and maximum 1:50 cross slope [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] 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
36 SF	24.78	$ 892

Priority	1

Photos for Barrier ID: AX417606



Barrier ID: AX417602

San Rafael Elementary School BUILDING C

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	Building C - Auditorium Doors
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Eight doors in building C do not provide a 32 inch clear width opening including the men's and women's restrooms.

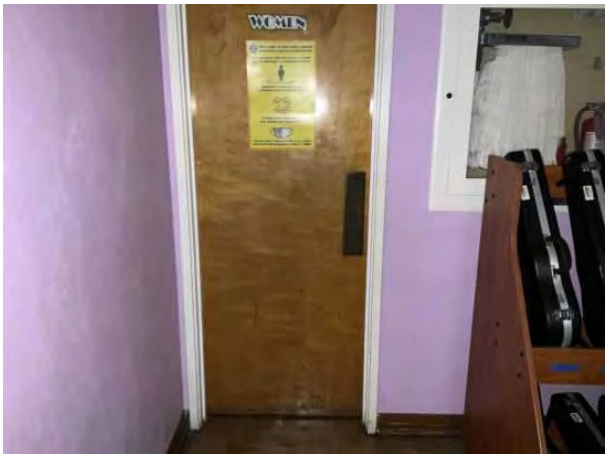
Resolution

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
8 EA	3,250.00	$ 26,000

Priority	1

Photos for Barrier ID: AX417602



Barrier ID: AX417619

San Rafael Elementary School BUILDING C

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	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The vestibule and the restroom door does not provide the required maneuvering clearance on both the push and the pull side due to the lack of space. The doors are equipped with a closer.

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
4 EA	1,562.50	$ 6,250

Priority	1

Photos for Barrier ID: AX417619

Barrier ID: AX417607

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Building C - Auditorium Stairs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Four stairs are provided leading to the stage. None of the stairs have compliant handrails.

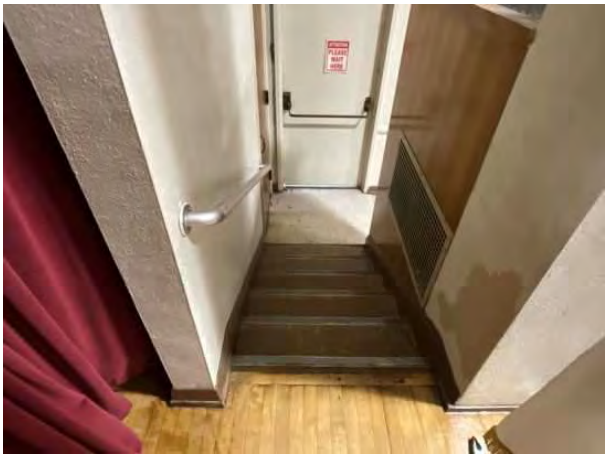
Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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
46 LF	203.75	86	$ 9,373

Priority 1

Photos for Barrier ID: AX417607



Barrier ID: AX417609

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Interior Accessible Route
ADA Standard	305.3 and 402.5.1
Barrier Detail	Clear widths are less than 36" minimum, including protruding objects.
Location Description	Building C - Backstage Office C 103 and C104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The backstage office area which is used as storage only provides a 34 inch wide circulation hall.

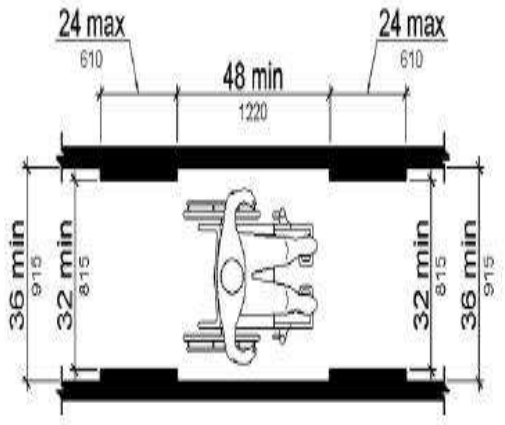
Resolution

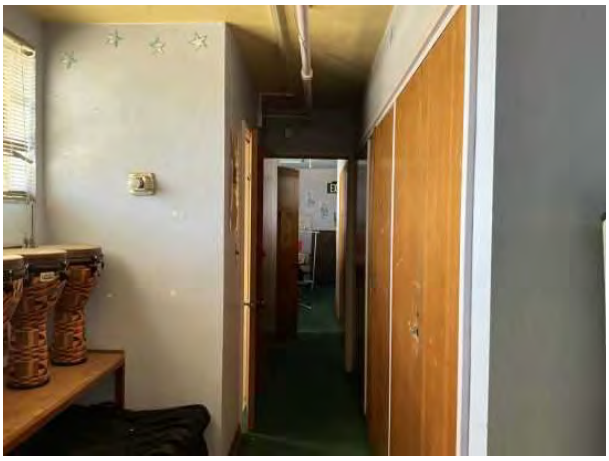
Ensure clear widths of 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to be 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.]

Quantity	Unit Cost	Total Cost
1 EA	3,000.00	$ 3,000

Priority	1

Photos for Barrier ID: AX417609





Barrier ID: AX417633

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.2; 404.2.3; 404.2.4
Barrier Detail	Double-leaf doors are used and neither side is compliant.
Location Description	Building C - Cafeteria Doors
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	2 doors provide a 27-1/2 inch clear width.

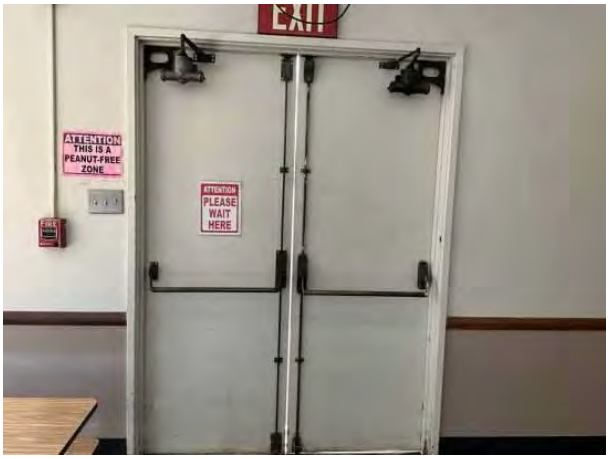
Resolution

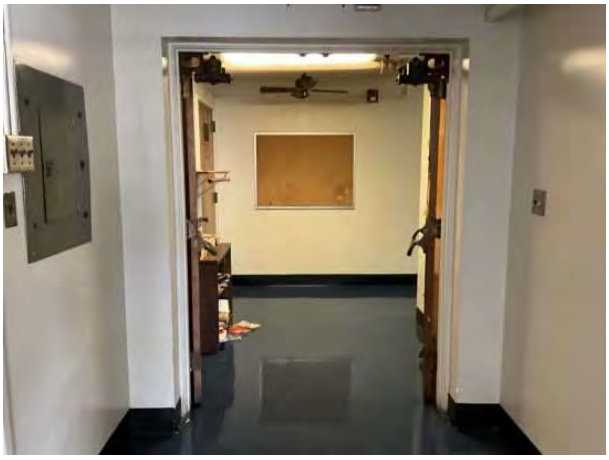
Remove and replace with a door that has at least one leaf that has 32" clear width. Doorways shall have a minimum clear opening of 32" with the door open 90°, measured between the face of the door and the stop. At least one of the active leaves of doorways with two leaves shall comply. Door openings 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.] Minimum maneuvering clearances at doors and gates shall comply. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. [EXCEPTION: Entry doors to hospital patient rooms shall not be required to provide the clearance beyond the latch side of the door.] 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	3,250.00	$ 6,500

Priority	1

Photos for Barrier ID: AX417633





Barrier ID: AX417652

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Interior Accessible Route
ADA Standard	403.3
Barrier Detail	The interior accessible route has non-compliant slopes.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The floor has slopes of 3.2% in front of the lavatory.

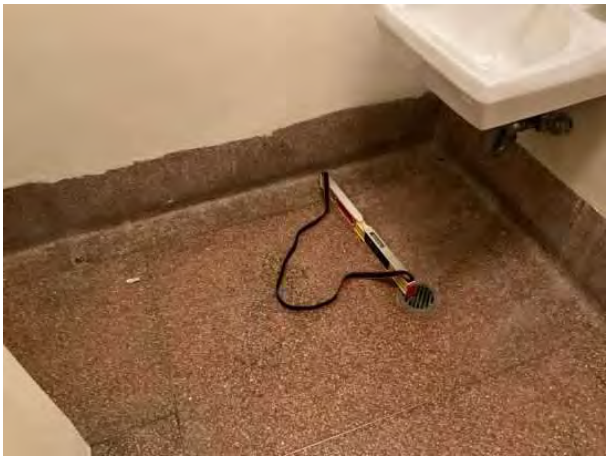
Resolution

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
25 SF	42.64	$ 1,066

Priority	1
Employee Only Space	Yes

Photos for Barrier ID: AX417652



Barrier ID: AX417629

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Building C - Stairs Leading to Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The stairs does not have compliant handrails. The handrail top gripping surface is 32 inches above the nosing, and does not provide the required top and bottom extensions.

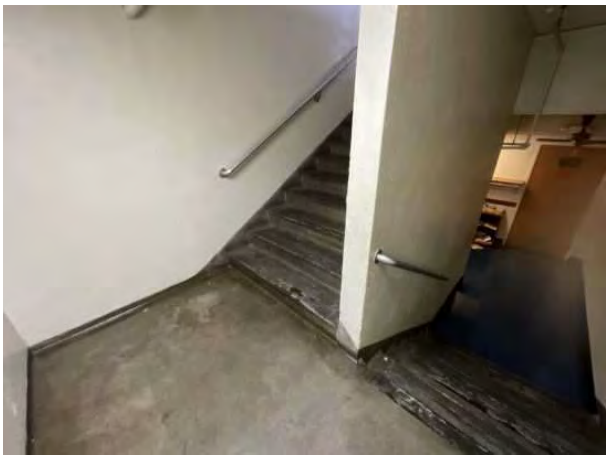
Resolution

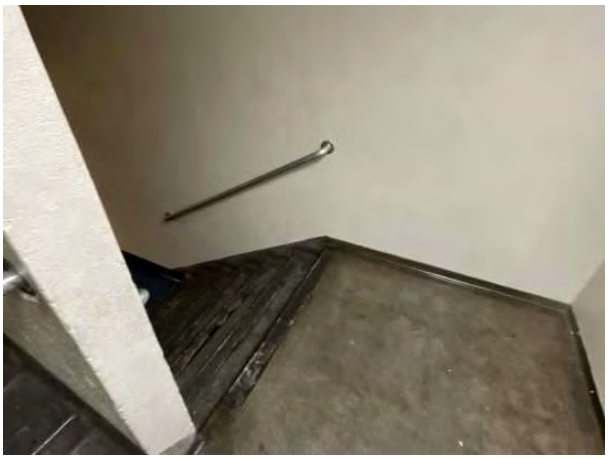
Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] Handrails 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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
52 LF	203.75	$ 10,595

Priority	1

Photos for Barrier ID: AX417629





Barrier ID: AX417630

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Stairs
ADA Standard	California Builiding Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: Treads, including top and bottom treads, of the interior stair flight do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Building C - Stairs Leading to Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The top and bottom tread do not provide a contrasting stripe.

Resolution

Install visual contrast at the interior stair flight. The upper approach and lower tread shall be marked by a stripe providing clear visual contrast. The visual contrast shall be located at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from the nose of the step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

Quantity	Unit Cost	Total Cost
2 Riser	44.00	$ 88

Priority	1

Photos for Barrier ID: AX417630

Barrier ID: AX417707

San Rafael Elementary School EXTERIOR ROUTES

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

Barrier Detail

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

Location Description	Classroom G 119
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The West door landing is 2-1/4 inches below the sill. The East door landing is 1 inch below the door sill.

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
2 EA	1,562.50	$ 3,125

Priority	1

Map for Barrier ID: AX417707

299 +34.136441, -118.172514

Photos for Barrier ID: AX417707

Barrier ID: AX417678

San Rafael Elementary School PLAY AREAS

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	Entire Outdoor Open Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Most of the outdoor play area has major cracks in the asphalt due to erosion; creating abrupt changes and level up to 1-1/2 inches high and 2 inches wide.

Resolution

The accessible route should be repaired to eliminate vertical level changes greater than 1/4". This barrier must be removed in conjunction with barrier ID 417679. The cost of this barrier removal is covered under ID 417679 and therefore, the cost of this ID is shown as $0. 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
30000 SF	0.00	$ 0

Priority	1

Map for Barrier ID: AX417678

270 +34.136344, -118.173326

Photos for Barrier ID: AX417678

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	CBC Chap 11B-404.2
Barrier Detail	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.
Location Description	Main Entrance
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The hand sanitizer is 37 1/2 inches within the door landing.

Resolution

Relocate the hand sanitizer to provide the required maneuvering clearance at the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

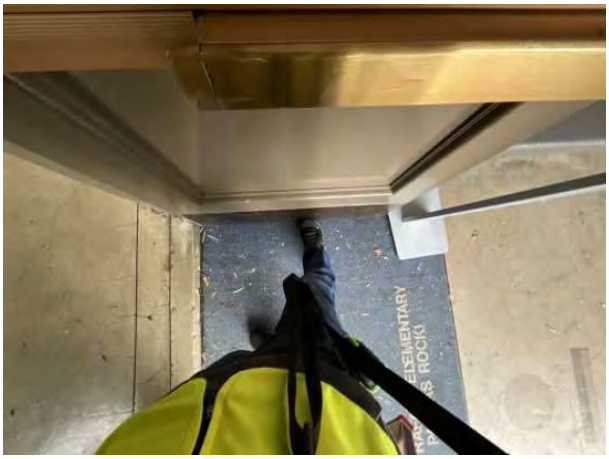
Quantity	Unit Cost	Total Cost
1 EA	125.00	$ 125

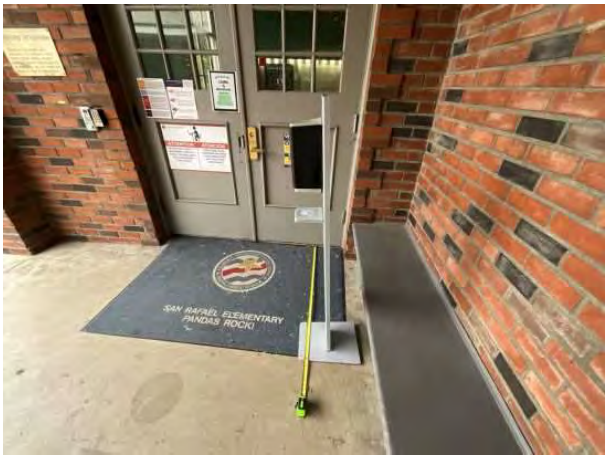
Priority	1

Map for Barrier ID: AX416580

18 +34.137023, -118.172931

Photos for Barrier ID: AX416580





Barrier ID: AX417709

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp at B02 and B03
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The bottom landing has slopes of 9.1%.

Resolution

Install compliant ramp landings. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
6 LF	827.50	$ 4,965

Priority	1
Intermediate Landing Compliant	Yes
Handrails Compliant	Yes

Map for Barrier ID: AX417709

301 +34.136310, -118.172599

Photos for Barrier ID: AX417709

Barrier ID: AX417710

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp at B04 and B05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The bottom landing has slopes of 8.9%.

Resolution

Install compliant ramp landings. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
6 LF	827.50	$ 4,965

Priority	1
Intermediate Landing Compliant	Yes
Handrails Compliant	Yes

Map for Barrier ID: AX417710

302 +34.136231, -118.172776

Photos for Barrier ID: AX417710

Barrier ID: AX417705

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp at G 119
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The bottom landing has an abrupt change in level 3/4 high.

Resolution

Install compliant ramp landings. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
3 LF	827.50	$ 2,483

Priority	1
Intermediate Landing Compliant	Yes
Handrails Compliant	Yes

Map for Barrier ID: AX417705

297 +34.136402, -118.172553

Photos for Barrier ID: AX417705

Barrier ID: AX417706

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-403.5.1,505
Barrier Detail	CALIFORNIA: The exterior ramp railings are not compliant.
Location Description	Ramp at G 119
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The ramp handrail is not continuous due to the door location.

Resolution

Provide compliant handrails on both sides of the ramp. [EXCEPTION: At door landings, handrails are not required on ramp runs less than 6" rise or 72" in length.] The handrails on each side shall be a minimum 48" apart horizontally. The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. The gripping surface of handrails shall be 1.25" to 2" diameter, or a non-circular grip that has a perimeter dimension of 4" to 6.25" maximum. Provide a bottom rail that is maximum 4" from the ramp surface and prevents the passage of a 4" diameter sphere between the ramp surface and the rail. 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 ramp surfaces. 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. [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 ramp runs. Ramp handrails shall extend horizontally above the landing for 12" minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. [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, where the extension of the handrail in the direction of the ramp run would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of the ramp run.] [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.]

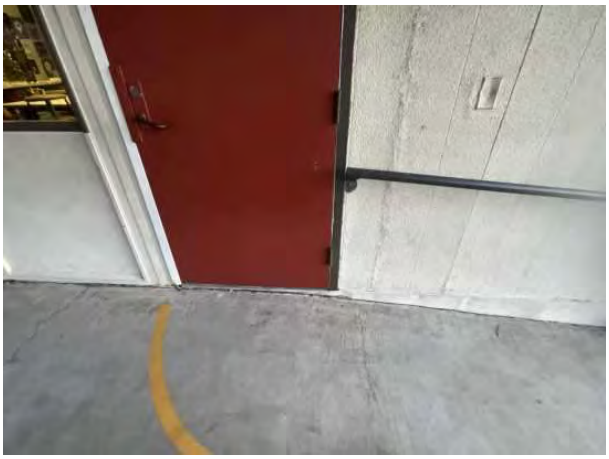
Quantity	Unit Cost	Total Cost
5 LF	203.75	$ 1,019

Priority 1

Map for Barrier ID: AX417706

298 +34.136438, -118.172539

Photos for Barrier ID: AX417706



Barrier ID: AX417660

San Rafael Elementary School PLAY AREAS

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	Ramp Leading to Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The ramp bottom asphalt to concrete transition has an abrupt change in level up to 1-1/8 inch high.

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
5 SF	24.78	$ 124

Priority	1

Map for Barrier ID: AX417660

 +34.136272, -118.173562

Photos for Barrier ID: AX417660

Barrier ID: AX417659

San Rafael Elementary School PLAY AREAS

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp Leading to Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The ramp bottom landing is 55-1/2 inches long to the bollards at the top ramp. The middle ramp top landing extends 55 inches long. The bottom landing of the bottom ramp has slopes of 3.4%..

Resolution

Install compliant ramp landings. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

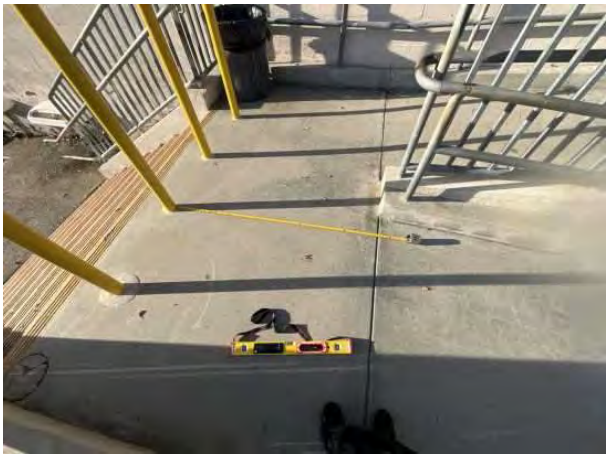
Quantity	Unit Cost	Total Cost
18 LF	827.50	$ 14,895

Priority	1
Intermediate Landing Compliant	Yes
Handrails Compliant	Yes

Map for Barrier ID: AX417659

251 +34.136356, -118.173397

Photos for Barrier ID: AX417659



Barrier ID: AX417680

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp South of D Clasrooms
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The bottom landing has slopes of 10.5%.

Resolution

Install compliant ramp landings. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

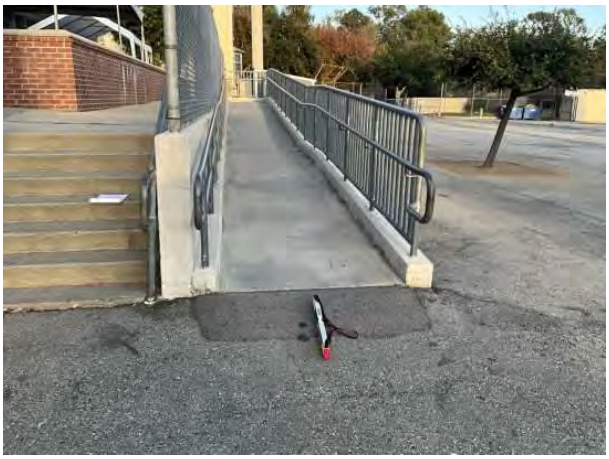
Quantity	Unit Cost	Total Cost
6 LF	827.50	$ 4,965

Priority	1
Intermediate Landing Compliant	Yes
Handrails Compliant	Yes

Map for Barrier ID: AX417680

272 +34.136486, -118.173185

Photos for Barrier ID: AX417680



Barrier ID: AX417683

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-405
Barrier Detail	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.
Location Description	Ramp South of D Clasrooms
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The ramp has running slopes up to 10% for a length of 30' x 4' wide.

Resolution

The ramp should be removed and an accessible ramp should be installed. Ramp runs shall have a running slope not steeper than 1:12. Cross slopes shall not be steeper than 1:48. The maximum rise of a ramp run shall be 30". The ramp shall have 48" minimum clear width. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, and min. 60" wide and at least as wide as the ramp run. Ramp landings at the top of ramps shall be 60" minimum by 60" minimum. Ramp landings located between ramp runs, where landings are not at a turn in direction shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" min. wide by 72" min. length in the direction of downward travel from the upper ramp run. Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. All ramp runs shall have handrails on each side of the ramp. [Exception: A door landings, handrails are not required on ramp runs less than 6" in rise or minimum 72" in length.]

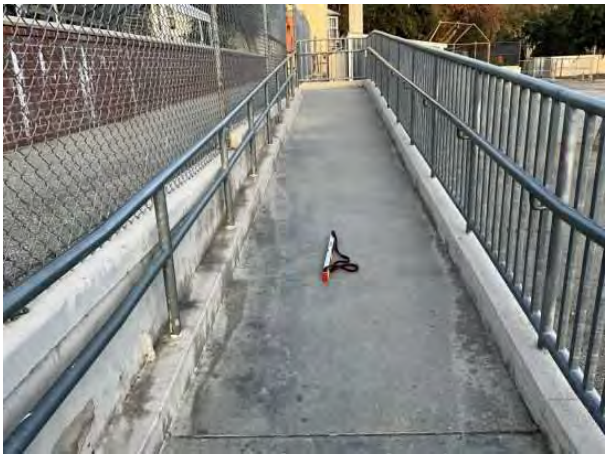
Quantity	Unit Cost	Total Cost
36 LF	827.50	$ 29,790

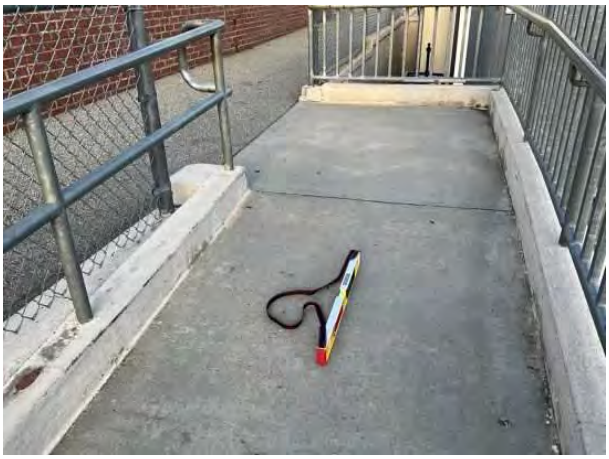
Priority	1
Intermediate Landing Compliant	Yes
Handrails Compliant	Yes

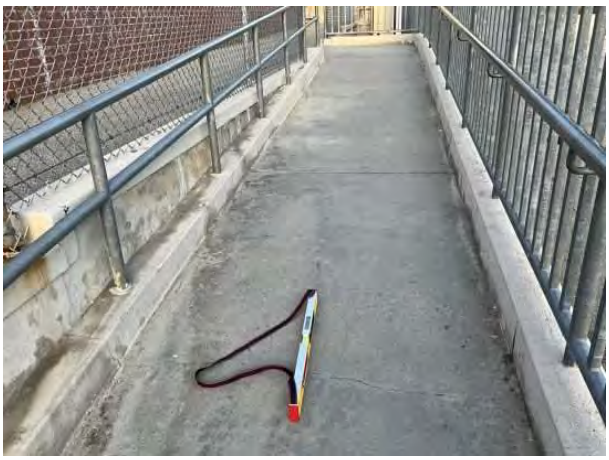
Map for Barrier ID: AX417683

275 +34.136500, -118.173117

Photos for Barrier ID: AX417683







Barrier ID: AX417671

San Rafael Elementary School PLAY AREAS

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.5.1
Barrier Detail	CALIFORNIA: The exterior accessible route is less than 48" wide.
Location Description	Rest area Adjacent to Play Area 3
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The outdoor rest area is not connected to an accessible route.

Resolution

Install a compliant exterior accessible route. An exterior accessible route has a minimum clear width of 48", maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.]

Quantity	Unit Cost	Total Cost
3500 SF	11.20	$ 39,200

Priority	1

Map for Barrier ID: AX417671

263 +34.136038, -118.173888

Photos for Barrier ID: AX417671

Barrier ID: AX417677

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description	Sidewalk South of Outdoor Dining Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The sidewalk south of the exterior dining area has cross slopes up to 4% for a length of 50' x 8' wide

Resolution

Install a compliant exterior accessible route. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] 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.

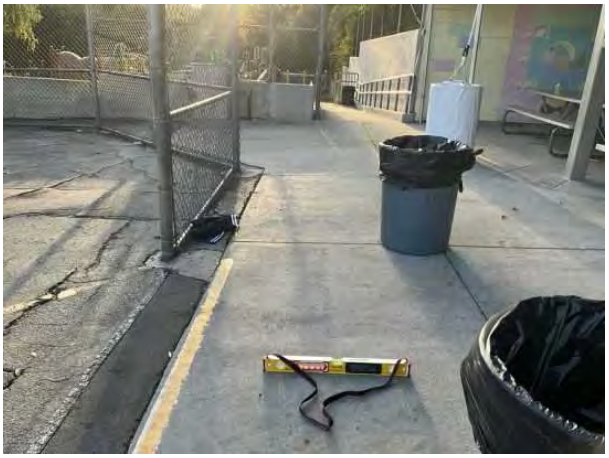
Quantity	Unit Cost	Total Cost
400 SF	24.78	$ 9,912

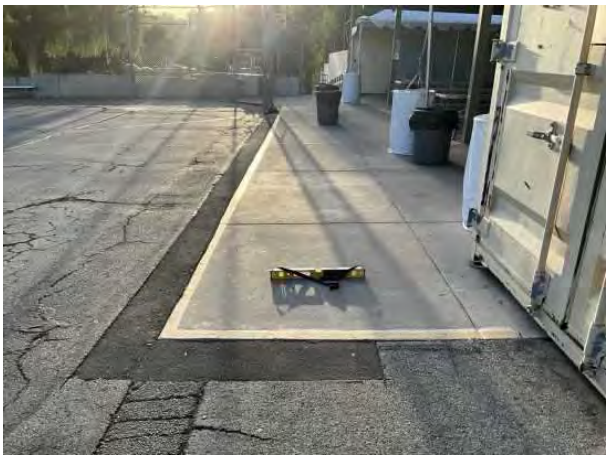
Priority	1

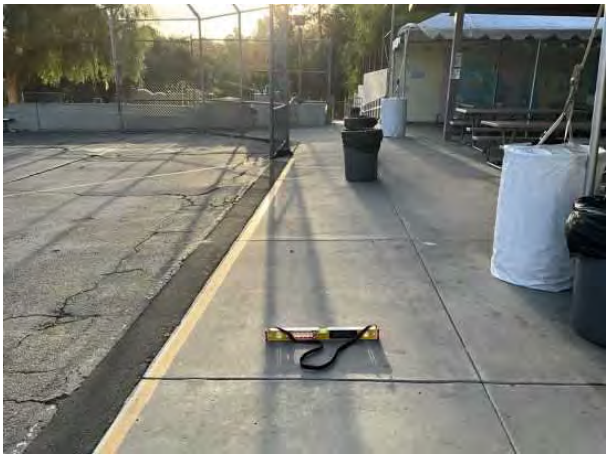
Map for Barrier ID: AX417677

269 +34.136441, -118.173275

Photos for Barrier ID: AX417677







Barrier ID: AX416582

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Stair Near Main Entrance
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The stair does not have handrails.

