

Photo Report
Griffith Manor Park
Programs, Services, and Activities

Finding: The Griffith Manor Park, located at 1551 Flower Street in Glendale California, was inspected by Disability Access Consultants, Inc., on June 12 and 14, 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
Minimum Estimated Cost: \$0.00
Maximum Estimated Cost: \$0.00
 Record Number: 792
 Priority:

Parking

Finding: Paved parking is provided next to the Community Center. There are no accessible parking spaces designated out of 10 total parking spaces provided in the parking lot.



Alternative *
Rec:
(Where Available)

Full Rec: One out of the 10 total number of marked parking spaces is required to be designated exclusively for accessible parking, as required by CBC 1129B and ADAAG. Create one van-accessible parking space measuring at least 108 inches wide and 216 inches long with an access aisle measuring at least 96 inches wide (8 feet) located on the passenger side (right side) of the parking space (see CBC 1129B). Add the words NO PARKING in 12 inch high white letters at the entrance to the accessible parking access aisle.

Parking Lot Next to the Community Center
 Citations: CBC 1129B; ADAAG 4.3.2(1); ADAAG 4.6.2; ADAAG 4.1.2(5)
 Minimum Quantity: 1
 Maximum Quantity: 1
Minimum Estimated Cost: \$270.00
Maximum Estimated Cost: \$270.00
 Record Number: 795
 Priority:

Griffith Manor Park

Parking

Finding: Each designated accessible parking space required in the parking lot shall provide a post-mounted sign showing the International Symbol of Accessibility.

Alternative *
Rec:
(Where Available)

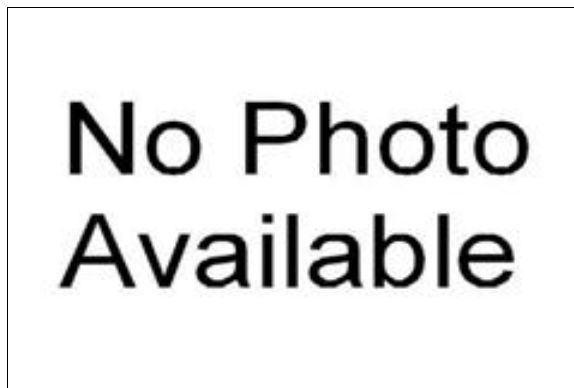
Full Rec: Install a permanently posted reflectorized sign measuring 70 square inches that includes an ISA symbol adjacent to and visible from each accessible parking space (see CBC 1129B.5). The bottom edge of each sign must be mounted 80 inches from the ground surface so that it cannot be obscured by 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).

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.



Parking Lot Next to the Community Center

Citations: CBC 1129B.5; ADAAG 4.6.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$150.00

Record Number: 796

Priority:



Parking Lot Next to the Community Center

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

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$150.00

Record Number: 797

Priority:

Griffith Manor Park
Curbs, Curb Ramps, and Crosswalks

Finding: The slope of the curb ramp is greater than 8.33%. The slope of the side flares is greater than 10%. There is less than 48 inches in length of maneuvering clearance at the top landing. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes. The curb ramp is not parallel with the direction of pedestrian traffic.



Curb Ramp off of Flower Street (Left)

Citations: CBC 1127B.5.3; ADAAG 4.7.2 & 4.29

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$1,033.00
Maximum Estimated Cost:	\$1,033.00

Record Number: 799

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Replace the curb ramp with 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).

Curbs, Curb Ramps, and Crosswalks

Finding: The slope of the curb ramp is greater than 8.33%. The slope at the bottom landing is greater than 2%. There is less than 48 inches in length of maneuvering clearance at the top landing. The slope of the side flares is greater than 10%. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.



Curb Ramp off of Flower Street (Right)

Citations: CBC 1127B.5.3; ADAAG 4.7.2 & 4.29

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$1,033.00
Maximum Estimated Cost:	\$1,033.00

Record Number: 798

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Replace the curb ramp with 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).

Griffith Manor Park

Curbs, Curb Ramps, and Crosswalks

Finding: The built-up curb ramp projects into vehicular traffic and interferes with individuals entering or exiting parked or standing vehicles. The slope of the curb ramp is greater than 8.33%. The curb ramp does not provide a grooved border along the top and sides of the ramp at the level of the sidewalk. The concrete curb ramp does not provide a detectable warning surface which includes truncated domes.



Curb Ramp Outside of the Community Center

Citations: CBC 1127B; ADAAG 4.7

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$1,400.00
Maximum Estimated Cost:	\$1,400.00

Record Number: 813

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Remove the built-up 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. The accessible route crosses vehicular traffic.



