

**Photo Report**  
**Emerald Isle**  
**Programs, Services, and Activities**

**Finding:** Emerald Isle, located at 2310 Lenore Drive in Glendale California, was inspected by Disability Access Consultants, Inc., on June 7, 2007.



**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Any renovation or new construction that occurred after January 26, 1992, is subject to meet full code specifications for the California Building Code and ADAAG requirements. All recommendations in this report are based on ADAAG and CBC title 24 requirements. Consult with your design professional to determine which elements are affected by these requirements. It is recommended that Disability Access Consultants, Inc. is consulted for inspection of any new construction or renovation at the facility.

Citations: ADAAG 4.1.2; ADAAG 4.1.3; ADAAG 4.1.5; ADAAG 4.1.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$0.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$0.00</b>

Record Number: 513

Priority:

## Emerald Isle

### Parking

**Finding:** There are three accessible parking spaces out of 29 parking spaces which is sufficient in number as required for compliance. The van-accessible parking space provided in the parking lot measures 108 inches wide and 232 inches long. The van-accessible parking space provides an access aisle, located on the passenger side (right side) of the parking space, measuring 115 inches wide. The access aisle does not contain "NO PARKING" in 12" high white letters. Each standard accessible parking space measures at least 108 inches wide and less than 216 inches long. There is no access aisle provided adjacent to the standard accessible parking spaces.



#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Three out of the 29 total number of marked parking spaces meets the number required to be designated exclusively for accessible parking according to ADAAG and CBC 1129B. Restripe the standard accessible parking spaces, each measuring at least 108 inches wide and 216 inches long. The standard additional parking spaces shall each provide an access aisle measuring at least 60 inches wide, that may be shared. Add the words NO PARKING in 12 inch high white letters at the entrance to each accessible parking access aisle.

Citations: CBC 1129B; ADAAG 4.6; ADAAG A4.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$270.00
<b>Maximum Estimated Cost:</b>	\$270.00

Record Number: 514

Priority:

### Parking

**Finding:** The surface of the van-accessible parking space in the parking lot has a slope greater than 2%.



#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Pave the parking lot at the accessible spaces to provide a level surface. Parking surfaces and access aisles shall be located in areas not exceeding 2% slope in all directions (see CBC 1129B and ADAAG 4.6.3).

Citations: CBC 1129B; ADAAG 4.6.3

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$900.00
<b>Maximum Estimated Cost:</b>	\$900.00

Record Number: 515

Priority:

## Emerald Isle

### Parking

**Finding:** There is no crosswalk provided on the path of travel from two of the accessible parking spaces to the facility. The required accessible route crosses a vehicular way.



#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance. Provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%. Detectable warnings should be placed at the entrance and exit of the crosswalk.

Citations: ADAAG 4.7.9

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$100.00
<b>Maximum Estimated Cost:</b>	\$100.00

Record Number: 516

Priority:

### Parking

**Finding:** There is no vertically-mounted signage at two of the designated accessible parking spaces in the parking lot showing the International Symbol of Accessibility. There is no additional signage marked "van-accessible" at the van-accessible parking space. The signage designating one of the standard accessible parking spaces in the parking lot uses the word "handicapped". The bottom edge of the post-mounted signage designating one of the standard accessible parking spaces is less than 80 inches above the level of the parking space and cannot be viewed when a vehicle is parked in the space.



#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Install a permanently posted reflectorized sign measuring 70 square inches that includes an ISA symbol adjacent to and visible from the accessible parking spaces (see CBC 1129B.5). The bottom edge of the sign must be mounted 80 inches from the ground surface so that it cannot be obscured by a parked vehicle (see CBC 1129B.5). The "van-accessible" parking space shall provide an additional sign marked "van-accessible" mounted below the sign (see CBC 1129B.5 and ADAAG 4.6.4).

Citations: CBC 1129B.5; ADAAG 4.6.4

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$150.00
<b>Maximum Estimated Cost:</b>	\$150.00

Record Number: 517

Priority:

## Emerald Isle

### Parking

**Finding:** The standard accessible parking space, at the right, is not outlined on the right side.



#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Each designated accessible parking space shall be identified with a pavement marking consisting of outlining the accessible space in blue and outlining an ISA symbol in white; or outlining a 36 inch by 36 inch white on blue ISA symbol positioned where it can be viewed when a vehicle is parked in the space.

Citations: CBC 1129B; ADAAG 4.6.4

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$270.00
<b>Maximum Estimated Cost:</b>	\$270.00

Record Number: 518

Priority:

### Parking

**Finding:** There is no warning signage posted at the entrance to the parking lot regarding unauthorized use of accessible parking spaces in the parking lot.



#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Post a sign in a conspicuous place to the entrance of the parking lot, or immediately adjacent to and visible from each accessible parking space. The warning sign shall measure at least 17 inches by 22 inches in size and consist of lettering at least 1 inch in height that clearly and conspicuously states the following; "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at \_\_\_\_ or by telephoning \_\_\_\_ ." Fill in the blank spaces with appropriate information as a permanent part of the sign and maintain the currency of the information (see CBC 1129B.5). Be sure to add the CVC 22511.8(a)(d) to the sign.

Citations: CBC 1129B.5; ADAAG 4.6.4 CVC 22511.8(a)(d)

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$150.00
<b>Maximum Estimated Cost:</b>	\$150.00

Record Number: 519

Priority:

## Emerald Isle

### Curbs, Curb Ramps, and Crosswalks

**Finding:** The curb ramp projects into vehicular traffic and interferes with individuals entering or exiting parked or standing vehicles. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Remove the curb ramp and install a compliant curb ramp at least 48 inches in width that provides a slope no greater than 8.33%. Install a detectable warning surface which extends the full length and width of the concrete curb ramp and its side flares with truncated domes that contrast visually by either light on dark or dark on light which is an integral part of the concrete curb ramp. The truncated domes may be cast in place or stamped or of a prefabricated surface treatment (see CBC 1127B.5.8).

#### Path of Travel

**Finding:** There is no accessible route from the public right of way to the accessible entrance of the facility. There are slopes greater than 5% along the path of travel.

**Alternative** Post directional signage.

**Rec:**  
(Where Available)

**Full Rec:** Provide at least one accessible route from the public right of way to the accessible entrance of the facility. Make certain to post signage indicating the direction to accessible building entrances at every major junction along the accessible route. Signs shall include the International Symbol of Accessibility.



**Curb Ramp at the Accessible Parking Space**

Citations: CBC 1127B; ADAAG 4.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,400.00
<b>Maximum Estimated Cost:</b>	\$1,400.00

Record Number: 520

Priority:



**Accessible Route from the Public Right of Way**

Citations: CBC 1114B.1.2; CBC 1117B.5.7; CBC 1127B.3; ADAAG 4.1.2(7); ADAAG 4.3.2; ADAAG 4.14.1

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$107.00
<b>Maximum Estimated Cost:</b>	\$0.00

Record Number: 521

Priority:

**Emerald Isle**  
**Path of Travel**

**Finding:** There are slopes greater than 5% on the primary path of travel from the public right of way to the park.



***Accessible Route from the Public Right of Way***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$1,440.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$1,440.00</b>

Record Number: 522

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

**Path of Travel**

**Finding:** The path of travel to the drinking fountain next to the tennis courts is grass, preventing access to individuals with mobility impairments.



***Path of Travel to the Drinking Fountain***

Citations: CBC 1114B.1.2; ADAAG 4.3.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	<b>\$1,440.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$1,440.00</b>

Record Number: 550

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Install an accessible route to where programs, services and activities are provided (see CBC 1114B.1.2 and ADAAG 4.3.2). The minimum width of the path of travel shall be 48 inches with a firm, stable and slip-resistant surface. No protruding objects are permitted on the accessible path of travel and slopes shall not exceed 5% in the direction of travel.