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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.]

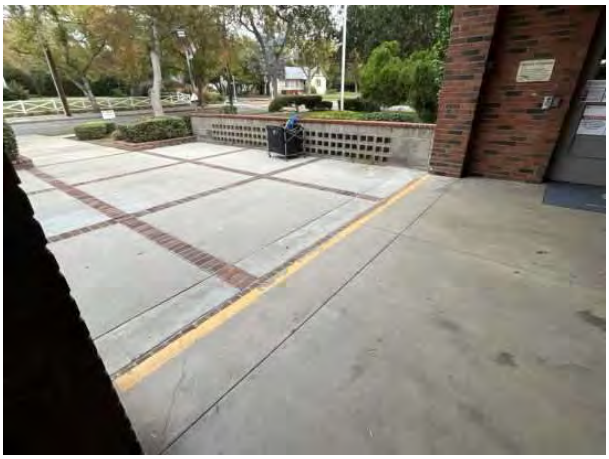
Quantity	Unit Cost	Total Cost
9 LF	203.75	$ 1,834

Priority 1

Map for Barrier ID: AX416582

20 +34.136989, -118.173053

Photos for Barrier ID: AX416582



Barrier ID: AX417600

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs North of Building C
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The stair treads do not provide a contrasting stripe on each tread, the full width of the stairs.

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

Quantity	Unit Cost	Total Cost
17 Riser	44.00	$ 748

Priority	1

Map for Barrier ID: AX417600

192 +34.136857, -118.173525

Photos for Barrier ID: AX417600

Barrier ID: AX417601

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Stairs North of Building C
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The handrail top gripping surface is 29 inches above the riser. The stair handrails do not provide the required extensions at the top or bottom.

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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.]

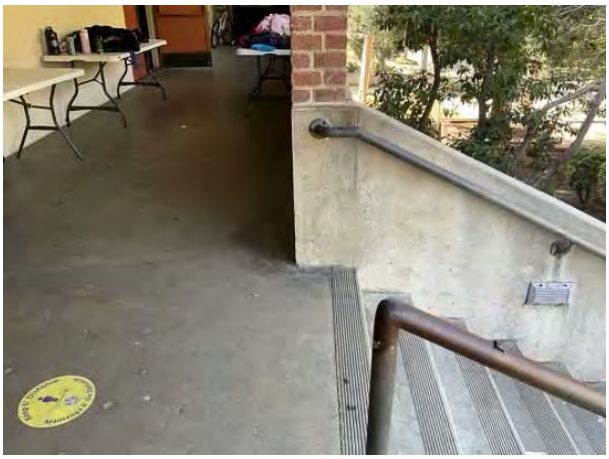
Quantity	Unit Cost	Total Cost
44 LF	203.75	$ 8,965

Priority	1
Handrails Compliant	Yes

Map for Barrier ID: AX417601

193 +34.136857, -118.173552

Photos for Barrier ID: AX417601



Barrier ID: AX417702

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs South of Building A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A contrasting stripe is not provided at each tread.

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

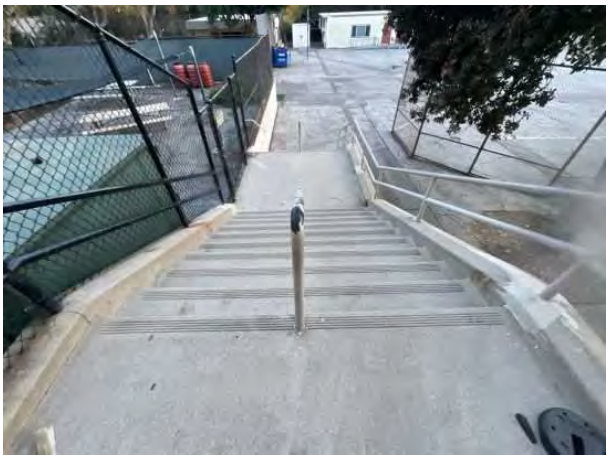
Quantity	Unit Cost	Total Cost
18 Riser	44.00	$ 792

Priority	1

Map for Barrier ID: AX417702

294 +34.136642, -118.172727

Photos for Barrier ID: AX417702



Barrier ID: AX417703

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant or are not provided.
Location Description	Stairs South of Building A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The handrail height does not comply with neither children's or adult use height.

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. 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. 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
40 LF	203.75	$ 8,150

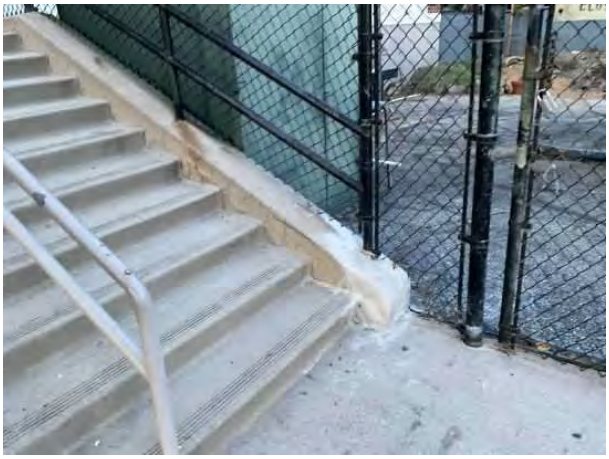
Priority	1

Handrails Compliant	Yes

Map for Barrier ID: AX417703

295 +34.136623, -118.172716

Photos for Barrier ID: AX417703



Barrier ID: AX417682

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs South of D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

Quantity	Unit Cost	Total Cost
7 Riser	44.00	$ 308

Priority	1
Handrails Compliant	Yes

Map for Barrier ID: AX417682

274 +34.136505, -118.173151

Photos for Barrier ID: AX417682

Barrier ID: AX417656

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs South Side of Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The stairs do not provide contrasting stripes at the top and bottom treads.

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

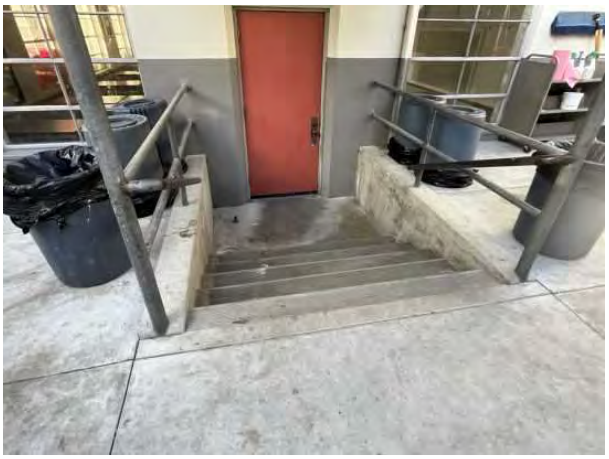
Quantity	Unit Cost	Total Cost
2 Riser	44.00	$ 88

Priority	1

Map for Barrier ID: AX417656

248 +34.136543, -118.173438

Photos for Barrier ID: AX417656



Barrier ID: AX417657

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Stairs South Side of Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The top gripping surface is 31 inches above the floor and the handrails do not have top and bottom extensions.

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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
16 LF	203.75	143	$ 3,260

Priority 1

Map for Barrier ID: AX417657

249 +34.136549, -118.173411

Photos for Barrier ID: AX417657

Barrier ID: AX417700

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs West of Building A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

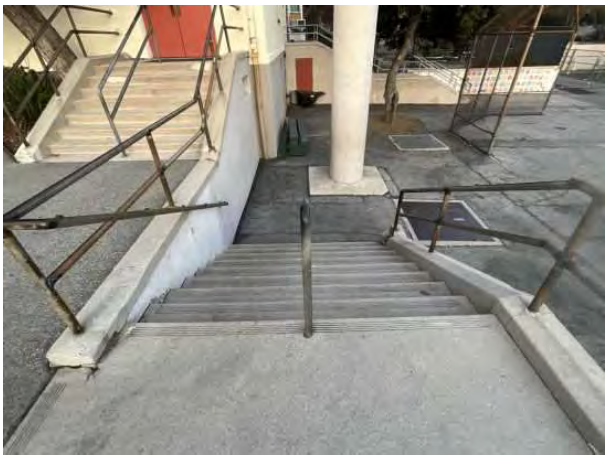
Quantity	Unit Cost	Total Cost
16 Riser	44.00	$ 704

Priority	1
Handrails Compliant	Yes

Map for Barrier ID: AX417700

292 +34.136586, -118.172889

Photos for Barrier ID: AX417700



Barrier ID: AX417613

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Stairs West of Building C
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The handrail top gripping surface is 31 inches above the floor and does not have the required top and bottom extensions. The handrails also do not comply with guardrail requirements.

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] 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. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. 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. 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 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. 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.]

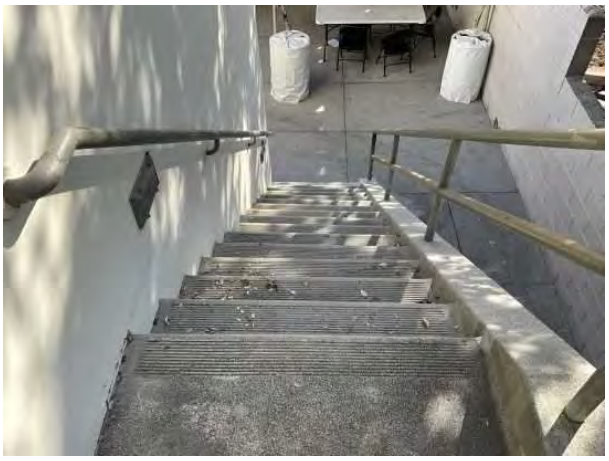
Quantity	Unit Cost	Total Cost
30 LF	203.75	$ 6,113

Priority	1
Handrails Compliant	Yes

Map for Barrier ID: AX417613

205 +34.136540, -118.173558

Photos for Barrier ID: AX417613



Barrier ID: AX417614

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs West of Building C
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The stair treads do not provide a contrasting stripe on each tread, the full width of the stairs

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

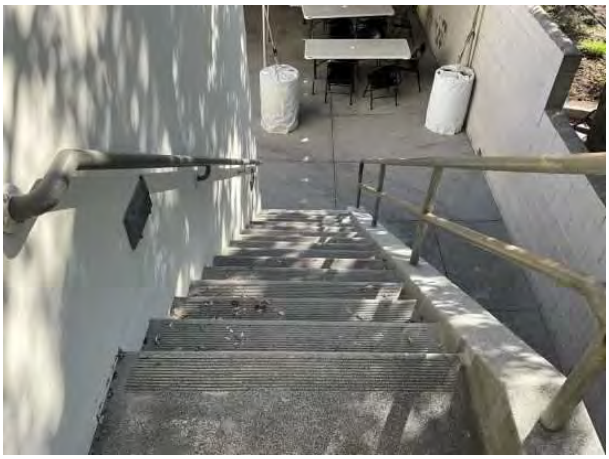
Quantity	Unit Cost	Total Cost
16 Riser	44.00	$ 704

Priority	1
Handrails Compliant	Yes

Map for Barrier ID: AX417614

206 +34.136500, -118.173490

Photos for Barrier ID: AX417614



Barrier ID: AX417571

San Rafael Elementary School TYPICAL RECURRING BARRIERS

Assembly	Interior Access Route
Type	Door
ADA Standard	307.4, 404.2.3

Barrier Detail

The door does not have 80" minimum head clearance from finish floor, excluding door closer hinged bar and door stops which can be 78" minimum.

Location Description	Typical Door Closers Below 78 Inches
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Many doors throughout the campus have door closers with the bottom edge at 77 inches above the floor. Building A has 22 doors. Building B has 8 doors. Building C has 12 doors. Building D has 3 doors. Building E has 6 doors.

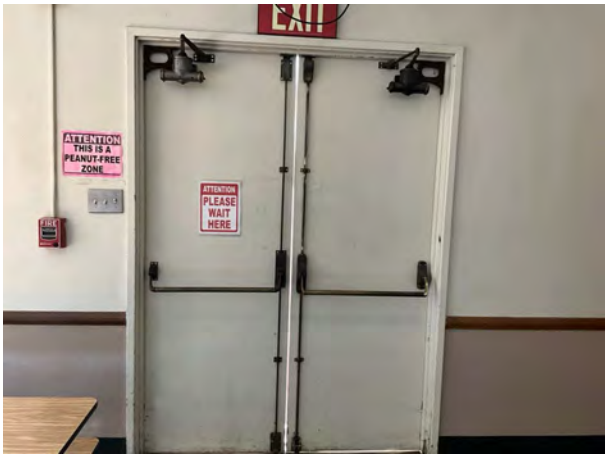
Resolution

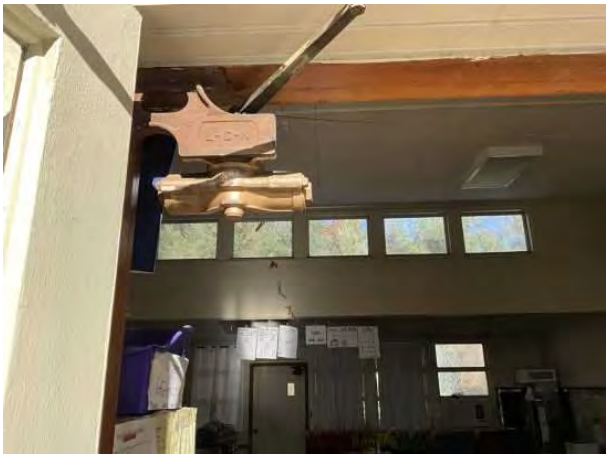
Provide an accessible door with 80" minimum head clearance above finish floor. This barrier must be removed in conjunction with barrier ID 416584. The cost of this barrier removal is covered under ID 416584 and therefore, the cost of this ID is shown as $0. [EXCEPTION: Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
51 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX417571





Kaul

Alba

Barrier ID: AX416585

San Rafael Elementary School TYPICAL RECURRING BARRIERS

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	Typical Door Opening Forces Over 5 Pounds
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Typical doors throughout the campus have opening forces from 7 to 14 pounds. Building A has 29 doors. Building B has 9 doors. Building C has 15 doors. Building D has 2 doors. Building E has 5 doors. Portables have 6 doors.

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. Linking This barrier must be removed in conjunction with barrier ID 416584. The cost of this barrier removal is covered under ID 416584 and therefore, the cost of this ID is shown as $0. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be 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
66 EA	0.00	$ 0

Priority	1

Photos for Barrier ID: AX416585

Barrier ID: AX416584

San Rafael Elementary School TYPICAL RECURRING BARRIERS

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	Typical Doors Close Too Fast
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Doors throughout the campus have closing speeds of 2.3 to 4.5 seconds from the 90 degree open position to within 12 degrees of the latch. Building A has 29 doors. Building B has 9 doors. Building C has 15 doors. Building D has 2 doors. Building E has 5 doors. Portables have 6 doors.

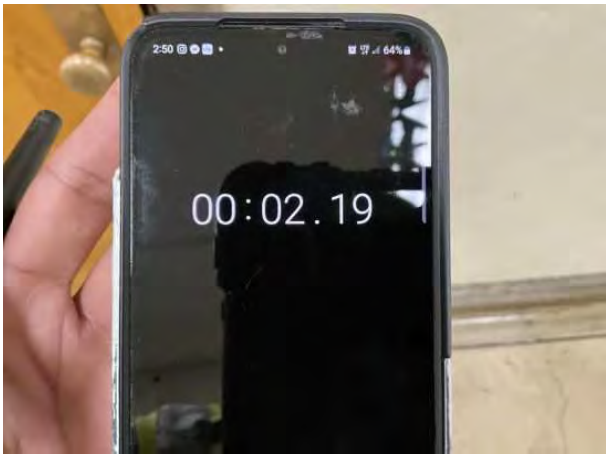
Resolution

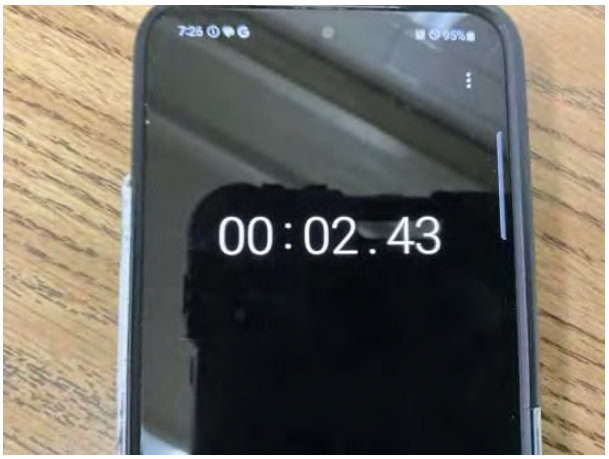
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 416585 and 417571. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

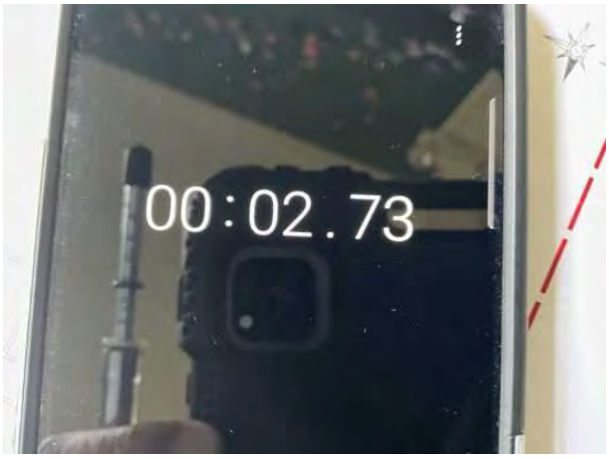
Quantity	Unit Cost	Total Cost
66 EA	457.50	$ 30,195

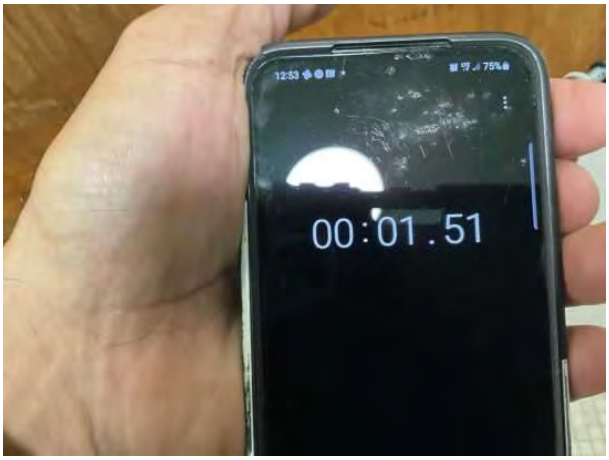
Priority	1

Photos for Barrier ID: AX416584








00:01.51

00:02.95

Barrier ID: AX416657

San Rafael Elementary School TYPICAL RECURRING BARRIERS

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	Typical Doors in Deep Alcoves
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Many doors throughout the building do not provide the 12 inch wide side maneuvering clear space due to an alcove condition deeper than 8 inches where doors are equipped with a closer. Building A has 20 doors.

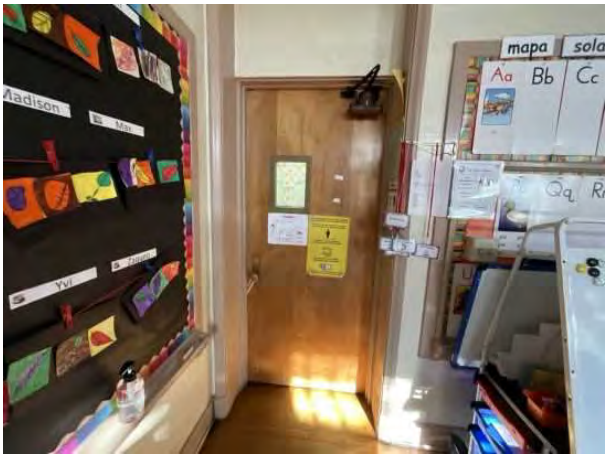
Resolution

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
20 EA	1,562.50	$ 31,250

Priority	1

Photos for Barrier ID: AX416657



Barrier ID: AX416590

San Rafael Elementary School TYPICAL RECURRING BARRIERS

Assembly	Interior Access Route
Type	Door

ADA Standard

CBC Chap 11B- 309, 404.2.7, State Fire Marshall Referenced Standard Section 12-10-202(f)

Barrier Detail	CALIFORNIA: The hardware at the accessible door is not compliant.
Location Description	Typical Doors With Knob Type Hardware
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Many doors throughout the campus have knob type hardware. Building A has 31 doors. Building B has 8 doors. Building C has 17 doors. Building D has 6 doors. Building E has 6 doors.

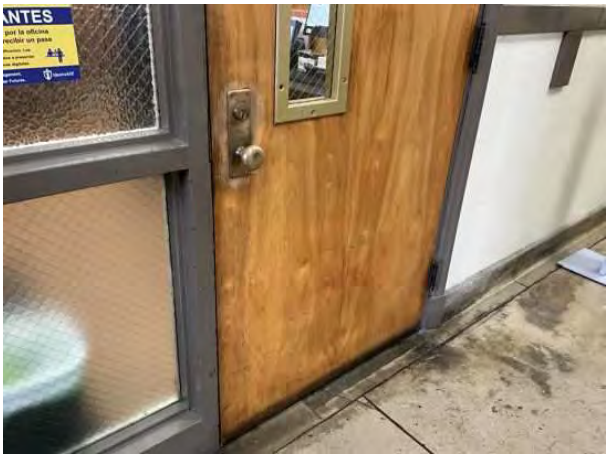
Resolution

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 44" 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.] [Advisory 404.2.7 Door and gate hardware. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.] Lever hardware of lever actuated latches or locks shall be curved with a return to within 1/2 inch of the door. [Advisory 11B-404.2.7 Door and gate hardware. In addition to the requirements of this section, designers should be aware of the Part 12, Section 12-10-202(f) requirement for lever hardware as adopted by the State Fire Marshal. The lever of lever actuated latches or locks must be curved with a return to within ½ inch of the door to prevent catching on the clothing of persons during egress.]

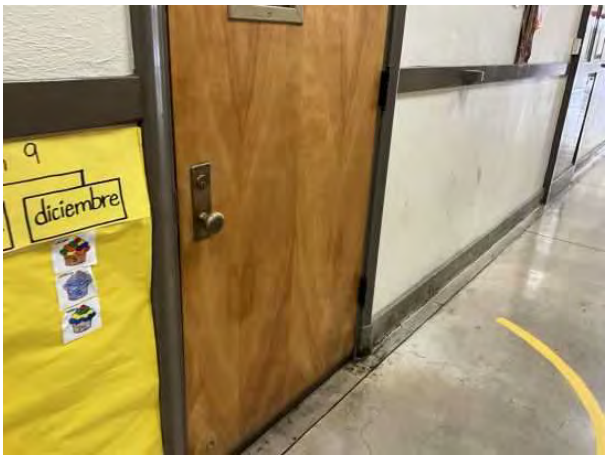
Quantity	Unit Cost	Total Cost
68 EA	366.25	$ 24,905

Priority	1

Photos for Barrier ID: AX416590



STAFF
RESTROOM


diciembre

Barrier ID: AX416650

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Stairs
ADA Standard	California Builiding Code Chap 11B-505.4, 505.10
Barrier Detail	CALIFORNIA: The stair handrail extensions are not compliant.
Location Description	Building A - South Stairs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The stairs do not provide the required top and bottom handrail extensions.

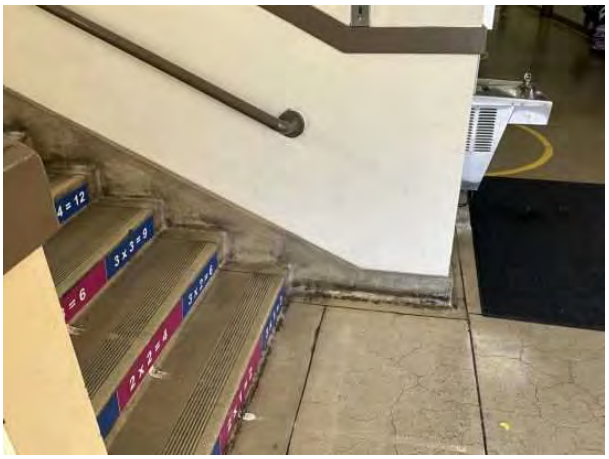
Resolution

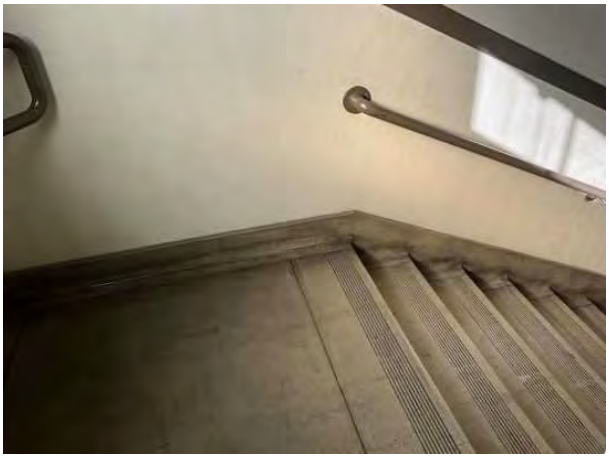
Install compliant handrail extensions at the top and bottom of the stair flight. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. The handrails at the bottom of the stairs shall extend at the s lope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTION: In alterations, where the extension of the handrail in the direction of stair flight would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of stair flight.] [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 inches 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 inches minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
8 LF	203.75	$ 1,630

Priority	2
Handrails Compliant	Yes

Photos for Barrier ID: AX416650





Barrier ID: AX416684

San Rafael Elementary School BUILDING A

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	Building A - A 112 Kindergarten
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The sink rim surface is 37 inches above the floor.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	900.00	$ 900

Priority	2

Photos for Barrier ID: AX416684

Barrier ID: AX416593

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	306, 902.1, 902.2, 902.3, 902.4

Barrier Detail

The work surface height is not compliant. Knee and toe clearances are not provided.

Location Description	Building A - Admin A 102
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The visitor check-in desk does not provide knee and toe clearance. The knee clearance extends 24 inches above the floor.

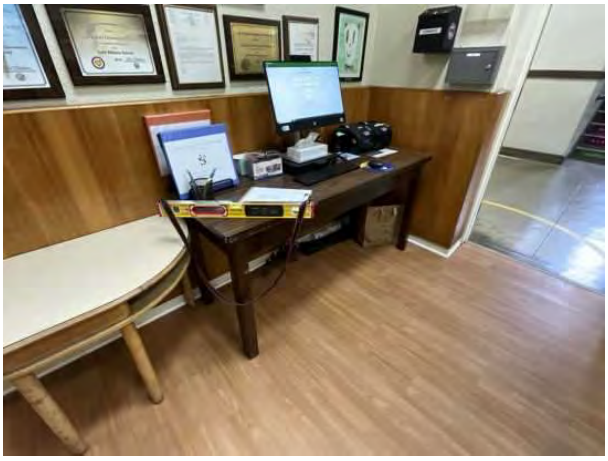
Resolution

Provide work surface tables at a compliant height. The tops of work surfaces shall be 28" minimum and 34" maximum above the finish floor or ground. A clear floor space 30" minimum by 48" minimum, positioned for a forward approach with the 30" dimension paralleling the edge of the work surface, shall be provided. Knee and toe clearance shall be provided. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. Examples of work surfaces include writing surfaces, study carrels, student laboratory stations, baby changing, other tables or fixtures for personal grooming.