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
Minimum Estimated Cost:	\$107.00
Maximum Estimated Cost:	\$0.00

Record Number: 793

Priority:

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.

Griffith Manor Park

Path of Travel

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



Accessible Route from the Public Right of Way

Citations: ADAAG 4.7.9 ADAAG 4.2.9

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$100.00
Maximum Estimated Cost:	\$100.00

Record Number: 794

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance of the facility. 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.

Path of Travel

Finding: There is no crosswalk provided on the path of travel from the play equipment and/or the covered outdoor dining area to the Community Center. The required accessible route crosses a vehicular way.



Path of Travel to the Community Center

Citations: ADAAG 4.7.9 ADAAG 4.2.9

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$100.00
Maximum Estimated Cost:	\$100.00

Record Number: 805

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance of the facility. 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.

Griffith Manor Park

Path of Travel

Finding: The mat at the entrance does not adhere to the underlying floor surface and creates a hazardous path of travel.



Path of Travel to the Community Center

Citations: CBC 1124B.3; ADAAG 4.5.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$659.00
Maximum Estimated Cost:	\$659.00

Record Number: 817

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Securely fasten the mats or replace with a mat that grips to the underlying floor surface to provide a firm, stable, continuous and relatively smooth path of travel surface (see CBC 1124B.3 and ADAAG 4.5.3). Mats along the primary path of travel shall provide beveled edges on all sides to prevent roll over.

Path of Travel

Finding: There is no crosswalk provided on the path of travel from the from the play equipment and/or the Community Center to the covered outdoor dining area. The required accessible route crosses a vehicular way.



Path of Travel to the Covered Outdoor Dining Area

Citations: ADAAG 4.7.9 ADAAG 4.2.9

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$100.00
Maximum Estimated Cost:	\$100.00

Record Number: 804

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Stripe a crosswalk not less than 48 inches wide on the path of travel to the accessible entrance of the facility. 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.

Griffith Manor Park

Path of Travel

Finding: There is a step to the primary functions provided on the stage in the Community Center, preventing access to individuals with mobility impairments.

Alternative *
Rec:
(Where Available)



Path of Travel to the Stage in the Community Center

Citations: CBC 1114B.1.2; ADAAG 4.3.2

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$8,210.00

Record Number: 822

Priority:

Full Rec: Install a vertical platform lift to provide a direct path between the stage and level seating area in the Community Center, allowing individuals with mobility impairments to participate in programs, services and activities provided by the facility on the stage. The ADA mandates accessibility to programs, services and activities which serve the public.

Path of Travel

Finding: The sink in the Kitchen is in an enclosed cabinet, thereby preventing an accessible forward approach. The height of the counter surface of the sink is greater than 34 inches above the finished floor.

Alternative *
Rec:
(Where Available)



Sink in the Community Center

Citations: ADAAG 4.19.3

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$420.00
Maximum Estimated Cost:	\$420.00

Record Number: 820

Priority:

Full Rec: Sinks in rooms must provide clear floor space in front of the sink for an accessible forward approach and shall provide at least 27 inches clear knee space and a minimum of nine inches clear toe space (see ADAAG 4.19.2). If neither clear floor space and knee and toe clearance can be provided, remove the sink cabinet and replace with an accessible wall-mounted sink unit.

Griffith Manor Park

Path of Travel

Finding: The pipes under the sink in the Kitchen do not provide protection against contact.

Alternative *

Rec:
(Where Available)

Full Rec: Insulate or otherwise configure pipes under the sink designated to be accessible in the room to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the sink.



Sink in the Community Center

Citations: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$39.00
Maximum Estimated Cost:	\$39.00

Record Number: 821

Priority:

Path of Travel

Finding: The sink at the outdoor dining area does not provide an accessible forward approach.

Alternative *

Rec:
(Where Available)

Full Rec: Sinks must provide clear floor space in front of the sink for an accessible forward approach and shall provide at least 27 inches clear knee space and a minimum of nine inches clear toe space (see ADAAG 4.19.2). If neither clear floor space and knee and toe clearance can be provided, remove the sink and replace with an accessible wall-mounted sink unit.



Sinks at the Covered Outdoor Dining Area

Citations: ADAAG 4.19.3

Minimum Quantity:	1
Maximum Quantity	2
Minimum Estimated Cost:	\$420.00
Maximum Estimated Cost:	\$840.00

Record Number: 807

Priority:

Griffith Manor Park

Path of Travel

Finding: The faucet controls on the sink at the outdoor dining area require tight grasping, pinching, or twisting of the wrist and are not accessible.



