



Engineers

Consulting & Design
18672 Florida Street Suite 201A
Huntington Beach, CA 92648
714 465-5200 T.
714 242 9499 F.

Project Name		CASp Survey #	Date
Heller Park		532004	5/12/2014 5/14/2014
Address		Weather	Temperature
257 16 th Street Costa Mesa, CA		Sunny	79° F 95° F
CASp Inspector	Owner	Start Time	Finish Time
Steve Miller #532	City of Costa Mesa	9:00 am 8:00 am	11:30 am 1:30 pm

Introduction

Heller Park was originally built on June 29, 1969, but the toilet rooms and play structures were renovated on subsequent dates. These dates are unknown, but appear to be within the last 10 years, thus the following construction related non-compliance elements in this report shall be considered to fall under "non-conforming construction" unless otherwise noted in the comments for any item in this report. If construction of an item was completed prior to applicable codes and regulation went into effect, the items may be considered "readily achievable barrier removal" and shall be modified to meet the current standards. The facility has no records of any modifications or alterations except as noted in this report. It is highly recommended to secure a qualified contractor and or architect for all accessibility compliance modifications. It is the responsibility of the owner and contractor to adhere to all requirements set forth in State and Local jurisdictions including permits if required.

The Americans with Disabilities Act is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public. Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled. The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants and contingent upon the timing of implementation as well. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

Applicable Codes and Regulations

1991 Americans with Disabilities Act Accessibility Guidelines (ADAAG) 28 CFR Part 36 Appendix A
2010 ADA Standards for Accessible Design - Title III (Public Accommodation and Commercial Facilities) Compliance dates for the 2010 Standards for new construction and alterations is determined by: the date the last application for a building permit or permit extension is certified to be complete by a State, county, or local government; the date the last application for a building permit or permit extension is received by a State, county, or local government, where the government does not certify the completion application; or, the state of physical construction or alteration, if no permit is required. If that date is on or after March 15, 2012, then new construction



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and alterations must comply with the 2010 Standards. If that date is on or after September 15, 2010 and before March 15, 2012, then new construction and alterations must comply with either the 1991 Standards or the 2010 Standards. / Title II (State and Local Government Facilities) - ADA regulation taking affect for start date for construction is on or after March 15, 2012. Before this date, the 1991 Standards (without the elevator exemption), the UFAS, or 2010 Standards may be used for projects when used for projects when the start of construction commences on or after September 15, 2010.

Title 24 - California Building Code (2013) / (DSA) 1.9.1 Division of the State Architect - Access Compliance

California Building Code (2013) - Chapters 11A (Housing Accessibility) & 11B (Public Accommodations and Commercial Facilities), specifies the "Accessibility" requirements for buildings in California. In most cases the 11A & 11B are more stringent than the ADAAG. If the ADAAG has a more stringent requirement than that of the Title 24 CBC, then the ADAAG shall be the standard used. Title 24 CBC (2013), Section 1.9.1.5 - Special conditions for persons with disabilities requiring appeals action ratification. Whenever reference is made in these regulations to this section, the findings and determinations required to be rendered by the local enforcement agency shall be subject to ratification through an appeals process. This simply means that if an element in question cannot be modified per the requirements of the ADA or Title 24, then an appeals board, through the local agency, will make the determination on how to resolve the issue. This determination will then be filed with the local agency.

Senate Bill No. 1608 - SB 1608 was enacted to help business owners with incentives to use state-certified access specialists to ensure compliance. With a CASp inspected property, you as a property owner will gain special protection in a construction-related accessibility claim. If the construction-related accessibility claim pertains to a site that has been inspected by a Certified Access Specialist (CASp) and you have an inspection report for that site as well as a "Barrier Removal Plan" with completion dates, you may make an immediate request for a court stay and early evaluation conference in the construction-related accessibility claim. "Certified Access Specialist" or "CASp" means any person who has been certified pursuant to Section 4459.5 of the Government Code.