Quantity	Unit Cost	Total Cost
1 EA	500.00	$ 500

Priority	2

Photos for Barrier ID: AX416593



Barrier ID: AX416594

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Interior Access Route
ADA Standard	CBC Chap 11B-306, 904.4

Barrier Detail

CALIFORNIA: The service counter does not have 36" long section that is 34" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 36" long section that is 34" maximum above the finished floor, with knee and toe clearance oriented for a forward approach.

Location Description	Building A - Admin A 102
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The reception counter is 26-1/4 inches long.

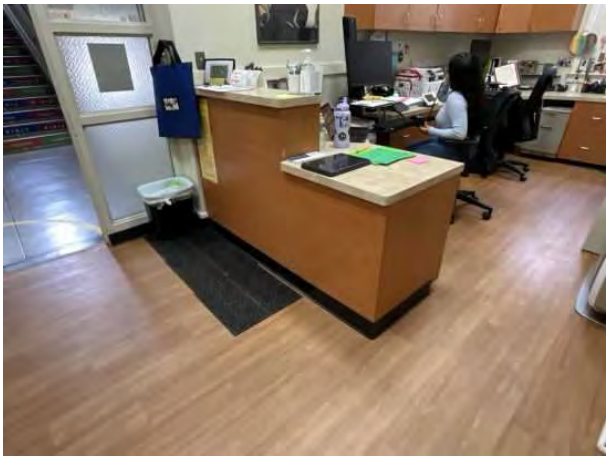
Resolution

Provide either a compliant parallel or a compliant forward approach to the counter. For a parallel approach, a portion of service counter must be 36" minimum long and 34" maximum above finished floor. Clear space of minimum 30" wide and minimum 48" long shall be located adjacent to the compliant portion of the counter, and oriented for a parallel approach, with the 48" dimension adjacent to the compliant portion. [EXCEPTION: Where the provided counter surface is less then 36" long, the entire counter surface shall be 34" high maximum above the finish floor.] For a forward approach, a portion of the service counter must be 36" long and 34" high maximum, with knee and toe clearance. Knee and toe clearance shall be provided for a forward approach. Clear floor space minimum 30" wide and minimum 48" long shall be provided on the compliant portion of the counter, and oriented for a forward approach. Clear space at the counter shall be maximum 2.08% in all directions and a firm and stable surface. Knee clearance shall be the space under an element between 9" and 27" above the finish floor or ground. 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. 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
3 LF	751.88	$ 2,256

Priority	2

Photos for Barrier ID: AX416594



Barrier ID: AX416598

San Rafael Elementary School BUILDING A

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	Building A - Doors Not Providing 10" Smooth Surface
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Many doors throughout the building do not provide the bottom 10 inch smooth area due to a groove in the panel or a doorstop. 9 doors at the first floor and 4 doors at the second floor do not provide the 10 inch bottom smooth surface.

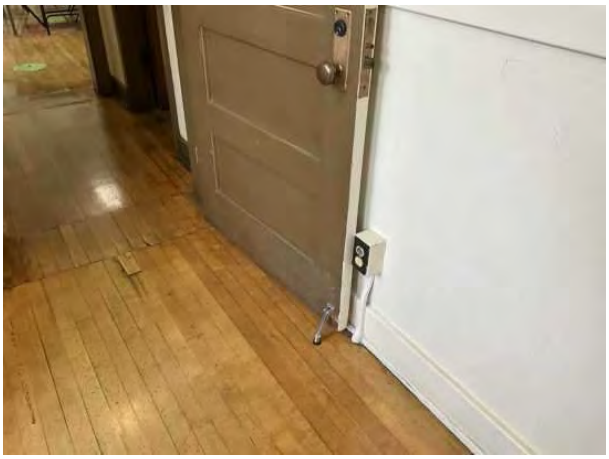
Resolution

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
12 EA	116.25	$ 1,395

Priority	2

Photos for Barrier ID: AX416598



Barrier ID: AX416652

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Stairs
ADA Standard	California Builiding Code Chap 11B-505.4, 505.10
Barrier Detail	CALIFORNIA: The stair handrail extensions are not compliant.
Location Description	Building A - North Stairs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The stairs do not provide the required top and bottom handrail extensions.

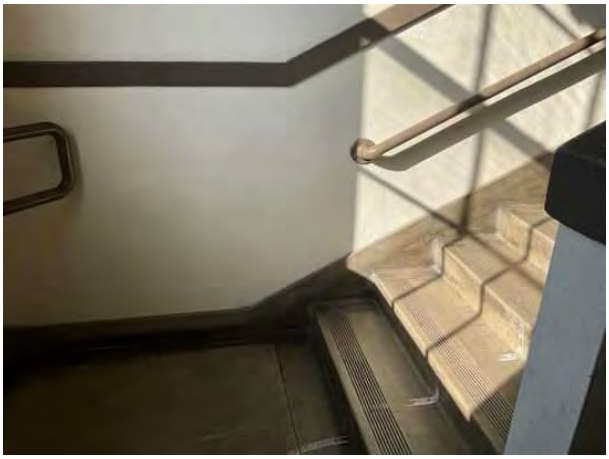
Resolution

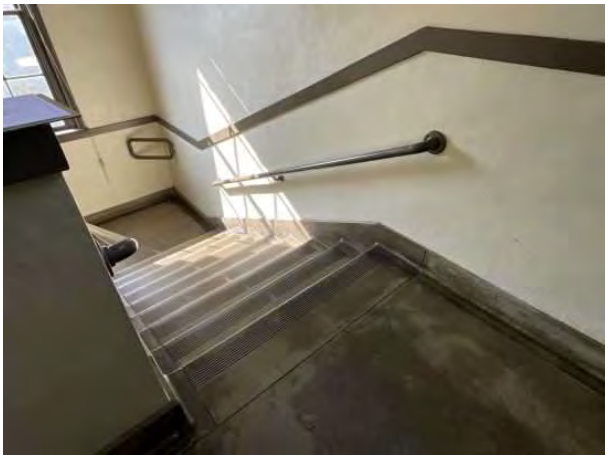
Install compliant handrail extensions at the top and bottom of the stair flight. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. The handrails at the bottom of the stairs shall extend at the s lope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTION: In alterations, where the extension of the handrail in the direction of stair flight would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of stair flight.] [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 inches 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 inches minimum, should be provided to help prevent entrapment.]

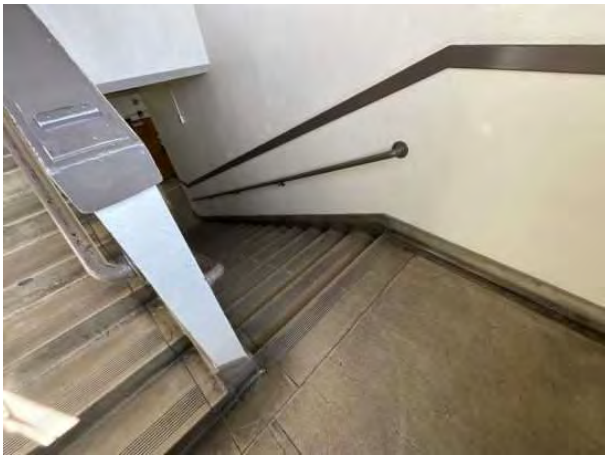
Quantity	Unit Cost	Total Cost
8 LF	203.75	$ 1,630

Priority	2
Handrails Compliant	Yes

Photos for Barrier ID: AX416652







Barrier ID: AX416611

San Rafael Elementary School BUILDING A

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	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The sink is 36 inches above the floor and does not provide 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	900.00	$ 900

Priority	2

Photos for Barrier ID: AX416611

Barrier ID: AX416645

San Rafael Elementary School BUILDING A

Assembly	Common Areas
Type	Dining And Work Surface
ADA Standard	CBC Chap 11B-306, 902
Barrier Detail	CALIFORNIA: The dining or work surface is not compliant.
Location Description	Building A - Staff Lounge A 110
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

12 chairs are provided for dining. None of the tables are accessible. At least 1 table is required to be accessible.

Resolution

Install a dining or work surface minimum 28" to maximum 34" height with clear space and compliant knee and toe clearance for a forward approach. Where food or drink is served for consumption at a counter exceeding 34 inches in height, a portion of the main counter 60 inches minimum in length shall be provided in compliance. Dining surfaces required to comply shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. Work surfaces required to comply shall be dispersed throughout the space or facility containing work surfaces. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply. Where work surfaces are provided for use by other than employees, at least 5 percent shall comply. [EXCEPTIONS: 1. Sales counters and service counters shall not be required to comply. 2. Check writing surfaces provided at check-out aisles not required to be accessible shall not be required to comply.] Clear space shall be maximum 1:48 (2.08%) in all directions and a firm and stable surface. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground. At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches deep minimum at 27 inches above the finish floor or ground. The knee clearance shall not be reduced at built-in dining and work surfaces required to be accessible. 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. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. The toe clearance shall extend 19 inches minimum under built-in dining and work surfaces required to be accessible.

Quantity	Unit Cost	Total Cost
1 LF	992.50	$ 993

Priority	2

Photos for Barrier ID: AX416645

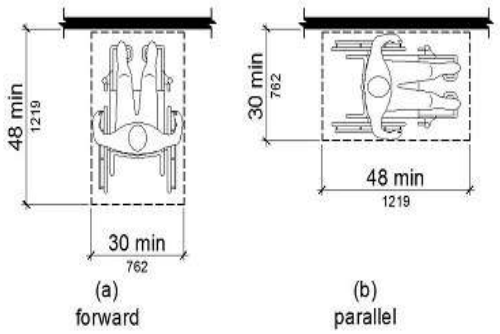


Figure *11B*-305.5
Position of Clear Floor or Ground Space

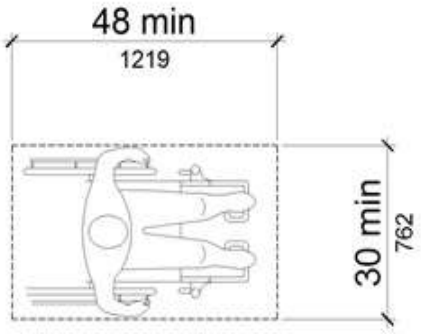


Figure *11B*-305.3
Clear Floor or Ground Space

Barrier ID: AX416643

San Rafael Elementary School BUILDING A

Assembly	Kitchen
Type	Sink
ADA Standard	606.3

Barrier Detail

The accessible sink is not installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.

Location Description	Building A - Staff Lounge A 110
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The sink rim is 36-1/4 inches above the floor.

Resolution

Reconfigure the sink so that the accessible sink is installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.

Quantity	Unit Cost	Total Cost
1 EA	900.00	$ 900

Priority	2

Photos for Barrier ID: AX416643

Barrier ID: AX416649

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703

Barrier Detail

Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)

Location Description	Building A Exit Doors
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The exit doors on the south side of the building do not have a tactile exit sign.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style" Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
2 EA	68.75	$ 138

Priority	2

Photos for Barrier ID: AX416649

Barrier ID: AX417604

San Rafael Elementary School BUILDING C

Assembly	Common Areas
Type	Assembly Area
ADA Standard	216.10; 219; 706
Barrier Detail	An assistive listening system is required, but not provided.
Location Description	Building C - Auditorium
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

It is unclear how many assistive listening devices are required as not all chairs in placed in the auditorium. Some chairs are stored in storage rooms. Provide assistive listening devices based the the table below.

Resolution

Each assembly area required to provide assistive listening systems shall provide signs informing patrons of the availability of the assistive listening system. Assistive listening signs shall comply and shall include the International Symbol of Access for Hearing Loss. [EXCEPTION: Where ticket offices or windows are provided, signs shall not be required at each assembly area provided that signs are displayed at each ticket office or window informing patrons of the availability of assistive listening systems.] Receivers required for use with an assistive listening system shall include a 1/8" standard mono jack. Receivers required to be hearing-aid compatible shall interface with telecoils in hearing aids through the provision of neck loops. Neck loops and headsets that can be worn as neck loops are compatible with hearing aids. Receivers that are not compatible include earbuds, which may require removal of hearing aids, earphones, and headsets that must be worn over the ear, which can create disruptive interference in the transmission and can be uncomfortable for people wearing hearing aids. Assistive listening systems shall be capable of providing a sound pressure level of 110 dB minimum and 118 dB maximum with a dynamic range on the volume control of 50 dB. The signal-to-noise ratio for internally generated noise in assistive listening systems shall be 18 dB minimum. Peak clipping shall not exceed 18 dB of clipping relative to the peaks of speech. In each assembly area where audible communication is integral to the use of the space, an assistive listening system shall be provided. [EXCEPTION: Other than in courtrooms, assistive listening systems shall not be required where audio amplification is not provided.] Receivers shall be provided for assistive listening systems in each assembly area. Twenty-five percent minimum of receivers provided, but no fewer than two, shall be hearing-aid compatible. [EXCEPTIONS: 1. Where a building contains more than one assembly area and the assembly areas required to provide assistive listening systems are under one management, the total number of required receivers shall be permitted to be calculated according to the total number of seats in the assembly areas in the building provided that all receivers are usable with all systems. 2. Where all seats in an assembly area are served by an induction loop assistive listening system, the minimum number of receivers required to be hearing-aid compatible shall not be required to be provided.] Capacity of Seating in Assembly Area: 50 or less Minimum Number of Required Receivers: 2 Minimum Number of Required Receivers Required to be Hearing-aid Compatible: 2 Capacity of Seating in Assembly Area: 51 to 200 Minimum Number of Required Receivers: 2, plus 1 per 25 seats over 50 seats, or fraction thereof. Minimum Number of Required Receivers Required to be Hearing-aid Compatible: 2 Capacity of Seating in Assembly Area: 201 to 500 Minimum Number of Required Receivers: 2, plus 1 per 25 seats over 50 seats, or fraction thereof. Minimum Number of Required Receivers Required to be Hearing-aid Compatible: 1 per 4 receivers, or fraction thereof Capacity of Seating in Assembly Area: 501 to 1000 Minimum Number of Required Receivers: 20, plus 1 per 33 seats over 500 seats, or fraction thereof. Minimum Number of Required Receivers Required to be Hearing-aid Compatible: 1 per 4 receivers, or fraction thereof . Capacity of Seating in Assembly Area: 1001 to 2000 Minimum Number of Required Receivers: 35, plus 1 per 50 seats over 1000 seats, or fraction thereof. Minimum Number of Required Receivers Required to be Hearing-aid Compatible: 1 per 4 receivers, or fraction thereof Capacity of Seating in Assembly Area: 2001 and over Minimum Number of Required Receivers: 55 plus 1 per 100 seats over 2000 seats, or fraction thereof. Minimum Number of Required Receivers Required to be Hearing-aid Compatible: 1 per 4 receivers, or fraction thereof

Quantity	Unit Cost	Total Cost
10 EA	312.50	$ 3,125

Priority	2
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417604

Barrier ID: AX417612

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703

Barrier Detail

Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)

Location Description	Building C - Auditorium
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Three doors within the auditorium do not provide the tactile exit signs. One door does not provide a tactile exit route sign, and one door does not provide a tactile exit stairs down sign.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style" Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
5 EA	68.75	$ 344

Priority	2

Photos for Barrier ID: AX417612

Barrier ID: AX417634

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703

Barrier Detail

Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)

Location Description	Building C - Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	2 doors in the cafeteria do not have tactile exit signs.

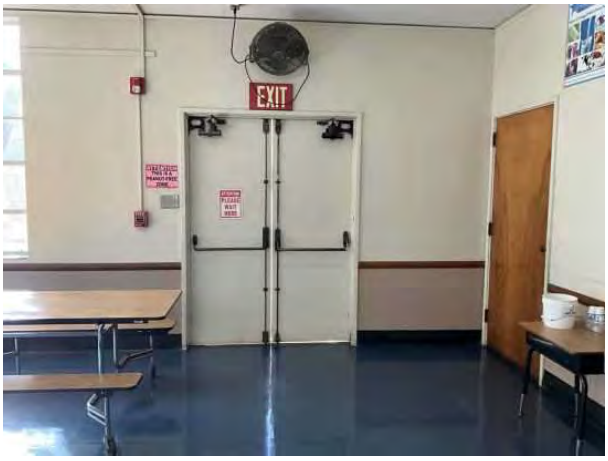
Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style" Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
2 EA	68.75	$ 138

Priority	2

Photos for Barrier ID: AX417634



Barrier ID: AX417679

San Rafael Elementary School PLAY AREAS

Assembly	Playground
Type	Exterior Accessible Route
ADA Standard	206.2.17.1; 1008.2
Barrier Detail	An accessible route within the play area has not been provided.
Location Description	Entire Outdoor Open Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Most of the outdoor play area has cross slopes up to 13% due to heaving and cracks in the asphalt.

Resolution

Provide an accessible route within the play area. This barrier must be removed in conjunction with barrier ID 417678. The accessible route shall connect ground and elevated level play components required to be on an accessible route, including entrance and exit points of the play components. An accessible route within a playground is minimum 60" width, maximum 5% running slope and maximum 2% cross slope. In play areas less than 1000 SF, the clear width of accessible routes shall be permitted to be 44 inches minimum, if at least one compliant turning space is provided where the restricted accessible route exceeds 30 feet in length. Multiple narrow areas of minimum 36" width are allowable for maximum distance of 60" separated by segments of minimum 60" wide and minimum 60" length. Clear ground space of 30" minimum by 48" minimum, and minimum 30" wide shall be provided at play components. The clear ground space shall have maximum slopes of 2.08% in any direction. Where three or fewer entry points are provided for soft contained play structures, at least one entry point shall be on an accessible route. Where four or more entry points are provided for soft contained play structures, at least two entry points shall be on an accessible route.

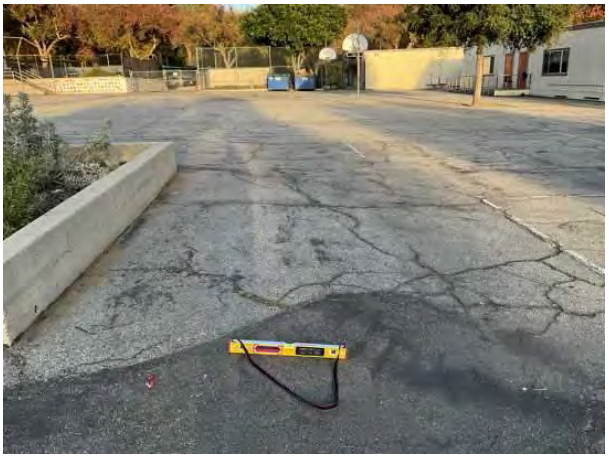
Quantity	Unit Cost	Total Cost
30000 SF	12.50	$ 375,000

Priority	2

Map for Barrier ID: AX417679

271 +34.136376, -118.173122

Photos for Barrier ID: AX417679



Barrier ID: AX417598

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Gate
ADA Standard	404.2.10
Barrier Detail	The gate does not have a smooth surface within 10" of the ground.
Location Description	Gate Between Building B & C
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The gate does not have a 10 inch high bottom smooth surface.

Resolution

Provide a swinging gate with a smooth surface within 10" of the ground, measured vertically on the push side of the gate and extending the full width of the gate. Parts creating horizontal or vertical joints in the surfaces shall be within 1/16" of the same plane as the other. Cavities created by adding kick plates shall be capped.

Quantity	Unit Cost	Total Cost
1 EA	200.00	$ 200

Priority	2

Map for Barrier ID: AX417598

190 +34.137017, -118.173513

Photos for Barrier ID: AX417598

Barrier ID: AX416583

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Gate
ADA Standard	404.2.10
Barrier Detail	The gate does not have a smooth surface within 10" of the ground.
Location Description	Gate Near Entrance
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The gate does not have a 10 inch high bottom smooth surface.

Resolution

Provide a swinging gate with a smooth surface within 10" of the ground, measured vertically on the push side of the gate and extending the full width of the gate. Parts creating horizontal or vertical joints in the surfaces shall be within 1/16" of the same plane as the other. Cavities created by adding kick plates shall be capped.

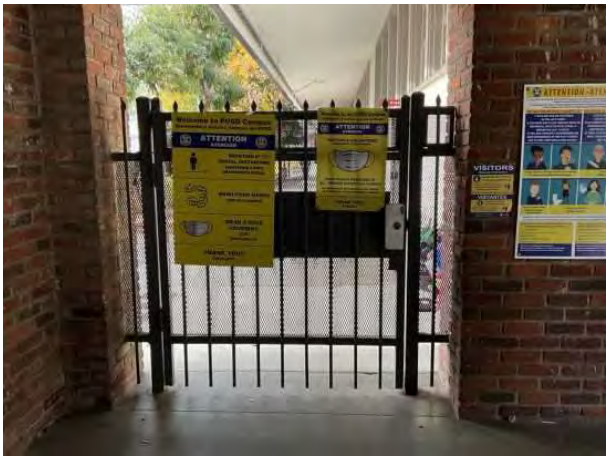
Quantity	Unit Cost	Total Cost
1 EA	200.00	$ 200

Priority	2

Map for Barrier ID: AX416583

21 +34.136879, -118.173025

Photos for Barrier ID: AX416583



Barrier ID: AX416579

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Reach Range
ADA Standard	308, 309

Barrier Detail

Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.

Location Description	Main Entrance
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The keypad highest buttons are 49 inches above the floor.

Resolution

Remove and lower to a compliant reach range. 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.] 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	625.00	$ 625

Priority	2
In ADA Path Of Travel	Yes

Map for Barrier ID: AX416579

17 +34.137021, -118.173066

Photos for Barrier ID: AX416579

Barrier ID: AX417661

San Rafael Elementary School PLAY AREAS

Assembly	Playground
Type	Ground Surface-Fibar
ADA Standard	1008.2
Barrier Detail	The ground surface has not been inspected and maintained regularly.
Location Description	Play Area 1
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The playground mulch is not maintained and has cross slopes of 13%.

Resolution

Inspect and maintain ground surface to maintain compliance with accessible route requirements of 1:20 running slope and 1:48 cross slope, turning spaces, and clear spaces. An accessible route within a playground is minimum 60" width, maximum 5% running slope and maximum 2% cross slope. In play areas less than 1000 SF, the clear width of accessible routes shall be permitted to be 44 inches minimum, if at least one compliant turning space is provided where the restricted accessible route exceeds 30 feet in length. Multiple narrow areas of minimum 36" width are allowable for maximum distance of 60" separated by segments of minimum 60" wide and 60" length. Clear ground space of 30" minimum by 48" minimum, and minimum 30" wide shall be provided at entrances and exits to play components and at the transfer space to transfer platforms. The clear ground space shall have maximum slopes of 2.08% in any direction. Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with ASTM F1951. Ground surfaces must be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

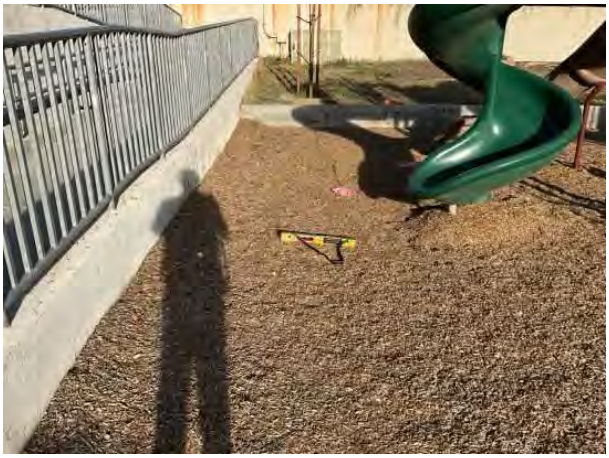
Quantity	Unit Cost	Total Cost
1200 SF	0.63	$ 750

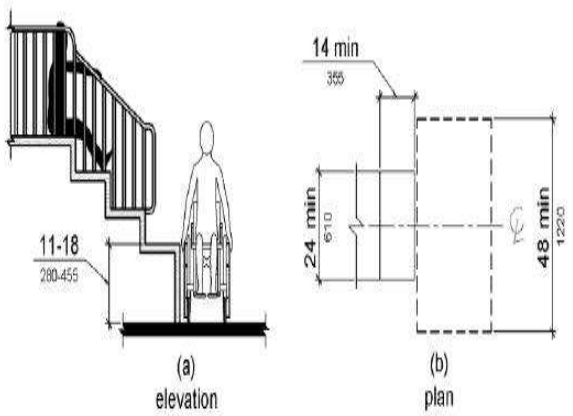
Priority	2

Map for Barrier ID: AX417661

253 +34.136218, -118.173543

Photos for Barrier ID: AX417661





Barrier ID: AX417665

San Rafael Elementary School PLAY AREAS

Assembly	Playground
Type	Ground Surface-Fibar
ADA Standard	1008.2
Barrier Detail	The ground surface has not been inspected and maintained regularly.
Location Description	Play Area 2
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The playground mulch is not maintained and has cross slopes of 13%.

Resolution

Inspect and maintain ground surface to maintain compliance with accessible route requirements of 1:20 running slope and 1:48 cross slope, turning spaces, and clear spaces. An accessible route within a playground is minimum 60" width, maximum 5% running slope and maximum 2% cross slope. In play areas less than 1000 SF, the clear width of accessible routes shall be permitted to be 44 inches minimum, if at least one compliant turning space is provided where the restricted accessible route exceeds 30 feet in length. Multiple narrow areas of minimum 36" width are allowable for maximum distance of 60" separated by segments of minimum 60" wide and 60" length. Clear ground space of 30" minimum by 48" minimum, and minimum 30" wide shall be provided at entrances and exits to play components and at the transfer space to transfer platforms. The clear ground space shall have maximum slopes of 2.08% in any direction. Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with ASTM F1951. Ground surfaces must be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

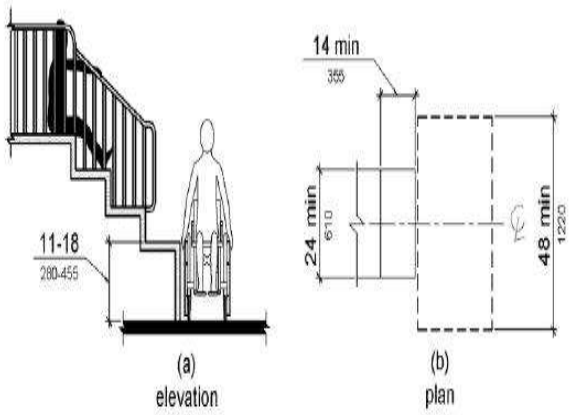
Quantity	Unit Cost	Total Cost
1900 SF	0.63	$ 1,188

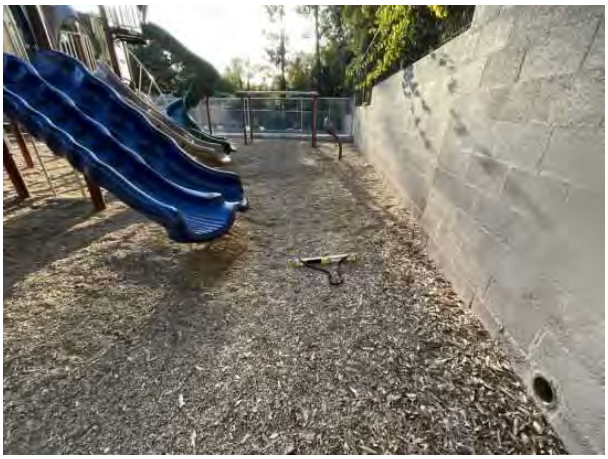
Priority	2

Map for Barrier ID: AX417665

257 +34.136263, -118.173642

Photos for Barrier ID: AX417665





Barrier ID: AX417669

San Rafael Elementary School PLAY AREAS

Assembly	Playground
Type	Exterior Accessible Route
ADA Standard	240.2.1.1

Barrier Detail

An accessible route to at least one of each type of ground component within the play area has not been provided.