Sinks at the Covered Outdoor Dining Area

Citations: ADAAG 4.19.5

Minimum Quantity:	1
Maximum Quantity:	2
Minimum Estimated Cost:	\$392.00
Maximum Estimated Cost:	\$784.00

Record Number: 808

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Install faucet controls complying with ADAAG 4.19.5 on the sink designated to be accessible at the outdoor dining area. Lever-operated, push-type, touch-type or electronically controlled mechanisms are acceptable elements (see ADAAG 4.19.5). If self-closing valves are used the faucet shall remain open for at least 10 seconds.

Ramps

Finding: The handrails are mounted at a height less than 34 inches. There are no 12-inch extensions beyond the top and bottom of the ramp.



Exterior Ramp to the Community Center

Citations: CBC 1133B.5.5; ADAAG 4.8.5

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$1,320.00
Maximum Estimated Cost:	\$1,320.00

Record Number: 811

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Replace the handrails on each side of the ramp to provide a height between 34 inches and 38 inches. The handrails shall provide 12-inch extensions, extending beyond the top and bottom of the ramp, that are parallel to the ground surface and return smoothly to the post or wall.

Griffith Manor Park

Ramps

Finding: The ramp is not bounded by a wall or fence, thus not providing any edge protection to prevent individuals from slipping off the ramp.



Exterior Ramp to the Community Center

Citations: CBC 1133B.5.4.9; ADAAG 4.8.7

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$70.00
Maximum Estimated Cost:	\$70.00

Record Number: 812

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Install edge protection on each side of the ramp consisting of 3-inch high guide curb or wheel guide rails centered 3 inches (plus or minus one inch) above the surface of the ramp (see CBC 1133B.5.4.9 and ADAAG 4.8.7).

Stairs

Finding: There is no detectable striping on each tread of the exterior stairway.



Exterior Stairs to the Community Center

Citations: CBC 1006.16.1; CBC 11133B.4.4; ADAAG 4.9.5

Minimum Quantity:	1
Maximum Quantity	2
Minimum Estimated Cost:	\$144.00
Maximum Estimated Cost:	\$288.00

Record Number: 809

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Affix detectable contrasting striping to each tread of the stairway that clearly contrasts in color from the tread and is at least 2 inches in width placed no more than 1 inch from the tread nose or landing.

Griffith Manor Park

Stairs

Finding: The handrails do not provide 12-inch extensions beyond the top and bottom treads. The handrails are mounted at a height less than 34 inches.



Exterior Stairs to the Community Center

Citations: CBC 1133B.4.2; ADAAG 4.9.4

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$528.00
Maximum Estimated Cost:	\$528.00

Record Number: 810

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Install handrails on each side of stairway that provide 12-inch top and bottom handrail extensions that extend beyond the top and bottom treads of the stairway which are parallel to the ground surface and return smoothly to the post or wall. Handrails shall be mounted at a height between 34 and 38 inches.

Doors

Finding: The bottom 10 inches of the door does not provide a smooth, uninterrupted surface, or panel to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition, due to the doorstop.



Community Center

Citations: CBC 1133B.2.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number: 816

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Install a panel or replace the door to provide a smooth, uninterrupted surface for the bottom 10 inches of the door.

Griffith Manor Park

Doors

Finding: The clear opening width of the door to the Kitchen is less than 32 inches.



Interior Door in the Community Center

Citations: CBC 1133B.2.3.1; ADAAG 4.13.5

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$750.00
Maximum Estimated Cost:	\$750.00

Record Number: 819

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Widen the door opening and install a door that provides at least 32 inches of clear width with the door open 90 degrees (see CBC 1133B.2.3.1 and ADAAG 4.13.5).

Visual and Audible Communications

Finding: There is no signage with the International Symbol of Accessibility on the entrance door to the facility designating it as accessible.



Community Center

Citations: CBC 1117B.5.1

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 814

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: The International Symbol of Accessibility shall be the standard used to identify facilities that are accessible to and usable by physically disabled persons (see CBC 1117B.5.1). All building entrances that are accessible to and usable by persons with disabilities shall be identified with an ISA symbol (see CBC 1117B.5.7).

Griffith Manor Park

Visual and Audible Communications

Finding: The main entrance does not have accessible signage mounted on the wall adjacent to the latch side of the door.