Senate Bill No. 1186 - It is highly recommended to read SB1186 in its entirety to understand the benefits provided.

Findings

This report is organized such that the survey's findings are presented first, then the direction to correct any issues and a time frame for completing said issues follow in italics.



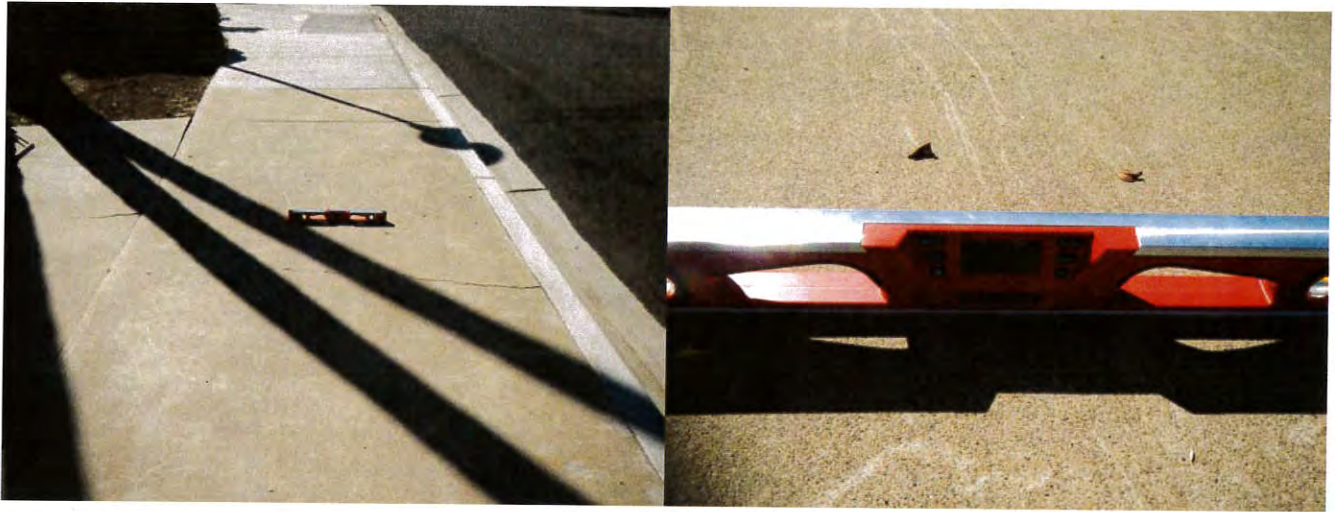
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Site Access

The site has 4 access points from public sidewalks and 4 access points from the street via curb cuts. See attached plan for more information on location.

- 1) 3.7% cross slope in excess of 1:48 at west end of sidewalk on Knox Place. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

120 days from the issuance of this report

- 2) 3.0% cross slope in excess of 1:48 at west end of sidewalk on 16th Street. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