Location Description	Play Area 3
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The swings play area is not connected to an accessible route.

Resolution

Provide an accessible route to at least one of each type of ground component within the play area. The accessible route shall connect ground and elevated level play components required to be on an accessible route, including entrance and exit points of the play components. An accessible route within a playground is minimum 60" width, maximum 5% running slope and maximum 2% cross slope. In play areas less than 1000 SF, the clear width of accessible routes shall be permitted to be 44 inches minimum, if at least one compliant turning space is provided where the restricted accessible route exceeds 30 feet in length. Multiple narrow areas of minimum 36" width are allowable for maximum distance of 60" separated by segments of minimum 60" wide and 60" length. Clear ground space of 30" minimum by 48" minimum, and minimum 30" wide shall be provided at play components. The clear ground space shall have maximum slopes of 2.08% in any direction. Where three or fewer entry points are provided for soft contained play structures, at least one entry point shall be on an accessible route. Where four or more entry points are provided for soft contained play structures, at least two entry points shall be on an accessible route.

Quantity	Unit Cost	Total Cost
200 SF	7.38	$ 1,476

Priority	2

Map for Barrier ID: AX417669

261 +34.136194, -118.173580

Photos for Barrier ID: AX417669

Barrier ID: AX417670

San Rafael Elementary School PLAY AREAS

Assembly	Playground
Type	Ground Surface-Fibar
ADA Standard	1008.2
Barrier Detail	The ground surface has not been inspected and maintained regularly.
Location Description	Play Area 3
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The mulch at the swings play area has not been maintained and has cross slopes of 5%.

Resolution

Inspect and maintain ground surface to maintain compliance with accessible route requirements of 1:20 running slope and 1:48 cross slope, turning spaces, and clear spaces. An accessible route within a playground is minimum 60" width, maximum 5% running slope and maximum 2% cross slope. In play areas less than 1000 SF, the clear width of accessible routes shall be permitted to be 44 inches minimum, if at least one compliant turning space is provided where the restricted accessible route exceeds 30 feet in length. Multiple narrow areas of minimum 36" width are allowable for maximum distance of 60" separated by segments of minimum 60" wide and 60" length. Clear ground space of 30" minimum by 48" minimum, and minimum 30" wide shall be provided at entrances and exits to play components and at the transfer space to transfer platforms. The clear ground space shall have maximum slopes of 2.08% in any direction. Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with ASTM F1951. Ground surfaces must be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951 Standard Specification for Determination of Accessibility of Surface Systems Under and Around Playground Equipment.

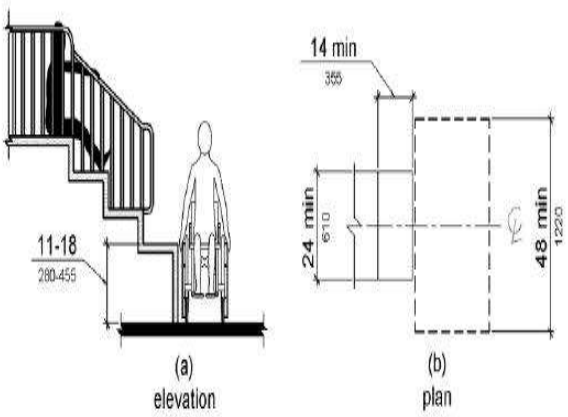
Quantity	Unit Cost	Total Cost
1859 SF	0.63	$ 1,162

Priority	2

Map for Barrier ID: AX417670

262 +34.136135, -118.173780

Photos for Barrier ID: AX417670



Barrier ID: AX417701

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Builiding Code Chap 11B-505.10
Barrier Detail	CALIFORNIA: The stair handrail extensions are not compliant.
Location Description	Stairs West of Building A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The stair does not have the required top and bottom extensions.

Resolution

Install compliant handrail extensions at the top and bottom of the stair flight. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTION: In alterations, where the extension of the handrail in the direction of stair flight would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of stair flight.] [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 inches 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 inches minimum, should be provided to help prevent entrapment.]

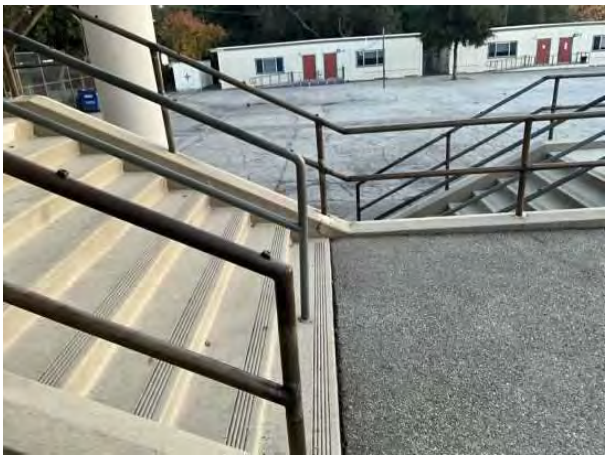
Quantity	Unit Cost	Total Cost
6 LF	203.75	$ 1,223

Priority	2

Map for Barrier ID: AX417701

293 +34.136596, -118.172891

Photos for Barrier ID: AX417701



Barrier ID: AX416581

San Rafael Elementary School TYPICAL RECURRING BARRIERS

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	Typical Doors With Vision Panels Above 43 Inches
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The entire campus has doors with vision panels higher than 43 inches above the floor. The vision panel range from 46 to 55-1/2 inches above the floor. Building A has 30 doors. Building B has 7 doors. Building E has 3 doors.

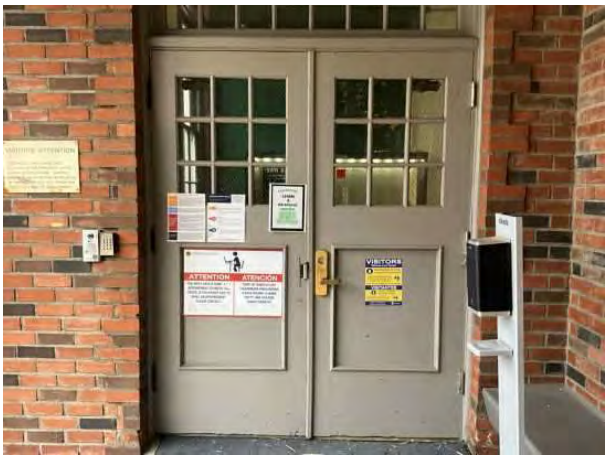
Resolution

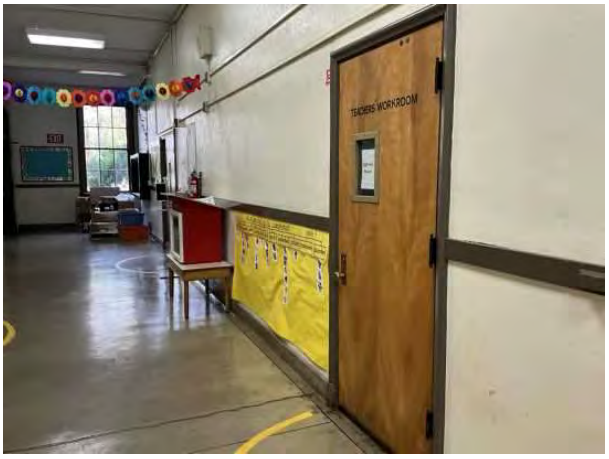
Provide a door with the bottom of at least one of the glazing panels located 43" maximum above the finish floor or grade. At least one of the glazing panels shall be located for viewing through the panels, if the panel is designed for viewing. [EXCEPTION: Vision lights with the lowest part more than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

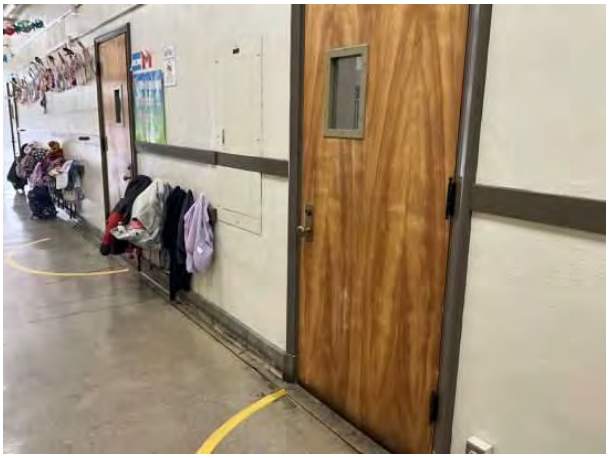
Quantity	Unit Cost	Total Cost
40 EA	3,250.00	$ 130,000

Priority	2

Photos for Barrier ID: AX416581







Barrier ID: AX416586

San Rafael Elementary School TYPICAL RECURRING BARRIERS

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703

Barrier Detail

Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)

Location Description	Typical Exit Doors Not Providing Exit Signs
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The exit doors do not have a tactile exit sign. Building A has 4 exits Building C has 8 exits.

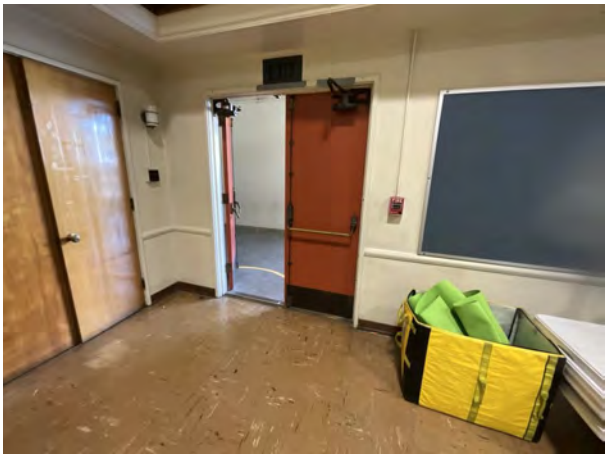
Resolution

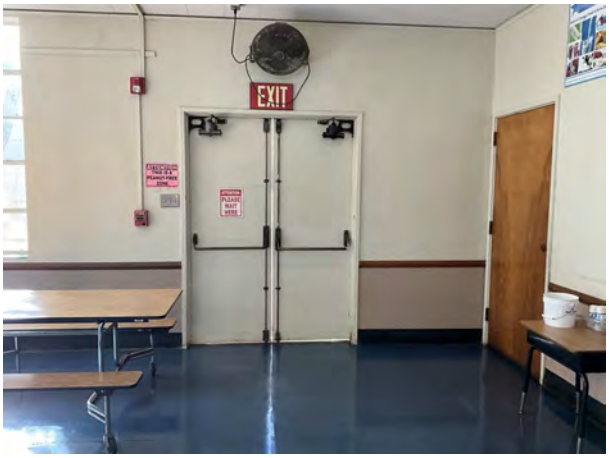
Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style" Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
12 EA	68.75	$ 825

Priority	2

Photos for Barrier ID: AX416586




EXIT

Barrier ID: AX417569

San Rafael Elementary School TYPICAL RECURRING BARRIERS

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

Barrier Detail

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

Location Description	Typical Non-Compliant Classroom Sinks
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The sinks in the classrooms have the rim 28 inches above the floor. The sinks have a base cabinet below, not providing knee clearance. Building A has 4 classroom sinks. Building B has 4 classroom sinks. Building E has 3 classroom sinks. 1 Portable classroom has 1 sink.

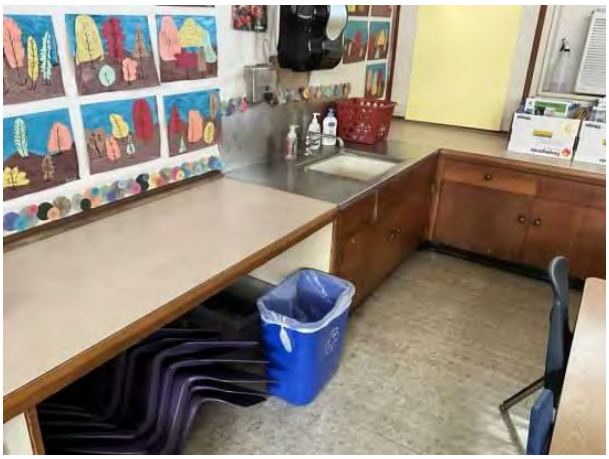
Resolution

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

Quantity	Unit Cost	Total Cost
12 EA	900.00	$ 10,800

Priority	2

Photos for Barrier ID: AX417569



Barrier ID: AX416700

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Building A - 2nd Floor Drinking Fountain Near A 225 and A 219
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The drinking fountain is not located completely within an alcove or is not protected with railings.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" minimum wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3 -1/2" maximum from the front edge of the unit, including bumpers.]

Quantity	Unit Cost	Total Cost
1 EA	6,798.75	$ 6,799

Priority	3

Photos for Barrier ID: AX416700

Barrier ID: AX416702

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	California Building Code Chap 11B-211, 602
Barrier Detail	CALIFORNIA: The minimum number of drinking fountains is not provided.
Location Description	Building A - 2nd Floor Drinking Fountain Near A 225 and A 219
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A drinking fountain for standing persons is not provided.

Resolution

Install an accessible drinking fountain(s). Where drinking fountains are provided on an exterior site, on a floor, or within a secured area, they shall be compliant. [EXCEPTION: In detention or correctional facilities, drinking fountains only serving non-accessible holding or housing cells are not required to comply.] No fewer than two levels of drinking fountains shall be provided: wheelchair height and standing height. When two drinking fountains are provided, one drinking fountain shall comply with wheelchair unit requirements, and one drinking fountain shall comply with standing unit requirements. [EXCEPTION: Where a single hi-lo drinking fountain is provided, it shall be permitted to be substituted for two separate drinking fountains.] [ADVISORY: The 2019 California Plumbing Code (CPC), Table 4-1 provides minimum plumbing fixture requirements for new buildings, and changes of occupancy or use in an existing building resulting in increased occupant load. CPC Table 4-1 should be consulted in conjunction with the accessibility requirements.] Where more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains provided shall comply with wheelchair level fountains, and 50 percent of the total number of drinking fountains provided shall comply with standing level drinking fountains. [EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains equals 100 percent of drinking fountains.] WHEELCHAIR DRINKING FOUNTAINS: Spout outlets shall be 36 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. [ADVISORY: The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.] Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. Operable parts shall be placed within one or more of the allowable reach ranges Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. Wheelchair level drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30 inches by minimum 48 inches, and maximum 2.08% in all directions and a firm and stable surface. Knee and toe clearance minimum 30 inches wide shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3-1/2 inches maximum from the front edge of the unit, including bumpers.] Knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Between 9 inches and 27 inches above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height. Toe clearance shall be the space between the finish floor or ground and 9 inches above the finish floor or ground. Toe clearance depth shall be 17 inches minimum under the drinking fountain. STANDING LEVEL DRINKING FOUNTAIN: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. ALL DRINKING FOUNTAINS: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Quantity	Unit Cost	Total Cost
1 EA	6,798.75	$ 6,799

Priority	3

Photos for Barrier ID: AX416702

Barrier ID: AX416654

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	California Building Code Chap 11B-211, 602
Barrier Detail	CALIFORNIA: The minimum number of drinking fountains is not provided.
Location Description	Building A - Drinking Fountain Near A107
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A drinking fountain for standing persons is not provided.

Resolution

Install an accessible drinking fountain(s). Where drinking fountains are provided on an exterior site, on a floor, or within a secured area, they shall be compliant. [EXCEPTION: In detention or correctional facilities, drinking fountains only serving non-accessible holding or housing cells are not required to comply.] No fewer than two levels of drinking fountains shall be provided: wheelchair height and standing height. When two drinking fountains are provided, one drinking fountain shall comply with wheelchair unit requirements, and one drinking fountain shall comply with standing unit requirements. [EXCEPTION: Where a single hi-lo drinking fountain is provided, it shall be permitted to be substituted for two separate drinking fountains.] [ADVISORY: The 2019 California Plumbing Code (CPC), Table 4-1 provides minimum plumbing fixture requirements for new buildings, and changes of occupancy or use in an existing building resulting in increased occupant load. CPC Table 4-1 should be consulted in conjunction with the accessibility requirements.] Where more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains provided shall comply with wheelchair level fountains, and 50 percent of the total number of drinking fountains provided shall comply with standing level drinking fountains. [EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains equals 100 percent of drinking fountains.] WHEELCHAIR DRINKING FOUNTAINS: Spout outlets shall be 36 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. [ADVISORY: The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.] Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. Operable parts shall be placed within one or more of the allowable reach ranges Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. Wheelchair level drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30 inches by minimum 48 inches, and maximum 2.08% in all directions and a firm and stable surface. Knee and toe clearance minimum 30 inches wide shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3-1/2 inches maximum from the front edge of the unit, including bumpers.] Knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Between 9 inches and 27 inches above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height. Toe clearance shall be the space between the finish floor or ground and 9 inches above the finish floor or ground. Toe clearance depth shall be 17 inches minimum under the drinking fountain. STANDING LEVEL DRINKING FOUNTAIN: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. ALL DRINKING FOUNTAINS: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Quantity	Unit Cost	Total Cost
1 EA	6,798.75	$ 6,799

Priority	3

Photos for Barrier ID: AX416654

Barrier ID: AX416699

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Building A - Drinking Fountain Near A107
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The drinking fountain is not located completely within an alcove.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" minimum wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3 -1/2" maximum from the front edge of the unit, including bumpers.]

Quantity	Unit Cost	Total Cost
1 EA	6,798.75	$ 6,799

Priority	3

Photos for Barrier ID: AX416699

Barrier ID: AX416609

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser control requires tight grasping, pinching, and twisting of the wrist.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416609

Barrier ID: AX416608

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Reach Range
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel dispenser is 53 inches above the floor.

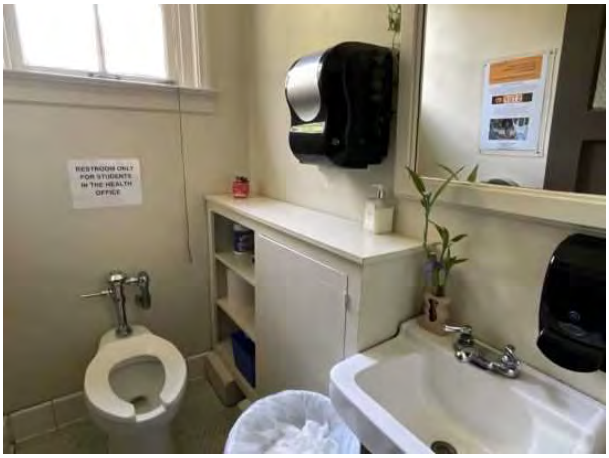
Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416608



Barrier ID: AX416605

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The restroom is too small to provide door clearances, lavatory 30 x 48 clear space, and the water closet clear space. The restroom is only 37 inches wide and the door opening is only 27 inches wide.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	15,000.00	$ 15,000

Priority 3

Photos for Barrier ID: AX416605

Barrier ID: AX416601

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.4

Barrier Detail

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

Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door maneuvering clear space extends 26 inches to the wheelchair and 39 inches to the wall for latch approach on the push side.

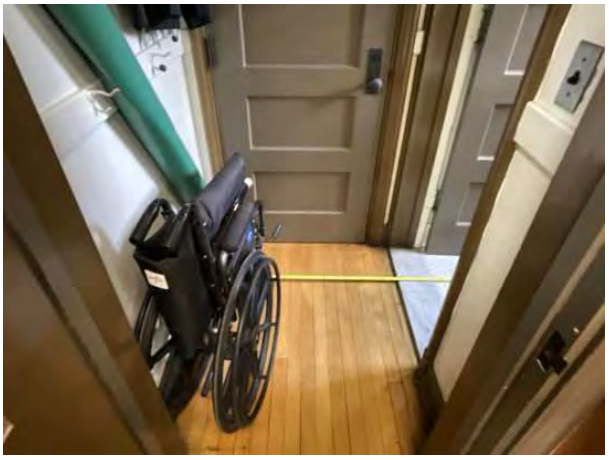
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416601



Barrier ID: AX416607

San Rafael Elementary School BUILDING A

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	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror bottom reflective edge is 49 inches above the floor.

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416607

Barrier ID: AX416603

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The unisex restroom does not have compliant signage at the door.

Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom door does not provide a geometric unisex door sign.

Resolution

Install compliant signage at the restroom entrances. Unisex toilet and bathing facilities shall be identified by a circle, ¼" thick and 12" in diameter with a ¼" thick triangle with a vertex pointing upward superimposed on the circle and within the 12" diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's, women's or unisex shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416603

Barrier ID: AX416604

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Nurse A 104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not provide a tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416604

Barrier ID: AX416573

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Reach Range
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The soap dispenser is 43 inches above the floor and the paper towel dispenser is 46 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
2 EA	250.00	$ 500

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416573

Barrier ID: AX416566

San Rafael Elementary School BUILDING A

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	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door provides 11-1/2 inch wide side maneuvering clear space on the pull side for forward approach.

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	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416566

Barrier ID: AX416570

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	CBC Chap 11B-213, 306, 606

Barrier Detail

CALIFORNIA: The lavatory does not have the required knee and toe clearance.

Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The sink does not provide knee and toe clearance. The sink is used by children ages of 5 through 10. Knee clearances required.

Resolution

Provide at least 10% but no fewer than one lavatory with compliant knee and toe clearance. The lavatory shall maintain the maximum allowable height of 34" to the rim of the sink. The maximum allowable exterior bowl depth is 6-1/2". A compliant clear floor space of minimum 30" wide centered on the lavatory and minimum 48" deep, positioned for a forward approach, shall be provided. Space under an element between 9" and 29" above the finish floor or ground shall be considered knee clearance and shall comply. 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. The bottom of the front of the lavatory shall be minimum 29" above the finish floor. Knee clearance reduction is not allowed. Toe clearance shall be minimum 25" horizontal depth between the finish floor and 9" AFF. Knee and toe clearance shall be 30" wide minimum and centered on the lavatory. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 1. Toe clearance shall extend 19" maximum under lavatories 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.]

Quantity	Unit Cost	Total Cost
1 EA	900.00	$ 900

Priority	3

Photos for Barrier ID: AX416570

Barrier ID: AX416571

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The pipes are not sleeved or 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	81.25	$ 81

Priority	3

Photos for Barrier ID: AX416571

Barrier ID: AX416572

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.4

Barrier Detail

The automatic faucet, when activated, does not remain on for minimum 10 seconds.

Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The metered faucet provides 8.46 seconds of water flow.

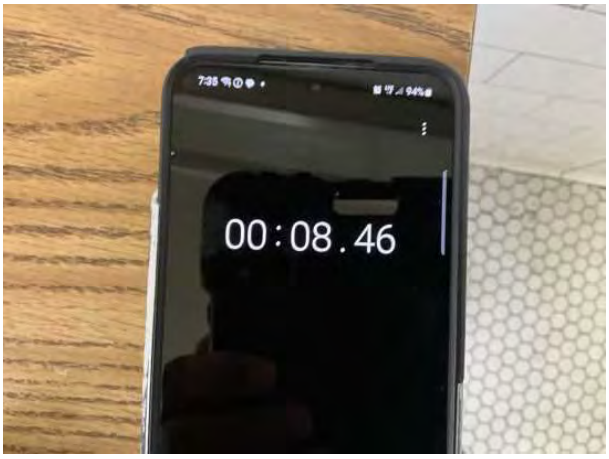
Resolution

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	693.75	$ 694

Priority	3

Photos for Barrier ID: AX416572



Barrier ID: AX416564

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The women's restroom does not have compliant signage at the door.

Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The women's restroom does not provide a geometric door sign for women.

Resolution

Install compliant signage at the restroom entrance. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating women's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416564

Barrier ID: AX416565

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not provide the required, tactile room, identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416565

Barrier ID: AX416569

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi user restroom.

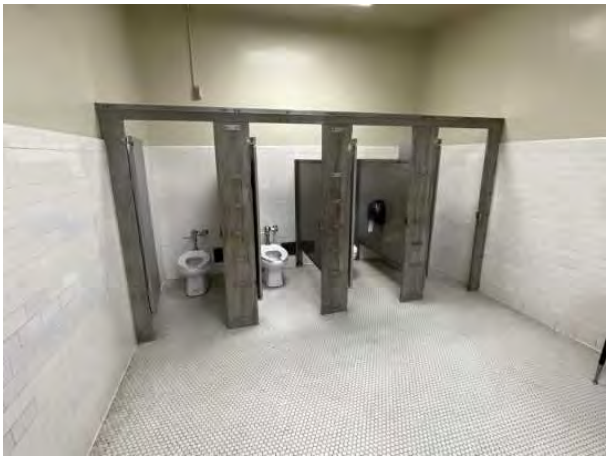
Resolution

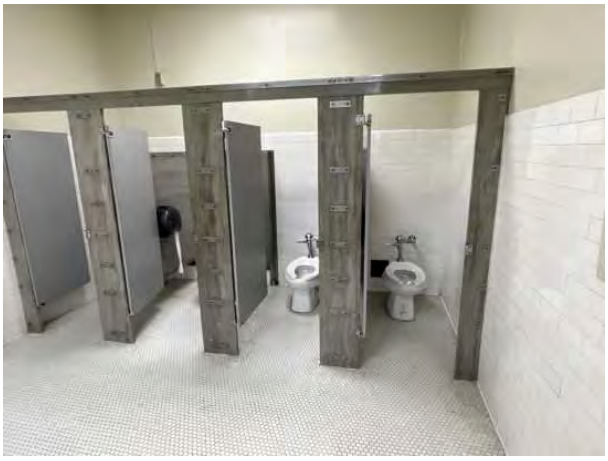
Provide a compliant wheelchair stall with compliant elements in the multi-user restroom. Wheelchair accessible compartments with floor mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 59" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX416569





Barrier ID: AX416574

San Rafael Elementary School BUILDING A

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	Building A - Restroom A103 Girls
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror is 46-3/4 inches above the floor.

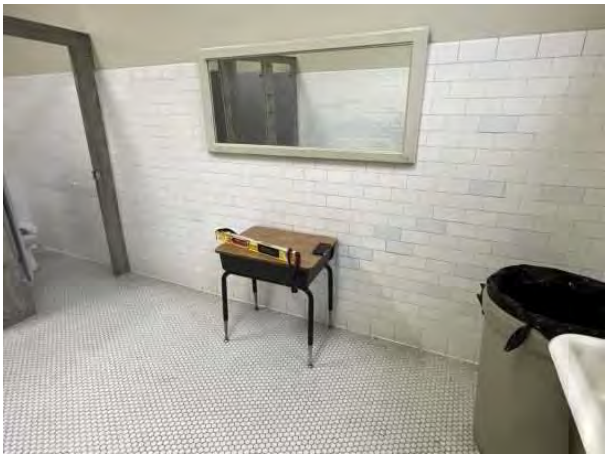
Resolution

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416574



Barrier ID: AX416669

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel dispenser control is 51 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416669

Barrier ID: AX416670

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser control requires tight grasping, pinching, and twisting of the wrist to control.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416670

Barrier ID: AX416662

San Rafael Elementary School BUILDING A

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	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door provides 16 inch wide side maneuvering clearance for forward approach on the pull side.

