

MESA VERDE BRANCH LIBRARY

2969 Mesa Verde Drive, Costa Mesa, California 92626

DISABLED ACCESS COMPLIANCE REPORT

INTRODUCTION:

At the request of the City, Mesa Verde Branch Library building, and associated surface parking lot surrounding it, were reviewed for compliance with the latest language of the California Building Code accessibility regulations (Title 24), as reflected in the 2013 California Building Code, and ADA 2010 Standards. The following areas were reviewed:

- Parking areas
- Access from parking to building entrances
- Access from public street and sidewalk to primary building entrances
- Building public lobby
- Exterior and interior stairs
- Ramps
- One set of multi-user Men's and Women's restrooms
- Staff restroom
- One staff Kitchenette/Coffee Room
- Stacks and reading areas
- Friends of the Library structure.

The California Building code is enforced by the local Building Department, while the ADA Standards are enforced through court action. State or local officials have no authority to enforce, or to wave ADA Standards, therefore for full compliance, the more stringent of the two regulations should be followed. Whenever both regulations have language regarding an issue, the more stringent of the two is noted in this report.

For preparation of this report, the Architect has used its best professional judgment reviewing the data gathered on site, and interpreting the accessibility regulations applicable to them. The Architect cannot, and does not warranty or guaranty that these interpretations will be consistent with interpretations that may be rendered by governmental agency representatives and, or court systems. Only the instances of probable non-compliance are included in the report.

This facility, dedicated in 1965, has many access issues, most notably non-compliant entrance the buildings, non-compliant ramps and stairs throughout, non-compliant restrooms throughout, lack of accessible route to the levels below and above the main level at main building, lack of accessible route from public street and sidewalk to the "Friends" structure, lack of accessible route between the two buildings on the site, deficient signage throughout, including lack of egress signage.

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Unless otherwise exempt, when alterations or additions are made to existing buildings or facilities, in addition to the area of alteration or addition that must comply with the requirements of new construction, an accessible path of travel to the specific area of alteration or addition shall be provided. A "path of travel" includes a continuous, unobstructed way of pedestrian passage by means of which the altered area may be approached, entered, and exited, and which connects the altered area with an exterior approach (including sidewalks, streets, and parking areas), an entrance to the facility, and other parts of the facility. The primary accessible path of travel elements include:

1) A primary entrance to the building or facility, 2) Toilet and bathing facilities serving the area, 3) Drinking fountains serving the area, 4) Public telephones serving the area if any, and 5) Signs.

Further, under federal ADA Title II, a public entity shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities. A public entity may comply with the requirements of program access through such means as redesign or acquisition of equipment, reassignment of services to accessible buildings, or other operational means. In the event that structural changes to facilities will be undertaken to achieve program accessibility, a public entity that employs 50 or more persons shall develop a Transition Plan setting forth the steps necessary to complete such changes. A transition plan shall, at a minimum:

- Identify physical obstacles in the public entity's facilities that limit the accessibility of its programs or activities to individuals with disabilities;
- Describe in detail the methods that will be used to make the facilities accessible;
- Specify the schedule for taking the steps necessary to achieve compliance and, if the time period of the transition plan is longer than one year, identify steps that will be taken during each year of the transition period;
- Indicate the official responsible for implementation of the plan.

The following pages provide detailed information, identifying and describing the reviewed areas and elements of the facility that were found not compliant with the 2013 CBC and the 2010 ADA Standards. Under these regulations, common use areas, common use circulation paths, and means of egress within employee areas shall comply. Corrective work, for the staff work areas only, may be deferred under Reasonable Accommodations of Title I of ADA. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas. City of Costa Mesa will review this report with their operational, financial, and legal advisors, and will determine which one of the deficiencies noted in this report will be modified to provide program access.

This report is prepared by CASp 303

Item No.	Date Identified	Location	Detailed Location	Construction / Accessibility Category	Map Key Ref	Photo Ref.	Accessibility Issue	ADA Standards 2010 Reference	CBC 2013 Section Reference	Remarks / Possible correction	Budget Cost Estimate	CITY OF COSTA MESA ACTION TAKEN or CORRECTION MADE		
												Date to be Completed	Description of Action Taken	Responsible Person
1	2015.06.10	Site	Walkway adjacent to Mesa Verde sidewalk	Floor Or Ground Surfaces	1	2 3	Concrete is cracked and risen in excess of 1/4". Changes in level between ¼ inch high minimum and ½ inch high maximum shall be beveled with a slope not steeper than 1:2.	303.3	11B-303.3	Grind				
2	2015.06.10	Site	Walkway from Baker Street	Floor Or Ground Surfaces	2	4	Concrete is risen 3/4". Changes in level greater than ½ inch high shall be sloped to conform to requirements of walks or ramps.	303.4	11B-303.4	Grind to slope of 1:20 or shallower				
3	2015.06.10	Site	Walkway in front of main entrance	Floor Or Ground Surfaces	3	5 6	Concrete joint is open about 1/2". Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch diameter	302.3	11B-302.3	Grind				
4	2015.06.10	Site	Walkway in front of building to south lot	Floor Or Ground Surfaces	4	7	Concrete is risen 1/2" at joint. Changes in level between ¼ inch high minimum and ½ inch high maximum shall be beveled with a slope not steeper than 1:2.	303.3	11B-303.3	Grind				
5	2015.06.10	Site	Walkway north of building to East lot	Floor Or Ground Surfaces	5	8 9	Concrete cracked at 2 areas and risen in excess of 1/4". Changes in level between ¼ inch high minimum and ½ inch high maximum shall be beveled with a slope not steeper than 1:2.	303.3	11B-303.3	Repair				
6	2015.06.10	Site	Walkway north of building to East lot	Floor Or Ground Surfaces	6	10 11	Walkway is adjacent to an elevation drop exceeding 4" of height, between the seating area and stairs. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface.		11B-303.5	Fill with dirt, or add railing				
7	2015.06.10	Site	North of building near east lot	Drinking Fountain	6	16 17	A small drinking fountain is provided with spout 6" from back wall, 43" above floor, and spout mounted push button control. Wall mounted cantilevered drinking fountains shall be 18 inches minimum and 19 inches maximum in depth. The spout shall be located 15 inches minimum from the vertical support, and activated by a manually operated system that is front mounted or side mounted.	602	11B-602	Replace with a new Hi-Lo model inside an alcove affected via rails or landscaping.				
8	2015.06.10	Site	North of building near east lot	Drinking Fountain		16 17	Only one unit, and only one bowl is provided. No fewer than two drinking fountains, or one drinking fountain with two bowls, one for wheelchair user and one for standing person shall be provided.	211.2	11B-211.2	Replace with a new Hi-Lo model inside an alcove affected via rails or landscaping.				

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9	2015.06.10	Site	North of building near east lot	Program Access		18	Seating area is provided with a seat-table unit that does have a place for wheelchair user, however the unit is placed on a DG paved area. DG if not stabilized is not considered a stable surface. Floor and ground surfaces shall be stable, firm, and slip resistant	302.1	11B-302.1	Replace DG with concrete pavement.				
10	2015.06.10	Site	Curb ramp north of building to East lot	Curb ramps	7	12	No detectable warning are provided. Curb ramps shall have detectable warnings.		11B-406.5.12	Provide a 3' wide band of compliant truncated domes at the entire flush curb area at lower end of slope.				
11	2015.06.10	Site	Curb ramp south of building to south lot	Curb ramps	8		No detectable warning are provided. Curb ramps shall have detectable warnings.		11B-406.5.12	Provide a 3' wide band of compliant truncated domes at the entire flush curb area at lower end of slope.				
12	2015.06.10	Site	Stair at north walkway to east lot	Stairs	6	11	Stair does not have any hand rails. Stairs shall have handrails on both sides.	504.6	11B-504.6	Replace the stair with new compliant stair and handrails, or replace the stair and adjacent non-compliant ramp with a new compliant ramp for the entire width.				
13	2015.06.10	Site	Stair at north walkway to east lot	Stairs		10 11	Stair does not have any visual striping. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast.		11B-504.4.1	Add striping. See below for additional information.				
14	2015.06.10	Site	Stair at north walkway to east lot	Stairs		13 14	Stair nosing projects over riser 2 1/2". Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. The permitted projection of the nosing shall extend 1 1/4 inches maximum over the tread below.	504.5	11B-504.5	Replace the stair with new compliant stair and handrails, or replace the stair and adjacent non-compliant ramp with a new compliant ramp for the entire width.				
15	2015.06.10	Site	Stair at main building entrance on the west side	Stairs	9	21 22	Stair visual striping is not contrasting. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast.		11B-504.4.1	Add striping. See below for additional information.				
16	2015.06.10	Site	Stair at main building entrance on the west side	Stairs		23 24	Stair nosing projects over riser 3 3/4". Nosings that project beyond risers shall have the underside of the leading edge curved or beveled. The permitted projection of the nosing shall extend 1 1/4 inches maximum over the tread below.	504.5	11B-504.5	Replace the stair with new compliant stair and handrails.				
17	2015.06.10	Site	Stair at main building entrance on the west side	Stairs		21 22	Stair has a handrail on one side. Stairs shall have handrails on both sides.	504.6	11B-504.6	Replace the stair with new compliant stair and handrails.				

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18	2015.06.10	Site	Stair at main building entrance on the west side	Stairs		22	Existing handrail does not have any extensions. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing, and continue horizontally for another foot.	505.10.2	11B-505.10.2 11B-505.10.3	Replace the stair with new compliant stair and handrails.				
19	2015.06.10	Site	Main building entrance on the west side	Accessible Route		25 26	Head room at top stair and ramp landings reduces to 78 1/2" under the canopy cover. Vertical clearance shall be 80 inches high minimum.	307.4	11B-307.4	Retrofit existing canopy and raise its bottom 2".				
20	2015.06.10	Site	Walkway south side of the building	Accessible Route		28 29	Path is 4'-2" wide including the curb. Curb is separated and raised on the east end of the path. The clear width for sidewalks and walks shall be 48 inches minimum		11B-403.5.1 Exception 3	Replace the non-compliant section of the sidewalk with new compliant sidewalk.				
21	2015.06.10	Site	Walkway south side of the building	Accessible Route	10	30	Cross slope at east end of the path increases to 5.1%. The cross slope of walking surfaces shall not be steeper than 1:48.	403.3	11B-403.3	Replace the non-compliant section of the sidewalk with new compliant sidewalk.				
22	2015.06.10	Site	Walkway south of the building in front of accessible parking stalls	Hazards		36	No separation between vehicular and pedestrian areas. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning.		11B-247.1.2.5	Provide a 3' wide band of compliant truncated domes at the entire flush curb area				
23	2015.06.10	Site	Walkway east side of the building	Accessible Route	11	31 33	Curb is separated and raised 1/2" near ramp landing, resulting in usable section of the walk less than 48" wide, and additionally a tripping hazard.		11B-403.5.1 Exception 3	Replace the non-compliant section of the path with new compliant path.				
24	2015.06.10	Site	Walkway east side of the building	Accessible Route		32	Cross slope at south end of the path varies from 3% to 4%. The cross slope of walking surfaces shall not be steeper than 1:48.	403.3	11B-403.3	Replace the non-compliant section of the path with new compliant path.				
25	2015.06.10	Site	Parking area	Accessible Route	12		There is no accessible route from public street and side walk to the "Friends Of The Costa Mesa Libraries" building. At least one accessible route shall be provided within the site from public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.	206.2.1	11B-206.2.1	Construct a path				

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26	2015.06.10	Site	Parking area	Accessible Route	12		There is no accessible route from parking stalls designated for disabled use to the "Friends Of The Costa Mesa Libraries" building. At least one accessible route shall be provided within the site from accessible parking spaces to the accessible building or facility entrance they serve.	206.2.1	11B-206.2.1	Construct a path				
27	2015.06.10	Site	Parking area	Accessible Route	12		There is no accessible route between the main building and the "Friends Of The Costa Mesa Libraries" building. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.	206.2.2	11B-206.2.2	Construct a path				
28	2015.06.10	Site	Ramp at north walkway to east lot	Ramps	6	15	Walkway terminates at a steep ramp with running slope of 14.4%. Ramp runs shall have a running slope not steeper than 1:12.	405.2	11B-405.2	Remove existing ramp and adjacent non-compliant stair , and replace with one wider compliant ramp for the entire width of the walk, including compliant handrails.				
29	2015.06.10	Site	Ramp at north walkway to east lot	Ramps	6	10 11	Hand rail is provided on one side only. Ramp runs shall have handrails on both sides.	405.8	11B-405.8	Remove existing ramp and adjacent non-compliant stair , and replace with one wider compliant ramp for the entire width of the walk, including compliant handrails.				
30	2015.06.10	Site	Ramp at north walkway to east lot	Ramps	6	11	Existing handrail does not have any extensions at top or the bottom of the ramp. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to the landing surface.	505.10.1	11B-505.10.1	Remove existing ramp and adjacent non-compliant stair , and replace with one wider compliant ramp for the entire width of the walk, including compliant handrails.				
31	2015.06.10	Site	Ramp at north walkway to east lot	Ramps	6	11	Existing handrail posts on the surface of the ramp do not have guide rail. A curb, 2 inches high minimum, or uninterrupted rail barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor.	405.9.2	11B-405.9.2	Remove existing ramp and adjacent non-compliant stair , and replace with one wider compliant ramp for the entire width of the walk, including compliant handrails.				
32	2015.06.10	Site	Ramp in front of the main building entrance	Ramps	9	19	Running slope 14.9%. Ramp runs shall have a running slope not steeper than 1:12.	405.2	11B-405.2	Remove existing ramp and replace with a new compliant ramp along and parallel to existing west patio wall.				

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33	2015.06.10	Site	Ramp in front of the main building entrance	Ramps	9	21	Handrails are provided on both sides , but do not have any extensions. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs. Extensions shall return to the landing surface.	505.10.1	11B-505.10.1	Remove existing ramp and replace with a new compliant ramp along and parallel to existing west patio wall.				
34	2015.06.10	Site	Ramp in front of the main building entrance	Ramps	9	20	Top of grip at handrails is 40" to 42" above ramp surface. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above ramp surfaces.	505.4	11B-505.4	Remove existing ramp and replace with a new compliant ramp along and parallel to existing west patio wall.				
35	2015.06.10	Site	Ramp in front of the main building entrance	Ramps	9	25	Top landing is 56" ling in the direction of ramp run. The landing clear length shall be 60 inches long minimum.	405.7.3	11B-405.7.3	Remove existing ramp and replace with a new compliant ramp along and parallel to existing west patio wall.				
36	2015.06.10	Site	Ramp at back entrance to staff work room	Ramps	13	33	Ramp is 49" wide, but clear width is reduced to 46" at projecting down spout. The clear width of a ramp run shall be 48 inches minimum.		11B-405.5	Remove existing ramp and replace with a new compliant ramp, and handrails.				
37	2015.06.10	Site	Ramp at back entrance to staff work room	Protrusions	13	34 35	Security light projects over ramp surface 7 1/2" below 80" from ramp surface.	307.2	11B-307.2	Raise				
38	2015.06.10	Site	Ramp at back entrance to staff work room	Ramps	13	33	Hand rail is provided on one side only. Ramp runs shall have handrails on both sides.	405.8	11B-405.8	Remove existing ramp and replace with a new compliant ramp, and handrails.				
39	2015.06.10	Site	Ramp at back entrance to staff work room	Ramps	13	33 34	Existing handrail posts on the vertical side do not provide guide rail. A curb, 2 inches high minimum, or uninterrupted rail barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor.	405.9.2	11B-405.9.2	Remove existing ramp and replace with a new compliant ramp, and handrails.				
40	2015.06.10	Site	Ramp at back entrance to staff work room	Floor or Ground Surfaces	13	33 34	Existing handrail posts on the vertical side do not protect the vertical drop that exceeds 4" at upper end of the ramp and landing. Abrupt changes in level exceeding 4 inches in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6 inches in height above the walk or sidewalk surface.		11B-303.5	Remove existing ramp and replace with a new compliant ramp, and handrails.				

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41	2015.06.10	Site	Ramp at back entrance to staff work room	Ramps	13	34	Existing handrail extends 7" at bottom of ramp beyond slope. Ramp handrails shall extend horizontally above the landing for 12 inches minimum beyond the top and bottom of ramp runs.	505.10.1	11B-505.10.1	Remove existing ramp and replace with a new compliant ramp, and handrails.				
42	2015.06.10	Site	Ramp at back entrance to staff work room	Ramps	13	34	Top landing is 46" long by 48 1/2" wide. Door swings into this landing. Top landings shall be 60 inches wide and 60 inches long minimum. Doors, when fully open, shall not reduce the required ramp landing width by more than 3 inches. Doors, in any position, shall not reduce the minimum dimension of the ramp landing to less than 42 inches.	405.7.3	11B-405.7.2.1 11B-405.7.3 11B-405.7.5	Remove existing ramp and replace with a new compliant ramp, and handrails.				
43	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	98	Slope increases to 8.8% at upper run. Slope at ramps shall not be more than 1:12.	405.2	11B-405.2	Replace with a compliant ramp and handrails				
44	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	99	Ramp is 40" wide. The clear width of a ramp run shall be 48 inches minimum.		11B-405.5	Replace with a compliant ramp and handrails				
45	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	100	Intermediate landing at change of direction is 5'-0" long in the direction of ramp. Ramps that change direction between runs at landings shall have a clear landing 60 inches minimum by 72 inches minimum in the direction of downward travel from the upper ramp run.		11B-405.7.4	Replace with a compliant ramp and handrails				
46	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	101	Wheel guide is not provided at upper run. Lower rail is welded behind the posts. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp.		11B-405.9.2	Replace with a compliant ramp and handrails				
47	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	102	Hand grip at upper run has a square profile. Hand grip at lower run is circular. The transition from circular to square is not smooth. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges.	505.8	11B-505.8	Replace with a compliant ramp and handrails				
48	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	104	Hand rail has no extension on top landing on wall side and only 8" extension on the other side. Minimum 12" extension beyond the top is required.	505.10.1	11B-505.10.1	Replace with a compliant ramp and handrails				
49	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	103	Rail wall brackets block the grip. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides.	505.6	11B-505.6	Replace with a compliant ramp and handrails				

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50	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Ramps	14	105 106	Landings are also used for book staging area, therefore blocking the required clearances at top landing and door that swings into it.	405.7	11B-405.7.5 11B-405.7.2.1	Remove obstacles				
51	2015.06.10	Site	Ramp to "Friends" Building in Parking lot	Hazards	14		Ramp discharges directly into the parking lot driveway. No separation or detectable warning are provided. If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning.		11B-247.1.2.5	Provide a 3' wide band of compliant truncated domes at the lower end of the slope at the boundary with vehicular way				
52	2015.06.10	Site	Accessible parking area	Parking	15	37 38	2 of the stalls and one access aisle are sloped 2.3% to 2.8%. Slopes in excess of 1:48 are not allowed at accessible parking stalls and their access aisles	502.4	11B-502.4	Rework asphalt				
53	2015.06.10	Site	Accessible parking area	Parking	15	39	ISA pavement marking are on a 30" by 30" blue background. The parking space shall be marked with an International Symbol of Accessibility in white on a blue background a minimum 36 inches wide by 36 inches high.		11B-502.6.4.1	Repaint				
54	2015.06.10	Site	Accessible parking area	Parking	15	40 41	Post mounted signs do not have the required Fine language. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."		11B-502.6.2	Replace signs				
55	2015.06.10	Site	Entrance form street	Signage	16	1	Tow-away text at contact information is not legible. Visual characters shall be conventional in form. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms.	703.5.3	11B-703.5.3	Replace.				
56	2015.06.10	Site	Throughout	Signage			Directional signage is not provided at junctions where all paths do not end up at accessible entrance. Directional signs complying with Section 11B-703.5, including the International Symbol of Accessibility complying with Section 11B-703.7.2.1, indicating the accessible route to the nearest accessible entrance shall be provided at junctions when the accessible route diverges from the regular circulation path.		11B-216.6	Provide signage in parking area, and at walkway junctions.				
57	2015.06.10	Main Building and Friends building	Throughout	Signage		44 87	No tactile egress signage is provided. Each grade-level exterior exit door that is required to comply with Section 1011.1, shall be identified by a tactile exit sign with the word, "EXIT."		1011.4	Provide signage				

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58	2015.06.10	Main Building	Back Staff entrance	Doors		42 87	Door has knob handle. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7	11B-404.2.7	Replace with lever lockset				
59	2015.06.10	Main Building	Back Staff entrance	Doors		42	Door has separate deadbolt, at 44 1/2" above floor. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Additionally, manually operated flush bolts or surface bolts are not permitted for egress. The unlatching of any door or leaf shall not require more than one operation.		11B-404.2.7 1008.1.9.4 1008.1.9.5	Replace with lever lockset				
60	2015.06.10	Main Building	Back Staff entrance	Doors			Door swings into a 48 1/2" wide area. Minimum 60" clear floor space is required in front of the door.	404.2.4.1	11B-404.2.4.1	See back ramp remarks.				
61	2015.06.10	Main Building	Back Staff entrance	Controls and Operating Mechanisms		43	Door bell is at 66" above floor. 48" above floor is maximum height for un-obstructed reach.	309	11B-309	Lower				
62	2015.06.10	Main Building	Front public entrance	Doors		44	Front pair of aluminum doors have exposed rods extending to the bottom of doors on push side. Swinging door surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door,	404.2.10	11B-404.2.10	Retrofit the doors and conceal the rods inside the door rails.				
63	2015.06.10	Main Building	Book Return and Check-out counter	Protrusion		45 46	Top of counter is 38" above floor. A portion of the counter that is lower is provided at the end, however this lower counter projects over circulation path 5" with its bottom at 29" above floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.	307.2	11B-307.2	Retrofit				
64	2015.06.10	Main Building	Book Return and Check-out counter staff area	Floor or Ground Surfaces		47	Floor air grille end trims are missing, the opening 5/8" wide is exposed. The elongated openings in the direction of travel are bent and concave and can be a tripping hazard. Openings in floor surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	302.3	11B-302.3	Replace grille with a new one that can withstand the traffic load, and has small openings perpendicular to direction of traffic.				

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65	2015.06.10	Main Building	Staff offices behind the book return and check-out counter	Doors			One has a door and the door has knob handle. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7	11B-404.2.7	Replace with lever type				
66	2015.06.10	Main Building	Children's Area Information counter	Protrusions		48 49	39" long, 30" high lower counter projects 8 3/4" over circulation path with its bottom at 28 3/4" above floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.	307.2	11B-307.2	Retrofit				
67	2015.06.10	Main Building	Children's Area Stacks	Accessible Route		50 51	Stack aisles are 34" next to glass, 36 1/2" to 37" in other aisle. The clear width for aisles shall be 36 inches minimum if serving elements on only one side, and 44 inches minimum if serving elements on both sides.		11B-403.5.1 Exception 4	Adjust spacing				
68	2015.06.10	Main Building	Adults Area main level	Protrusions		52 53	Lower counter projects 8 3/4" over circulation path with its bottom at 28 1/2" above floor. Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.	307.2	11B-307.2	Retrofit				
69	2015.06.10	Main Building	Adults Area main level	Built-in Elements		54	None of the study carrels are accessible. All have 26 1/2" vertical clearance at knee space. where work surfaces are provided for use by other than employees, at least 5 percent shall comply. Minimum 27" vertical clearance id required for compliance.	226.1 902.2	11B-226.1 11B-902.2	Retrofit the apron at 5% of the carrels				
70	2015.06.10	Main Building	Adults Area main level	Accessible Route			Aisle widths at computer carrels are 34" wide next to wall, and 46" wide near stacks. The clear width for aisles shall be 36 inches minimum if serving elements on only one side, and 44 inches minimum if serving elements on both sides.		11B-403.5.1 Exception 4	Adjust spacing				
71	2015.06.10	Main Building	Adults Area main level	Controls and Operating Mechanisms		55	Change machine bill insert is 13 1/2" above floor. 15" above floor is the lowest accessible reach.	309.3	11B-309.3	Adjust position				
72	2015.06.10	Main Building	Adults Area main level stacks	Accessible Route		56 57	Stack aisles are 33". The clear width for aisles shall be 36 inches minimum if serving elements on only one side, and 44 inches minimum if serving elements on both sides.		11B-403.5.1 Exception 4	Adjust spacing				

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73	2015.06.10	Main Building	Adults Area basement level stacks	Accessible Route			Stack aisles are 38" to 39". The clear width for aisles shall be 36 inches minimum if serving elements on only one side, and 44 inches minimum if serving elements on both sides.		11B-403.5.1 Exception 4	Adjust spacing				
74	2015.06.10	Main Building	Adults Area basement level stacks	Controls and Operating Mechanisms		58 59	Convenience outlets are at 9 1/2" to bottom of one box and 60" to top of another. 15" above floor is the lowest accessible reach and 48" above floor is the highest. At electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box.		11B-308.1.2	Relocate one of the outlets to within range				
75	2015.06.10	Main Building	Adults Area basement level stacks	Hazards		60	The underside of stair to Mezzanine is unprotected and parts of it below 80" above floor. Vertical clearance shall be 80 inches high minimum.	307.4	11B-307.4	Prevent circulation under the low head room area, by placing stacks, railing or other barriers.				
76	2015.06.10	Main Building	Adults Area Basement Level	Accessible Route		62	Access is by way of a stair. There is no accessible route from the main floor to this area. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.	206.2.3	11B-206.2.3	Replace existing dumbwaiter with a platform lift with 3 stops: Basement, Main Level, Mezzanine				
77	2015.06.10	Main Building	Periodicals Mezzanine Level	Accessible Route		62	Access is by way of a stair. There is no accessible route from the main floor to this area. At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.	206.2.3	11B-206.2.3	Replace existing dumbwaiter with a platform lift with 3 stops: Basement, Main Level, Mezzanine				
78	2015.06.10	Main Building	Periodicals Mezzanine Level	Built-in Elements		63	Power outlets at the back panel of the carrels are 27" from front edge of the work top. Maximum reach depth for front approach is 25".	308.2.2	11B-308.2.2	Reposition outlet in one of the carrels to within range				
79	2015.06.10	Main Building	Stair to basement and mezzanine	Stairs		62 64	Risers are open. Open risers are not permitted	504.3	11B-504.3	Close the risers				
80	2015.06.10	Main Building	Stair to basement and mezzanine	Stairs		65	Top of grip at handrails is 29" above ramp surface. Top of gripping surfaces of handrails shall be 34 inches minimum and 38 inches maximum vertically above ramp surfaces, and at consistent height.	505.4	11B-505.4	Replace with new compliant handrails.				

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81	2015.06.10	Main Building	Stair to basement and mezzanine	Stairs		66 67 68	Existing handrail does not have any extensions. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the last riser nosing, and continue horizontally for another foot.	505.10.2	11B-505.10.2 11B-505.10.3	Replace with new compliant handrails.				
82	2015.06.10	Main Building	Stair to basement and mezzanine	Stairs		66 67 68	Stair visual striping is not provided. Interior stairs shall have the upper approach and lower tread marked by a stripe providing clear visual contrast.		11B-504.4.1	Provide				
83	2015.06.10	Main Building	Stair to basement and mezzanine	Protrusions		69	Handrail at switch back projects 4 1/2" over main level circulation path. Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.	307.2	11B-307.2	Replace with new compliant handrails.				
84	2015.06.10	Main Building	Public Women's Multi-user Restroom	Doors		70	Entry door is 29 1/2" wide. Door openings shall provide a clear width of 32 inches minimum, when 90 degrees open.	404.2.3	11B-404.2.3	Reconfigure				
85	2015.06.10	Main Building	Public Women's Multi-user Restroom	Doors		70	Entry door has both latch and closer and is accessed through a 42" wide hallway. Minimum 48" clearance perpendicular to door is required for hinge approach on push side.	404.2.4.1	11B-404.2.4.1	Reconfigure				
86	2015.06.10	Main Building	Public Women's Multi-user Restroom	Doors			On swing side of entry door only 3 1/2" exist at strike jamb. Minimum 18" of clear floor space past the strike jamb is required.	404.2.4.1	11B-404.2.4.1	Reconfigure				
87	2015.06.10	Main Building	Public Women's Multi-user Restroom	Toilets		71	Accessible compartment is not provided. At least one 60" wide compliant compartment is required.		11B-604.8	Reconfigure				
88	2015.06.10	Main Building	Public Women's Multi-user Restroom	Toilets		72	Lavatory sink has knob type faucets. Controls for faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	606.4	11B-606.4	Reconfigure				
89	2015.06.10	Main Building	Public Women's Multi-user Restroom	Toilets			27" of vertical clearance exist below apron at sink. Minimum 29" is required.		11B-306.3.3 Exception	Reconfigure				

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90	2015.06.10	Main Building	Public Women's Multi-user Restroom	Toilets		74	None of the pipes under the sink are insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Reconfigure				
91	2015.06.10	Main Building	Public Women's Multi-user Restroom	Toilets		72 73	Bottom of reflective surface of the mirror is at 47 1/2" above floor. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor	603.3	11B-603.3	Reconfigure				
92	2015.06.10	Main Building	Public Women's Multi-user Restroom	Reach Ranges		72 73	Surface mounted paper towel dispenser opening is at 58" above floor. 48" high is maximum for un-obstructed reach	308	11B-308	Reconfigure				
93	2015.06.10	Main Building	Public Men's Multi-user Restroom	Doors		80	Entry door is 30" wide. Door openings shall provide a clear width of 32 inches minimum, when 90 degrees open.	404.2.3	11B-404.2.3	Reconfigure				
94	2015.06.10	Main Building	Public Men's Multi-user Restroom	Doors		80	Entry door has both latch and closer and is accessed through a 40" wide hallway. Minimum 48" clearance perpendicular to door is required for latch approach on push side.	404.2.4.1	11B-404.2.4.1	Reconfigure				
95	2015.06.10	Main Building	Public Men's Multi-user Restroom	Doors			On swing side of entry door only 2 1/2" exist at strike jamb. Minimum 18" of clear floor space past the strike jamb is required.	404.2.4.1	11B-404.2.4.1	Reconfigure				
96	2015.06.10	Main Building	Public Men's Multi-user Restroom	Doors			Entry door has fast acting self closing hinges. Door and gate spring hinges shall be adjusted so that from the open position of 70 degrees, the door or gate shall move to the closed position in 1.5 seconds minimum.	404.2.8.2	11B-404.2.8.2	Reconfigure				
97	2015.06.10	Main Building	Public Men's Multi-user Restroom	Toilets		75 77	25 1/2" wide clear floor space is provided between partitions in front of the floor mounted urinal. Minimum 36" wide space is required.	605.3	11B-605.3	Reconfigure				
98	2015.06.10	Main Building	Public Men's Multi-user Restroom	Toilets		76	Accessible compartment is not provided. At least one 60" wide compliant compartment is required.		11B-604.8	Reconfigure				
99	2015.06.10	Main Building	Public Men's Multi-user Restroom	Toilets		78	Lavatory sink has knob type faucets. Controls for faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	606.4	11B-606.4	Reconfigure				
100	2015.06.10	Main Building	Public Men's Multi-user Restroom	Toilets		78	27 1/4" of vertical clearance exist below apron at sink. Minimum 29" is required.		11B-306.3.3 Exception	Reconfigure				

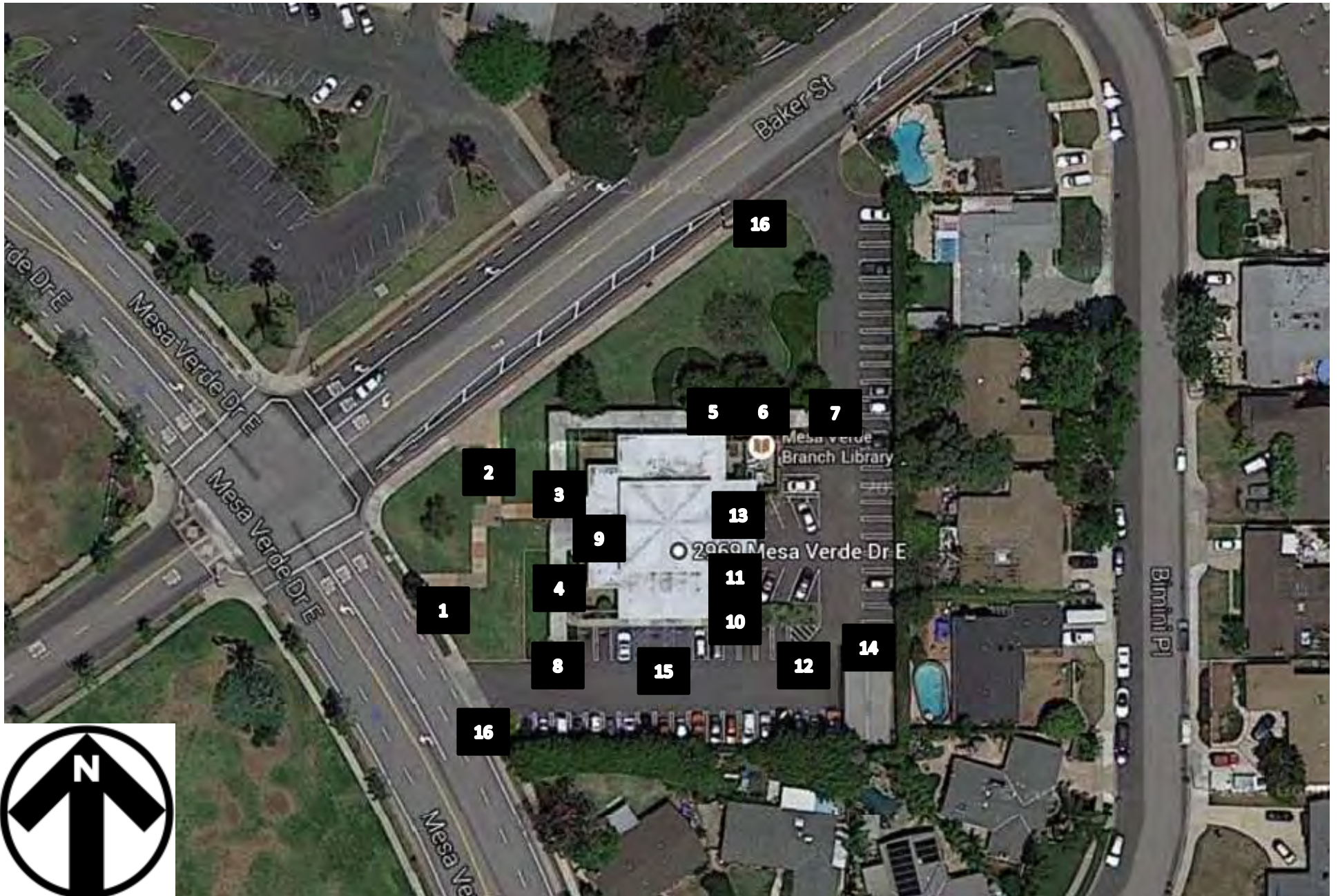
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101	2015.06.10	Main Building	Public Men's Multi-user Restroom	Toilets		78	None of the pipes under the sink are insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Reconfigure				
102	2015.06.10	Main Building	Public Men's Multi-user Restroom	Reach Ranges		79	Surface mounted paper towel dispenser opening is at 56" above floor. 48" high is maximum for un-obstructed reach	308	11B-308	Reconfigure				
103	2015.06.10	Main Building	Public Restrooms	Signage		70 80	Neither Men's nor Women's entry doors has the required geometric sign. Men's toilet and bathing facilities shall be identified by an equilateral triangle, ¼ inch thick with edges 12 inches long and a vertex pointing upward. Women's toilet and bathing facilities shall be identified by a circle, ¼ inch (6.4 mm) thick and 12 inches in diameter.		11B-703.7.2.6	Provide				
104	2015.06.10	Main Building	Public Restrooms	Signage		80 81	Neither Men's nor Women's entry doors has the required wall tactile identification sign. Tactile identification sign is provided on the adjacent book stack at 67" above floor, to bottom of tactile characters, and on the doors. The sign shall be located alongside the door at the latch side. Tactile Braille characters on signs shall not be lower than 48 inches above the finish floor. Baseline of the highest line of raised characters shall not be higher than 60" above floor.		11B-703.4.2	Provide at compliant location and height.				
105	2015.06.10	Main Building	Staff Single-user Restroom	Signage		84	No geometric or tactile wall identification sign provided. In addition to the tactile wall identification sign, Unisex toilet shall be identified by a circle, ¼ inch thick and 12 inches in diameter with a ¼ inch thick triangle with a vertex pointing upward superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol. The circle symbol shall contrast with the door.		11B-703.7.2.6.3	Provide				
106	2015.06.10	Main Building	Staff Single-user Restroom	Doors		84	Entry door is 27 3/4" wide. Door openings shall provide a clear width of 32 inches minimum, when 90 degrees open.	404.2.3	11B-404.2.3	Reconfigure				
107	2015.06.10	Main Building	Staff Single-user Restroom	Doors		82 83	On swing side of entry door only 3 1/2" exist at strike jamb. Minimum 18" of clear floor space past the strike jamb is required.	404.2.4.1	11B-404.2.4.1	Reconfigure				

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108	2015.06.10	Main Building	Staff Single-user Restroom	Doors		82 84	Door has a knob handle. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7	11B-404.2.7	Reconfigure				
109	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		82 84	Room is 7' long by 55" wide and does not provide the required floor clearances at fixtures.	603 604.3	11B-603 11B-604.3	Reconfigure				
110	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		83	Bottom of reflective surface of the mirror is at 46 3/8" above floor. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor	603.3	11B-603.3	Reconfigure				
111	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		83	Surface mounted paper towel dispenser opening is at 57" above floor. 48" high is maximum for un-obstructed reach	308	11B-308	Reconfigure				
112	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		83	Opening at wall mounted seat cover dispenser is 54" above floor on the wall behind seat. Dispensers shall be on accessible route and not higher than 40" above floor.		11B-603.5	Reconfigure				
113	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		82	Top of seat is 16" above floor. The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat.	604.4	11B-604.4	Reconfigure				
114	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		83	Back grab bar is 25" long. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side.	604.5.2	11B-604.5.2	Reconfigure				
115	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		82	None of the pipes under the sink are insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	606.5	11B-606.5	Reconfigure				
116	2015.06.10	Main Building	Staff Single-user Restroom	Toilets		82	Toilet paper dispenser is too far out in front of the seat. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser.	604.7	11B-604.7	Reconfigure				

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117	2015.06.10	Main Building	Staff Work Room	Doors		85 86	Interior door to staff Work area from Library hallway has a vision panel at 52" above floor. Doors containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches maximum above the finish floor.	404.2.11	11B-404.2.11	Replace door				
118	2015.06.10	Main Building	Staff Work Room	Doors		85	Interior door to staff Work area from Library hallway has 3" clear floor space past the strike jamb on push side exist. Door has both latch and closer. Minimum 12" is required.	404.2.4.1	11B-404.2.4.1	Reconfigure				
119	2015.06.10	Main Building	Staff Break Room	Doors		80 89	Interior door to staff Break room from Library hallway is permanently locked, and blocked by refrigerator on the inside. Access is gained through Work room interconnecting door. The locked door has knob, and lacks the required maneuvering space.	404.2.7 404.2.4.1	11B-404.2.7 11B-404.2.4.1	Reconfigure if this door is to become operations. Otherwise see remarks below for staff area doors.				
120	2015.06.10	Main Building	Staff Break Room	Doors			Door from Work Room has a knob handle. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7	11B-404.2.7	Replace with lever type				
121	2015.06.10	Main Building	Staff Break Room	Doors		88	On swing side of door between Work and to Break area only 3" exist at strike jamb. Minimum 18" of clear floor space past the strike jamb is required.	404.2.4.1	11B-404.2.4.1	Reconfigure, or remove the door. This door appear to have been tied with cord to always remain open.				
122	2015.06.10	Main Building	Staff Break Room	Doors		88 89	On push side of door between Work and to Break area refrigerator is blocking the maneuvering clearances. Minimum 44" is required for side approach to a door without closer.	404.2.4.1	11B-404.2.4.1	Reposition refrigerator, or remove the door. This door appear to have been tied with cord to always remain open.				
123	2015.06.10	Main Building	Staff Work Room	Built-in Elements		90 91	Counter with sink is 36" high to top of counter. The tops of work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.	902.3	11B-902.3	Replace the counter with a lower compliant one.				
124	2015.06.10	Main Building	Staff Work Room	Sinks		90 91	Counter with sink is 36" high to top of counter. Sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.	606.3	11B-606.3	Replace the counter with a lower compliant one. Sink does not appear to be used. Remove sink.				
125	2015.06.10	Main Building	Staff Break Room	Sinks		92	No knee space at sink. This counter has a cook top. Knee space is required.	606.2	11B-606.2	Replace the counter with a lower compliant one.				
126	2015.06.10	Main Building	Staff Break Room	Sinks		92 93	Counter with sink is 36" high to top of counter. Sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.	606.3	11B-606.3	Replace the counter with a lower compliant one.				

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127	2015.06.10	Main Building	Staff Break Room	Built-in Elements		92	Counter with sink is 36" high to top of counter. The tops of work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.	902.3	11B-902.3	Replace the counter with a lower compliant one.				
128	2015.06.10	Main Building	Staff Break Room	Reach Ranges		95	Paper towel dispenser is mounted on the wall behind the counter at 53" above floor. 46" is maximum for reach over a 24" deep, 34" high obstacle.	308	11B-308	Replace the counter with a lower compliant one, and reposition dispensers.				
129	2015.06.10	Main Building	Children's Area	Accessible Means of Egress		96 97	It appears the only other exit from the public area of the library is through the Children's area exterior exit door. This narrow stile non compliant door leads to top of a raised curb and path continues through a non compliant stair , and a narrow exit door to walkway on the north side of the building. Where more than one means of egress are required by Section 1015.1 or 1021.1 from any accessible space, each accessible portion of the space shall be served by accessible means of egress in at least the same number as required by Section 1015.1 or 1021.1.		1007.1	Accessible means of egress are not required in alterations to existing buildings.				
130	2015.06.10	Friends Building	Entry door on top of the ramp	Doors			Door has surface stop on push side. Swinging door surfaces within 10 inches of the finish floor measured vertically shall have a smooth surface on the push side extending the full width of the door.	404.2.10	11B-404.2.10	Remove				
131	2015.06.10	Friends Building	Entry door on top of the ramp	Floor or Ground Surfaces			Loose floor matt is place in front of the door at top ramp landing. Carpet tile shall be securely attached.	302.2	11B-302.2	Secure or remove				
132	2015.06.10	Friends Building	Entry door on top of the ramp	Accessible route		107 108	Clear width between stacks are 24 1/2" to 25" wide. Niches are 32" deep. Alcoves shall be 36 inches wide minimum where the depth exceeds 24 inches	305.7.1	11B-305.7.1	Reposition				

Key Map



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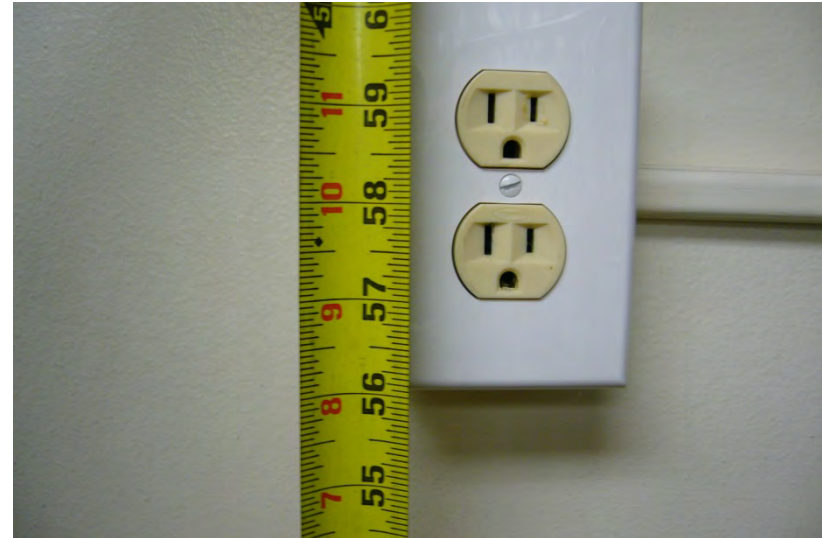
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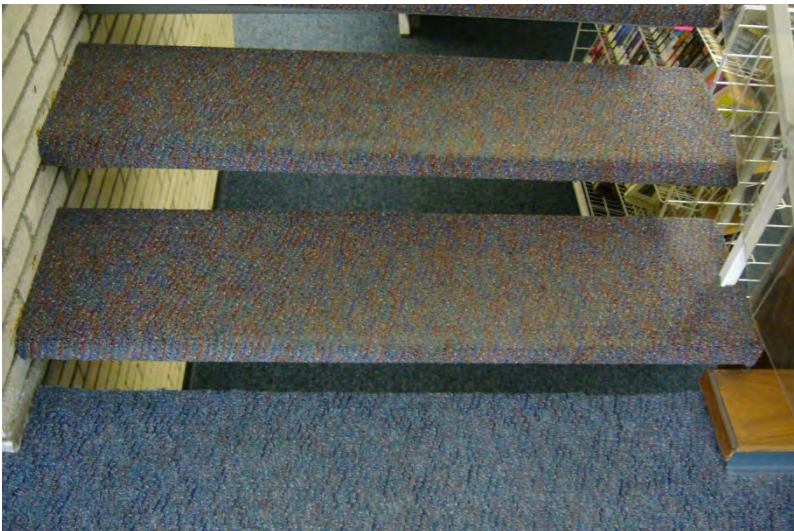
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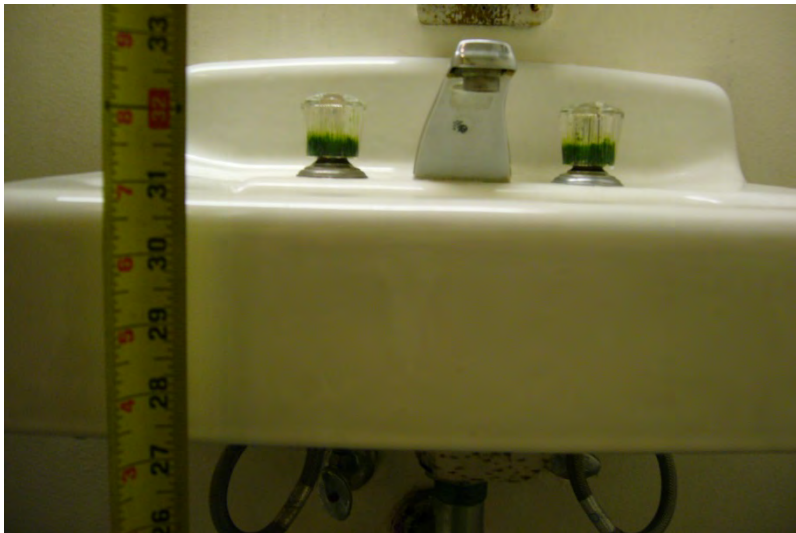
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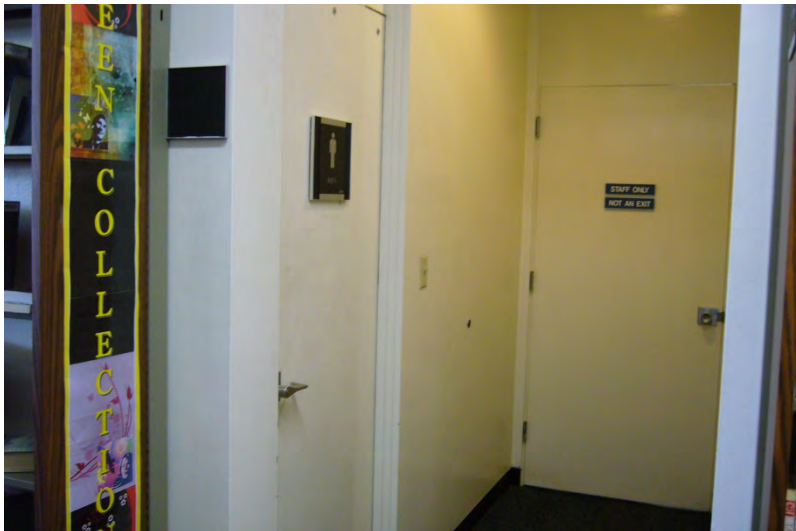
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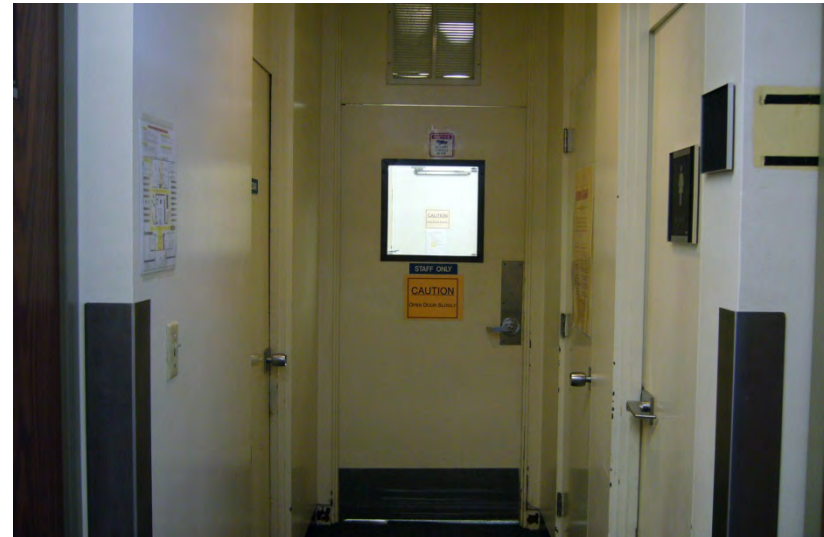
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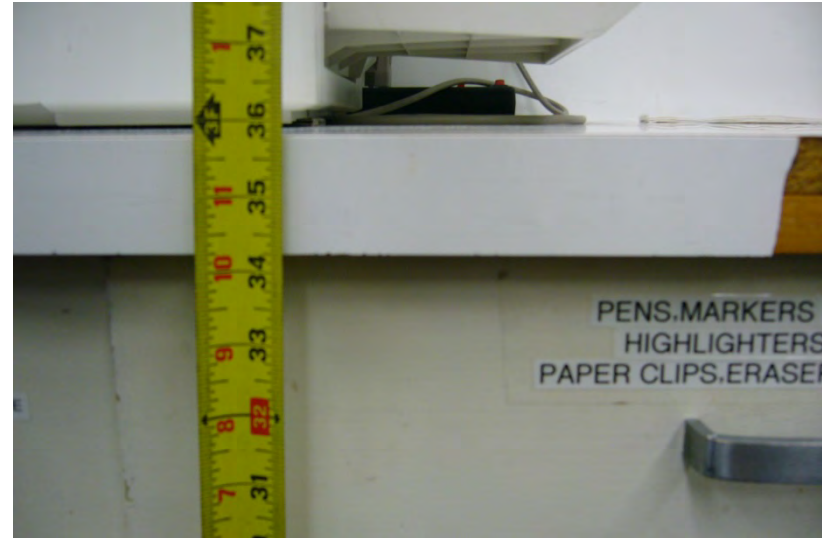
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