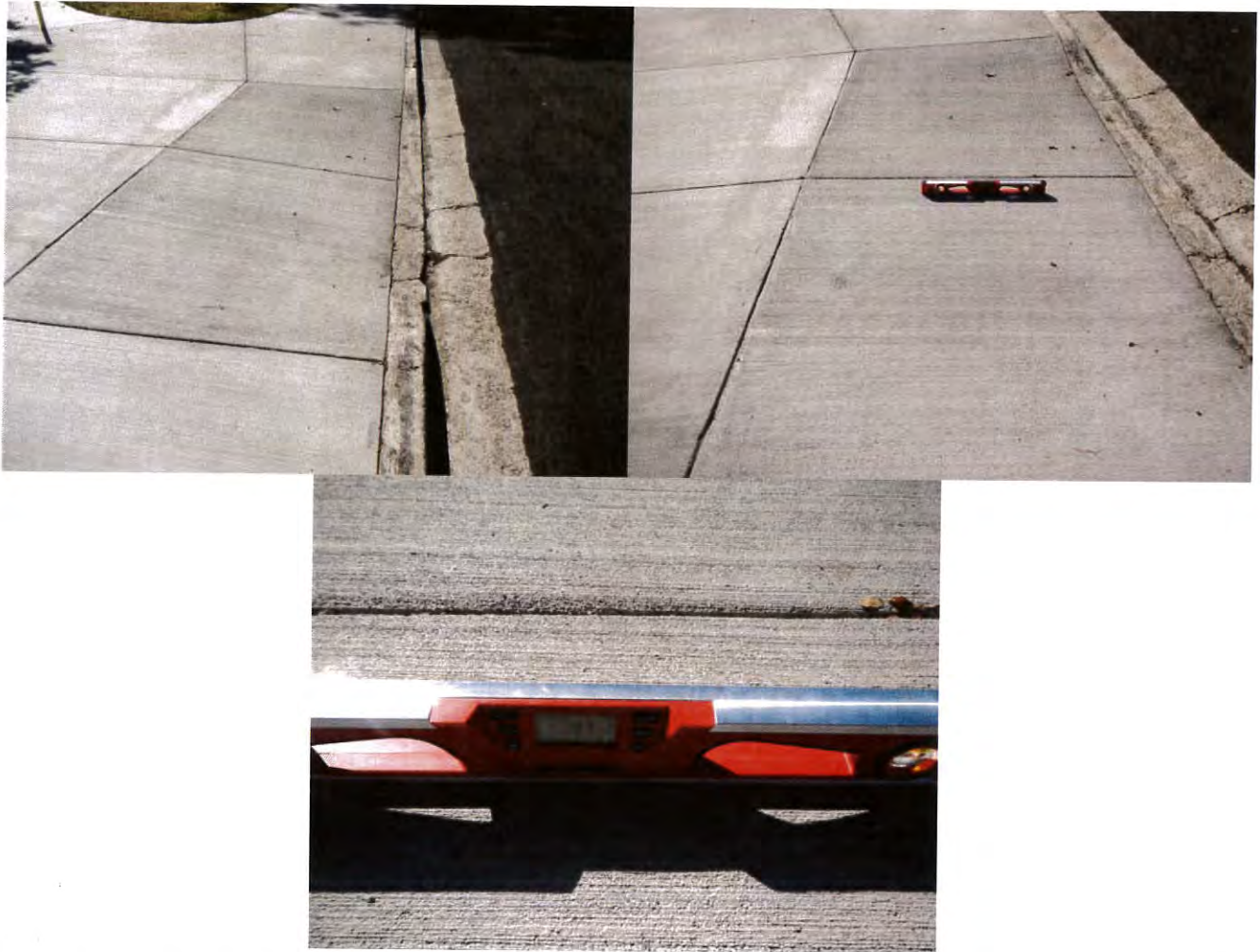
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- 3) Curb ramp at west end of sidewalk on Knox Place is in excess of 1:12 on the ramp run. The flared sides are in excess of 1:10. Counter slope in street in excess of 1:20. The transition from gutter to curb cut is not level. There is no 12" wide grooved border at the top of the ramp. There are no detectable warnings. (2013 CBC 11B406.2)



Provide 48" minimum wide curb ramp with running slope not steeper than 1:12 and flared sides not steeper than 1:10. Ramp cross slope shall not exceed 1:48. Curb ramp shall have level (not greater than 1:48 slope) landing at top of ramp that extends the entire width of the ramp and 48" deep. Provide counter slope that does not exceed 1:20 in gutter and street. Provide a transition to gutter that is not the same level. Provide a 12" wide grooved border at the top of the ramp including the flared sides. The grooved border shall consist of a series of grooves 1/4" wide by 1/4" deep at 3/4" on center. Provide 36" deep detectable warnings (truncated domes per 2013 CBC 11B705.1) the entire width of the curb ramp excluding the flared sides and the curb depth.

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- 4) Curb ramp at east end of sidewalk on Knox Place is in excess of 1:12 on the ramp run. Counter slope in street in excess of 1:20. The transition from gutter to curb cut is not level. There is not a 12" wide grooved border at the top of the west flared side. There are no detectable warnings. (2013 CBC 11B406.2)



Provide 48" minimum wide curb ramp with running slope not steeper than 1:12 and flared sides not steeper than 1:10. Ramp cross slope shall not exceed 1:48. Curb ramp shall have level (not greater than 1:48 slope) landing at top of ramp that extends the entire width of the ramp and 48" deep. Provide counter slope that does not exceed 1:20 in gutter and street. Provide a transition to gutter that is not the same level. Provide a 12" wide grooved border at the top of the ramp including the flared sides. The grooved border shall consist of a series of grooves 1/4" wide by 1/4" deep at 3/4" on center. Provide 36" deep detectable warnings (truncated domes per 2013 CBC 11B705.1) the entire width of the curb ramp excluding the flared sides and the curb depth.

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- 5) Curb ramp at west end of sidewalk on 16th Street is in excess of 1:12 on the ramp run. Counter slope in street in excess of 1:20. The transition from gutter to curb cut is not level. There is no 12" wide grooved border at the top of the ramp. There are no detectable warnings. (2013 CBC 11B406.2)



Provide 48" minimum wide curb ramp with running slope not steeper than 1:12 and flared sides not steeper than 1:10. Ramp cross slope shall not exceed 1:48. Curb ramp shall have level (not greater than 1:48 slope) landing at top of ramp that extends the entire width of the ramp and 48" deep. Provide counter slope that does not exceed 1:20 in gutter and street. Provide a transition to gutter that is not the same level. Provide a 12" wide grooved border at the top of the ramp including the flared sides. The grooved border shall consist of a series of grooves 1/4" wide by 1/4" deep at 3/4" on center. Provide 36" deep detectable warnings (truncated domes per 2013 CBC 11B705.1) the entire width of the curb ramp excluding the flared sides and the curb depth.

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- 6) There are no detectable warnings for the curb ramp at east end of sidewalk on 16th Street. (2013 CBC 11B705.1)



Provide 36" deep detectable warnings (truncated domes per 2013 CBC 11B705.1) the entire width of the curb ramp excluding the flared sides and the curb depth.

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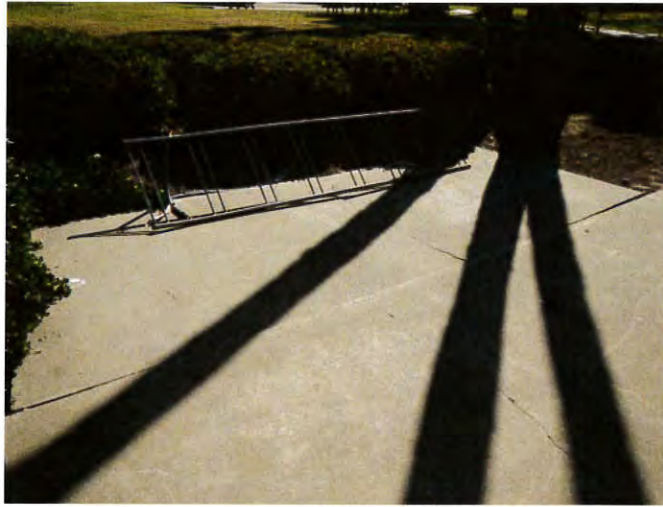


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Accessible Routes

- 7) 1-1/4" level change in excess of 1/2" without edge treatment at bike stand on west corner of park. (2013 CBC 11B-303.2)



Reduce level change to 1/4" high maximum or 1/2" with a 1:2 bevel starting at 1/4" high.

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- 8) Multiple level changes in excess of 1/2" without edge treatment along Knox place sidewalk. (2013 CBC 11B-303.2)





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Reduce level change to 1/4" high maximum (or 1/2" with a 1:2 bevel starting at 1/4" high.)

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9) Level change in excess of 1/2" without edge treatment at south end of south sidewalk. (2013 CBC 11B-303.2)



Reduce level change to 1/4" high maximum (Fill in hole.)

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10) 3.3% cross slope in excess of 1:48 at sidewalk south of playground equipment. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

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11) Multiple level changes in excess of 1/2" without edge treatment along West sidewalk in park. (2013 CBC 11B-303.2)





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Reduce level change to 1/4" high maximum. (or 1/2" with a 1:2 bevel starting at 1/4" high.)(Or provide 1:20 slope maximum in direction of travel.)

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12) 6.8% cross slope in excess of 1:48 at sidewalk west of playground equipment. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

120 days from the issuance of this report

13) 6.8% slope in excess of 1:20 at rubber walkway north of swing equipment. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

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14) No 36" wide accessible route to benches east of play equipment (2013 CBC 11B-403.5.1)



Provide minimum 36" wide route to component.

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15) 5.1% cross slope in excess of 1:48 at sidewalk east of trellis. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

120 days from the issuance of this report

- 16)** Level change in excess of $\frac{1}{2}$ " without edge treatment along sidewalk south of toilet rooms. (2013 CBC 11B-303.2)



Reduce level change to 1/4" high maximum (or 1/2" with a 1:2 bevel starting at 1/4" high.)

120 days from the issuance of this report

- 17)** 3/4" level change in excess of $\frac{1}{2}$ " without edge treatment along sidewalk south of bike rack near 16th street. (2013 CBC 11B-303.2)



Reduce level change to 1/4" high maximum (or 1/2" with a 1:2 bevel starting at 1/4" high.)

120 days from the issuance of this report

18) 3.3% cross slope in excess of 1:48 at sidewalk west of toilet rooms. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

120 days from the issuance of this report

19) 3.3% cross slope in excess of 1:48 at sidewalk east of toilet rooms. (2013 CBC 11B403.3)



Provide walkways with 1:20 maximum slope in the direction of travel and 1:48 cross slope.

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20) 1" level change in excess of 1/2" without edge treatment along 16th street sidewalk. (2013 CBC 11B-303.2)



Reduce level change to 1/4" high maximum (or 1/2" with a 1:2 bevel starting at 1/4" high.)

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Map of non-compliant items listed previously





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Overall – Parking and Loading Zone

- 1) There are 0 parking stalls on this site, but there is room for roughly 26 vehicles to park on the street. Per USAB Public Rights-of-Way Access Report Part III X02.3 “Where on-street public convenience parking is provided in commercial districts and at civic facilities, accessible on-street parking spaces shall be included in the total provided in the project or project area in accordance with proposed ADAAG Section 208.2 and shall be dispersed within the project area.” Per 2013 CBC Table 11B-208.2 there shall be at least 2 accessible stall provided. Per 2013 CBC 11B-208.2.4 1 stall shall be van accessible. There are 0 accessible stalls and 0 van stalls at this site. Per 2013 CBC 11B-508 there shall be an unauthorized vehicle parking sign at the entrance to the site. There is no such sign.

NO PHOTOS

Provide 2 accessible parking stalls (1 to be van accessible) at the site. The parking stalls shall be near an accessible curb ramp. Many cities allow variances in accommodating accessible on-street parallel parking stalls. It is recommended to review the specific requirements with the local authority as the federal standards of an accessible on-street parallel parking stalls are not clearly defined. Providing accessible stalls on the site might be considered an “unreasonable hardship.”

120 days from the issuance of this report

- 2) There are no passenger loading zones at this site. (2013 CBC 11B-209.1)

NO PHOTOS

There is no requirement for providing a loading zone at this site.

Signage

- 1) No accessible signage at entrance to men's toilet room (2013 CBC 11B-216.8)



Provide accessible signs at entrance to accessible toilet room to include geometric symbol per 11B-703.7.2.6, ISA per 11B-216.8, Room Designation per 11B-216.6, Raised Characters per 11B-703.2, Braille per 11B-703.3, Pictograms per 11B-703.6, and located per 11B-703.4.2.

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- 2) No accessible signage at entrance to women's toilet room (2013 CBC 11B-216.8)



Provide accessible signs at entrance to accessible toilet room to include geometric symbol per 11B-703.7.2.6, ISA per 11B-216.8, Room Designation per 11B-216.6, Raised Characters per 11B-703.2, Braille per 11B-703.3, Pictograms per 11B-703.6, and located per 11B-703.4.2.

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Sanitary Facilities

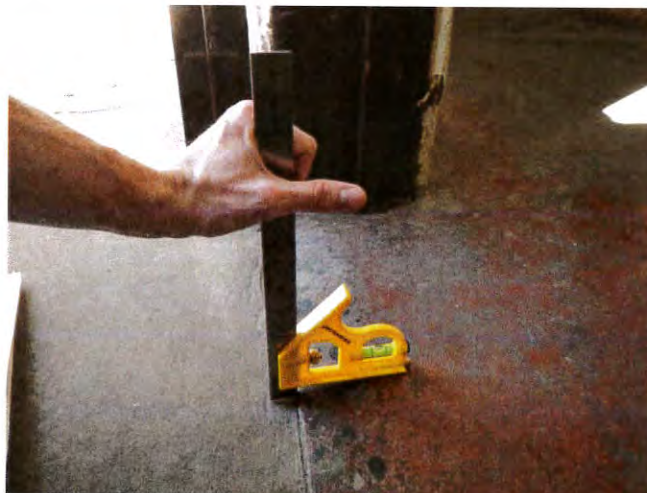
- 1) Drinking fountain protruding into path of travel. (2013 CBC 11B-307.2 and 11B-602.9) 2" high water flow from low drinking fountain is not 4". (2013 CBC 11B-602.6) No drinking fountain for standing persons. (2013 CBC 11B-602.7)



Provide pedestrian protection for drinking fountain per 11B-602.9. Provide water flow 4" high minimum. Provide additional drinking fountain with spout located 38"-43" above finish floor.

120 days from the issuance of this report

- 2) Door threshold into men's toilet room in excess of 1/2" high without edge treatment. (2013 CBC 11B-404.2.5)



Reduce level change to 1/4" high maximum (or 1/2" with a 1:2 bevel starting at 1/4" high.)

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- 3) Water closet in men's toilet room is 19" from adjacent wall to center line of water closet. (2013 CBC 11B-604.2) The top of the seat is 14-1/2" from finish floor. (2013 CBC11B-604.4) There is no grab bar on the adjacent wall. (2013 CBC 11B-604.5) The rear wall grab bar is located with 10" on one side of the water closet centerline and 26" on the other. (2013 CBC 11B-604.5.2)



Provide water closet with 17-18" from adjacent wall to center line of water closet. Provide water closet with top of seat at 17-19" from finish floor. Seats shall be 2" high maximum. Provide side wall grab bar per 11B-604.5.1. Provide rear wall grab bar with 12" on one side of the water closet centerline and 24" on the other.

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- 4) Door into men's water closet compartment conflicts with the water closet clear area. (2013 CBC 11B-604.8.1.2)
Door does not close automatically. (2013 CBC 11B-604.8.1.2)



Swing door out and provide self closing hinges.

120 days from the issuance of this report

- 5) Urinal rim is 22" in men's toilet room (2013 CBC 11B-605.2)



Provide urinal with rim at 17" maximum above finish floor. Urinal to be 13-1/2" deep minimum and flush valve is to be 44" maximum above finish floor.

120 days from the issuance of this report

- 6) Toilet paper dispenser centerline is not 7" in front of the water closet in men's toilet room. Toilet paper dispenser limits continuous flow of paper. (2013 CBC 11B-604.7)

SEE PHOTO FOR ITEM 3

Relocate dispenser so the centerline is 7-9" in front of the toilet and 19" above finish floor to center line. Provide toilet paper holder which will not limit paper flow.

120 days from the issuance of this report

- 7) Sink facet does not allow for 10 seconds of metered water flow. (2013 CBC 11B-606.4)



Provide facet meter which will allow 10 seconds of water flow.

120 days from the issuance of this report

- 8) Door threshold into women's toilet room in excess of 1/2" high without edge treatment. (2013 CBC 11B-404.2.5)

NO PHOTOS

Reduce level change to 1/4" high maximum (or 1/2" with a 1:2 bevel starting at 1/4" high.)

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- 9) Water closet in women's toilet room is 19" from adjacent wall to center line of water closet. (2013 CBC 11B-604.2) The top of the seat is 14-1/2" from finish floor. (2013 CBC11B-604.4) Side wall grab bar is 18" past front of toilet (2013 CBC 11B-604.5.1)



Provide water closet with 17-18" from adjacent wall to center line of water closet. Provide water closet with top of seat at 17-19" from finish floor. Seats shall be 2" high maximum. Provide side wall grab bar per 11B-604.5.1.

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- 10) Door into women's water closet compartment conflicts with the water closet clear area. (2013 CBC 11B-604.8.1.2) Door does not close automatically. (2013 CBC 11B-604.8.1.2)**



Swing door out and provide self closing hinges.

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- 11)** Paper towel dispenser is 52" in women's toilet room (2013 CBC 11B-308.2.2) Dispenser requires pinching and twisting of wrist to operate. (2013 CBC 11B-309.4)



Provide paper towel dispenser with highest operable part at 48" maximum above finish floor. Dispenser to not require tight grasping, pinching, or twisting of wrist to operate.

120 days from the issuance of this report

- 12)** Toilet paper dispenser centerline is not 7" in front of the water closet in women's toilet room. Toilet paper dispenser limits continuous flow of paper. (2013 CBC 11B-604.7)

Relocate dispenser so the centerline is 7-9" in front of the toilet and 19" above finish floor to center line. Provide toilet paper holder which will not limit paper flow.

SEE PHOTO FOR ITEM 9

120 days from the issuance of this report

- 13)** Sink facet does not allow for 10 seconds of metered water flow. (2013 CBC 11B-606.4)

Provide facet meter which will allow 10 seconds of water flow.

120 days from the issuance of this report

Playground Equipment

- 1) No accessible route to non-toddler swings (2013 CBC 11B-240.2.1.1)



Provide accessible route to non-toddler swings.

120 days from the issuance of this report

- 2) Less than 50% of elevated play components are on an accessible route. (2013 CBC 11B-240.2.2) Play equipment provides 14 elevated play components and 1 ground level component. (2013 CBC 11B-204.2.1.2)



Provide a minimum of 5 ground level play components (3 different types) on an accessible route.

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Summary

This CASp Evaluation survey and inspection was performed per the request of City of Costa Mesa for the property located at, 257 16th Street, Costa Mesa, CA. This evaluation and inspection report is a comprehensive detailed report for accessibility for the property stated above in accordance with "2013 California Building Code" Chapter 11B (Title 24), the "Americans with Disabilities Act" 1991 guidelines (ADAAG) and the 2010 ADA Standards for Accessible Design as well as any other laws and regulation that apply. The areas of the property, dictated by City of Costa Mesa, and only those areas dictated by City of Costa Mesa, were inspected for code requirements and addressed in this report under the terms of a CASp Evaluation Agreement. The agreement was signed and agreed upon before the preparation of this report.

This report prepared by:

Steve Miller