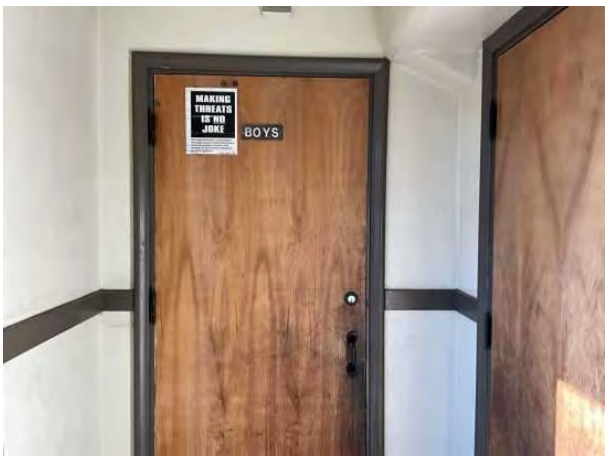
Resolution

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	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416662



Barrier ID: AX416667

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The lavatory knee clearance extends 23 inches above the 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	900.00	$ 900

Priority	3

Photos for Barrier ID: AX416667

Barrier ID: AX416668

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The pipes are not insulated or sleeved.

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	81.25	$ 81

Priority	3

Photos for Barrier ID: AX416668

Barrier ID: AX416671

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.4

Barrier Detail

The automatic faucet, when activated, does not remain on for minimum 10 seconds.

Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The metered faucet provides 1.9 seconds of water flow.

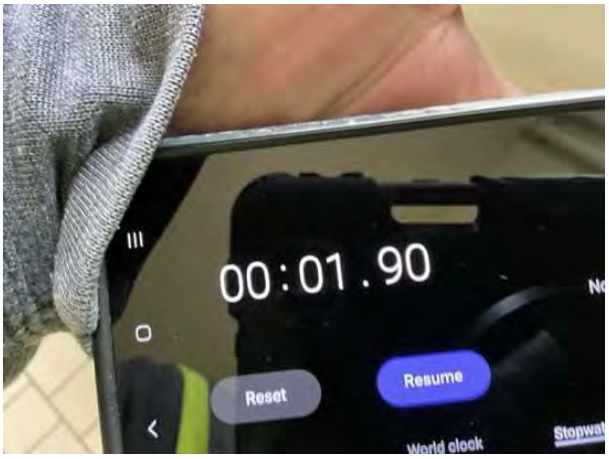
Resolution

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	693.75	$ 694

Priority	3

Photos for Barrier ID: AX416671



Barrier ID: AX416660

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The men's restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The boy's restroom does not provide the geometric door sign.

Resolution

Install compliant signage. The men's restroom/bathing room geometric symbol shall be an equilateral triangle 1/4" thick, with edges 12" long and a vertex pointing upward. The triangle shall contrast with the door or doorway, either light on dark or dark on light. Each doorway leading to men's restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: Signs with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416660

Barrier ID: AX416661

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not provide the required tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416661

Barrier ID: AX416665

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi-user restroom.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX416665

Barrier ID: AX416666

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Urinal
ADA Standard	CBC Chap 11B-213.3.3, 305, 309, 605

Barrier Detail

CALIFORNIA- Less than the required number of accessible urinals are provided.

Location Description	Building A - Restroom Boys A 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The urinal rims are 18 inches above the floor.

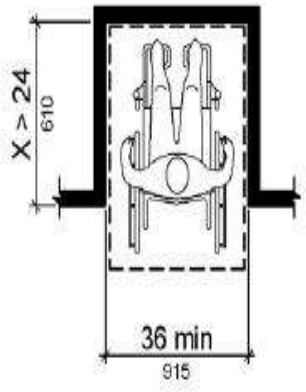
Resolution

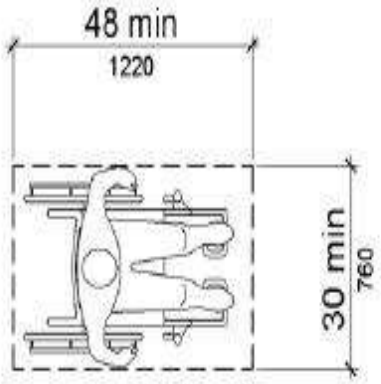
Provide an accessible urinal. Accessible urinals must be minimum (10%) and not less than one of the total number of urinals provided. Accessible urinals shall be the stall type or wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13-1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. [DOJ Advisory 605.1: Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.] A clear floor space 30" x 48" positioned for a forward approach shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Flush controls shall be hand operated or automatic. Hand operated flush controls shall be maximum 44" above the finish floor. Hand operated flush controls shall be operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate the flush control shall be 5 pounds (22.2 N) maximum.

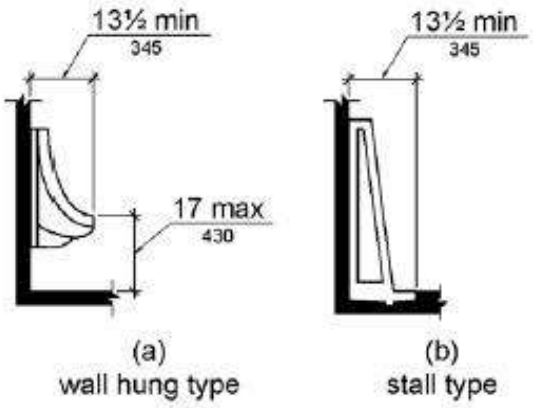
Quantity	Unit Cost	Total Cost
1 EA	1,168.75	$ 1,169

Priority	3

Photos for Barrier ID: AX416666







Barrier ID: AX416681

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser control requires tight grasping, pinching, and twisting of the wrist to control.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416681

Barrier ID: AX416682

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel dispenser control is 50 inches above the floor.

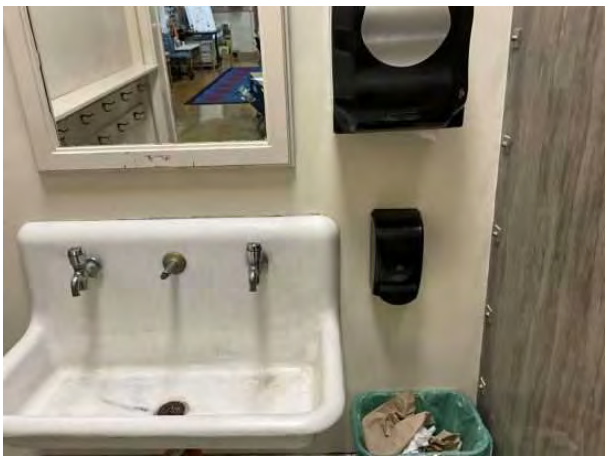
Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416682



Barrier ID: AX416675

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Door provides 27-1/2 inches clear width.

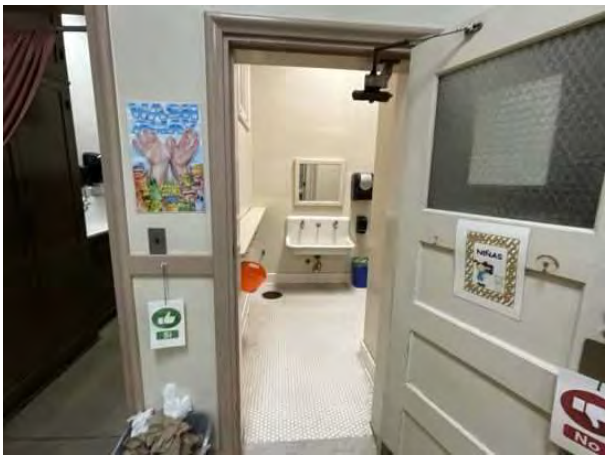
Resolution

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	1,405.00	$ 1,405

Priority	3

Photos for Barrier ID: AX416675



Barrier ID: AX416672

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not provide the tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416672

Barrier ID: AX416674

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The men's restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not provide the geometric door sign for Men.

Resolution

Install compliant signage. The men's restroom/bathing room geometric symbol shall be an equilateral triangle 1/4" thick, with edges 12" long and a vertex pointing upward. The triangle shall contrast with the door or doorway, either light on dark or dark on light. Each doorway leading to men's restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: Signs with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416674

Barrier ID: AX416679

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi-user restroom.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX416679

Barrier ID: AX416680

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Lavatory
ADA Standard	606.4

Barrier Detail

The automatic faucet, when activated, does not remain on for minimum 10 seconds.

Location Description	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The metered faucet stays on for 5.75 seconds.

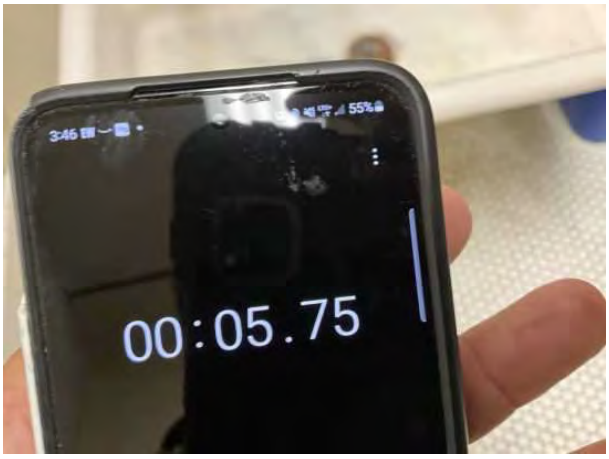
Resolution

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	693.75	$ 694

Priority	3

Photos for Barrier ID: AX416680



Barrier ID: AX416683

San Rafael Elementary School BUILDING A

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	Building A - Restroom Boys A 112B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror is 47 inches above the floor.

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416683

Barrier ID: AX416714

San Rafael Elementary School BUILDING A

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	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door provides 9-1/2 half inch wide side maneuvering clearance on the pull side for forward approach.

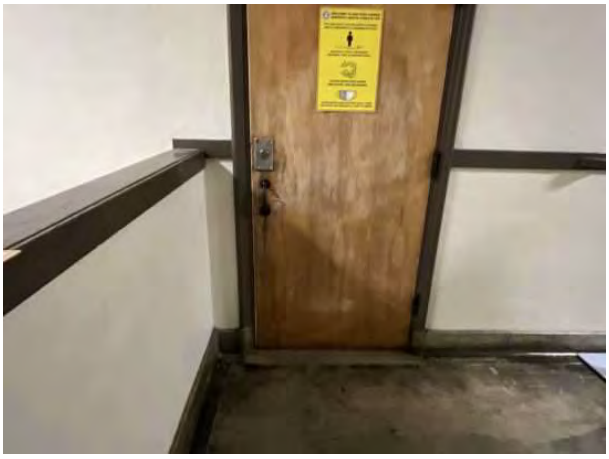
Resolution

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	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416714



Barrier ID: AX416716

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The lavatory knee clearance extends 24 inches above the 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	900.00	$ 900

Priority	3

Photos for Barrier ID: AX416716

Barrier ID: AX416719

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.4

Barrier Detail

The automatic faucet, when activated, does not remain on for minimum 10 seconds.

Location Description	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The metered faucet provides 2.96 seconds of water flow.

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	693.75	$ 694

Priority	3

Photos for Barrier ID: AX416719

Barrier ID: AX416712

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not provide the tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416712

Barrier ID: AX416713

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The men's restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not provide the geometric door sign for men.

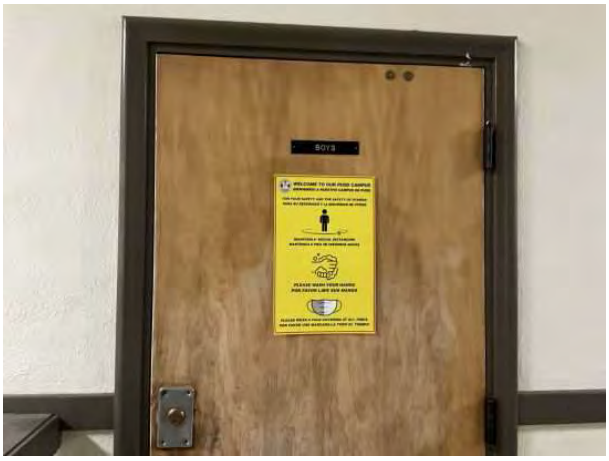
Resolution

Install compliant signage. The men's restroom/bathing room geometric symbol shall be an equilateral triangle 1/4" thick, with edges 12" long and a vertex pointing upward. The triangle shall contrast with the door or doorway, either light on dark or dark on light. Each doorway leading to men's restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: Signs with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416713



Barrier ID: AX416715

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi user restroom.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX416715

Barrier ID: AX416718

San Rafael Elementary School BUILDING A

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	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror is 46 inches above the floor.

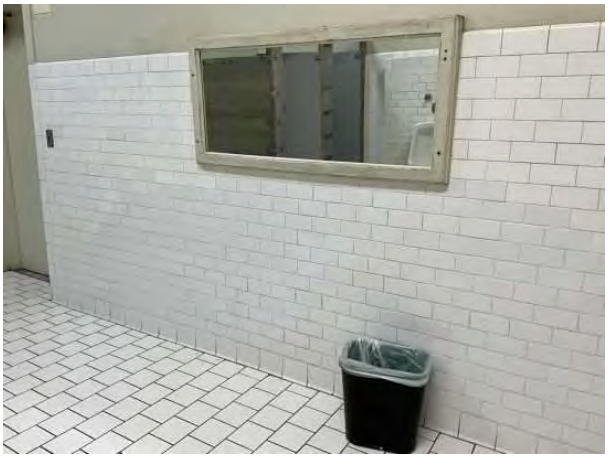
Resolution

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416718



Barrier ID: AX416717

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Urinal
ADA Standard	CBC Chap 11B-213.3.3, 305, 309, 605

Barrier Detail

CALIFORNIA- Less than the required number of accessible urinals are provided.

Location Description	Building A - Restroom Boys A221
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Urinal rim is 22-1/2 inches above the floor.

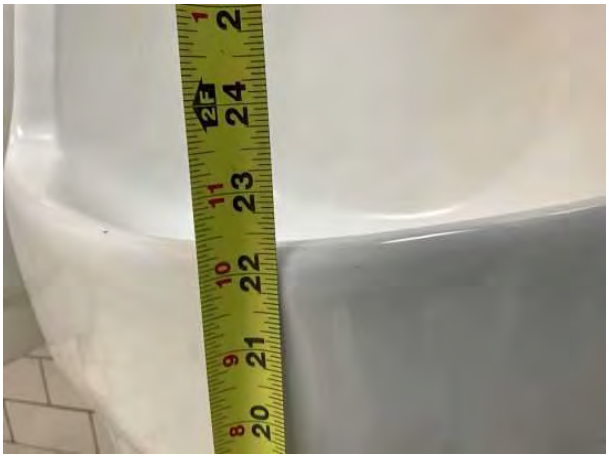
Resolution

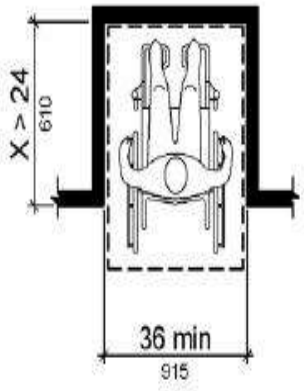
Provide an accessible urinal. Accessible urinals must be minimum (10%) and not less than one of the total number of urinals provided. Accessible urinals shall be the stall type or wall-hung type with the rim 17 inches maximum above the finish floor or ground. Urinals shall be 13-1/2 inches deep minimum measured from the outer face of the urinal rim to the back of the fixture. [DOJ Advisory 605.1: Stall-type urinals provide greater accessibility for a broader range of persons, including people of short stature.] A clear floor space 30" x 48" positioned for a forward approach shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Flush controls shall be hand operated or automatic. Hand operated flush controls shall be maximum 44" above the finish floor. Hand operated flush controls shall be operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate the flush control shall be 5 pounds (22.2 N) maximum.

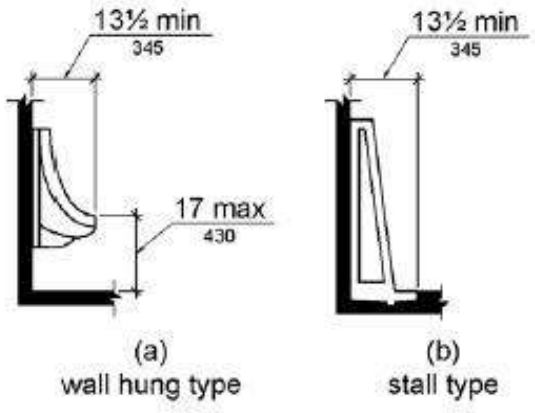
Quantity	Unit Cost	Total Cost
1 EA	1,168.75	$ 1,169

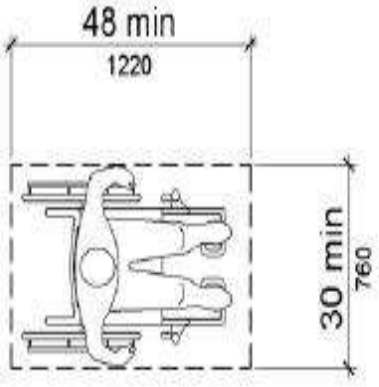
Priority	3

Photos for Barrier ID: AX416717









Barrier ID: AX416694

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel control is 46 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416694

Barrier ID: AX416695

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser control requires tight grasping, pinching, and twisting of the wrist to operate.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416695

Barrier ID: AX416698

San Rafael Elementary School BUILDING A

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	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The maneuvering clearance depth to the cabinet is 45 inches for front approach on the pull side.

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	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416698

Barrier ID: AX416685

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not provide a tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416685

Barrier ID: AX416686

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The women's restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not provide the geometric door sign for women.

Resolution

Install compliant signage at the restroom entrance. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating women's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416686

Barrier ID: AX416691

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi-user restroom.

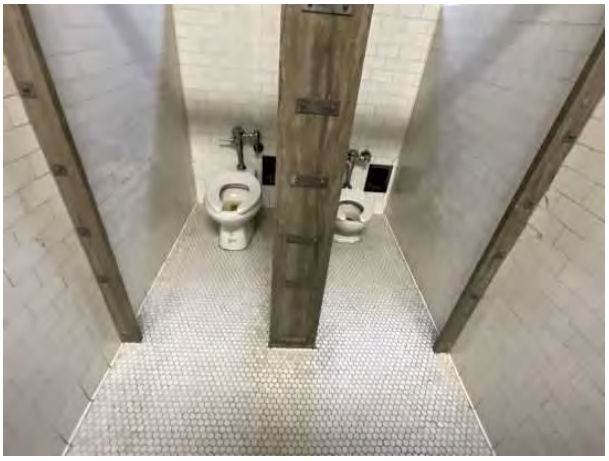
Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX416691



Barrier ID: AX416692

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Lavatory
ADA Standard	606.4

Barrier Detail

The automatic faucet, when activated, does not remain on for minimum 10 seconds.

Location Description	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The metered faucet stays on for 5.37 seconds.

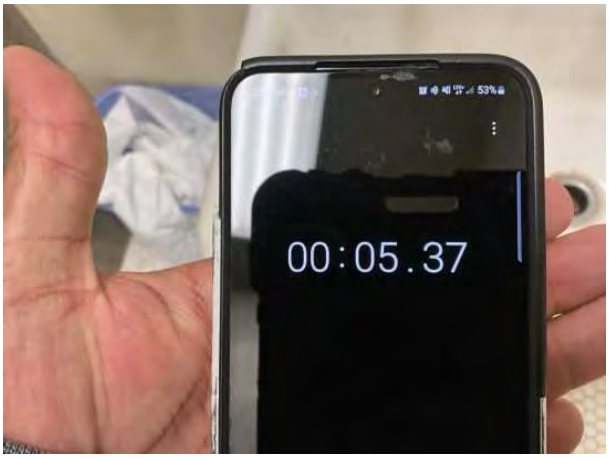
Resolution

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	693.75	$ 694

Priority	3

Photos for Barrier ID: AX416692



Barrier ID: AX416693

San Rafael Elementary School BUILDING A

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	Building A - Restroom Girls A 112A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror is 47 inches above the floor.

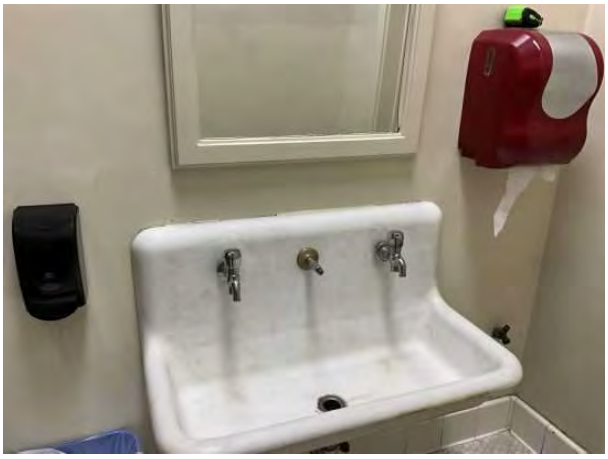
Resolution

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416693



Barrier ID: AX416707

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606; 306
Barrier Detail	The lavatory does not have the required knee clearance.
Location Description	Building A - Restroom Girls A 223
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The lavatory knee clearance extends 24 inches above the floor.

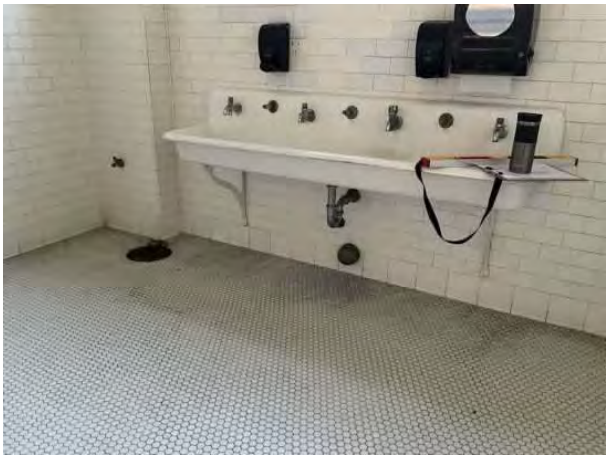
Resolution

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	900.00	$ 900

Priority	3

Photos for Barrier ID: AX416707



Barrier ID: AX416708

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building A - Restroom Girls A 223
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The 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	81.25	$ 81

Priority	3

Photos for Barrier ID: AX416708

Barrier ID: AX416704

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Girls A 223
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not have a tactile room identification sign.

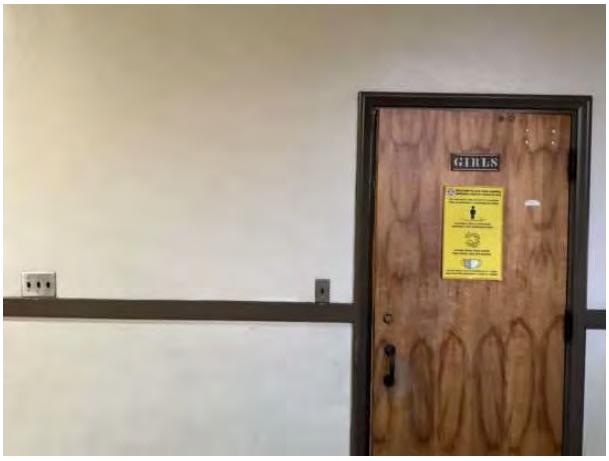
Resolution

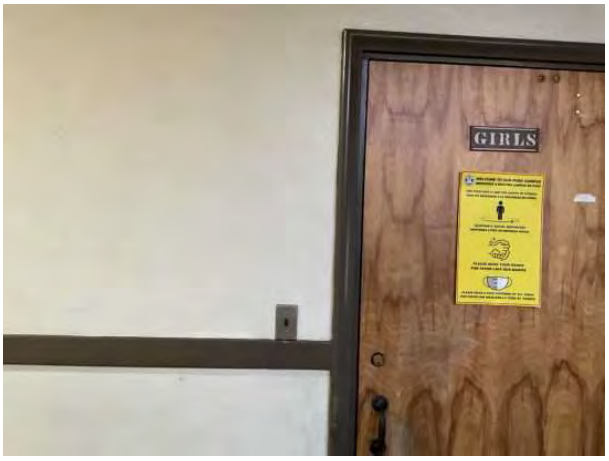
Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416704





Barrier ID: AX416705

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The women's restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Girls A 223
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not have a geometric door sign for women.

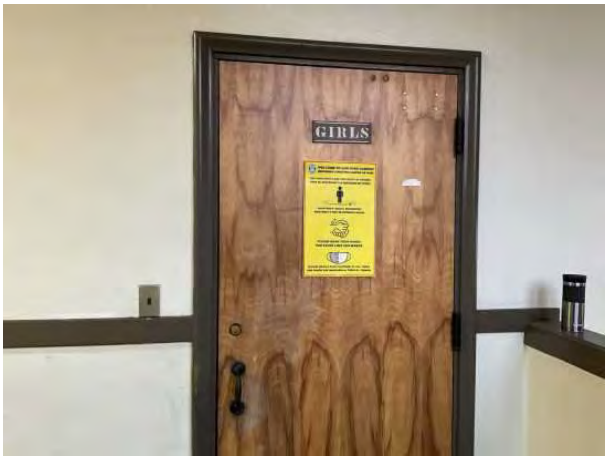
Resolution

Install compliant signage at the restroom entrance. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating women's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416705



Barrier ID: AX416706

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom Girls A 223
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi-user restroom.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority	3

Photos for Barrier ID: AX416706

Barrier ID: AX416709

San Rafael Elementary School BUILDING A

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	Building A - Restroom Girls A 223
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror is 47-1/2 inches above the floor.

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416709

Barrier ID: AX416642

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser control requires tight grasping, pinching and twisting of the wrist to operate.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416642

Barrier ID: AX416638

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Reach Range
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel dispenser control is 47 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416638

Barrier ID: AX416635

San Rafael Elementary School BUILDING A

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	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door swings into the 60 inch turning circle by 24 inches at a multi-user restroom.

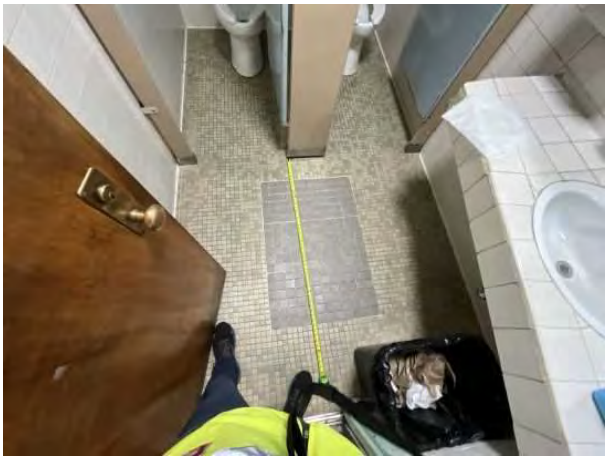
Resolution

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	11,562.50	$ 11,563

Priority	3

Photos for Barrier ID: AX416635



Barrier ID: AX416641

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The lavatory pipes are not insulated or sleeved.

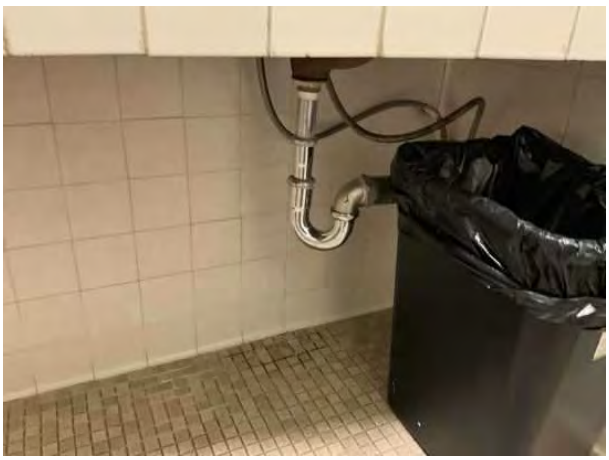
Resolution

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	81.25	$ 81

Priority	3

Photos for Barrier ID: AX416641



Barrier ID: AX416628

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not have a tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416628

Barrier ID: AX416629

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The unisex restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not have a geometric sign for unisex restroom.

Resolution

Install compliant signage at the restroom entrances. Unisex toilet and bathing facilities shall be identified by a circle, ¼" thick and 12" in diameter with a ¼" thick triangle with a vertex pointing upward superimposed on the circle and within the 12" diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's, women's or unisex shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416629

Barrier ID: AX416637

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	An accessible wheelchair stall is not provided in a multi-user restroom.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX416637

Barrier ID: AX416639

San Rafael Elementary School BUILDING A

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	Building A - Restroom Staff A 108A
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror is 50 inches above the floor.

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416639

Barrier ID: AX416623

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The seat cover dispenser is 41 inches above the floor. The paper towel dispenser is 42 inches above the floor.

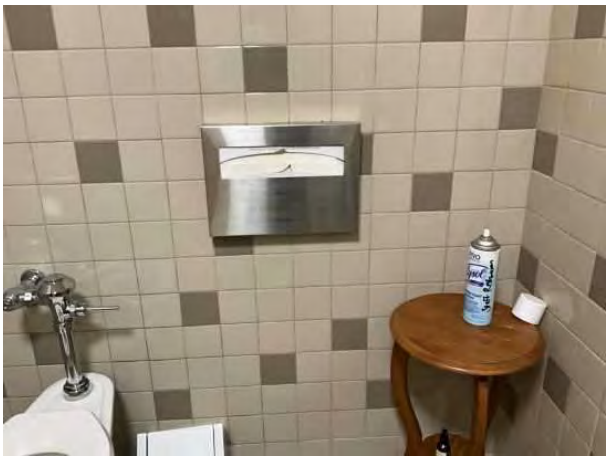
Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
2 EA	250.00	$ 500

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416623



Barrier ID: AX416624

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser has a control that requires tight grasping, pinching and twisting of the wrist to operate.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416624

Barrier ID: AX416616

San Rafael Elementary School BUILDING A

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	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door provides 5 inch wide side maneuvering clearance for forward approach due to the lavatory location.

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	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416616

Barrier ID: AX416617

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.4

Barrier Detail

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

Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The door provides 42 inch deep maneuvering clearance on the push side. The door does not have a closer.

Resolution

Redesign to provide the required maneuvering clearance at the push side of the door. The required depth of the maneuvering clearance is 44" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416617

Barrier ID: AX416625

San Rafael Elementary School BUILDING A

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	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror bottom reflective edge is 41 inches above the floor.

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX416625

Barrier ID: AX416614

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The unisex restroom does not have compliant signage at the door.

Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door sign is centered 61 inches above the floor.

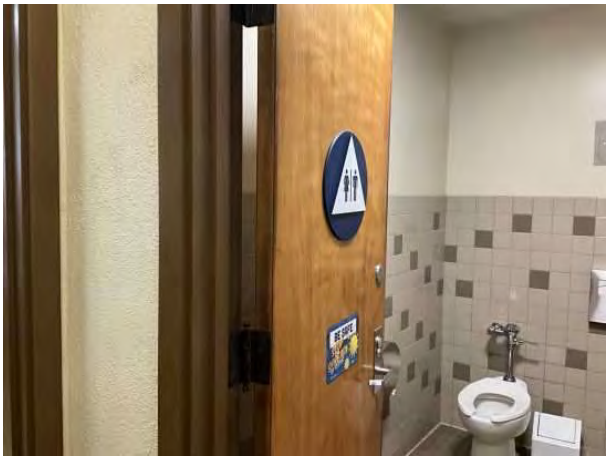
Resolution

Install compliant signage at the restroom entrances. Unisex toilet and bathing facilities shall be identified by a circle, ¼" thick and 12" in diameter with a ¼" thick triangle with a vertex pointing upward superimposed on the circle and within the 12" diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's, women's or unisex shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX416614



Barrier ID: AX416619

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The grab bars at the water closet are not compliant.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Grab bars are not provided at the water closet.

Resolution

Remove and install compliant grab bars. Grab bars shall be installed in a horizontal position at height of 33" minimum to 36" maximum above the finish floor, measured to the top of the gripping surface. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	887.50	$ 888

Priority	3

Photos for Barrier ID: AX416619

Barrier ID: AX416621

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.7, 604.9, 609.3
Barrier Detail	CALIFORNIA: The toilet paper dispenser is not compliant.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The toilet paper dispenser is 11-3/4 inches in front of the water closet.

Resolution

Provide a compliant 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 below the grab bar and 19" minimum above the finish floor. The toilet paper dispenser shall not be located behind grab bars. The top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"]. Toilet paper dispensers and sanitary napkin disposal units shall comply with Section 11B-604.7. Combination accessory units are not permitted to encroach into the space required for grab bars.

Quantity	Unit Cost	Total Cost
1 EA	350.00	$ 350

Priority	3

Photos for Barrier ID: AX416621

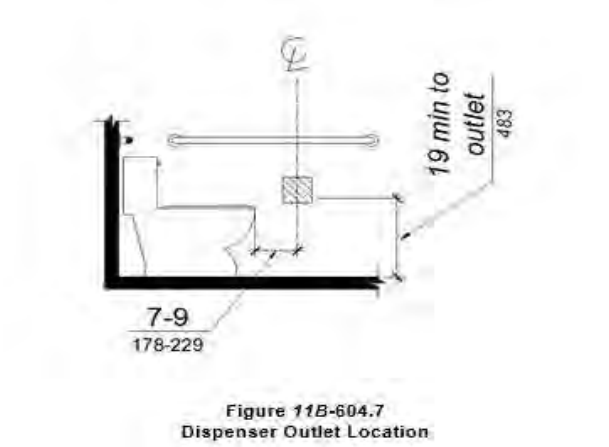


Figure *11B*-604.7
Dispenser Outlet Location

Barrier ID: AX416622

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.7, 609.3
Barrier Detail	CALIFORNIA: The disposal unit at the water closet is not compliant.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The disposal unit is not between the rear wall and the toilet paper dispenser; and is not 19 inches minimum above the floor.

Resolution

Replace the existing disposal unit at the water closet with a compliant disposal unit. Sanitary disposal units, if provided, shall comply with requirements for operable parts, shall be wall mounted and located on the sidewall between the rear wall of the toilet and the toilet paper dispenser, adjacent to the toilet paper dispenser. The disposal unit shall be located below the grab bar with the opening of the disposal unit 19 inches minimum above the finish floor. Sanitary disposal units shall comply. Combination accessory units are not permitted to encroach into the space required for grab bars.

Quantity	Unit Cost	Total Cost
1 EA	350.00	$ 350

Priority	3

Photos for Barrier ID: AX416622

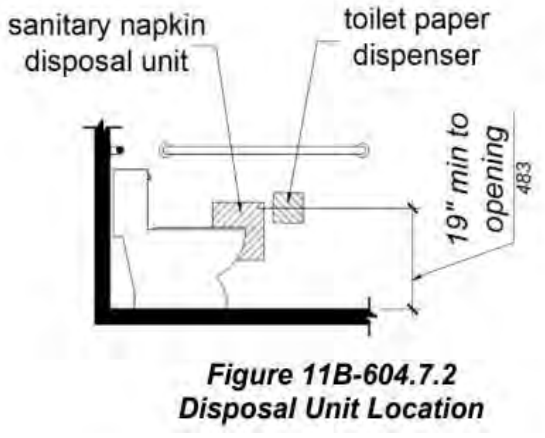


Figure 11B-604.7.2
Disposal Unit Location

Barrier ID: AX416615

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom door is 27 inches wide.

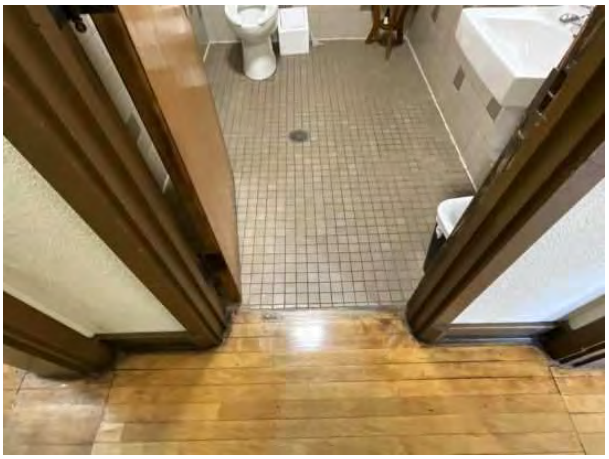
Resolution

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	1,405.00	$ 1,405

Priority	3

Photos for Barrier ID: AX416615



Barrier ID: AX416613

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not have a tactile room identification sign.

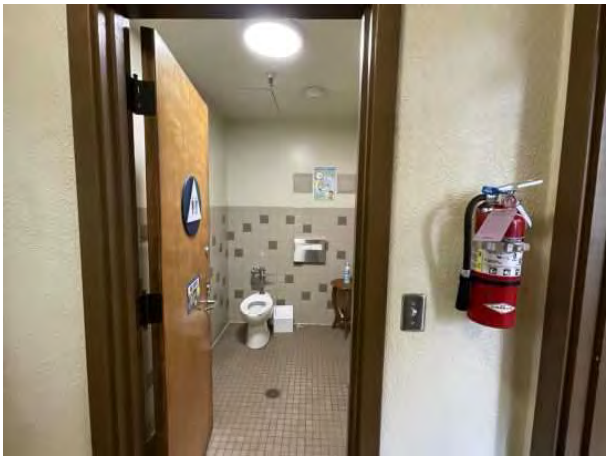
Resolution

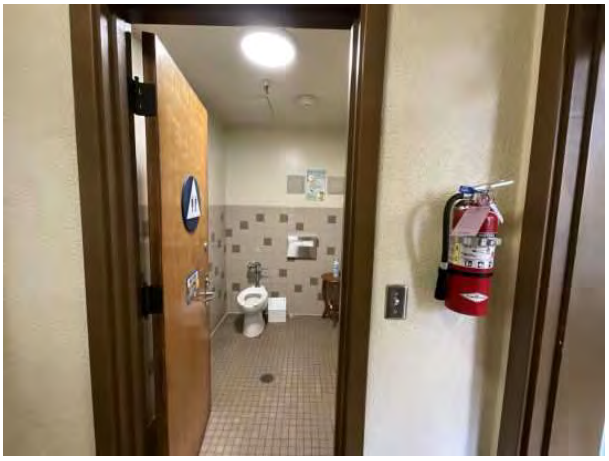
Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX416613





Barrier ID: AX416618

San Rafael Elementary School BUILDING A

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	CBC Chap 11B- 604.3.1 and 3.2
Barrier Detail	CALIFORNIA- The water closet does not have the required clear floor space.
Location Description	Building A - Restroom Staff A 108B
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The clearance on the water closet is 51-1/2 inches wide to the furniture.

Resolution

Relocate the furniture to ensure that the water closet has the minimum required clear floor space. 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. A minimum 60" wide and 48' deep maneuvering space shall be provided in front of the water closet. [Exception: In residential dwelling units required to be mobility accessible, maneuvering space in front of the water closet shall be a minimum 60" wide and 36" deep.] The centerline of the water closet shall be 17" minimum to 18" maximum from the side wall or partition, Water closets shall be arranged for a left-hand or right-hand approach, with the flush on the open side. 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 shall be located within the required water closet clearance. [Exception: In residential dwelling units, a lavatory shall be permitted on the rear wall 18" minimum from the water closet centerline where the clearance at the water closet is 66" minimum measured perpendicular from the rear wall.] [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	125.00	$ 125

Priority	3

Photos for Barrier ID: AX416618

Barrier ID: AX417575

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	ADA 902.2; 902.4; California Building Code Chap 11B-226, 306.2, 306.3
Barrier Detail	CALIFORNIA: A compliant dining table is not provided.
Location Description	Building B - Classroom B 01 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The picnic table that does not provide knee and toe clearance.

Resolution

Provide a compliant table that allows a clear space of 30" x 48" positioned for forward approach. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the standing spaces and the seating spaces at dining surfaces shall comply. Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. The top of the table shall be minimum 28" and maximum 34" high above the finish floor or ground. Where food or drink is served for consumption at a counter exceeding 34" in height, a portion of the main counter 60" minimum in length shall be provided at minimum 28" and maximum 34" high above the finish floor or ground. The table shall provide knee clearance, which shall be considered space under an element between 9" and 27" above the finish floor or ground. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. The knee clearance shall be 19" deep minimum from floor or ground to minimum 27" above the finish floor or ground. Provide toe clearance between the finish floor or ground surface and a height of 9", width of 30" minimum, and depth of 19" minimum to 25" maximum. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Wheelchair spaces shall adjoin accessible routes. Accessible routes and circulation paths shall not overlap wheelchair spaces. Provide a picnic table with a surface at minimum 26" and maximum 34" height. Clear space shall be maximum 2.08% in all directions and a firm and stable surface.

Quantity	Unit Cost	Total Cost
1 EA	1,625.00	$ 1,625

Priority	3

Map for Barrier ID: AX417575

167 +34.136988, -118.173155

Photos for Barrier ID: AX417575

Barrier ID: AX417579

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	ADA 902.2; 902.4; California Building Code Chap 11B-226, 306.2, 306.3
Barrier Detail	CALIFORNIA: A compliant dining table is not provided.
Location Description	Building B - Classroom B 02 & B 03 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The picnic tables do not provide knee and toe clearance. The knee clearance extends 11 inches deep. 3 tables are provided. 1 accessible table is required.

Resolution

Provide a compliant table that allows a clear space of 30" x 48" positioned for forward approach. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the standing spaces and the seating spaces at dining surfaces shall comply. Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. The top of the table shall be minimum 28" and maximum 34" high above the finish floor or ground. Where food or drink is served for consumption at a counter exceeding 34" in height, a portion of the main counter 60" minimum in length shall be provided at minimum 28" and maximum 34" high above the finish floor or ground. The table shall provide knee clearance, which shall be considered space under an element between 9" and 27" above the finish floor or ground. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. The knee clearance shall be 19" deep minimum from floor or ground to minimum 27" above the finish floor or ground. Provide toe clearance between the finish floor or ground surface and a height of 9", width of 30" minimum, and depth of 19" minimum to 25" maximum. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Wheelchair spaces shall adjoin accessible routes. Accessible routes and circulation paths shall not overlap wheelchair spaces. Provide a picnic table with a surface at minimum 26" and maximum 34" height. Clear space shall be maximum 2.08% in all directions and a firm and stable surface.

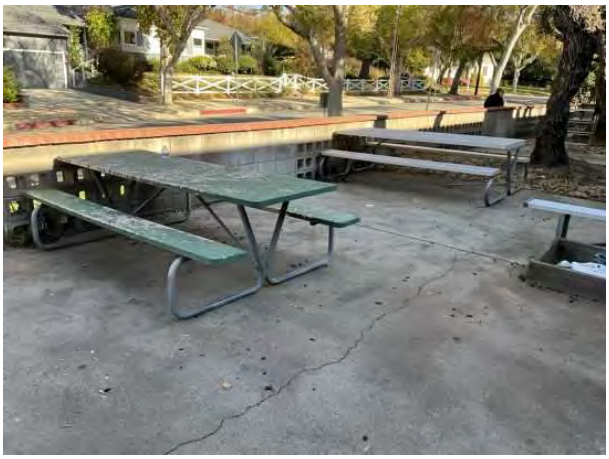
Quantity	Unit Cost	Total Cost
1 EA	1,625.00	$ 1,625

Priority	3

Map for Barrier ID: AX417579

171 +34.136933, -118.173330

Photos for Barrier ID: AX417579



Barrier ID: AX417581

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	ADA 902.2; 902.4; California Building Code Chap 11B-226, 306.2, 306.3
Barrier Detail	CALIFORNIA: A compliant dining table is not provided.
Location Description	Building B - Classroom B 04 Exterior Patio
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The picnic table does not provide knee and toe clearance. The knee clearance extends 11-1/2 inches deep.

Resolution

Provide a compliant table that allows a clear space of 30" x 48" positioned for forward approach. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the standing spaces and the seating spaces at dining surfaces shall comply. Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. The top of the table shall be minimum 28" and maximum 34" high above the finish floor or ground. Where food or drink is served for consumption at a counter exceeding 34" in height, a portion of the main counter 60" minimum in length shall be provided at minimum 28" and maximum 34" high above the finish floor or ground. The table shall provide knee clearance, which shall be considered space under an element between 9" and 27" above the finish floor or ground. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. The knee clearance shall be 19" deep minimum from floor or ground to minimum 27" above the finish floor or ground. Provide toe clearance between the finish floor or ground surface and a height of 9", width of 30" minimum, and depth of 19" minimum to 25" maximum. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Wheelchair spaces shall adjoin accessible routes. Accessible routes and circulation paths shall not overlap wheelchair spaces. Provide a picnic table with a surface at minimum 26" and maximum 34" height. Clear space shall be maximum 2.08% in all directions and a firm and stable surface.

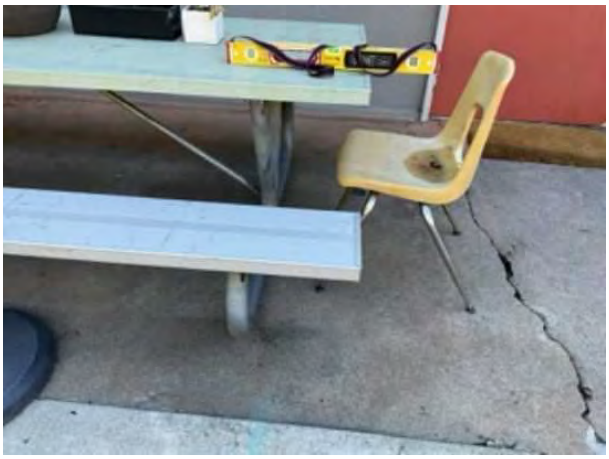
Quantity	Unit Cost	Total Cost
1 EA	1,625.00	$ 1,625

Priority	3

Map for Barrier ID: AX417581

173 +34.136882, -118.173441

Photos for Barrier ID: AX417581



Barrier ID: AX417594

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.4
Barrier Detail	Controls on dispensers are not compliant.
Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The paper towel dispenser control requires tight grasping, pinching, and twisting of the wrist to operate.

Resolution

Provide compliant controls and operating mechanisms. 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	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417594

Barrier ID: AX417597

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Reach Range
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel dispenser control is 48 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417597

Barrier ID: AX417595

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	CBC Chap 11B-403.5.1, Exception 5

Barrier Detail

CALIFORNIA: The accessible route from the restroom entry to accessible compartments is not compliant.

Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not provide a 44 inch wide clear path to the water closets.

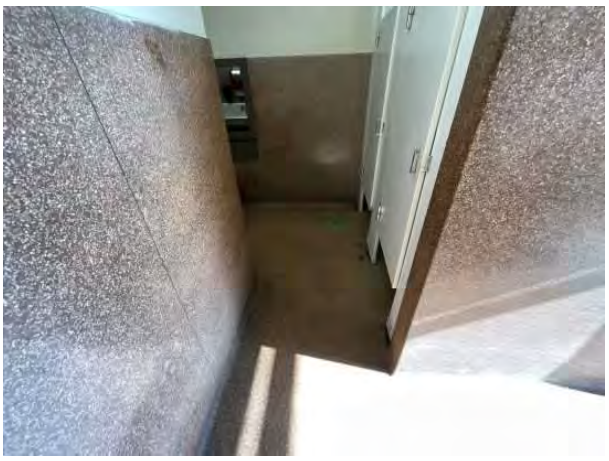
Resolution

Provide a compliant accessible route within the restroom from the restroom entry to accessible stalls. The clear width for accessible routes to accessible toilet compartments shall be 44" minimum except for door-opening widths and door swings.

Quantity	Unit Cost	Total Cost
1 EA	2,500.00	$ 2,500

Priority	3

Photos for Barrier ID: AX417595



Barrier ID: AX416720

San Rafael Elementary School BUILDING B

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	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door maneuvering clear space has slopes of 12.3%.

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

Quantity	Unit Cost	Total Cost
1 EA	1,562.50	$ 1,563

Priority	3

Photos for Barrier ID: AX416720

Barrier ID: AX417592

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The 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	81.25	$ 81

Priority	3

Photos for Barrier ID: AX417592

Barrier ID: AX417589

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The men's restroom does not have compliant signage at the door.

Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The door does not have a geometric door sign for men.

Resolution

Install compliant signage. The men's restroom/bathing room geometric symbol shall be an equilateral triangle 1/4" thick, with edges 12" long and a vertex pointing upward. The triangle shall contrast with the door or doorway, either light on dark or dark on light. Each doorway leading to men's restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: Signs with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX417589

Barrier ID: AX417591

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A wheelchair stall is not provided in a multi user restroom.

Resolution

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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX417591

Barrier ID: AX417593

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Restroom/Bathroom-Lavatory
ADA Standard	CBC Chap 11B-213, 306, 606

Barrier Detail

CALIFORNIA: The lavatory does not have the required knee and toe clearance.

Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The knee clearance extends 22 inches above the floor.

Resolution

Provide at least 10% but no fewer than one lavatory with compliant knee and toe clearance. The lavatory shall maintain the maximum allowable height of 34" to the rim of the sink. The maximum allowable exterior bowl depth is 6-1/2". A compliant clear floor space of minimum 30" wide centered on the lavatory and minimum 48" deep, positioned for a forward approach, shall be provided. Space under an element between 9" and 29" above the finish floor or ground shall be considered knee clearance and shall comply. 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. The bottom of the front of the lavatory shall be minimum 29" above the finish floor. Knee clearance reduction is not allowed. Toe clearance shall be minimum 25" horizontal depth between the finish floor and 9" AFF. Knee and toe clearance shall be 30" wide minimum and centered on the lavatory. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 1. Toe clearance shall extend 19” maximum under lavatories 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.]

Quantity	Unit Cost	Total Cost
1 EA	900.00	$ 900

Priority	3

Photos for Barrier ID: AX417593

Barrier ID: AX423756

San Rafael Elementary School BUILDING B

Assembly	Restroom
Type	Restroom/Bathroom-Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not have a tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	3

Photos for Barrier ID: AX423756

Barrier ID: AX417605

San Rafael Elementary School BUILDING C

Assembly	Common Areas
Type	Assembly Area
ADA Standard	216.10; 219; 706
Barrier Detail	Assistive listening signage is not compliant or is not provided.
Location Description	Building C - Auditorium
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Assistive listening device signage is not provided

Resolution

Provide assistive listening signage. Each assembly area required to provide assistive listening systems shall provide signs informing patrons of the availability of the assistive listening system. Assistive listening signs shall comply and shall include the International Symbol of Access for Hearing Loss. [EXCEPTION: Where ticket offices or windows are provided, signs shall not be required at each assembly area provided that signs are displayed at each ticket office or window informing patrons of the availability of assistive listening systems].

Quantity	Unit Cost	Total Cost
2 EA	69.00	$ 138

Priority	3

Photos for Barrier ID: AX417605

Barrier ID: AX417624

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Both restrooms have the paper towel dispensers at 47 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
2 EA	250.00	$ 500

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417624

Barrier ID: AX417626

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Both restrooms have the light switch 53-1/2 inches above the 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
2 EA	625.00	$ 1,250

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417626

Barrier ID: AX417618

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Both restroom and vestibule doors do not provide the required width at both restrooms. The door width is 26-1/2 half inches.

Resolution

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

Quantity	Unit Cost	Total Cost
4 EA	1,405.00	$ 5,620

Priority	3

Photos for Barrier ID: AX417618

Barrier ID: AX417621

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	CBC Chap 11B-606.6; 305

Barrier Detail

CALIFORNIA: The centerline of the lavatory is less than 18" from the side wall or partition wall.

Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The women's restroom lavatory is centered 13-3/4 inches from the side partition. The men's lavatory is centered 15 inches from the side partition.

Resolution

Relocate the lavatory to provide minimum 18" from the side partition/wall to centerline of lavatory. The height of the lavatory to the higher of the rim or counter surface shall be 34" maximum AFF. Provide minimum 30" by minimum 48" clear floor space positioned for a parallel or front approach to the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
2 EA	3,750.00	$ 7,500

Priority	3

Photos for Barrier ID: AX417621

Barrier ID: AX417623

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The lavatory pipes are not insulated or sleeved in both restrooms.

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
2 EA	81.25	$ 163

Priority	3

Photos for Barrier ID: AX417623

Barrier ID: AX417625

San Rafael Elementary School BUILDING C

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	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Both restrooms have the mirror bottom reflective edge at 45 inches above the floor.

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
2 EA	250.00	$ 500

Priority	3

Photos for Barrier ID: AX417625

Barrier ID: AX417615

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Both restrooms do not have the required tactile room identification signs.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
2 EA	68.75	$ 138

Priority	3

Photos for Barrier ID: AX417615

Barrier ID: AX417620

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall

ADA Standard

309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3

Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Both men's and women's restroom do not provide a wheelchair stall in a multi-user restroom.

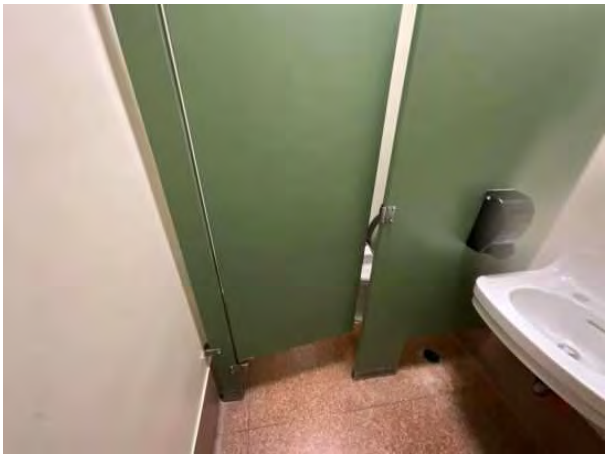
Resolution

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

Quantity	Unit Cost	Total Cost
2 EA	3,437.50	$ 6,875

Priority	3

Photos for Barrier ID: AX417620



Barrier ID: AX417622

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom-Lavatory
ADA Standard	CBC Chap 11B-213, 306, 606

Barrier Detail

CALIFORNIA: The lavatory does not have the required knee and toe clearance.

Location Description	Building C - Auditorium Men's and Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Both men's and women's restroom lavatory 27 inch high knee clearance extends 4-1/2 inches past the apron.

Resolution

Provide at least 10% but no fewer than one lavatory with compliant knee and toe clearance. The lavatory shall maintain the maximum allowable height of 34" to the rim of the sink. The maximum allowable exterior bowl depth is 6-1/2". A compliant clear floor space of minimum 30" wide centered on the lavatory and minimum 48" deep, positioned for a forward approach, shall be provided. Space under an element between 9" and 29" above the finish floor or ground shall be considered knee clearance and shall comply. 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. The bottom of the front of the lavatory shall be minimum 29" above the finish floor. Knee clearance reduction is not allowed. Toe clearance shall be minimum 25" horizontal depth between the finish floor and 9" AFF. Knee and toe clearance shall be 30" wide minimum and centered on the lavatory. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 1. Toe clearance shall extend 19” maximum under lavatories 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.]

Quantity	Unit Cost	Total Cost
2 EA	900.00	$ 1,800

Priority	3

Photos for Barrier ID: AX417622

Barrier ID: AX417617

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom-Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The men's restroom does not have compliant signage at the door.

Location Description	Building C - Auditorium Men's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The men's restroom does not have the required geometric door sign.

Resolution

Install compliant signage. The men's restroom/bathing room geometric symbol shall be an equilateral triangle 1/4" thick, with edges 12" long and a vertex pointing upward. The triangle shall contrast with the door or doorway, either light on dark or dark on light. Each doorway leading to men's restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: Signs with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX417617

Barrier ID: AX417616

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The women's restroom does not have compliant signage at the door.

Location Description	Building C - Auditorium Women's Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The women's restroom does not have the required geometric door sign.

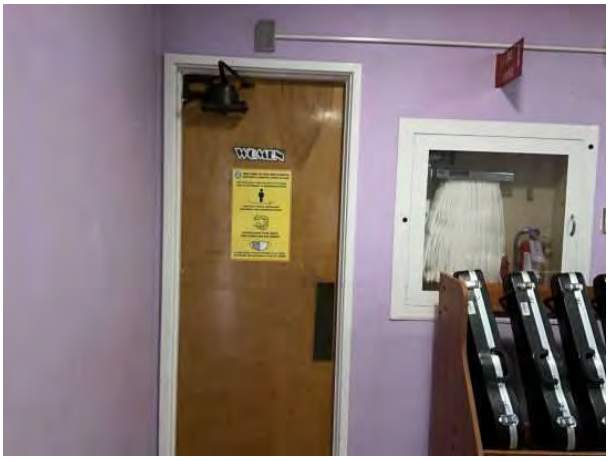
Resolution

Install compliant signage at the restroom entrance. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating women's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	3

Photos for Barrier ID: AX417616



Barrier ID: AX417610

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Building C - Backstage Boys And Girls Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The boys and girls restrooms are only 33 inches wide and provide a door opening that is 23 inches wide. Both restrooms have doors that only provide 36 inch deep maneuvering clear space on the pull side for latch approach.

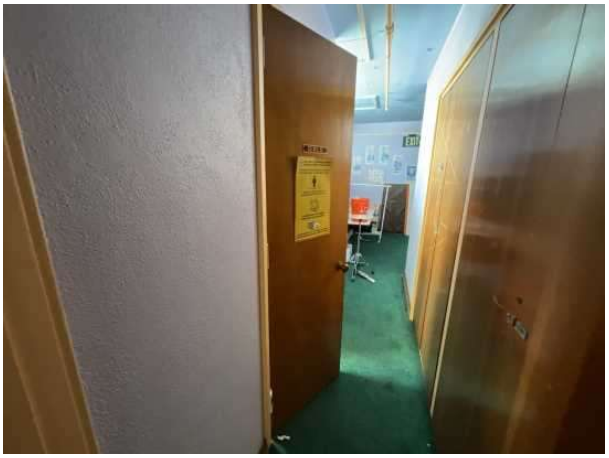
Resolution

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

Quantity	Unit Cost	Total Cost
2 EA	15,000.00	$ 30,000

Priority 3

Photos for Barrier ID: AX417610



Barrier ID: AX417608

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Platform Lift
ADA Standard	CBD Chap 11B-410
Barrier Detail	CALIFORNIA: A platform lift is required but not provided.
Location Description	Building C - Backstage Office C103 and C104
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

An accessible route is not provided to office 103 and 104. Access to the offices requires traversing stairs.

Resolution

Install a compliant platform lift. A platform lift shall operate without an attendant and allow unassisted entry and exit from the lift. The platform lift shall be provided with a stand-by power source or self-charging standby battery capable of powering all functions for min. 5 upward and downward trips, in case of primary power loss. The doors/gates shall be low-energy power operated unless the following exception applies. [EXCEPTION: Platform lifts serving two landings maximum and having doors or gates on opposite sides are permitted to have self-closing manual doors or gates.] Where power-operated doors are provided, the door/gate shall open automatically and remain open for 20 seconds minimum. End doors shall provide 32" minimum clearance and side doors provide 42" minimum clearance. The floor surface in the platform lift shall be stable, firm and slip resistant, and maximum 2.08% slope. Clear floor space 30" minimum by 48" minimum shall be provided in the lift. Clear space of 30" minimum x 48" minimum for forward or parallel approach shall be provided at the controls, both within the platform lift and exterior controls. The clearance between the platform sill and the edge of any runway landing shall be 1-1/4" maximum. The controls shall be within reach range and operable with one hand without tight grasping, pinching, or twisting of the wrist motions. Install a sign stating "NO FREIGHT" and the International Symbol of Accessibility posted at a conspicuous place at each landing and within the platform enclosure.

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

Priority	3

Photos for Barrier ID: AX417608

Barrier ID: AX417635

San Rafael Elementary School BUILDING C

Assembly	Dining
Type	Dining And Work Surface
ADA Standard	ADA 902.2; 902.4; California Building Code Chap 11B-226, 306.2, 306.3
Barrier Detail	CALIFORNIA: A compliant dining table is not provided.
Location Description	Building C - Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

52 seats provided. None of the tables are accessible. 52 seats requires at least three accessible tables.

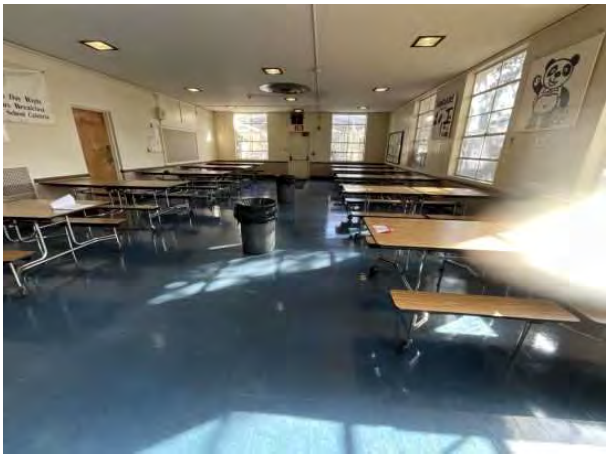
Resolution

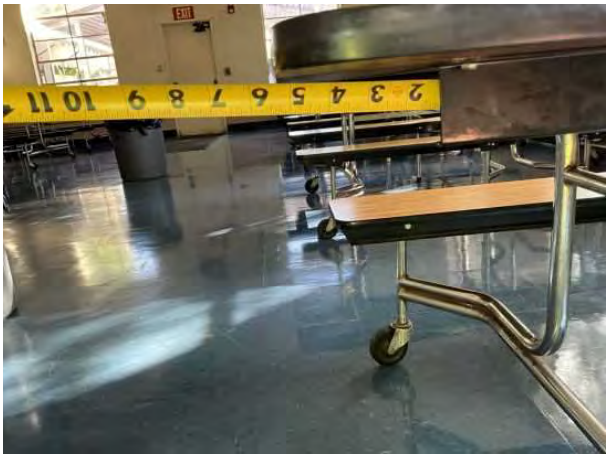
Provide a compliant table that allows a clear space of 30" x 48" positioned for forward approach. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the standing spaces and the seating spaces at dining surfaces shall comply. Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. The top of the table shall be minimum 28" and maximum 34" high above the finish floor or ground. Where food or drink is served for consumption at a counter exceeding 34" in height, a portion of the main counter 60" minimum in length shall be provided at minimum 28" and maximum 34" high above the finish floor or ground. The table shall provide knee clearance, which shall be considered space under an element between 9" and 27" above the finish floor or ground. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. The knee clearance shall be 19" deep minimum from floor or ground to minimum 27" above the finish floor or ground. Provide toe clearance between the finish floor or ground surface and a height of 9", width of 30" minimum, and depth of 19" minimum to 25" maximum. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Wheelchair spaces shall adjoin accessible routes. Accessible routes and circulation paths shall not overlap wheelchair spaces. Provide a picnic table with a surface at minimum 26" and maximum 34" height. Clear space shall be maximum 2.08% in all directions and a firm and stable surface.

Quantity	Unit Cost	Total Cost
3 EA	1,625.00	$ 4,875

Priority	3

Photos for Barrier ID: AX417635





Barrier ID: AX417637

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Building C - Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The drinking fountain does not located completely within an alcove or protected with railings.

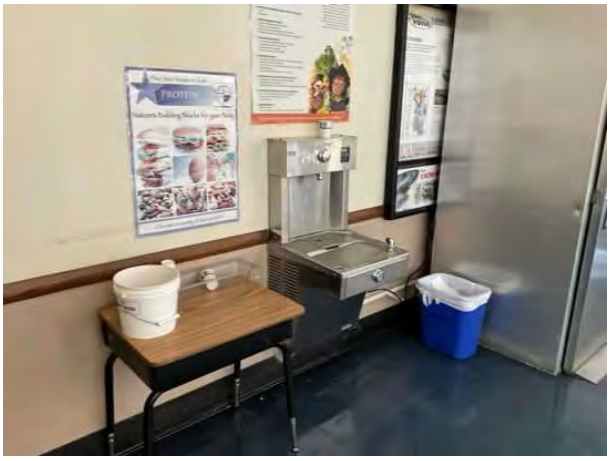
Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" minimum wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3 -1/2" maximum from the front edge of the unit, including bumpers.]

Quantity	Unit Cost	Total Cost
1 EA	6,798.75	$ 6,799

Priority	3

Photos for Barrier ID: AX417637



Barrier ID: AX417638

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	California Building Code Chap 11B-211, 602
Barrier Detail	CALIFORNIA: The minimum number of drinking fountains is not provided.
Location Description	Building C - Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The drinking fountain does not provide a fountain for standing persons.

Resolution

Install an accessible drinking fountain(s). Where drinking fountains are provided on an exterior site, on a floor, or within a secured area, they shall be compliant. [EXCEPTION: In detention or correctional facilities, drinking fountains only serving non-accessible holding or housing cells are not required to comply.] No fewer than two levels of drinking fountains shall be provided: wheelchair height and standing height. When two drinking fountains are provided, one drinking fountain shall comply with wheelchair unit requirements, and one drinking fountain shall comply with standing unit requirements. [EXCEPTION: Where a single hi-lo drinking fountain is provided, it shall be permitted to be substituted for two separate drinking fountains.] [ADVISORY: The 2019 California Plumbing Code (CPC), Table 4-1 provides minimum plumbing fixture requirements for new buildings, and changes of occupancy or use in an existing building resulting in increased occupant load. CPC Table 4-1 should be consulted in conjunction with the accessibility requirements.] Where more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains provided shall comply with wheelchair level fountains, and 50 percent of the total number of drinking fountains provided shall comply with standing level drinking fountains. [EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains equals 100 percent of drinking fountains.] WHEELCHAIR DRINKING FOUNTAINS: Spout outlets shall be 36 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. [ADVISORY: The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.] Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. Operable parts shall be placed within one or more of the allowable reach ranges Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. Wheelchair level drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30 inches by minimum 48 inches, and maximum 2.08% in all directions and a firm and stable surface. Knee and toe clearance minimum 30 inches wide shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3-1/2 inches maximum from the front edge of the unit, including bumpers.] Knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Between 9 inches and 27 inches above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height. Toe clearance shall be the space between the finish floor or ground and 9 inches above the finish floor or ground. Toe clearance depth shall be 17 inches minimum under the drinking fountain. STANDING LEVEL DRINKING FOUNTAIN: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. ALL DRINKING FOUNTAINS: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Quantity	Unit Cost	Total Cost
1 EA	6,798.75	$ 6,799

Priority	3

Photos for Barrier ID: AX417638

Barrier ID: AX417695

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

One paper towel dispenser is 45 inches above the floor and the other is 50 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
2 EA	250.00	$ 500

Priority	3
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417695

Barrier ID: AX417692

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Both boys and girls restroom doors are 27 inches wide.

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
2 EA	1,405.00	$ 2,810

Priority	3

Photos for Barrier ID: AX417692

Barrier ID: AX417696

San Rafael Elementary School BUILDING D

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	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror bottom reflective edge is 45 inches above the floor.

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	250.00	$ 250

Priority	3

Photos for Barrier ID: AX417696

Barrier ID: AX417690

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Both boys and girls restrooms do not have a tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
2 EA	68.75	$ 138

Priority	3

Photos for Barrier ID: AX417690

Barrier ID: AX417693

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Restroom/Bathroom - Toilet Stall
ADA Standard	
309, 404.2.7, 604.5.1, 604.6, 604.7, 604.8.1.1, 604.8.1.2, 604.8.1.5, 604.9, 609.3	
Barrier Detail	A wheelchair stall is not provided in a multi-user restroom.
Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	An accessible wheelchair stall is not provided in the girls multi-user restroom.

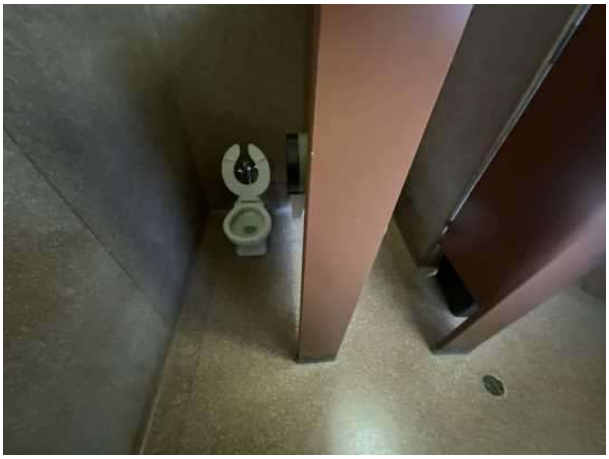
Resolution

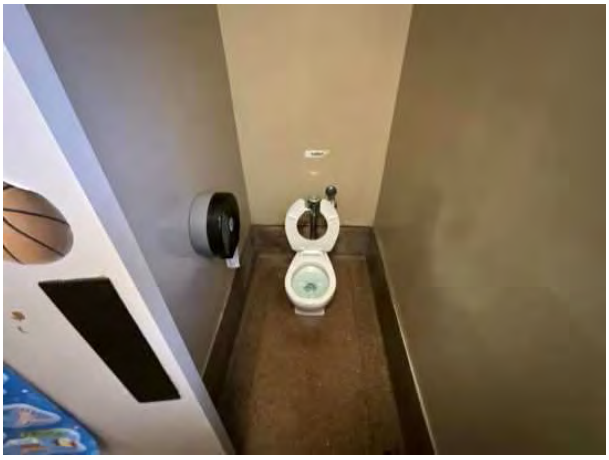
Provide a compliant wheelchair stall with compliant elements in the multi-user restroom. Wheelchair accessible compartments with floor mounted water closets shall be 60" wide minimum measured perpendicular to the side wall and 59" deep minimum, measured perpendicular to the rear wall. Wheelchair accessible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

Quantity	Unit Cost	Total Cost
1 EA	3,437.50	$ 3,438

Priority 3

Photos for Barrier ID: AX417693





Barrier ID: AX417697

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B- 604.3.1 and 3.2
Barrier Detail	CALIFORNIA- The water closet does not have the required clear floor space.
Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The water closet clearance is 36-1/4 inches wide.

Resolution

Redesign to ensure that the water closet has the minimum required clear floor space. 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. A minimum 60" wide and 48' deep maneuvering space shall be provided in front of the water closet. [Exception: In residential dwelling units required to be mobility accessible, maneuvering space in front of the water closet shall be a minimum 60" wide and 36" deep.] The centerline of the water closet shall be 17" minimum to 18" maximum from the side wall or partition, Water closets shall be arranged for a left-hand or right-hand approach, with the flush on the open side. 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 shall be located within the required water closet clearance. [Exception: In residential dwelling units, a lavatory shall be permitted on the rear wall 18" minimum from the water closet centerline where the clearance at the water closet is 66" minimum measured perpendicular from the rear wall.] [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	1,375.00	$ 1,375

Priority	3

Photos for Barrier ID: AX417697

Barrier ID: AX417694

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Restroom/Bathroom-Lavatory
ADA Standard	606.4; 309
Barrier Detail	The lavatory faucet hardware is not compliant.
Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The boys lavatory has knob type faucets.

Resolution

Provide push/lever hardware for the faucet. Replace faucet operating hardware with compliant handles. Operable parts, such as faucet hardware, 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. Hand-operated metering faucets shall remain open for 10 seconds minimum. Provide a minimum of one accessible sink with push/lever hardware.

Quantity	Unit Cost	Total Cost
1 EA	693.75	$ 694

Priority	3

Photos for Barrier ID: AX417694

Barrier ID: AX424250

San Rafael Elementary School BUILDING D

Assembly	Restroom
Type	Restroom/Bathroom-Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The women's restroom does not have compliant signage at the door.

Location Description	Building D Restroom Boys And Girls at D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Both boys and girls restrooms do not have the required geometric door identification sign.

Resolution

Install compliant signage at the restroom entrance. Women’s toilet and bathing facilities shall be identified by a circle, ¼ inch thick and 12 inches in diameter. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating women's shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
2 EA	137.50	$ 275

Priority	3

Photos for Barrier ID: AX424250

Barrier ID: AX424248

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Drinking at Building A Northwest Entrance
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The drinking fountains are not located within alcoves or protected with railings.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. This barrier must be removed in conjunction with barrier ID 424249. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" min. wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.]

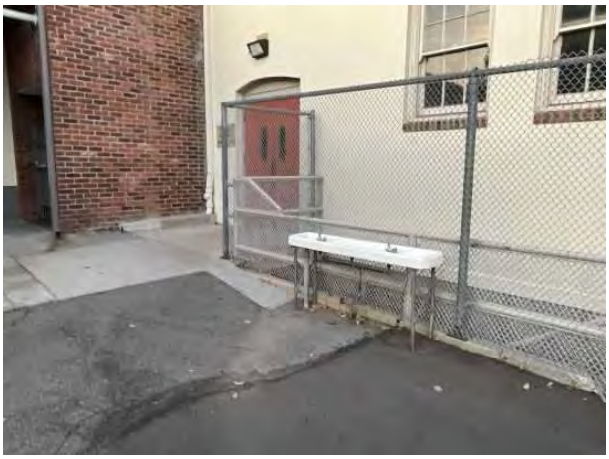
Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

Priority	3

Map for Barrier ID: AX424248

309 +34.136830, -118.173040

Photos for Barrier ID: AX424248



Barrier ID: AX424249

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	California Building Code Chap 11B-211, 602
Barrier Detail	CALIFORNIA: The minimum number of drinking fountains is not provided.
Location Description	Drinking at Building A Northwest Entrance
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A drinking fountain for standing persons is not provided.

Resolution

Install an accessible drinking fountain(s). Where drinking fountains are provided on an exterior site, on a floor, or within a secured area, they shall be compliant. [EXCEPTION: In detention or correctional facilities, drinking fountains only serving non-accessible holding or housing cells are not required to comply.] No fewer than two levels of drinking fountains shall be provided: wheelchair height and standing height. When two drinking fountains are provided, one drinking fountain shall comply with wheelchair unit requirements, and one drinking fountain shall comply with standing unit requirements. [EXCEPTION: Where a single hi-lo drinking fountain is provided, it shall be permitted to be substituted for two separate drinking fountains.] [ADVISORY: The 2019 California Plumbing Code (CPC), Table 4-1 provides minimum plumbing fixture requirements for new buildings, and changes of occupancy or use in an existing building resulting in increased occupant load. CPC Table 4-1 should be consulted in conjunction with the accessibility requirements.] Where more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains provided shall comply with wheelchair level fountains, and 50 percent of the total number of drinking fountains provided shall comply with standing level drinking fountains. [EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains equals 100 percent of drinking fountains.] WHEELCHAIR DRINKING FOUNTAINS: Spout outlets shall be 36 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. [ADVISORY: The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.] Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. Operable parts shall be placed within one or more of the allowable reach ranges Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. Wheelchair level drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30 inches by minimum 48 inches, and maximum 2.08% in all directions and a firm and stable surface. Knee and toe clearance minimum 30 inches wide shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3-1/2 inches maximum from the front edge of the unit, including bumpers.] Knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Between 9 inches and 27 inches above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height. Toe clearance shall be the space between the finish floor or ground and 9 inches above the finish floor or ground. Toe clearance depth shall be 17 inches minimum under the drinking fountain. STANDING LEVEL DRINKING FOUNTAIN: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. ALL DRINKING FOUNTAINS: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

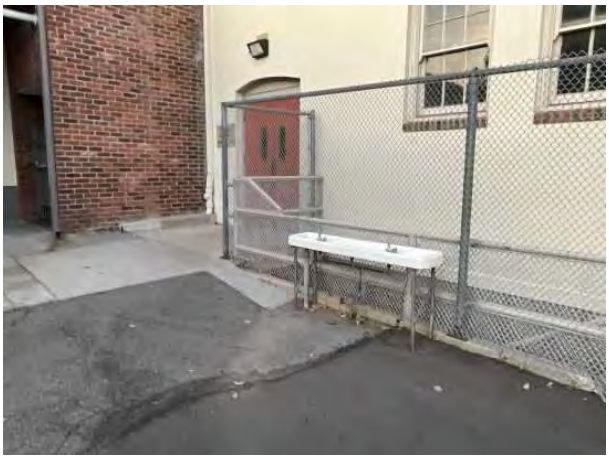
Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

Priority	3

Map for Barrier ID: AX424249

310 +34.136830, -118.173040

Photos for Barrier ID: AX424249



Barrier ID: AX417631

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Drinking Fountain Adjacent to Auditorium
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The drinking fountain is non-compliant and is not located within an alcove or protected with railing.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" min. wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.]

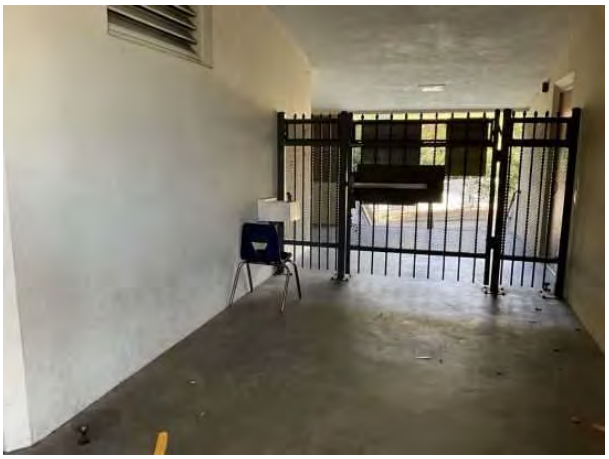
Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

Priority	3

Map for Barrier ID: AX417631

223 +34.137031, -118.173728

Photos for Barrier ID: AX417631



Barrier ID: AX417632

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	California Building Code Chap 11B-211, 602
Barrier Detail	CALIFORNIA: The minimum number of drinking fountains is not provided.
Location Description	Drinking Fountain Adjacent to Auditorium
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A drinking fountain for standing persons is not provided.

Resolution

Install an accessible drinking fountain(s). Where drinking fountains are provided on an exterior site, on a floor, or within a secured area, they shall be compliant. [EXCEPTION: In detention or correctional facilities, drinking fountains only serving non-accessible holding or housing cells are not required to comply.] No fewer than two levels of drinking fountains shall be provided: wheelchair height and standing height. When two drinking fountains are provided, one drinking fountain shall comply with wheelchair unit requirements, and one drinking fountain shall comply with standing unit requirements. [EXCEPTION: Where a single hi-lo drinking fountain is provided, it shall be permitted to be substituted for two separate drinking fountains.] [ADVISORY: The 2019 California Plumbing Code (CPC), Table 4-1 provides minimum plumbing fixture requirements for new buildings, and changes of occupancy or use in an existing building resulting in increased occupant load. CPC Table 4-1 should be consulted in conjunction with the accessibility requirements.] Where more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains provided shall comply with wheelchair level fountains, and 50 percent of the total number of drinking fountains provided shall comply with standing level drinking fountains. [EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains equals 100 percent of drinking fountains.] WHEELCHAIR DRINKING FOUNTAINS: Spout outlets shall be 36 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. [ADVISORY: The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.] Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. Operable parts shall be placed within one or more of the allowable reach ranges Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. Wheelchair level drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30 inches by minimum 48 inches, and maximum 2.08% in all directions and a firm and stable surface. Knee and toe clearance minimum 30 inches wide shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3-1/2 inches maximum from the front edge of the unit, including bumpers.] Knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Between 9 inches and 27 inches above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height. Toe clearance shall be the space between the finish floor or ground and 9 inches above the finish floor or ground. Toe clearance depth shall be 17 inches minimum under the drinking fountain. STANDING LEVEL DRINKING FOUNTAIN: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. ALL DRINKING FOUNTAINS: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

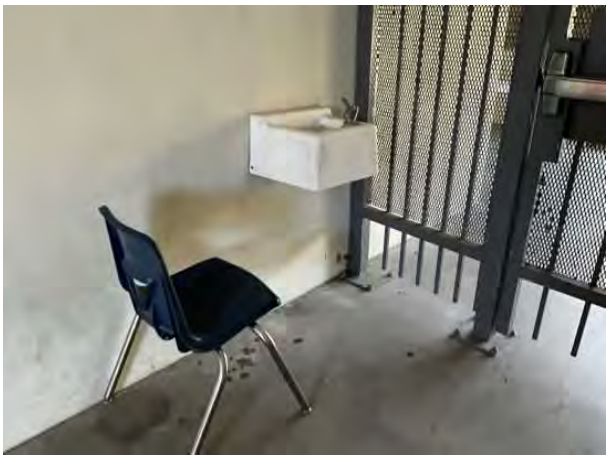
Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

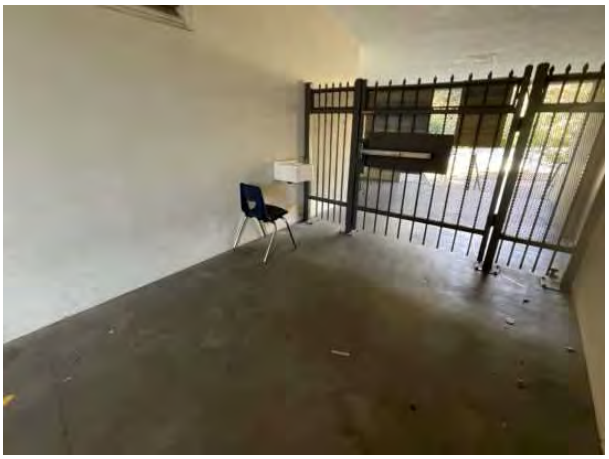
Priority	3

Map for Barrier ID: AX417632

224 +34.136770, -118.173335

Photos for Barrier ID: AX417632





Barrier ID: AX417687

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Drinking fountain between D and E classrooms
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The drinking fountains are not in an alcove and are not protected with railings.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" min. wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.]

Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

Priority	3

Map for Barrier ID: AX417687

279 +34.136746, -118.173267

Photos for Barrier ID: AX417687

Barrier ID: AX417674

San Rafael Elementary School PLAY AREAS

Assembly	Exterior Access Route
Type	Clear Space
ADA Standard	305; 309.2
Barrier Detail	Clear space is not provided at the operable part.
Location Description	Ramp Leading to Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The floor slopes 2.8% at the drinking fountain.

Resolution

Provide clear space at the operable part. Floor or ground surfaces of a clear floor or ground space shall have slopes not steeper than 1:48, and shall be stable, firm, and slip resistant. Clear space shall be 30" minimum by 48" minimum, positioned for a forward or parallel approach. One full unobstructed side shall adjoin an accessible route or adjoin another clear floor or ground space. Clear floor or ground space shall include knee and toe clearance.

Quantity	Unit Cost	Total Cost
40 SF	12.50	$ 500

Priority	3
In ADA Path Of Travel	Yes

Map for Barrier ID: AX417674

266 +34.136295, -118.173597

Photos for Barrier ID: AX417674

Barrier ID: AX417675

San Rafael Elementary School PLAY AREAS

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Ramp Leading to Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The drinking fountain in located within an alcove or is not protected with railings.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" min. wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.]

Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

Priority	3

Map for Barrier ID: AX417675

267 +34.136292, -118.173574

Photos for Barrier ID: AX417675

Barrier ID: AX417676

San Rafael Elementary School PLAY AREAS

Assembly	Exterior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	California Building Code Chap 11B-211, 602
Barrier Detail	CALIFORNIA: The minimum number of drinking fountains is not provided.
Location Description	Ramp Leading to Play Area
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	A drinking fountain for standing persons is not provided.

Resolution

Install an accessible drinking fountain(s). Where drinking fountains are provided on an exterior site, on a floor, or within a secured area, they shall be compliant. [EXCEPTION: In detention or correctional facilities, drinking fountains only serving non-accessible holding or housing cells are not required to comply.] No fewer than two levels of drinking fountains shall be provided: wheelchair height and standing height. When two drinking fountains are provided, one drinking fountain shall comply with wheelchair unit requirements, and one drinking fountain shall comply with standing unit requirements. [EXCEPTION: Where a single hi-lo drinking fountain is provided, it shall be permitted to be substituted for two separate drinking fountains.] [ADVISORY: The 2019 California Plumbing Code (CPC), Table 4-1 provides minimum plumbing fixture requirements for new buildings, and changes of occupancy or use in an existing building resulting in increased occupant load. CPC Table 4-1 should be consulted in conjunction with the accessibility requirements.] Where more than the minimum number of drinking fountains are provided, 50 percent of the total number of drinking fountains provided shall comply with wheelchair level fountains, and 50 percent of the total number of drinking fountains provided shall comply with standing level drinking fountains. [EXCEPTION: Where 50 percent of the drinking fountains yields a fraction, 50 percent shall be permitted to be rounded up or down provided that the total number of drinking fountains equals 100 percent of drinking fountains.] WHEELCHAIR DRINKING FOUNTAINS: Spout outlets shall be 36 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. [ADVISORY: The purpose of requiring the drinking fountain spout to produce a flow of water 4 inches high minimum is so that a cup can be inserted under the flow of water to provide a drink of water for an individual who, because of a disability, would otherwise be incapable of using the drinking fountain.] Wall- and post-mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. Operable parts shall be placed within one or more of the allowable reach ranges Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. The flow of water shall be activated by a manually operated system that is front mounted or side mounted and located within 6 inches of the front edge of the fountain or an automatic electronically controlled device. Wheelchair level drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30 inches by minimum 48 inches, and maximum 2.08% in all directions and a firm and stable surface. Knee and toe clearance minimum 30 inches wide shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30 inches maximum above the finish floor or ground and is 3-1/2 inches maximum from the front edge of the unit, including bumpers.] Knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Between 9 inches and 27 inches above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1 inch in depth for each 6 inches in height. Toe clearance shall be the space between the finish floor or ground and 9 inches above the finish floor or ground. Toe clearance depth shall be 17 inches minimum under the drinking fountain. STANDING LEVEL DRINKING FOUNTAIN: Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. ALL DRINKING FOUNTAINS: All drinking fountains shall either be located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area within which a drinking fountain is located shall be 32 inches wide minimum and 18 inches deep minimum, and shall comply. When used, wing walls or barriers shall project horizontally at least as far as the drinking fountain and to within 6 inches vertically from the floor or ground surface.

Quantity	Unit Cost	Total Cost
1 EA	10,000.00	$ 10,000

Priority	3

Map for Barrier ID: AX417676

268 +34.136323, -118.173508

Photos for Barrier ID: AX417676

Barrier ID: AX417672

San Rafael Elementary School PLAY AREAS

Assembly	Dining
Type	Dining And Work Surface
ADA Standard	ADA 902.2; 902.4; California Building Code Chap 11B-226, 306.2, 306.3
Barrier Detail	CALIFORNIA: A compliant dining table is not provided.
Location Description	Rest area Adjacent to Play Area 3
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

24 bench seats are provided. 24 bench seats requires at least two accessible tables.

Resolution

Provide a compliant table that allows a clear space of 30" x 48" positioned for forward approach. Where dining surfaces are provided for the consumption of food or drink, at least 5% of the standing spaces and the seating spaces at dining surfaces shall comply. Dining surfaces shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. The top of the table shall be minimum 28" and maximum 34" high above the finish floor or ground. Where food or drink is served for consumption at a counter exceeding 34" in height, a portion of the main counter 60" minimum in length shall be provided at minimum 28" and maximum 34" high above the finish floor or ground. The table shall provide knee clearance, which shall be considered space under an element between 9" and 27" above the finish floor or ground. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. The knee clearance shall be 19" deep minimum from floor or ground to minimum 27" above the finish floor or ground. Provide toe clearance between the finish floor or ground surface and a height of 9", width of 30" minimum, and depth of 19" minimum to 25" maximum. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Wheelchair spaces shall adjoin accessible routes. Accessible routes and circulation paths shall not overlap wheelchair spaces. Provide a picnic table with a surface at minimum 26" and maximum 34" height. Clear space shall be maximum 2.08% in all directions and a firm and stable surface.

Quantity	Unit Cost	Total Cost
2 EA	1,625.00	$ 3,250

Priority	3

Map for Barrier ID: AX417672

264 +34.136051, -118.173872

Photos for Barrier ID: AX417672

Barrier ID: AX417681

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Clear Space
ADA Standard	305; 309.2
Barrier Detail	Clear space is not provided at the operable part.
Location Description	Sink South of D 05
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The sink clear floor space has slopes of 2.5%.

Resolution

Provide clear space at the operable part. Floor or ground surfaces of a clear floor or ground space shall have slopes not steeper than 1:48, and shall be stable, firm, and slip resistant. Clear space shall be 30" minimum by 48" minimum, positioned for a forward or parallel approach. One full unobstructed side shall adjoin an accessible route or adjoin another clear floor or ground space. Clear floor or ground space shall include knee and toe clearance.

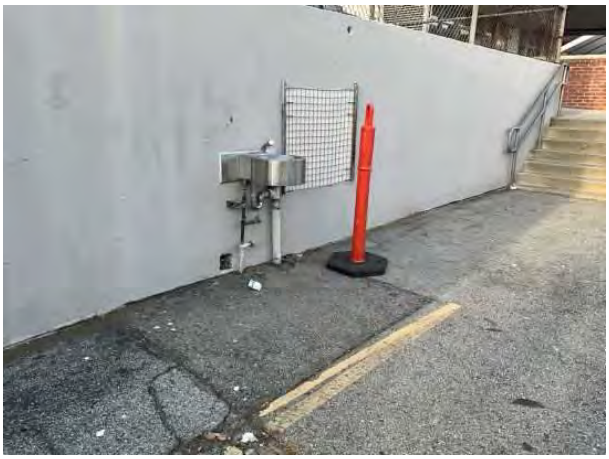
Quantity	Unit Cost	Total Cost
24 SF	12.50	$ 300

Priority	3
In ADA Path Of Travel	Yes

Map for Barrier ID: AX417681

273 +34.136440, -118.173199

Photos for Barrier ID: AX417681



Barrier ID: AX416575

San Rafael Elementary School EXTERIOR ROUTES

Assembly	Exterior Access Route
Type	Signage
ADA Standard	216.3

Barrier Detail

Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.

Location Description	Accessible Route from City Sidewalk
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

A directional sign is not provided, indicating the direction of the accessible route.

Resolution

Provide directional signage indicating the accessible route from accessible parking to the facility. Directional signage shall comply with requirements for visual characters. Visual characters shall be 40" minimum above the finish floor or ground. The lettering shall contrast with the background and have a non-glare finish. The lettering shall be conventional in style, without italics, scripts, oblique, or highly decorative elements. Character fonts shall have proportions where the width of the uppercase 'O' is 55% minimum and 110% maximum of the height of the uppercase letter 'I'. Pictograms, such as the International Symbol of Accessibility, shall have a field height of 6" minimum. The pictogram shall have a text descriptor located directly below the pictogram field.

Quantity	Unit Cost	Total Cost
1 EA	350.00	$ 350

Priority	4

Map for Barrier ID: AX416575

13 +34.137089, -118.172970

Photos for Barrier ID: AX416575

Barrier ID: AX416655

San Rafael Elementary School BUILDING A

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	306.3, 602.2
Barrier Detail	Knee and toe clearance is not provided at the lower level fountain.
Location Description	Building A - Drinking Fountain Near A107
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The drinking fountain knee clearance extends 26-1/2 inches above the floor.

Resolution

Relocate or replace the lower level unit to provide knee and toe clearance. Lower level units shall have a clear floor or ground space minimum 30" by minimum 48" positioned for a forward approach, with the 30" dimension centered on the unit. Knee and toe clearance shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.] For a parallel approach, the 48" dimension shall be centered on the unit. 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	1,225.00	$ 1,225

Priority	4

Photos for Barrier ID: AX416655

Barrier ID: AX417590

San Rafael Elementary School BUILDING B

Assembly	Accessible Route
Type	Controls And Dispensers
ADA Standard	CBC Chap 11B-308.1
Barrier Detail	CALIFORNIA: The location of electrical controls and outlets are not compliant.
Location Description	Building B - Restroom Boys B 105
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The light control is 53 inches above the floor.

Resolution

Relocate the electrical control or electrical outlet to a compliant location. Electrical switches: Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Electrical receptacle outlets: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Unobstructed Forward Reach; Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches 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 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches 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 inches maximum and the low side reach shall be 15 inches 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 inches maximum. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.] 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 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.]

Quantity	Unit Cost	Total Cost
1 EA	625.00	$ 625

Priority	4
In ADA Path Of Travel	Yes

Photos for Barrier ID: AX417590

Barrier ID: AX417636

San Rafael Elementary School BUILDING C

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	306.3, 602.2
Barrier Detail	Knee and toe clearance is not provided at the lower level fountain.
Location Description	Building C - Cafeteria
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The drinking fountain does not provide the required knee and toe clearance. The knee clearance extends 24 inches above the floor.

Resolution

Relocate or replace the lower level unit to provide knee and toe clearance. Lower level units shall have a clear floor or ground space minimum 30" by minimum 48" positioned for a forward approach, with the 30" dimension centered on the unit. Knee and toe clearance shall be provided. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3-1/2" maximum from the front edge of the unit, including bumpers.] For a parallel approach, the 48" dimension shall be centered on the unit. 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	1,225.00	$ 1,225

Priority	4

Photos for Barrier ID: AX417636

Barrier ID: AX416627

San Rafael Elementary School TYPICAL RECURRING BARRIERS

Assembly	Accessible Route
Type	Controls And Dispensers
ADA Standard	CBC Chap 11B-308.1
Barrier Detail	CALIFORNIA: The location of electrical controls and outlets are not compliant.
Location Description	Typical Light Switches Above 48 Inches
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Typical light switches throughout the campus are above 48" measured to the top of the box. Building A has 17. Building B has 4. Building C has 12. Building D has 4. Building E has 3. Portables have 5.

Resolution

Relocate the electrical control or electrical outlet to a compliant location. Electrical switches: Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Electrical receptacle outlets: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Unobstructed Forward Reach; Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches 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 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches 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 inches maximum and the low side reach shall be 15 inches 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 inches maximum. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.] 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 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.]

Quantity	Unit Cost	Total Cost
45 EA	625.00	$ 28,125

Priority	4

In ADA Path Of Travel	Yes

Photos for Barrier ID: AX416627

50
49
48
47
46
45

Barrier ID: AX417611

San Rafael Elementary School TYPICAL RECURRING BARRIERS

Assembly	Exterior Access Route
Type	Signage
ADA Standard	216.2, 703.1, 703.2, 703.5

Barrier Detail

Signage identifying a permanent outdoor space does not have visual characters which comply with the height requirements, and/or does not have raised lettering and Braille.

Location Description	Typical Tactile Room Identification Signage
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

Permanent rooms throughout the facility do not have a tactile room identification signs. Building A has 36 doors. Building B has 11 doors. Building C has 21 doors. Building D has 5 doors. Building E has 6 doors. Portables have 6 doors.

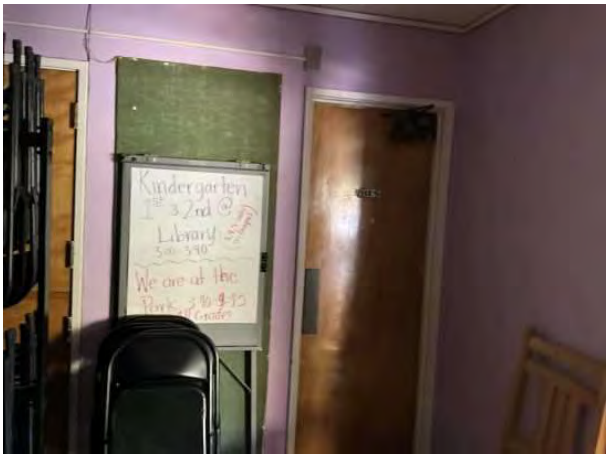
Resolution

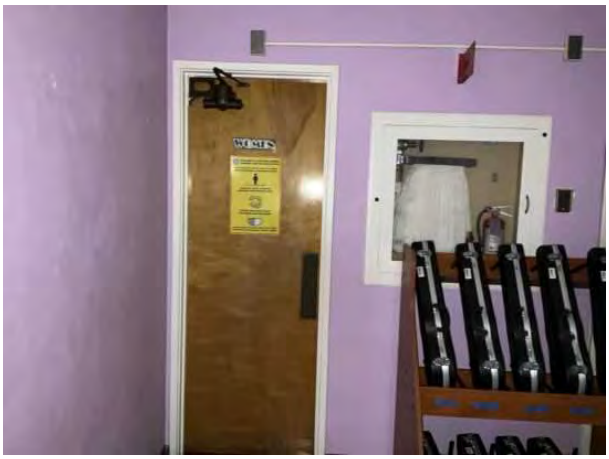
Replace the signage with print of compliant character height and provide raised lettering. Raised lettering shall comply with 703.2 and include Braille. Visual characters shall comply with 703.5. The minimum character height shall be 5/8" when the horizontal viewing distance is less than 72" and the signage height to baseline of the character from ground is from 40" to 70". Where the baseline of the characters is located between 70" and 120" from the ground, and the horizontal viewing distance less than 180", the min. character height is 2".

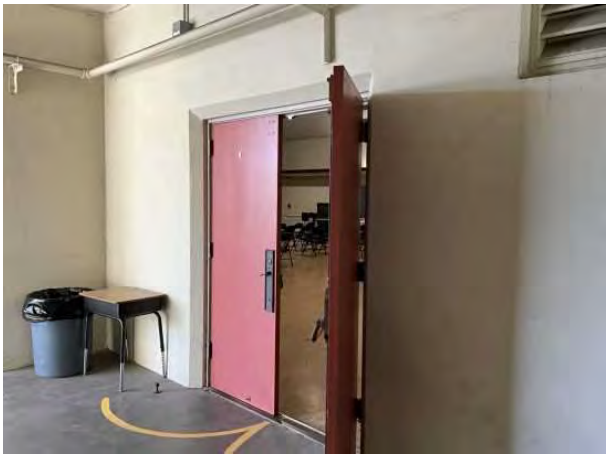
Quantity	Unit Cost	Total Cost
85 EA	116.25	$ 9,881

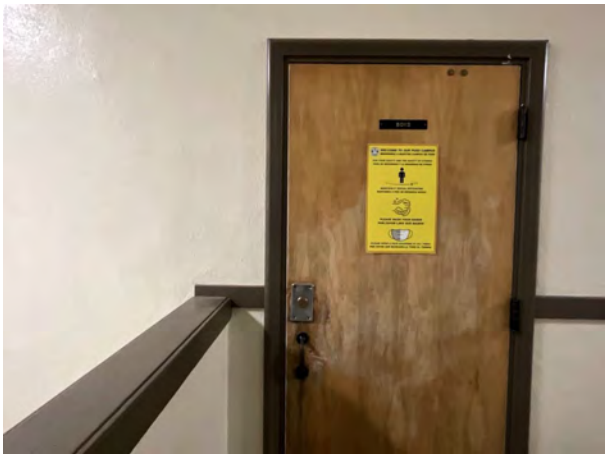
Priority	4

Photos for Barrier ID: AX417611



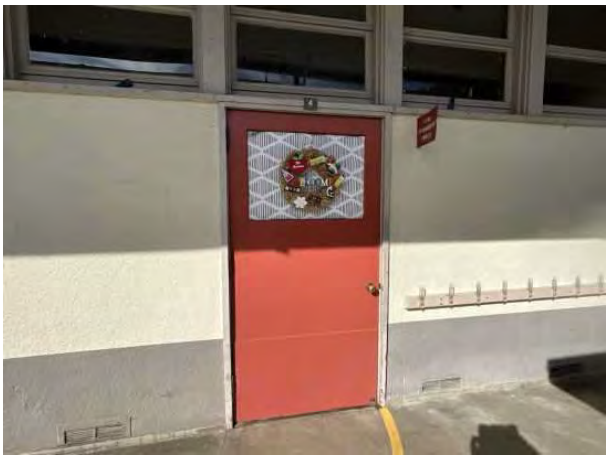






TEACHERS WORKROOM

STAFF
RESTROOM



Barrier ID: AX417649

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The seat cover dispenser is 48 inches above the floor.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	5
In ADA Path Of Travel	Yes
Employee Only Space	Yes

Photos for Barrier ID: AX417649

Barrier ID: AX417654

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The paper towel dispenser is 49 inches above the floor

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	5
In ADA Path Of Travel	Yes
Employee Only Space	Yes

Photos for Barrier ID: AX417654

Barrier ID: AX417641

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.6

Barrier Detail

The space between two doors in a series is less than 48" clear with doors open 90 degrees.

Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The restroom vestibule door does not provide 48 inch between doors in a series. 25 inches is provided between doors in a series.

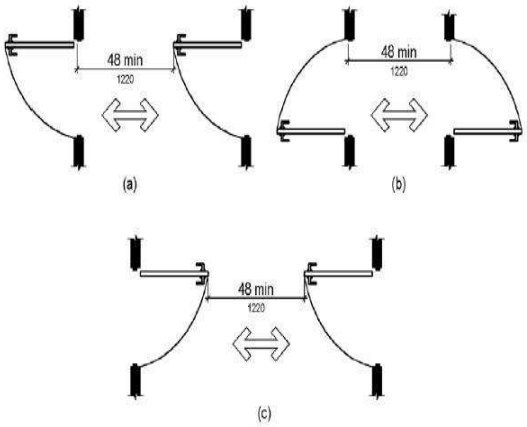
Resolution

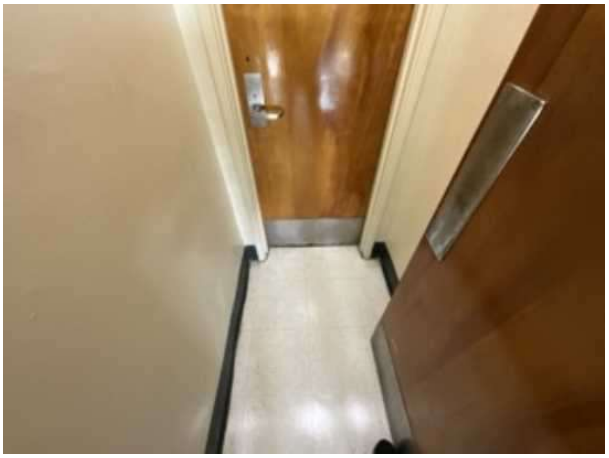
Remove and replace with doors in a series that have at 48" of clear space between them, plus the width of any door swinging into the space. The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of doors or gates swinging into the space.

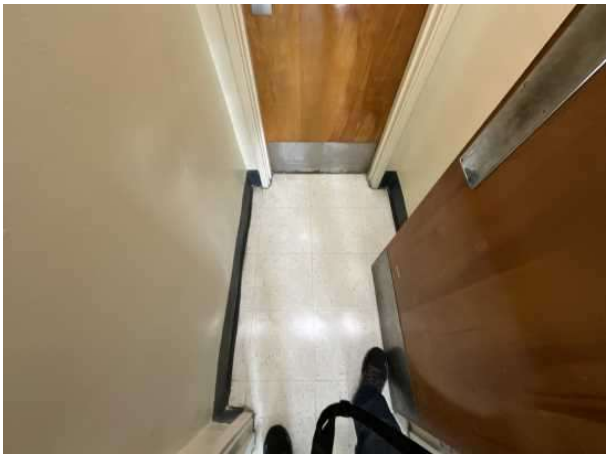
Quantity	Unit Cost	Total Cost
1 EA	1,350.00	$ 1,350

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417641







Barrier ID: AX417642

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Both vestibule door and restroom doors are 23-1/2 inches wide.

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
2 EA	1,405.00	$ 2,810

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417642

Barrier ID: AX417650

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	CBC Chap 11B-213, 306, 606

Barrier Detail

CALIFORNIA: The lavatory does not have the required knee and toe clearance.

Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The knee clearance extends 25 inches above the floor.

Resolution

Provide at least 10% but no fewer than one lavatory with compliant knee and toe clearance. The lavatory shall maintain the maximum allowable height of 34" to the rim of the sink. The maximum allowable exterior bowl depth is 6-1/2". A compliant clear floor space of minimum 30" wide centered on the lavatory and minimum 48" deep, positioned for a forward approach, shall be provided. Space under an element between 9" and 29" above the finish floor or ground shall be considered knee clearance and shall comply. 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. The bottom of the front of the lavatory shall be minimum 29" above the finish floor. Knee clearance reduction is not allowed. Toe clearance shall be minimum 25" horizontal depth between the finish floor and 9" AFF. Knee and toe clearance shall be 30" wide minimum and centered on the lavatory. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 1. Toe clearance shall extend 19" maximum under lavatories 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.]

Quantity	Unit Cost	Total Cost
1 EA	900.00	$ 900

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417650

Barrier ID: AX417651

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The pipes are not insulated or sleeved.

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	81.25	$ 81

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417651

Barrier ID: AX417653

San Rafael Elementary School BUILDING C

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	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The mirror bottom reflective edge is 43-1/2 inches above the floor.

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	250.00	$ 250

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417653

Barrier ID: AX417655

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Shelving
ADA Standard	604.8.3

Barrier Detail

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

Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com

Site Conditions

The coat hook is 64 inches above the floor and the shelf is 67-1/2 inches above the floor.

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

Quantity	Unit Cost	Total Cost
1 EA	250.00	$ 250

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417655

Barrier ID: AX417639

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	216.2, 703.1, 703.2, 703.5, 703.6

Barrier Detail

The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.

Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not have a tactile room identification sign.

Resolution

Mount compliant signage on the wall at the latch side of the restroom door at a compliant height. All signs for accessible restrooms, including directional signs indicating the restroom location, shall comply with the requirement for the International Symbol of Accessibility (ISA), where not all restrooms are accessible. The pictogram field shall be minimum 6" high. Signage shall include raised letters and Braille, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Accessible restrooms shall have signs with the International Symbol of Accessibility. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leafs, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	68.75	$ 69

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417639

Barrier ID: AX417640

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Signage
ADA Standard	ADA 703.4.2; CBC 216.2, 703.1, 703.2, 703.5

Barrier Detail

CALIFORNIA: The unisex restroom does not have compliant signage at the door.

Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The restroom does not have a geometric door sign.

Resolution

Install compliant signage at the restroom entrances. Unisex toilet and bathing facilities shall be identified by a circle, ¼" thick and 12" in diameter with a ¼" thick triangle with a vertex pointing upward superimposed on the circle and within the 12" diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. Each doorway leading to restrooms and bathing rooms shall have a geometric symbol mounted min. 58"-max. 60" above finish floor or ground, measured to the centerline of the symbol. Where a door is provided, the geometric symbol sign shall be located within 1" of the vertical centerline of the door. The edges of the geometric symbol signs shall be rounded, chafered, or eased. The corners of the geometric sign shall have minimum 1/8" radius. Compliant signage with the International Symbol of Accessibility (ISA) and tactile characters indicating men's, women's or unisex shall be provided. The ISA shall be a white figure on a blue background. The blue shall be Color #15090 in Federal Standard 595B. [EXCEPTION: The enforcing agency may approve other colors of light-on-dark or dark-on-light contrast.] Signage with the International Symbol of Accessibility and Braille shall be located on the latch side of the doorway [EXCEPTION: SIgns with tactile characters are permitted on the push sides of doors with closers and without hold-open devices]. Clear space of 18" minimum by 18" minimum shall be provided at the centerline of the tactile characters; the centerline of the tactile characters shall be minimum 9" distance outside of door swing. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows: Depth. Raised characters shall be 1/32" minimum above their background. Case - Characters shall be uppercase. Style- Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions - Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height- Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] The visual characters of the sign shall be installed at minimum 40" above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	137.50	$ 138

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417640

Barrier ID: AX417643

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B- 604.3.1 and 3.2
Barrier Detail	CALIFORNIA- The water closet does not have the required clear floor space.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The water closet clearance is 36-3/4 inches wide.

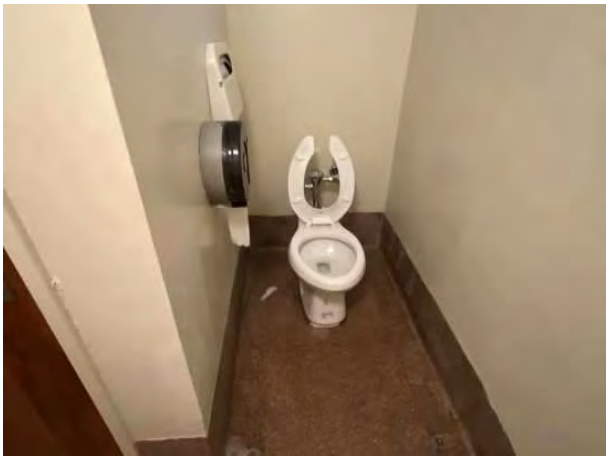
Resolution

Redesign to ensure that the water closet has the minimum required clear floor space. 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. A minimum 60" wide and 48' deep maneuvering space shall be provided in front of the water closet. [Exception: In residential dwelling units required to be mobility accessible, maneuvering space in front of the water closet shall be a minimum 60" wide and 36" deep.] The centerline of the water closet shall be 17" minimum to 18" maximum from the side wall or partition, Water closets shall be arranged for a left-hand or right-hand approach, with the flush on the open side. 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 shall be located within the required water closet clearance. [Exception: In residential dwelling units, a lavatory shall be permitted on the rear wall 18" minimum from the water closet centerline where the clearance at the water closet is 66" minimum measured perpendicular from the rear wall.] [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	1,375.00	$ 1,375

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417643



Barrier ID: AX417644

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.3

Barrier Detail

CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.

Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The water closet is centered 19 inches from the sidewall.

Resolution

Provide a water closet with centerline 17" 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 17" 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. [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	1,710.00	$ 1,710

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417644

Barrier ID: AX417645

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The grab bars at the water closet are not compliant.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	Grab bars are not provided.

Resolution

Remove and install compliant grab bars. Grab bars shall be installed in a horizontal position at height of 33" minimum to 36" maximum above the finish floor, measured to the top of the gripping surface. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	887.50	$ 888

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417645

Barrier ID: AX417646

San Rafael Elementary School BUILDING C

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	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The water closet seat is 16-1/4 inches above the 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	787.50	$ 788

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417646

Barrier ID: AX417647

San Rafael Elementary School BUILDING C

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	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The flush valve control is not on the open side.

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	391.25	$ 391

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417647

Barrier ID: AX417648

San Rafael Elementary School BUILDING C

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.7, 604.9, 609.3
Barrier Detail	CALIFORNIA: The toilet paper dispenser is not compliant.
Location Description	Building C - Kitchen Restroom
Observed	Nov 30, 2023 by Abel.Machado@bureauveritas.com
Site Conditions	The toilet paper dispenser is behind the front of the water closet.

Resolution

Provide a compliant 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 below the grab bar and 19" minimum above the finish floor. The toilet paper dispenser shall not be located behind grab bars. The top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"]. Toilet paper dispensers and sanitary napkin disposal units shall comply with Section 11B-604.7. Combination accessory units are not permitted to encroach into the space required for grab bars.

Quantity	Unit Cost	Total Cost
1 EA	350.00	$ 350

Priority	5
Employee Only Space	Yes

Photos for Barrier ID: AX417648

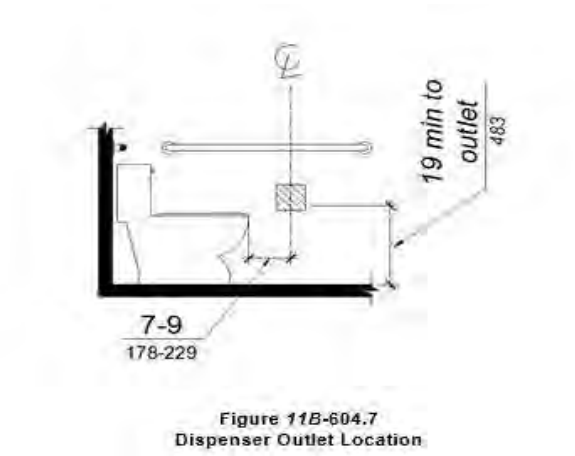


Figure *11B*-604.7
Dispenser Outlet Location