**Emerald Isle**  
**Path of Travel**

**Finding:** The concrete walkway serves as a primary path of travel from the public right of way and the van-accessible parking space to the park. The width of the concrete walkway is less than 48 inches in width.



***Path of Travel to the Park***

Citations: CBC 1133B.7.1; CBC 1133B.2.3; CBC 1118B.2; ADAAG 4.1.3(16); ADAAG 4.3.3; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$1,440.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$1,440.00</b>

Record Number: 523

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Modify the exterior primary path of travel by extending the width of the concrete walkway to at least 48 inches (see CBC 1118B.2 and ADAAG 4.3.3). Since the accessible route is less than 60 inches in width, provide passing spaces at least 60 inches by 60 inches at reasonable intervals every 200 feet.

**Path of Travel**

**Finding:** There are slopes greater than 5% on the primary path of travel from the public right of way and van-accessible parking space to the park.



***Path of Travel to the Park***

Citations: CBC 1133B.7.1.3; CBC 1133B.7.3; ADAAG 4.3.7

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$1,440.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$1,440.00</b>

Record Number: 524

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Resurface the path of travel to provide a level surface that does not exceed a slope greater than 5%. Cross slopes shall not exceed 2%.

## Emerald Isle

### Restrooms

**Finding:** There is no signage indicating accessibility on the latch side of the entry door of the restroom. There is no Title 24 gender use signage on the entrance door.



**Alternative \***  
**Rec:**  
**(Where Available)**

#### **Men's Restroom**

**Full Rec:** The restroom is designated accessible and should be made accessible for the facility. Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible upon completion of the following items (see CBC 1115B., ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e). Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

Citations: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$58.00
<b>Maximum Estimated Cost:</b>	\$58.00

Record Number: 540

Priority:

### Restrooms

**Finding:** The height of the urinal rim in the restroom is greater than 17 inches above the finished floor.



**Alternative \***  
**Rec:**  
**(Where Available)**

#### **Men's Restroom**

**Full Rec:** Lower the urinal designated to be accessible in the restroom so that the rim height is not more than 17 inches above the finished floor.

Citations: ADAAG 4.18.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,097.00
<b>Maximum Estimated Cost:</b>	\$1,097.00

Record Number: 541

Priority:



## Emerald Isle

### Restrooms

**Finding:** There is insufficient clear floor space in the stall designated to be accessible in the restroom. The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.

**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Modify or replace the stall designated to be accessible in the restroom so that it complies with ADAAG 4.17.3, CBC 1115B and CBC Figures 11B-1A and 1B. Standard accessible stalls require 60 inches in width with 56 inches depth for wall-mounted toilets or 59 inches depth for floor-mounted toilets to accommodate individuals in wheelchairs. The minimum width of a front-approach doorway shall provide at least 32 inches and a side-approach doorway shall provide at least 34 inches. The door shall swing outward, close automatically and provide accessible hardware.

### Restrooms

**Finding:** The height of the coat hook on the stall door designated to be accessible in the restroom is greater than 48 inches above the floor surface.

**Alternative \***

**Rec:**  
**(Where Available)**

**Full Rec:** Remount the coat hook on the stall door designated to be accessible in the restroom to a maximum height of 48 inches above the floor surface.



**Men's Restroom**

Citations: CBC 1115B; ADAAG 4.17.3; ADAAG A4.17.3

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$4,000.00
<b>Maximum Estimated Cost:</b>	\$4,000.00

Record Number: 542

Priority:



**Men's Restroom**

Citations: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$277.00
<b>Maximum Estimated Cost:</b>	\$277.00

Record Number: 543

Priority:

## Emerald Isle

### Restrooms

**Finding:** The height of the side and back grab bar in the stall designated to be accessible of the restroom is less than 33 inches above the finished floor.