Community Center

Citations: CBC 1117B.5; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 815

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Install signage centered at 60 inches above the finished floor on the wall adjacent to the latch side of the entry doorway stating ENTRANCE from the outside and EXIT from the inside, with raised UPPERCASE letters between 5/8 inch and 2 inches in height and Grade 2 Braille characters. The sign shall comply with the finish and contrast requirements set forth in CBC 1117B.5 and ADAAG 4.30.5. Signage should be located where a person may approach within three inches of the sign without encountering protruding objects or standing within the swing of the door.

Visual and Audible Communications

Finding: The facility does not provide information at the main office about accessible services, such as TDD/TTY machines, assistive listening systems (ALS), and alternative formats of facility materials.



Community Center

Citations: CBC 1117B.2.9.3; CBC 1104B.2.4; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 823

Priority:

Alternative *

Rec:
(Where Available)

Full Rec: Provide information at the office concerning accessible services such as TDD/TTY machines (see CBC 1117B.2.9.3), assistive listening systems (ALS) (see CBC 1104B.2.4), and alternative formats of facility materials. Request forms for auxiliary aids (such as large print materials, signers at public events, etc.), should also be kept at the office. A large-print sign with wording similar to the following should be displayed at the office counter; "Access to individuals with disabilities is provided to facility programs, services and activities. Please inquire if assistance is needed."

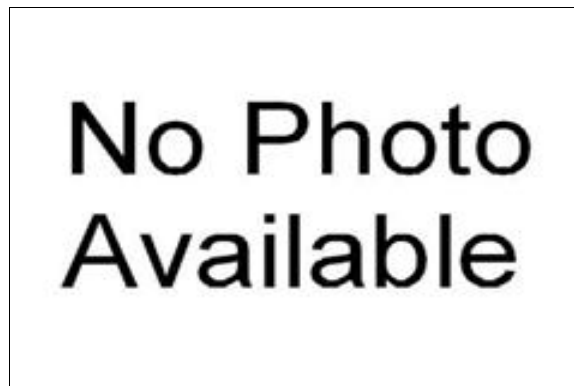
Griffith Manor Park

Visual and Audible Communications

Finding: Hearing aid compatibility and handset amplification decibel range for telephones available for use by the public (for example, in the main office) could not be determined by visual inspection.

Alternative *
Rec:
(Where Available)

Full Rec: Determine whether telephones available for use by the public are hearing aid compatible or are equipped with handset amplification. If they are not, modify or replace them with appropriate peripheral devices.



Community Center

Citations: CBC 1117B.2.8

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number: 824

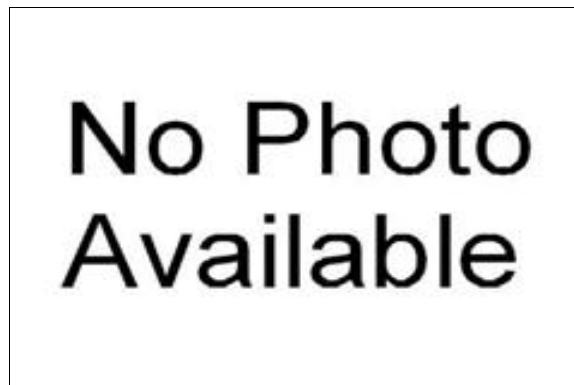
Priority:

Visual and Audible Communications

Finding: There is no directional signage to the accessible entrance from the public right of way or other common use areas.

Alternative *
Rec:
(Where Available)

Full Rec: Install directional signage to each common area complying with CBC 1117B.5 and ADAAG 4.30.



Directional Signage

Citations: CBC 1117B.5; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 826

Priority:

Griffith Manor Park

Visual and Audible Communications

Finding: Rooms at the Community Center do not have accessible signage mounted on the wall adjacent to the latch side of the doors.



Alternative *
Rec:
(Where Available)

Full Rec: Install accessible signage identifying each room on the wall adjacent to the latch side of the doorway centered at 60 inches above the finished floor. Signage should be located where a person may approach within three inches of the sign without encountering protruding objects or standing within the swing of the door. Signs shall include raised UPPERCASE letters/numbers between 5/8 inch and 2 inches in height and Grade 2 Braille characters. Color and finish shall comply with CBC 1117B.5 and ADAAG 4.30.

Room Signage

Citations: CBC 1117B.5; ADAAG 4.30

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 825

Priority:

Restrooms

Finding: The signage indicating accessibility on the latch side of the entry door of the restroom is not centered at 60 inches above the floor surface. The gender use signage on the entrance door is not centered at 60 inches above the floor surface.



Unisex Restroom Next to the Community Center

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
Minimum Estimated Cost:	\$58.00
Maximum Estimated Cost:	\$58.00

Record Number: 828

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.

**Griffith Manor Park
Restrooms**

Finding: There is no level landing provided at the entrance door.

Alternative *
Rec:
(Where Available)



Unisex Restroom Next to the Community Center

Full Rec: Provide a level and clear landing at least 60 inches in length in the direction of the door swing.

Citations: CBC 1133B.2.4.2; ADAAG 4.13.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number: 829

Priority:

Restrooms

Finding: The door opening force for the exterior door is greater than 5 pounds of force.

Alternative *
Rec:
(Where Available)



Unisex Restroom Next to the Community Center

Full Rec: Adjust the closers on all exterior doors to a maximum door opening force of 5 pounds of force (see ADAAG 4.13.11 and CBC 1133B.2.5).

Citations: CBC 1133B.2.5; ADAAG 4.13.11

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$5.00
Maximum Estimated Cost:	\$5.00

Record Number: 830

Priority:

Griffith Manor Park

Restrooms

Finding: The flush control on the toilet in the restroom is not on the wide (approach) side of the toilet.



Unisex Restroom Next to the Community Center

Citations: ADAAG 4.16.5; ADAAG 4.27.4

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$127.00
Maximum Estimated Cost:	\$127.00

Record Number: 831

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Relocate the flush control on the toilet 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 pipes under the lavatory in the restroom do not provide protection against contact.



Unisex Restroom Next to the Community Center

Citations: ADAAG 4.19.4

Minimum Quantity:	1
Maximum Quantity:	1
Minimum Estimated Cost:	\$39.00
Maximum Estimated Cost:	\$39.00

Record Number: 832

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Insulate or otherwise configure pipes under the lavatory designated to be accessible in the restroom to protect against contact (see ADAAG 4.19.4). Make certain there are no sharp or abrasive surfaces under the lavatory.

**Griffith Manor Park
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
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number: 802

Priority:

Drinking Fountains

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



Alternative *
Rec:
(Where Available)

Drinking Fountain Next to the Play Equipment

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.

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$2,216.00
Maximum Estimated Cost:	\$2,216.00

Record Number: 803

Priority:

Griffith Manor Park Drinking Fountains

Finding: There is less than 27 inches knee clearance height.



Drinking Fountain Outside of the Community Center (Low)

Citations: CBC 1117B.1; ADAAG 4.15

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$2,216.00
Maximum Estimated Cost:	\$2,216.00

Record Number: 827

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). The height of the spout outlet shall not exceed 36 inches in height.

Commons/Lunch Area

Finding: The knee space at the tables in the outdoor dining area is less than 19 inches deep.



Covered Outdoor Dining Area

Citations: CBC 1122B.3; ADAAG 4.32.2; ADAAG 4.32.5(2)

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$174.00
Maximum Estimated Cost:	\$174.00

Record Number: 806

Priority:

Alternative *
Rec:
(Where Available)

Full Rec: Modify or replace one of the tables in the outdoor dining area to provide knee clearance of at least 27 inches in height, 30 inches in width and 19 inches in depth (see CBC 1122B.3, ADAAG 4.32.2 and ADAAG Figure 45). The table top height shall not exceed 34 inches above the finished floor.

**Griffith Manor Park
Commons/Lunch Area**

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

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.



Outdoor Dining Area

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

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$1,440.00
Maximum Estimated Cost:	\$1,440.00

Record Number: 800

Priority:

Commons/Lunch Area

Finding: There is no clear floor space provided in front of the vending machines.

Alternative *
Rec:
(Where Available)

Full Rec: Contact the owner of the vending machines about obtaining accessible vending machines. Vending machine controls shall comply with ADAAG 5.8 and should be within the reach ranges specified in ADAAG 4.2.5 and ADAAG 4.2.6.



Vending Machines Outside of the Community Center

Citations: ADAAG 5.8; ADAAG 4.2.5; ADAAG 4.2.6

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00

Record Number: 818

Priority:

Griffith Manor Park

Playground and Outdoor Sports Areas

Finding: There are slopes greater than 6.33% along the path of travel to the play equipment. The surface beneath the play area is wood chips, making the area nonaccessible to individuals with mobility impairments.



Alternative *
Rec:
(Where Available)

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%. 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.

Play Equipment

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

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$360.00
Maximum Estimated Cost:	\$360.00

Record Number: 801

Priority:

Emergency Warning Systems

Finding: There are no visual warning devices in common areas of 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
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$288.00

Record Number: 833

Priority: