

Administration Building At Castle Heights

Parking

There are a few more than 100 total parking spaces behind the building for employees, visitors, and city fleet vehicles. There are three parking spaces reserved for employees who, due to a physical condition, benefit from parking close to the entrance. These spaces are reserved but not designated accessible. The three parking spaces closest to the entrance ramp are designated accessible.

ADAAG: Table 208.2 requires five accessible parking spaces for parking lots with 101 to 150 total parking spaces (208.2).

The three spaces are designated accessible with signs 2 to 3 feet above the parking lot and symbols of accessibility on the pavement. There is no signage indicating van accessible spaces, though two of the spaces meet the space requirements.

ADAAG: Signs shall be 5 feet minimum above the ground surface measured to the bottom of the sign. Signs identifying van spaces shall contain the designation “van accessible” (502.6).

At the designated spaces there is a 10 foot wide vehicle space, a 5 foot wide access aisle, then two 11 foot wide vehicle spaces with a 5 foot wide access aisle between them. The spaces and access aisles have running slopes and cross slopes between 1:30 and 1:36. The three spaces reserved for employees do not have access aisles and their slopes are non-compliant.

ADAAG: Car parking spaces shall be 8 feet wide minimum and van parking spaces shall be 11 feet wide minimum (502.2). Access aisles serving car and van parking spaces shall be 5 foot wide minimum (502.3.1). Parking spaces and access aisles shall have slopes not steeper than 1:48 (502.4).

Exterior Path of Travel

The front entrance and one of the two more heavily used back entrances are accessed by stairs. There is no signage designating the

ramped entrance as accessible or directional signage at the other two entrances.

ADAAG: Changes in level greater than ½ inch high shall be ramped (303.4). When not all entrances are accessible, accessible entrances shall be identified by the International Symbol of Accessibility. Directional signs indicating the location of the nearest accessible entrance shall be provided at inaccessible entrances (216.6).

There is a compound slope between 1:30 and 1:36 between parking and the built-up curb ramp. The landings at the bottom and top of the ramp to the entrance have a 1:36 slope. The top half of the ramp to the entrance has approximately a 1:18 cross slope. The sidewalk that intersects the ramp from the council chamber's emergency exit has 1:12 to 1:15 cross slope.

ADAAG: The cross slope of ramp runs shall not be steeper than 1:48 (405.3). Ramps shall have landings at the bottom and top of each ramp run with slopes not steeper than 1:48 (405.7).

The handrails are not continuous for the full length of the ramp and do not have the required extensions at the bottom and top of the ramp.

ADAAG: Ramp runs with a rise greater than 6 inches shall have handrails complying with 505 (405.8). Handrails shall be provided on both sides of ramp runs (505.2). Handrails shall be continuous within the full length of each ramp run (505.3). Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs (505.10). Exception: In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

Entrances

The push plate to operate the automatic door is located on the handrail at the top of the entrance ramp. There is a 1:15 to 1:18 slope and cross slope where the push plate is located.

ADAAG: Manually operated control switches for automatic doors shall comply with 309 and be located outside the door swing

(404.3.5). A clear floor or ground space complying with 305 shall be provided at operable parts (309.2). Clear floor and ground spaces shall have slopes not steeper than 1:48 (305.2).

Interior Path of Travel

There is no Braille or raised character signage identifying permanent rooms and spaces, except for the elevator.

ADAAG: Signs identifying permanent rooms and spaces shall have raised characters complying with 703.2 that are duplicated in Braille complying with 703.3 (216.2)

The doors at both ends of the hallway to the first floor restrooms have about 4 inches of maneuvering space to their latch, pull sides. The doorway from the council chamber's lobby has 4 inches of maneuvering space on its latch, push side and a 2 to 3 inch change in level just inside the door at a 1:2 to 1:3 slope.

ADAAG: A front approach requires a minimum of 18 inches of clear, level maneuvering space to the latch, pull side of doors and 12 inches of clear, level maneuvering space to the latch, push side of doors with closers and latches (404.2.4.1). Changes in level are not permitted within the required maneuvering clearances at doors, except at door thresholds (404.2.4.3).

When exiting the restrooms, there are 41 to 42 inches of maneuvering space perpendicular to the pull side of the doors.

ADAAG: A hinge side approach requires 54 inches of maneuvering space perpendicular to the pull side of doors and 48 inches is required perpendicular to the pull side of doors with a latch side approach (404.2.4.1).

Council Chambers

There is a 7 inch step at both ends of the council table, which also is on the path to the meeting room behind the council table.

ADAAG: Changes in level greater than ½ inches high shall be ramped and comply with 405 or 406 (303.4).

There are microphones at the council table and the speaker's podium but no assistive listening system.

ADAAG: In each assembly area where audio amplification is provided and where audible communication is integral to the use of the space, an assistive listening system shall be provided (219.2).

Counters and Tables

The counters in the first and third floor reception areas are 42 inches above the floor. The path to the Building Inspection counter includes a 29 inch wide opening and the counter is 41 inches high.

ADAAG: At service counters, a portion of the counter, which is 36 inches long minimum by 36 inches high maximum, shall be provided (904.4.1). The clear width of walking surfaces 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 (403.5.1).

The knee space for the third floor conference table is 26.5 inches high. The knee space for the counter used to complete applications in the human resource area is 25 inches high.

ADAAG: Knee clearance shall be a minimum of 27 inches high (306.3).

Restrooms

The lavatory pipes are not insulated.

ADAAG: Water supply and drain pipes under lavatories shall be insulated or otherwise configured to protect against contact (606.5).

Except for the second floor women's room, the centerlines of the water closets in the accessible stalls are too far from their side partitions at 20, 22, and 24 inches (men's first floor).

ADAAG: The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition (604.2).

The flush controls are located on the partition side of the water closets in the men's rooms.

ADAAG: Flush controls shall be located on the open side of water closets.

The side grab bars at the water closets are the compliant length at 42 inches but are located 9 inches from the rear wall for a total extension of 51 inches.

ADAAG: The side wall grab bar shall be 42 inches long minimum, located 12 inches maximum from the rear wall and extending 54 inches minimum from the rear wall (604.5.1).

The doors to the accessible stalls have toe clearance but their front partitions do not.

ADAAG: The front partition and at least one side partition shall provide toe clearance of 9 inches minimum, exclusive of partition support members (604.8.1.4).

The stall doors for the accessible stalls are not self-closing, do not have door pulls, and the first floor women's stall door hardware requires tight pinching and twisting of the wrist to operate.

ADAAG: Stall doors shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Door hardware shall not require tight pinching or twisting of the wrist (604.8.1.2).

The urinals in the men's rooms are in alcoves 5 feet deep, 33 inches wide, with 30 inch openings at their entrances.

ADAAG: Where a clear floor space is located in an alcove or otherwise confined on all or part of three sides, the width of the alcove shall be 36 inches minimum where the depth exceeds 24 inches (305.7). Door openings shall provide a clear width of 32 inches minimum (404.2.3).

Drinking Fountains

There is one drinking fountain on each floor. They are accessible models mounted at wheelchair accessible heights.

ADAAG: Two drinking fountains minimum, or a hi-lo fountain, shall be provided on a floor. Half of the fountains shall be for standing persons (211.2).

Museum

There are stairs to the outside entrance to the museum with no directional signage to the elevator and interior entrance.

ADAAG: Directional signs that indicate the location of the nearest accessible entrance shall be provided at inaccessible entrances (216.6).

The maneuvering space to the latch side of the interior entrance door is 38 inches perpendicular to the door.

ADAAG: A hinge side approach requires maneuvering space either 60 inches perpendicular to the door and 36 inches beyond the latch side or 54 inches perpendicular to the door and 42 inches beyond the latch side (404.2.4.1).