**Men's Restroom**

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$448.00
<b>Maximum Estimated Cost:</b>	\$448.00

Record Number: 544

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Remount the side and back grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

### Restrooms

**Finding:** The side grab bar in the stall designated to be accessible in the restroom does not extend 54 inches from the back wall.



**Men's Restroom**

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$531.00
<b>Maximum Estimated Cost:</b>	\$531.00

Record Number: 545

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** The front end of the grab bar shall extend at least 54 inches from the back wall and the back end of the grab bar shall be mounted within 12 inches from the back wall. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

## Emerald Isle

### Restrooms

**Finding:** The flush control on the toilet in the stall designated to be accessible in the restroom is not on the wide (approach) side of the toilet.



**Men's Restroom**

Citations: ADAAG 4.16.5; ADAAG 4.27.4

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$127.00
<b>Maximum Estimated Cost:</b>	\$127.00

Record Number: 546

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Relocate the flush control on the toilet in the stall designated to be accessible in the restroom so that it is on the wide (approach) side of the toilet area (see ADAAG 4.16.5). Flush controls shall be hand-operated or automatic mechanisms.

### Restrooms

**Finding:** The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.



**Men's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number: 547

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Raise or replace the lavatory designated to be accessible in the restroom to provide at least 27 inches at 8 inches under the apron. Make sure to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron and a rim surface height no greater than 34 inches (see ADAAG 4.19.2).

## Emerald Isle

### Restrooms

**Finding:** The height of the rim surface of the lavatory designated to be accessible in the restroom is greater than 34 inches above the finished floor.



**Men's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number: 548

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Relocate or replace the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 34 inches above the finished floor (see ADAAG 4.19.2).

### Restrooms

**Finding:** There is no signage indicating accessibility on the latch side of the entry door of the restroom. There is no Title 24 gender use signage on the entrance door.



**Women's Restroom**

Citations: CBC 1115B.5; ADAAG 4.1.6; ADAAG 4.1.2(7); ADAAG 4.1.6(3)(e); ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$58.00
<b>Maximum Estimated Cost:</b>	\$58.00

Record Number: 531

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** The restroom is designated accessible and should be made accessible for the facility. Post signage centered 60 inches above the ground surface on the latch side of the entrance door identifying the restroom as accessible upon completion of the following items (see CBC 1115B., ADAAG 4.1.2(7) and ADAAG 4.1.6(3)(e). Signage shall include Braille and raised lettering, the gender or unisex use symbol and the ISA symbol. Post Title 24 gender use signage on the door @ 60" o.c. a.f.f.

## Emerald Isle

### Restrooms

**Finding:** The door to the stall designated to be accessible in the restroom does not close automatically or have accessible hardware.



**Women's Restroom**

Citations: ADAAG A4.17.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$269.00
<b>Maximum Estimated Cost:</b>	\$269.00

Record Number: 532

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Provide an automatic door closer, spring hinge, pull bar or accessible handle mounted on the inside of the stall door to the stall designated to be accessible in the restroom (see ADAAG A4.17.5). Accessible hardware on the inside and outside of the stall designated to be accessible door shall be equipped with a loop or U-shaped handle mounted immediately below the latch. The latch shall be flip-over style, sliding or other hardware not requiring grasping or twisting. Make certain that the inside and outside door hardware is mounted no more than 48 inches above the finished floor (see CBC 115B.7.1.3 and ADAAG 4.13.9).

### Restrooms

**Finding:** The height of the coat hook on the stall door designated to be accessible in the restroom is greater than 48 inches above the floor surface.



**Women's Restroom**

Citations: CBC 1115B.9.2; ADAAG A4.27

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$277.00
<b>Maximum Estimated Cost:</b>	\$277.00

Record Number: 533

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Remount the coat hook on the stall door designated to be accessible in the restroom to a maximum height of 48 inches above the floor surface.

## Emerald Isle

### Restrooms

**Finding:** The height of the side and back grab bar in the stall designated to be accessible of the restroom is less than 33 inches above the finished floor.



**Women's Restroom**

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$448.00
<b>Maximum Estimated Cost:</b>	\$448.00

Record Number: 534

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Remount the side and back grab bar in the stall designated to be accessible in the restroom so that the height of the gripping surface is centered at 33 inches above finished floor. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

### Restrooms

**Finding:** The side grab bar in the stall designated to be accessible in the restroom does not extend 54 inches from the back wall.



**Women's Restroom**

Citations: CBC 1115B.8.1; ADAAG 4.26

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$531.00
<b>Maximum Estimated Cost:</b>	\$531.00

Record Number: 535

Priority:

#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** The front end of the grab bar shall extend at least 54 inches from the back wall and the back end of the grab bar shall be mounted within 12 inches from the back wall. Grab bars must be able to support a point load of at least 250 pounds and shall be less than the allowable shear stress of the grab bar material.

## Emerald Isle

### Restrooms

**Finding:** The feminine product disposal in the stall designated to be accessible in the restroom interferes with the use of the back grab bar.

**Alternative \***

**Rec:**  
**(Where Available)**



**Women's Restroom**

Citations: CBC 1115B.9.3; ADAAG 4.16.6

**Full Rec:** Remount the feminine product disposal in the stall designated to be accessible in the restroom so that it does not interfere with the use of the back grab bar.

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$277.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$277.00</b>

Record Number: 536

Priority:

### Restrooms

**Finding:** The flush control on the toilet in the stall designated to be accessible in the restroom is not on the wide (approach) side of the toilet.

**Alternative \***

**Rec:**  
**(Where Available)**



**Women's Restroom**

Citations: ADAAG 4.16.5; ADAAG 4.27.4

**Full Rec:** Relocate the flush control on the toilet in the stall designated to be accessible in the restroom so that it is on the wide (approach) side of the toilet area (see ADAAG 4.16.5). Flush controls shall be hand-operated or automatic mechanisms.

Minimum Quantity:	1
Maximum Quantity:	1
<b>Minimum Estimated Cost:</b>	<b>\$127.00</b>
<b>Maximum Estimated Cost:</b>	<b>\$127.00</b>

Record Number: 537

Priority:

## Emerald Isle

### Restrooms

**Finding:** The knee depth space under the lavatory designated to be accessible in the restroom is less than 27 inches at 8 inches under the lavatory apron.



**Women's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number: 538

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Raise or replace the lavatory designated to be accessible in the restroom to provide at least 27 inches at 8 inches under the apron. Make sure to provide at least 29 inches of clear knee space between the finished floor and bottom of the lavatory apron and a rim surface height no greater than 34 inches (see ADAAG 4.19.2).

### Restrooms

**Finding:** The height of the rim surface of the lavatory designated to be accessible in the restroom is greater than 34 inches above the finished floor.



**Women's Restroom**

Citations: ADAAG 4.19.2

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,286.00
<b>Maximum Estimated Cost:</b>	\$1,286.00

Record Number: 539

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Relocate or replace the lavatory designated to be accessible in the restroom to provide a maximum rim surface height of no greater than 34 inches above the finished floor (see ADAAG 4.19.2).



## Emerald Isle Drinking Fountains

**Finding:** There are two drinking fountains on primary paths of travel.



**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirement. Fountains not located in alcoves need side rails or wing walls on both sides.

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$0.00
<b>Maximum Estimated Cost:</b>	\$0.00

Record Number: 549

Priority:

## Drinking Fountains

**Finding:** The drinking fountain is not a "high-low" design. The spout outlet height is greater than 36 inches. There is less than 27 inches knee clearance height.



**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain. The height of the spout outlet shall not exceed 36 inches in height. Wall-mounted drinking fountains shall provide a minimum knee clearance height of 27 inches, 30 inches in width and between 18 inches and 19 inches in fountain depth.

### **Drinking Fountain**

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$2,216.00
<b>Maximum Estimated Cost:</b>	\$2,216.00

Record Number: 551

Priority:

## Emerald Isle

### Drinking Fountains

**Finding:** The drinking fountain is not a "high-low" design. The spout outlet height is greater than 36 inches.



**Drinking Fountain Next to the Restrooms**

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$2,216.00
<b>Maximum Estimated Cost:</b>	\$2,216.00

Record Number: 552

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Fifty percent of the drinking fountains on primary paths of travel shall be accessible (see CBC 1117B.1 and ADAAG 4.15). Install a "high-low" fountain design to comply with both state and federal requirements and install a side rail or wing wall next to each side of the fountain. The height of the spout outlet shall not exceed 36 inches in height.

### Commons/Lunch Area

**Finding:** There is no accessible route to the picnic tables in the outdoor dining area. The surface under and around the outdoor dining area picnic tables is grass, preventing access of individuals with mobility impairments.



**Outdoor Dining Area**

Citations: ADAAG 5.8; ADAAG A4.2.5; ADAAG A4.2.6

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$1,440.00
<b>Maximum Estimated Cost:</b>	\$1,440.00

Record Number: 525

Priority:

#### Alternative \*

**Rec:**  
(Where Available)

**Full Rec:** Install a 48-inch wide path to the picnic tables in the outdoor dining area that provides a smooth, stable, firm and slip resistant surface. Provide a maneuvering space sufficient to provide a 60-inch diameter turning radius adjacent to at least one of the picnic tables in the outdoor dining area.

## Emerald Isle

### Playground and Outdoor Sports Areas

**Finding:** The path of travel to the basketball courts consists of grass, making the area nonaccessible to individuals with mobility impairments.



#### **Basketball Courts**

Citations: CBC 1104B.4.3; ADAAG 4.3.2; ADAAG 4.3.3; ADAAG 4.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$360.00
<b>Maximum Estimated Cost:</b>	\$360.00

Record Number: 530

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** Provide an accessible route to the basketball courts (CBC 1104B.1.2 and ADAAG 4.3.2). The minimum width of the path of travel is 48 inches with 60 inch by 60 inch passing spaces provided every 200 feet and shall not exceed a slope greater than 6.33%. No protruding objects are permitted on the accessible path of travel. Accessible surfaces shall comply with CBC 1124B.1 and ADAAG 4.5 and shall be firm, stable and slip resistant.

### Playground and Outdoor Sports Areas

**Finding:** The surface at the play area is sand, making the area nonaccessible to individuals with mobility impairments.



#### **Play Area**

Citations: CBC 1118B.3; ADAAG 4.5; ADAAG A4.5.1)

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$300.00
<b>Maximum Estimated Cost:</b>	\$300.00

Record Number: 528

Priority:

**Alternative \***  
**Rec:**  
**(Where Available)**

**Full Rec:** The play area should be made an accessible play area for the facility. Provide a maneuvering space with an accessible resilient surface beneath the play components and adjacent to the play components where technically feasible. An adequate maneuvering space has an accessible surface and is not less than 60 inches by 60 inches where an individual with a mobility impairment can be a part of the activities provided at the play components.

## Emerald Isle

### Playground and Outdoor Sports Areas

**Finding:** The surface beneath the play equipment is wood chips, making the area nonaccessible to individuals with mobility impairments.



**Alternative \***  
**Rec:**  
**(Where Available)**

#### ***Play Equipment***

Citations: CBC 1118B.3; ADAAG 4.5; ADAAG A4.5.1)

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$300.00
<b>Maximum Estimated Cost:</b>	\$300.00

Record Number: 526

Priority:

**Full Rec:** The play area should be made an accessible play area for the facility. Provide a maneuvering space with an accessible resilient surface beneath the play components and adjacent to the play components where technically feasible. An adequate maneuvering space has an accessible surface and is not less than 60 inches by 60 inches where an individual with a mobility impairment can be a part of the activities provided at the play components.

### Playground and Outdoor Sports Areas

**Finding:** There are slopes greater than 6.33% at the entrance to the play area.



**Alternative \***  
**Rec:**  
**(Where Available)**

#### ***Play Equipment***

Citations: CBC 1104B.1.2; CBC 1124B.1; ADAAG 4.3.2; ADAAG 4.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$360.00
<b>Maximum Estimated Cost:</b>	\$360.00

Record Number: 527

Priority:

**Full Rec:** Provide an accessible route to the play area (CBC 1104B.1.2 and ADAAG 4.3.2). The minimum width of the path of travel is 48 inches with 60 inch by 60 inch passing spaces provided every 200 feet and shall not exceed a slope greater than 6.33%. No protruding objects are permitted on the accessible path of travel. Accessible surfaces shall comply with CBC 1124B.1 and ADAAG 4.5 and shall be firm, stable and slip resistant.

## Emerald Isle

### Playground and Outdoor Sports Areas

**Finding:** The path of travel to the tennis courts consists of grass, making the area nonaccessible to individuals with mobility impairments.



**Tennis Courts**

Citations: CBC 1104B.4.3; ADAAG 4.3.2; ADAAG 4.3.3; ADAAG 4.5

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$360.00
<b>Maximum Estimated Cost:</b>	\$360.00

Record Number: 529

Priority:

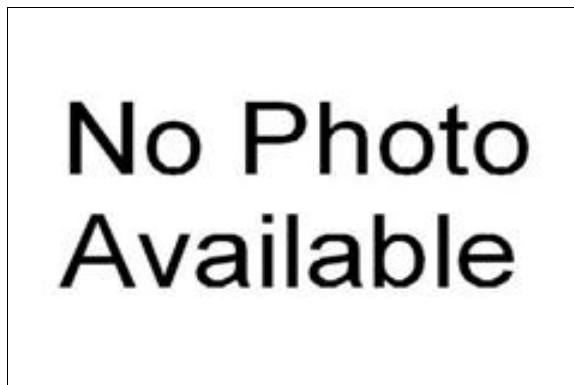
#### Alternative \*

**Rec:**  
**(Where Available)**

**Full Rec:** Provide an accessible route to the tennis courts (CBC 1104B.1.2 and ADAAG 4.3.2). The minimum width of the path of travel is 48 inches with 60 inch by 60 inch passing spaces provided every 200 feet and shall not exceed a slope greater than 6.33%. No protruding objects are permitted on the accessible path of travel. Accessible surfaces shall comply with CBC 1124B.1 and ADAAG 4.5 and shall be firm, stable and slip resistant.

### Emergency Warning Systems

**Finding:** There are no visual warning devices in the restrooms at the facility.



**Alternative Rec:** Altering a facility's programs, or addressing higher priority barriers can reduce or eliminate the need for an area of rescue assistance, such as making certain that an individual with a disability participates in programs located near an already accessible exit. Otherwise creating an accessible exit can provide an acceptable alternative to providing an area of rescue assistance.

**Full Rec:** Install visual warning devices integrated with the facility's alarm system complying with CBC 1114B.2.5, ADAAG 4.1.3(14) and ADAAG 4.28 in all common areas such as hallways, general use rooms, and in accessible restrooms and other accessible rooms.

Citations: CBC 1114B.2.4; ADAAG 4.1.3(14); ADAAG 4.28

Minimum Quantity:	1
Maximum Quantity	1
<b>Minimum Estimated Cost:</b>	\$0.00
<b>Maximum Estimated Cost:</b>	\$288.00

Record Number: 553

Priority: