

## West Side Station

567 west 18<sup>th</sup> street, Costa Mesa, California 92627

### DISABLED ACCESS COMPLIANCE REPORT

#### INTRODUCTION:

At the request of the City, West Side Station 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
- All restrooms
- Drinking fountains
- All conference/meeting rooms
- Library

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.

Existing drawings for this facility suggest a construction date of 1958. This facility has many access issues, most notably deficient restrooms, deficient signage, narrow doors, non-complaint hardware, non-compliant drinking fountain, lack of tactile egress signage, and lack of truncated domes at pedestrian paths.

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

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"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. Common use areas and circulation paths within employee workstations shall comply. Corrective work, only for the areas used by employees strictly for WORK, may be deferred under Reasonable Accommodations of Title I of ADA, except individuals with disabilities must be able to approach, enter, and exit the work area, this will necessitate aisles and doors be compliant. A building of this age may qualify for other additional exemptions. 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

Access Compliance Review Report

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	2015.05.08	Arrival point from public side walk	Front entry doors at 18th Street	Doors	1	25	Accessible route from public sidewalk is provided, however has deficiency at entry door landing. Slope at landing is 4.5%. Floor or ground surface within required maneuvering clearances shall be level. Slopes not steeper than 1:48 are permitted for drainage.	404.2.4.4	11B-404.2.4.4	Reconstruct door landing with maximum 1:48 running slope. Reconstruct path to side walk as needed to accommodate new landing.				
2	2015.05.08	Arrival point from public side walk	Front entry doors at 18th Street	Doors	22	172	Pair of doors have exposed rods. Swinging door and gate 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 or gate.	404.2.10	11B-404.2.10	Retrofit door and conceal the rods, or replace doors with a pair of hollow metal doors with concealed rods.				
3	2015.05.08	Arrival point from public side walk	Front entry doors at 18th Street	Doors	22	172	Bottom of vision panels at pair of entry doors are at 55" from floor. Doors, and side lights adjacent to 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 doors.				
4	2015.05.08	Arrival point from public side walk	Front entry doors at 18th Street	Accessible Route	1	25 28	Loose floor mat is placed at door. Carpet tile shall be securely attached	302.2	11B-302.2	Secure to floor				
5	2015.05.08	Arrival point from public side walk	Front entry path at 18th Street	Accessible Route	1	26 27	Concrete is chipped at gas access panel, and wide concrete joints are unfilled, creating tripping hazard. Openings in floor or ground surfaces shall not allow passage of a sphere more than ½ inch diameter	302.3	11B-302.3	Replace concrete.				
6	2015.05.08	Arrival point from parking	Path from east lot parking to front entry doors at 18th street	Accessible Route			Route has numerous deficiencies. See items below for details	206.1	11B-206.1	Correct all deficiencies .				
7	2015.05.08	Arrival point from parking	Path from east lot parking to front entry doors at 18th street	Accessible Route	2	22 23	Route between the planters near 18th street has a cross slope of 2.4%. The cross slope of walking surfaces shall not be steeper than 1:48.	403.3	11B-403.3	Reconstruct the non-compliant segments of the side walk with compliant slopes.				
8	2015.05.08	Arrival point from parking	Path from east lot parking to front entry doors at 18th street	Accessible Route		12 16 24	Cross slope in front of stalls in the area between the 2 clusters of accessible stalls varies from 2.2% to 2.9%. The cross slope of walking surfaces shall not be steeper than 1:48.	403.3	11B-403.3	Reconstruct the non-compliant segments of the side walk with compliant slopes.				

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9	2015.05.08	East Parking Lot	Entrance to lot	Parking		1	Tow-away sign is provided, however the language is outdated and covered with sticker. A public accommodation shall maintain in operable working condition those features of facilities that are required to be accessible to and useable by persons with disabilities. Tow-away sign shall clearly state in letters with a minimum height of 1 inch (25 mm) the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____." Blank spaces shall be filled in with appropriate information as a permanent part of the sign.		11B-108 11B-502.8.2	Replace the signs				
10	2015.05.08	East Parking Lot	Accessible parking stalls	Parking			This lot has 55 stalls, of which 5 are designated as accessible. one of the 5 is additionally designated as VAN ACCESSIBLE. 3 accessible stalls are required for this lot; 1 has to be Van Accessible. 1 additional accessible stall has been relocated from west lot. West lot requires 1 Van Accessible stall, therefore total of 2 Van Accessible stalls are required in East Lot.	208.2 208.3.1	11B-208.2 11B-208.3.1	Restripe and convert one of the regular accessible stalls in to a Van Accessible stall. Provide required signage. See below for additional Van Accessible stall requirements.				
11	2015.05.08	East Parking Lot	Accessible Stalls in front of side entry door	Parking	5	7	1 of the 2 stalls has no identification sign. Accessible parking spaces shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1 and additional signage per 11B-502.6	216.5	11B-216.5	Provide the required post mounted VAN ACCESSIBLE signage. Bottom of sign at 80" above ground.				
12	2015.05.08	East Parking Lot	Accessible Stalls in front of side entry door	Parking	5	7 8	1 of the 2 stalls has identification sign, but the sign lacks 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	Provide the required sign. Adjust or replace post as needed to accommodate the new signage. Bottom of sign at 80" above ground.				
13	2015.05.08	East Parking Lot	Accessible Stalls in front of side entry door	Parking	5	7 8	1 of the 2 stalls has identification sign, however language on the sign identifies the stall as HANDICAP PARKING. The word HANDICAL is discriminatory and should not be used any where.			Replace the sign with a new compliant sign				

Access Compliance Review Report

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14	2015.05.08	East Parking Lot	Accessible Stalls in front of side entry door	Parking	5	7 10	The stall with access aisle on driver side of the stall is identified as VAN ACCESSIBLE. Identification sign is low at 48" to bottom of sign. Signs located within an accessible route shall be a minimum of 80 inches (2032 mm) above the finish floor or ground surface measured to the bottom of the sign. Access aisle shall be on the passenger side of the VAN ACCESSIBLE stalls.		11B-502.6 11B-502.3.4	Remove the extra low sign. This stall is not the VAN ACCESSIBLE stall.				
15	2015.05.08	East Parking Lot	Accessible Stalls in front of side entry door	Parking	5	7	Both stalls have slopes exceeding 1:48. 2.2% and 2.3% recorded. Parking spaces and access aisles serving them shall be level except slop of up to 1:48 are permitted for drainage.	502.4	11B-502.4	Rework asphalt to achieve compliant slopes at both stalls and associated access aisle. Restripe pavement markings. On new asphalt.				
16	2015.05.08	East Parking Lot	Accessible Stalls near 18th street side walk	Parking	3	17 18	Stall near planter has runung slope of 2.4% and cross slope of 2.7%. Parking spaces and access aisles serving them shall be level except slop of up to 1:48 are permitted for drainage.	502.4	11B-502.4	Rework asphalt to achieve compliant slopes at both stalls and associated access aisle. Restripe pavement markings. On new asphalt.				
17	2015.05.08	East Parking Lot	Accessible Stalls near 18th street side walk	Parking	3	19 21	Both stalls have identification sign with word HANDICAP. The word HANDICAP is discriminatory and should not be used any where.			Replace the sign with a new compliant sign. See below for additional information.				
18	2015.05.08	East Parking Lot	Accessible Stalls near 18th street side walk	Parking	3	19 21	Both stall identification signs lack the fine language. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."		11B-502.6.2	Provide the required language on new signs. Adjust or replace post as needed to accommodate the new signage. Bottom of sign at 80" above ground.				
19	2015.05.08	East Parking Lot	All accessible stalls	Parking	3 5	7 19	Both access aisles lack the words NO PARKING. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way.		11B-502.3.3	Provide the required pavement markings				
20	2015.05.08	East Parking Lot	All accessible stalls	Parking	3 5	9	All 4 stalls are striped 211 1/2" (17'-7 1/2") long. Car and van parking spaces shall be 216 inches long minimum.		11B-502.2	Restripe after new asphalt is in place. See above items for more information.				

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21	2015.05.08	East Parking Lot sidewalk	Side walk in front of the parking stalls	Hazards		12	Sidewalk is flush with surface of asphalt at parking. No separation other than widely spaced wheel bumpers 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 complying with Sections 11B-705.1.1 and 11B-705.1.2.5.		11B-247.1.2.5	Provide a continuous band of truncated domes at all flush curb areas, or provide additional wheel bumpers to fill the gaps and affect a curbed barrier between vehicular and pedestrian, then provide truncated dome bands at access aisles gaps only.				
22	2015.05.08	East Parking Lot sidewalk	Break Room exit door	Doors	4	14 15	Door landing has a slope of 7.3%. Door landings shall be level, except slopes of up to 1:48 are allowed for drainage.	404.2.4.4	11B-404.2.4.4	Remove and replace with compliant concrete configuration.				
23	2015.05.08	East Parking Lot sidewalk	Side entry door in front of accessible stalls	Doors	5	4 40	Door landing has a slope of 4.6%. Door landings shall be level, except slopes of up to 1:48 are allowed for drainage.	404.2.4.4	11B-404.2.4.4	Remove and replace with compliant landing as part of sidewalk corrective work noted above.				
24	2015.05.08	East Parking Lot sidewalk	Next to Break Room exit door	Controls and Operating Mechanisms	4	45	Lid at mail box next to door is at 59" above floor. Operable parts shall be placed within one or more of the reach ranges. 48" is the highest reach for un-obstructed approach.	309.3	11B-309.3	Lower and position where a level clear floor space can be provided in front of the unit.				
25	2015.05.08	East Parking Lot sidewalk	Next to side entry door, in front of accessible stalls	Hazards	5	42 43	Air unit projects from building envelope 12" at 77 1/2" above aisle walk. Vertical clearance shall be 80 inches high minimum.	307.4	11B-307.4	Place a cane detection element below the projecting within 27" above the side walk				
26	2015.05.08	East Court Yard Parking	Covered Porch sidewalk	Hazards	7	2 11	Sidewalk is flush with surface of asphalt at parking. No separation other than widely spaced wheel bumpers 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 complying with Sections 11B-705.1.1 and 11B-705.1.2.5.		11B-247.1.2.5	Provide a continuous band of truncated domes at all flush curb areas, or provide railing along the flush curbed areas, then provide truncated dome bands at entry gaps only.				
27	2015.05.08	East Court Yard Parking	Designated accessible stalls	Parking	6	11	Stall pavement markings at access aisle does not have the required "NO PARKING" marking. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way.		11B-502.3.3	Paint required text				

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28	2015.05.08	East Court Yard Parking	Designated accessible stalls	Parking	6	11	Access aisle is in white paint with white hatch marks. Access aisles shall be marked with a blue painted borderline around their perimeter.		11B-502.3.3	Repaint				
29	2015.05.08	East Court Yard Parking	Designated accessible stalls	Parking	6	3	No stall identification sign is provided. Accessible parking spaces shall be identified by the International Symbol of Accessibility complying with Section 11B-703.7.2.1 and additional signage per 11B-502.6	216.5	11B-216.5	This lot has 55 stalls, of which 5 are designated as accessible. 3 accessible stalls are required for this lot and one additional accessible stall has been relocated from west lot. This particular stall is extra. If kept it has to be upgraded into compliance.				
30	2015.05.08	East Court Yard Parking	Doors opening into porch	Doors	7	38 39	All except 1 of the 7 doors have knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever				
31	2015.05.08	East Court Yard Parking	Doors opening into porch	Doors	7	34 38	2 of the 7 doors are 30" wide. Door openings shall provide a clear width of 32 inches minimum.	404.2.3	11B-404.2.3	Replace door assemblies with new assemblies that have 36" wide doors. Patch walls				
32	2015.05.08	East Court Yard Parking	Doors opening into porch	Doors	7	35 37	Lock cylinder is located 48" to 51" above ground at 4 of the doors. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground.	309.4	11B-404.2.7	Replace with compliant assemblies including compliant hardware.				
33	2015.05.08	East Court Yard Parking	Doors opening into porch	Doors	7	36	Vision panel at 2 doors is at 57 1/4" above ground. Doors, gates, and side lights adjacent to doors or gates, 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 with compliant assemblies including compliant hardware.				
34	2015.05.08	East Court Yard Parking	Doors opening into porch	Doors	7	47	14" exists at strike jamb of exterior door inside alcove. Minimum 24" is required for compliance.		11B-404.2.4.1	Based on interior office occupancy and layout this door may be able to swing in. otherwise move the door and associated wall outward to flush with face of building and reverse the door hand.				
35	2015.05.08	East Court Yard Parking	Doors opening into porch	Doors	7	50	Doors have surface mounted door stop on their 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	Remove the surface mounted stop. If stop is desired install overhead stop hardware.				

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36	2015.05.08	East Court Yard Parking	Doors opening into porch	Controls and Operating Mechanisms	7		Thumb turn at dead locks requires pinching, additionally in conflict with egress requirements. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Manually operated flush bolts or surface bolts are not permitted. The unlatching of any door or leaf shall not require more than one operation.	309.4	11B-309.4 1008.1.9.4 1008.1.9.5	Replace with compliant lever lockset, or remove the doors if not needed for new interior layout.				
37	2015.05.08	West Parking Lot	Corner of 18th and Park streets	Parking		33	No accessible stall is provided in this lot. The number of parking spaces required to be accessible is calculated separately for each parking Lot. This lot has 6 stalls and requires at least one of the stalls to be van accessible. Stall shall be located on the shortest accessible route from parking to an accessible entrance. The entrance from this lot is not accessible. The Van Accessible stall required for this lot is located in the East Lot in front of an entry door. However the said door has deficient sloped landing.	208.2 208.3.1	11B-208.2 11B-208.3.1	Parking spaces shall be permitted to be located in different parking lot if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances. Landing at entry door must be reconstructed for compliance. See door issues below for more detail.				
38	2015.05.08	West Parking Lot	Stair	Stairs	8	46	No warning striping provided. Exterior stairs shall have the upper approach and all treads marked by a stripe providing clear visual contrast.		11B-504.4.1	Add striping				
39	2015.05.08	West Parking Lot	Stair	Stairs	8	46	No warning curb or rail provided. Abrupt changes in level exceeding 4 inches in a vertical dimension between pedestrian ways and adjacent surfaces shall be identified by warning curbs at least 6 inches in height unless a guard or handrail is provided with a guide rail centered 2 inches minimum and 4 inches maximum above the surface.		11B-303.5	Retrofit existing handrail and add the guide rail at the bottom.				
40	2015.05.08	West Parking Lot	Stair	Stairs	8	46	Handrail provided on one side of the stair only. Handrails shall be provided on both sides of stairs.	504.6 505.2	11B-504.6 11B-505.2	Add handrail on wall side with the required extensions.				
41	2015.05.08	West Parking Lot	Stair	Stairs	8	46	Existing handrail does not have the required extension at the bottom. 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, then continue horizontally for another foot before curving downward.		11B-505.10.3	Replace or retrofit				



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42	2015.05.08	West Parking Lot	Adjacent to public sidewalk	Hazards	8	29 30	Sidewalk is flush with surface of asphalt at parking. No separation other than widely spaced wheel bumpers 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 complying with Sections 11B-705.1.1 and 11B-705.1.2.5.		11B-247.1.2.5	Provide a continuous band of truncated domes at all flush curb areas, or provide additional wheel bumpers to fill the gaps and affect a curbed barrier between vehicular and pedestrian, then provide truncated dome bands at access aisles gaps only.				
43	2015.05.08	Annex building offices	Connecting doors between offices	Doors		54 55 59	Doors have knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever				
44	2015.05.08	Annex building offices	Connecting doors between offices	Doors		54 55 59	In addition to knob handle, doors have dead lock at 49" to 50" above floor. Operable parts of such hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever lockset that can unlatch the door in one operation. Otherwise remove the door assemblies if not needed for the new interior layout.				
45	2015.05.08	Annex building offices	Connecting doors between offices	Doors		55 59 60	Door between the 2 middle offices is only 29" wide and opens into an alcove. Door openings shall provide a clear width of 32 inches minimum, and shall provide at least 18" clear on swing side of the strike jamb at interior doors. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	The alcove is not wide enough to allow for a compliant size door and required strike edge clearance. Remove alcove and door assembly, or reconfigure the alcove and replace the door assembly with a 36" wide door assembly that has compliant hardware.				
46	2015.05.08	Annex building offices	Office closet door	Doors		56	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever, or remove closet in the new interior office layout				
47	2015.05.08	Annex building offices	Office off of main building lobby	Doors		65	Door to lobby has knob handle. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				

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48	2015.05.08	Annex building offices	Office off of main building lobby	Doors		65	In addition to knob handle, door has dead lock above 44" height above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. Otherwise remove the door assemblies if not needed for the new interior layout.				
49	2015.05.08	Small Bike Room	Main building. East end of exit corridor	Doors	12		Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				
50	2015.05.08	Small Bike Room	Main building. East end of exit corridor	Doors	12	68	In addition to knob handle, door has dead lock at 48" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant door assembly including compliant lever hardware that can unlatch the door in one operation.				
51	2015.05.08	Small Bike Room	Main building. East end of exit corridor	Doors	12	70	Door is only 31 1/2" wide. Door openings shall provide a clear width of 32 inches minimum, and shall provide at least 18" clear on swing side of the strike jamb at interior doors. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace the door assembly.				
52	2015.05.08	Small Bike Room	Main building. East end of exit corridor	Toilets	12	71	2 abandoned single user restrooms with 29 1/2" wide doors, missing fixtures, non-compliant space and layout.	603	11B-603	Demolish and use the space for enlarging adjacent staff restrooms.				
53	2015.05.08	Bulk Room	Main building. East end of exit corridor	Doors	14	72 74	5 1/2" clear floor space exists on swing side of door at strike jamb. Minimum 36" is required, since approach is from behind the door from hinge side.	404.2.4.1	1B-404.2.4.1	Reverse the hand of the door and swing into the room.				
54	2015.05.08	Bulk Room	Main building. East end of exit corridor	Doors	14	74 75	4" of clear floor space exists on push side at strike edge. Door has both closer and latch. Minimum 12" is required for forward approach.	404.2.4.1	1B-404.2.4.1	Reverse the hand of the door and swing into the room.				
55	2015.05.08	Bulk Room	Main building. East end of exit corridor	Doors	14	74	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				

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56	2015.05.08	Bulk Room	Main building. East end of exit corridor	Doors	14	74	In addition to knob handle, door has dead lock at 45 1/2" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation.				
57	2015.05.08	Bulk Room	Main building. East end of exit corridor	Doors	14	74	Door to corridor has surface mounted door stop 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	Remove the surface mounted stop. If stop is desired install overhead stop hardware.				
58	2015.05.08	Bulk Room	Main building. West end of exit corridor	Doors	14	84	Single exit door is 33 3/4" wide . Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Door is not used. It is blocked with storage shelving. If intend to use the door, remove and replace with a compliant door assembly.				
59	2015.05.08	Bulk Room	Main building. West end of exit corridor	Doors	14	85	Single exit door is 79" tall. Vertical clearance shall be 80 inches high minimum.	307.4	11B-307.4	Door is not used. It is blocked with storage shelving. If intend to use the door, remove and replace with a compliant door assembly.				
60	2015.05.08	Bulk Room	Main building. Lobby	Doors	14	83	Pair of doors to building lobby has 30" wide leaves. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Doors are not used. They are blocked with storage shelving. If intend to use the doors, remove doors, and replace with a compliant door assembly.				
61	2015.05.08	Bulk Room	Main building. Lobby	Doors	14	82	Pair of doors to building lobby have vision panels at 57 1/2" 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	Doors are not used. They are blocked with storage shelving. If intend to use the doors, remove doors, and replace with a compliant door assembly.				
62	2015.05.08	Bulk Room	Main building. Lobby	Doors	14	82	Pair of doors to building lobby have dead lock at 55" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Doors are not used. They are blocked with storage shelving. If intend to use the doors, remove doors, and replace with a compliant door assembly.				

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63	2015.05.08	Bulk Room	Main building. Lobby	Doors	14	81	Pair of doors to building lobby has surface doors stops 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	Doors are not used. They are blocked with storage shelving. If intend to use the doors, remove doors, and replace with a compliant door assembly.				
64	2015.05.08	Bulk Room	Shelving area	Accessible Route	14	77 80 83	Aisles between shelving storage units are 31" to 34" wide. 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.	403.5.1	11B-403.5.1(4)	Rearrange the shelving units				
65	2015.05.08	Bulk Room	Sink cabinet	Sinks	14	79	Cabinet 37" high, 17" deep with sink, does not provide the required knee and toe space for sink, and is too high for a work counter. A work counter shall not be higher than 34" above floor, and sink requires a clear floor space of 36" by 48", positioned for a forward approach, and knee and toe clearance complying with Section 11B-306.	606.2 902.3	11B-606.2 11B-902.3	It appears sink is not being used. Demolish the cabinet and the sink. Exempt if epecifically for work purpose. Shall be corrected when needed for work to provide reasonable accommodations.				
66	2015.05.08	Bulk Room	Sink cabinet	Controls and Operating Mechanisms	14	78	Wall phone behind cabinet is at 62" above floor to top. Operable parts shall be placed within one or more of the reach ranges. 48" is the highest reach for unobstructed approach.	309.3	11B-309.3	Remove cabinet. See above. Lower the phone to 48" to top of phone, or relocate to an un obstructed location. Exempt if epecifically for work purpose. Shall be corrected when needed for work to provide reasonable accommodations.				
67	2015.05.08	Exit Corridor	East exterior exit door	Doors	5	74	Door has surface mounted door stop 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	Remove the surface mounted stop. If stop is desired install overhead stop hardware.				
68	2015.05.08	Exit Corridor	East exterior exit door	Doors	5	74	Door has both closer and latch and is forward approached, but does not have the minimum 12" strike jamb clearance.	404.2.4.1	11B-404.2.4.1	Move the adjacent Bulk Room corridor wall and door assembly to provide the required clearance at corridor.				
69	2015.05.08	Exit Corridor	East exterior exit door	Doors	5		Peep hole is at 60" 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	Either add a second peephole within 43" from the floor, or replace this peep hole with type that include prisms that permit a view from several feet from the door.				

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70	2015.05.08	Exit Corridor	East exterior exit door	Controls and Operating Mechanisms	5	74	Top of toggle at light switch is 48 1/2" above floor. Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except 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.	309.3	11B-309.3 11B-308.1.1	Lower				
71	2015.05.08	Exit Corridor	Utility Room at west end of corridor	Doors	13	155	Doors have knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever				
72	2015.05.08	Large Bike Room	Single door to Open Office Area	Doors	20	87	Path to door is blocked with furniture and bicycles. Maneuvering clearances at door are blocked.	206.2.4	11B-206.2.4	Remove the obstacles.				
73	2015.05.08	Large Bike Room	Single door to Open Office Area	Doors	20	87	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				
74	2015.05.08	Large Bike Room	Single door to Open Office Area	Doors	20	87	Door has dead lock . Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
75	2015.05.08	Large Bike Room	Single door to Open Office Area	Doors	20	102	Door swings into a 43 1/2" wide vestibule at open office area. Minimum 60" clear floor space is required in front of the door on swing side.	404.2.4.1	11B-404.2.4.1	Shorten the length of the wing wall at vestibule as needed.				
76	2015.05.08	Large Bike Room	Pair of doors to building Lobby	Doors	20	89	Pair of doors to building lobby has surface doors stops 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	Remove the surface mounted stop. If stop is desired install overhead stop hardware.				
77	2015.05.08	Large Bike Room	Pair of doors to building Lobby	Doors	20	88 90	Pair of doors to building lobby have vision panels at 59 1/2" 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 doors with a compliant door assembly				

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78	2015.05.08	Large Bike Room	Pair of doors to building Lobby	Doors	20	88	Pair of doors to building lobby has 30" wide leaves. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace doors with a compliant door assembly				
79	2015.05.08	Staff Locker Room	Behind the main building lobby	Built-in elements	17	93	Counter top is 36" above floor. 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 or remove counter				
80	2015.05.08	Staff Locker Room	Behind the main building lobby	Controls and Operating Mechanisms	17	92	Locking mechanisms at lockers requires pinching. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	225.2.1 309.4	11B-225.2.1 11B-309.4	Replace at least 5% of the lockers with compliant type.				
81	2015.05.08	Staff Locker Room	Behind the main building lobby	Accessible Route	17	94	Path to locker room is blocked with furniture and bicycles. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path	206.2.4	11B-206.2.4	Remove the obstacles				
82	2015.05.08	Open Office Area	Behind the main building lobby	Accessible Route	17	95	Path to the thermostat is blocked with bicycles. A clear 36" by 48" floor space connected to an accessible path shall be provided at all controls.	309.2	11B-309.2 11B-308.1.1	Remove the obstacles				
83	2015.05.08	Open Office Area	Next to Library door	Controls and Operating Mechanisms	17	113	Fire alarm control panel is at 66 1/2" above floor to top of its highest button. 48" is the highest reach for unobstructed approach.	309.3	11B-309.3	Lower				
84	2015.05.08	Individual Office	Inside Open Office Area	Doors	18	96	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				
85	2015.05.08	Individual Office	Inside Open Office Area	Doors	18	96	Office door has dead lock at 45 1/2" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				

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86	2015.05.08	Individual Office	Inside Open Office Area	Doors	18	97 98	Office door is 32" wide . Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly				
87	2015.05.08	Multi-person office	North-west end of the building	Doors	19	99	Connecting door to adjacent open office area has knob handle. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with compliant lever hardware. Or, remove door if not used.				
88	2015.05.08	Multi-person office	Single-user toilet room	Doors	19	88 100	Door to single-user toilet has knob. Thumb turn on inside face requires pinching. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with compliant lever hardware that can unlatch the door in one operation. See also below for additional information.				
89	2015.05.08	Multi-person office	Single-user toilet room	Doors	19	100	Door to single-user toilet is 28" wide . Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly				
90	2015.05.08	Multi-person office	Single-user toilet room	Toilets	19	101	Room is small; 44" by 73"; layout, fixtures, and clearances non-complaint.	603	11B-603	Either enlarge this room for a compliant layout, or correct one of the other Multi-user restrooms in the building, and provide directional signage here directing to the accessible location.				
91	2015.05.08	Library	Door to Library	Doors	17	112	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				
92	2015.05.08	Library	Door to Library	Doors	17	111	Door height has been compromised with addition of a bar at 74" above floor. Minimum 80" vertical clearance is required.	307.4	11B-307.4	Remove the bar				
93	2015.05.08	Library	Inside the room	Built-in elements	17	109	Top of counter is 35 1/2". 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 all or at least one of the counters.				

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94	2015.05.08	Library	Inside the room	Controls and Operating Mechanisms	17	110	First aid box is mounted at 59" above floor to top of box where the latch is located. Operable parts shall be placed within one or more of the reach ranges . 48" is the maximum height for reach that is not obstructed.	309.3	11B-309.3	Lower				
95	2015.05.08	Storage	Inside Open Office Area	Doors	17	114	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See below for additional information.				
96	2015.05.08	Storage	Inside Open Office Area	Doors	17	114	Door has dead lock at 47" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
97	2015.05.08	Storage	Inside Open Office Area	Doors	17	114	Door 30" wide . Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly				
98	2015.05.08	Open Office Area	Door to main building Lobby	Doors	17	115	Vision panel at 45 1/2" above floor. Doors, gates, and side lights adjacent to doors or gates, 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	404.2.11	11B-404.2.11	Replace door, or permanently block view through the vision panel.				
99	2015.05.08	Open Office Area	Door to main building Lobby	Doors	17	116	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever.				
100	2015.05.08	Reception booth	at front building Lobby	Built-in elements	22	118 119 122	Transaction shelf/counters are 41 3/4" high. 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	Booth appears abandoned. Remove abandoned structure				
101	2015.05.08	Reception booth	at front building Lobby	Doors	22	117	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever.				



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102	2015.05.08	Reception booth	at front building Lobby	Doors	22	117	Door swings into the booth next to a counter. Only 2" strike side clearance is provided. Minimum 18" is required.	404.2.4.1	11B-404.2.4.1	Booth appears abandoned. Remove abandoned structure				
103	2015.05.08	Reception booth	at front building Lobby	Doors	22	117	Door is narrow; 31", and does not fully open to 90. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Booth appears abandoned. Remove abandoned structure				
104	2015.05.08	Training Room	Door from building Lobby	Doors	16	127	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever.				
105	2015.05.08	Training Room	Door from building Lobby	Doors	16	127	Door has surface doors stops 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	Remove the surface mounted stop. If stop is desired install overhead stop hardware.				
106	2015.05.08	Training Room	Door from Bulk Room	Doors	16	139 140	Door swings into the room and only 6" is provided on swing side strike edge. Minimum 18" is required.	404.2.4.1	11B-404.2.4.1	Door appears locked and abandoned. Otherwise reposition the door assembly to provide the required clearances.				
107	2015.05.08	Training Room	Door from Bulk Room	Doors	16	139	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever.				
108	2015.05.08	Training Room	Door from Bulk Room	Doors	16	139	Vision panel at 60" above floor. Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located not higher than 43 inches above floor.	404.2.11	11B-404.2.11	Door appears locked and abandoned, and vision panel obscured. Otherwise replace door with one that has compliant attributes.				
109	2015.05.08	Training Room	Door from Bulk Room	Doors	16	139	Door has dead lock at 48 1/2" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Door appears locked and abandoned. Otherwise replace with compliant lever hardware that can unlatch the door in one operation.				

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110	2015.05.08	Vault	Door to vault	Doors	16	124	Door has dead lock at 47" above floor. Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
111	2015.05.08	Vault	Door to vault	Doors	16	126	Door is recessed 9" in the thick wall. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches of the latch side of a doorway projects more than 8 inches beyond the face of the door, measured perpendicular to the face of the door	404.2.4.3	11B-404.2.4.3	Reposition the door within the wall thickness so that it is not more than 8" recessed on either side of the door.				
112	2015.05.08	Break Room	Off of training Room	Doors	15	129	Door is 31 1/2" wide. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly				
113	2015.05.08	Break Room	Off of training Room	Doors	15	129	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever. See above for more information.				
114	2015.05.08	Break Room	Exterior door	Doors	15	136	Door has knob hardware. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever.				
115	2015.05.08	Break Room	Exterior door	Doors	15	136	Door has dead lock at 47" above floor. Thumb turn at dead bolt requires pinching. Operable parts of hardware shall not require tight grasping, pinching, or twisting of the wrist; 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.	309.3 309.4	11B-404.2.7 11B-309.3 11B-309.4 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
116	2015.05.08	Break Room	Exterior door	Doors	15	136	Door is extremely heavy. Exterior hinged doors shall be operable with 5 pounds (22.2 N) maximum.		11B-404.2.9(4)	Replace closer.				

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117	2015.05.08	Break Room	Transaction counter	Built-in elements	15	131 132	Top of transaction counter is at 44 1/2" above floor. 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	Counter and transaction window appear abandoned. Consider removing abandoned structure				
118	2015.05.08	Break Room	Phone installed on shelving cabinet	Controls and Operating Mechanisms	15	130 133	Top of phone is at 66 1/2" above floor. 48" is maximum reach height when approach is unobstructed.	309.3	11B-309.3	Lower				
119	2015.05.08	Break Room	Near exterior door	Controls and Operating Mechanisms	15	130 134	Thermostat is at 59 1/2" above floor. Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except 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.	309.3	11B-308.1.1	Lower the control.				
120	2015.05.08	Break Room	Near exterior door	Reach Ranges	15	130 135	Marker board tray is at 48" above floor. None of the writing surface is within reach. At least a usable portion of the writing surface must be accessible.	308	11B-308	Either lower this board or add a second similar board in the vicinity at lower height that will place the writing surface within reach.				
121	2015.05.08	Break Room	Single user toilet room	Toilets	15	137 138	Room is small; 43" by 72"; layout, fixtures, and clearances are non-complaint.	603	11B-603	Either enlarge this room for a compliant layout, or correct one of the other Multi-user restrooms in the building, and provide directional signage here directing to the accessible location.				
122	2015.05.08	Break Room	Door to single user toilet room	Toilets	15	137 138	Door is 29 3/4" wide. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	See above				
123	2015.05.08	Storage Rooms	Outside Big Bike Rooms	Doors	21	141 142	All 3 pairs have 24" wide door leaves, and single door is 30" wide. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with compliant doors.				
124	2015.05.08	Storage Rooms	Outside Big Bike Rooms	Doors	21	141 142	Two of the doors assemblies have knob handles and the other two have no handle. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	404.2.7 309.4	11B-404.2.7 11B-309.4	Replace with lever locksets				

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125	2015.05.08	Unisex Multi-user Public restroom	Near Big Bike Room	Signage	21	144	Tactile pictogram is installed on the entry door Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side..	703.4.2	11B-703.4.2	Provide new compliant tactile identification sign on the wall on latch side at compliant height. See below for additional information.				
126	2015.05.08	Unisex Multi-user Public restroom	Near Big Bike Room	Signage	21	144 145	Braille is positioned 5/8" below raised character at pictogram. Braille shall be separated 3/8 inch minimum and 1/2 inch maximum from any other tactile characters and 3/8 inch minimum from raised borders and decorative elements.		11B-703.3.2	Provide new compliant tactile identification sign on the wall on latch side at compliant height. See below for additional information.				
127	2015.05.08	Unisex Multi-user Public restroom	Near Big Bike Room	Signage	21	144	Restroom is not identified with geometric signage. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with Section 11B-703.7.2.6.		11B-703.7.2.6	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women, and provide appropriate geometric sign at each door.				
128	2015.05.08	Unisex Multi-user Public restroom	Near Big Bike Room	Doors	21	144	Door is 32" wide. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly. See below for additional information.				
129	2015.05.08	Unisex Multi-user Public restroom	Door to toilet near Big Bike Room	Doors	21	144	Door has dead lock at 52" above floor. Operable parts of 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.	309.3 309.4	11B-404.2.7 11B-309.3 11B-309.4 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
130	2015.05.08	Unisex Multi-user Public restroom	Door from vestibule to stall area	Doors	21	147	Door is 30" wide. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
131	2015.05.08	Unisex Multi-user Public restroom	Door from vestibule to stall area	Doors	21		Door has dead lock at 52" above floor, with thumb turn on inside face. Operable parts of 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.	309.3 309.4	11B-404.2.7 11B-309.3 11B-309.4 1008.1.9.4 1008.1.9.5	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
132	2015.05.08	Unisex Multi-user Public restroom	Door from vestibule to stall area	Doors	21	148 151	Door swings into the stall area next to a sink. Only 6" is provided on swing side strike edge. Minimum 18" is required.	404.2.4.1	11B-404.2.4.1	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				

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133	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21	148	Sinks have knob 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 the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
134	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21	148 150	Bottom of mirrors above sinks are at 50 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 or ground.	603.3	11B-603.3	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
135	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21	148 149	Pipes under sinks are not 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 the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
136	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21		25" of vertical clearance is provided under the sinks at knee space. Minimum 27" is required for compliance.	606.2	11B-606.2	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
137	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21	149	27 1/4" vertical clearance is provided below sink apron. 29" is required for compliance.		11B-306.3.3 Exception 1	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
138	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21	148	Bottom of surface mounted towel dispenser between mirrors is 50 1/2". Opening shall be within 40" from floor for compliance		11B-603.5	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
139	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21		Room is small and does not allow for the required clearance for turn around space.	603.2.1	11B-603.2.1	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
140	2015.05.08	Unisex Multi-user Public restroom	Stall area	Toilets	21		Room does not have an accessible stall and fixture configuration.		11B-604.8	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				
141	2015.05.08	Unisex Multi-user Public restroom	Stall area	Controls and Operating Mechanisms	21	148 150	Light switches and power outlets are directly below the mirrors. Controls and switches, intended to be used by the occupant of a room or area to control lighting, and electrical receptacle outlets on branch circuits of 30 amperes or less shall comply with Section 11B-308 except 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.	308	11B-308.1.1 11B-308.1.2	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women.				

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142	2015.05.08	Main Lobby Hallway	Lockers	Controls and Operating Mechanisms	21	152	Locking mechanisms at lockers requires pinching. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	225.2.1 309.4	11B-225.2.1 11B-309.4	Replace at least 5% of the lockers with compliant type.				
143	2015.05.08	Main Lobby Hallway	Drinking Fountain	Drinking Fountain	21	153	Only one drinking fountain is provided inside a 30" wide alcove. No fewer than two drinking fountains shall be provided. One for wheelchair user and one for standing persons. Alcove shall not be less than 32 inches wide minimum.	211.2	11B-211.2	Remove existing fountain. Rework and widen the alcove and provide a new HI-LO drinking fountain inside the alcove.				
144	2015.05.08	Main Lobby Hallway	Drinking Fountain	Drinking Fountain	21	153 154	Existing fountain spout is at 42" above floor, and has no knee space. Control is on top of spout. Units shall have a clear floor or ground space complying with Section 11B-305 positioned for a forward approach and centered on the unit. Knee and toe clearance complying with Section 11B-306 shall be provided. Spout outlets shall be 36 inches maximum above the finish floor. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor. The flow of water shall be activated by a manually operated system that is front mounted or side mounted	602.2	11B-602.2 11B-602.3	Remove existing fountain. Rework and widen the alcove and provide a new HI-LO drinking fountain inside the alcove.				
145	2015.05.08	Women's Multi-user Staff restroom	Door from exist corridor	Signage	13	159	Restroom is not identified with geometric signage. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with Section 11B-703.7.2.6.		11B-703.7.2.6	Reconfigure the room and construct 2 compliant single-user restrooms; one for Men and one for Women, and provide appropriate geometric sign at each door.				
146	2015.05.08	Women's Multi-user Staff restroom	Door from exist corridor	Signage	13	159	Room identification is on door. Sign is shiny and not tactile. Signs identifying permanent rooms and spaces shall be tactile, non-glare, and installed on the wall adjacent to the latch side of the door.	216.2	11B-216.2	Remove, and provide a compliant sign on the wall.				
147	2015.05.08	Women's Multi-user Staff restroom	Door from exist corridor	Doors	13	157	Door is 29 1/2" wide . Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly. See below for additional information.				

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148	2015.05.08	Women's Multi-user Staff restroom	Door from exist corridor	Doors	13	158	Door has dead lock at 58" above floor . Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
149	2015.05.08	Women's Multi-user Staff restroom	Door from vestibule to stall area	Doors	13		Door is 29 1/2" wide. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				
150	2015.05.08	Women's Multi-user Staff restroom	Stall area	Toilets	13		Room is small and does not allow for the required clearance for turn around space.	603.2.1	11B-603.2.1	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				
151	2015.05.08	Women's Multi-user Staff restroom	Stall area	Toilets	13	162	Room does not have an accessible stall and fixture configuration.		11B-604.8	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				
152	2015.05.08	Women's Multi-user Staff restroom	Stall area	Toilets	13	160 161	Lavatory sink is inside an alcove that is only 32" wide. Minimum 36" wide alcove is required.	606.2	11B-606.2	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				
153	2015.05.08	Women's Multi-user Staff restroom	Stall area	Toilets	13	160 161	Sink has knob 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	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				
154	2015.05.08	Women's Multi-user Staff restroom	Stall area	Toilets	13	160 161	Pipes under sink are not 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	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				

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155	2015.05.08	Women's Multi-user Staff restroom	Stall area	Toilets	13	160 161	Mirror and dispensers above sink are not within the required reach range. Mirrors located above lavatories shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor. All operating parts of accessories shall be within 40" from floor.	603.3	11B-603.3 11B-603.5	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				
156	2015.05.08	Men's Multi-user Staff Restroom	Door from exist corridor	Signage	13	163	Restroom is not identified with geometric signage. Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with Section 11B-703.7.2.6.		11B-703.7.2.6	Provide geometric signage. Also see above and below for additional information.				
157	2015.05.08	Men's Multi-user Staff Restroom	Door from exist corridor	Signage	13	164	Room identification is on door. Sign is shiny and not tactile. Signs identifying permanent rooms and spaces shall be tactile, non-glare, and installed on the wall adjacent to the latch side of the door.	216.2	11B-216.2	Remove, and provide a compliant sign on the wall. Also see above and below for additional information.				
158	2015.05.08	Men's Multi-user Staff Restroom	Door from exist corridor	Doors	13	163	Door is 29 1/2" wide . Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	404.2.3	11B-404.2.3	Replace with a compliant door assembly. See below for additional information. Also see above and below for additional information.				
159	2015.05.08	Men's Multi-user Staff Restroom	Door from exist corridor	Doors	13	163 169	Door has dead lock at 58" above floor . Operable parts of 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.	309.3	11B-404.2.7 11B-309.3 1008.1.9.4 1008.1.9.5	Replace with compliant lever hardware that can unlatch the door in one operation. See below for additional information.				
160	2015.05.08	Men's Multi-user Staff Restroom	Fixture areas	Toilets	13	165 166 167 170	Room is 8' long by 58" wide and has one stall, one urinal and one sink, none of which have compliant configuration and clearance due to room size.	603	11B-603	Combined staff restrooms and adjacent abandoned toilets in small Bike Room. Reconfigure and construct 2 compliant restrooms; one for Men and one for Women.				



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161	2015.05.08	Men's Multi-user Staff Restroom	Fixture areas	Controls and Operating Mechanisms	13	168	Timer control knob is high. Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with Section 11B-308 except 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. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist	309.3 309.4	11B-309.3 11B-308.1.1 11B-309.4	Lower. Replace knob type timer control with a lever or digital control. Also see above for additional information.				
162	2015.05.08	Throughout	Egress doors	Signage			No tactile egress signage provided anywhere. 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." Each exit access door from an interior room or area to a corridor or hallway that is required to comply with Section 1011.1, shall be identified by a tactile exit sign with the words "EXIT ROUTE."	216.4	11B-216.4 1011.4	Provide the required signage.				
163	2015.05.08	Throughout	Convenience power outlets	Controls and Operating Mechanisms		58 106	All convenience power outlets are low; 12" above floor to center of box. 15" is minimum. Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles in public and common use area shall comply with Section 11B-308 except 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	Raise at least 5% , but not less than 1 in each public and or common use areas and rooms				
164	2015.05.08	Throughout	Thermostats	Controls and Operating Mechanisms			Thermostats are high, and some require pinching and twisting of wrist to operate. Controls and switches intended to be used by the occupant of a room or area to control cooling, heating and ventilating equipment, shall comply with Section 11B-308 except 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.	309.3	11B-308.1.1	Lower in public and or common use areas or rooms				
165	2015.05.08	Throughout	Light control switches	Controls and Operating Mechanisms			Light switches are high. Controls and switches in public and common areas intended to be used by the occupant of a room or area to control lighting, shall comply with Section 11B-308 except 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.	309.3	11B-308.1.1	Lower				

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166	2015.05.08	Throughout	At doors	Hazards		102 105	Loose floor mat is placed at door. Carpet tile shall be securely attached	302.2	11B-302.2	Remove				
167	2015.05.08	Throughout	Public and Common Use areas	Alarms			Visual alarm was not observed. If audible alarm is provided at the building permanently installed visible signal is required.	702.1	11B-215.1	In existing facilities, visible alarms shall not be required except where an existing fire alarm system is upgraded or replaced, or a new fire alarm system is installed.				



KEY MAP

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**West Side Station**  
City of Costa Mesa

May 08, 2015

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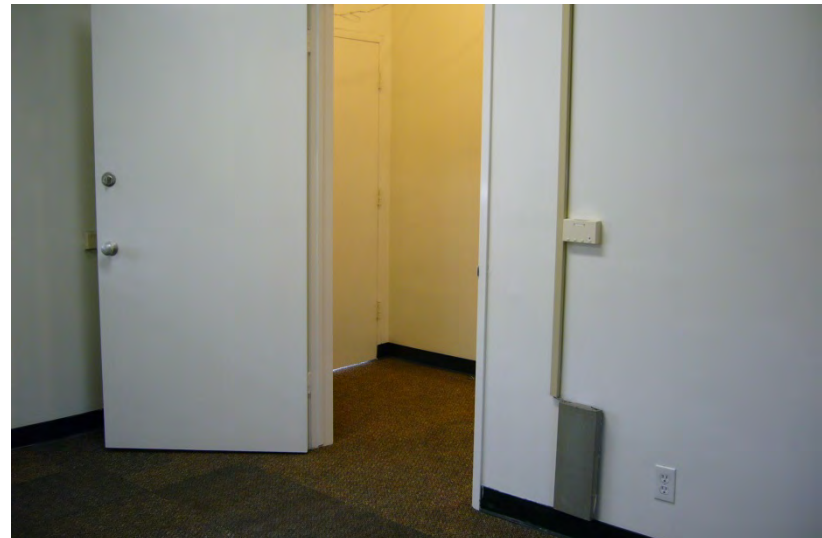
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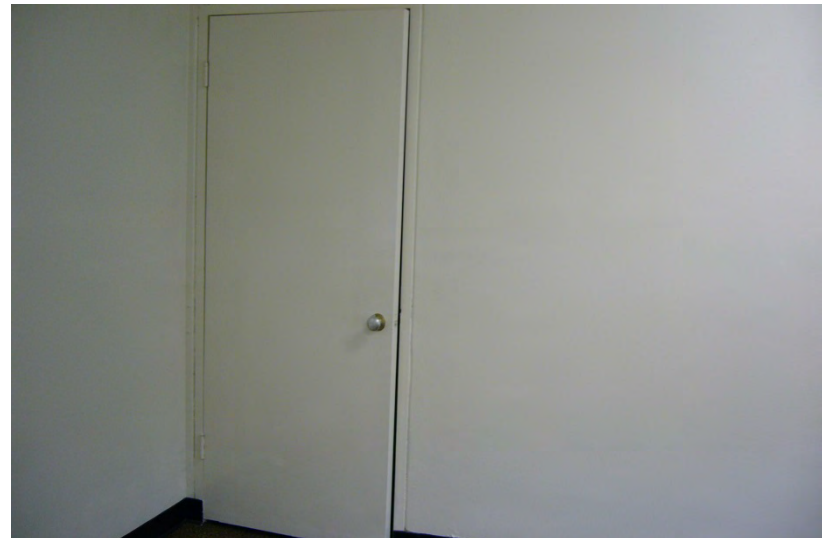
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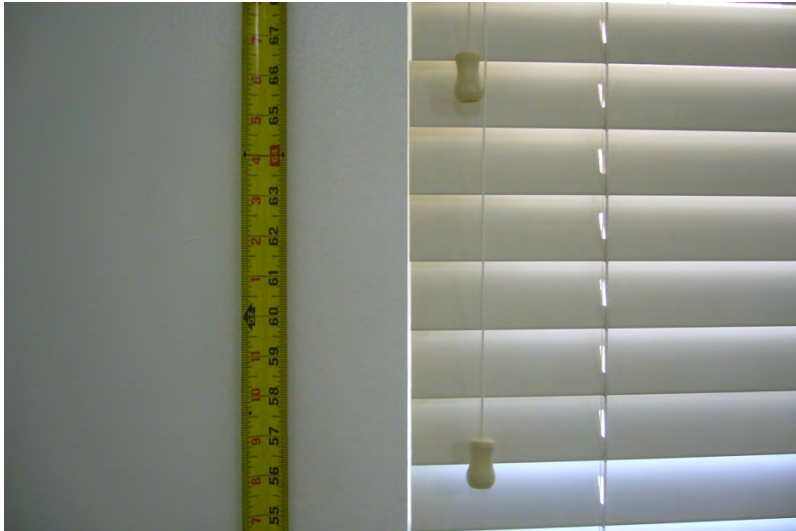
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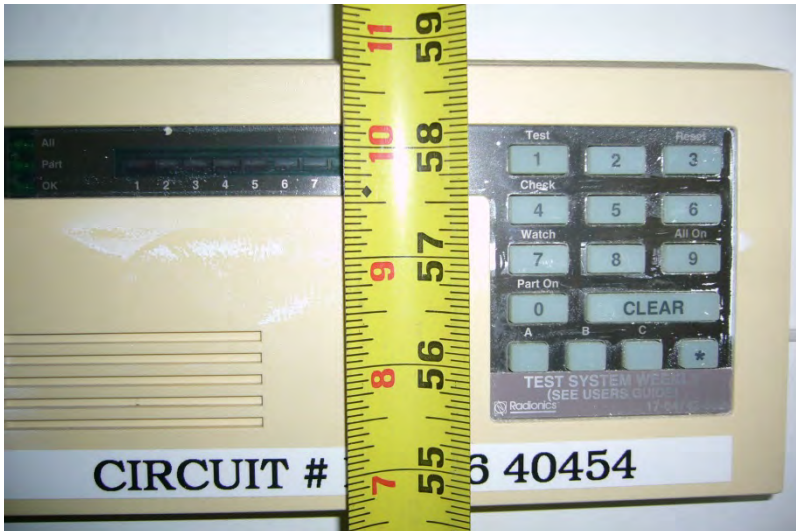
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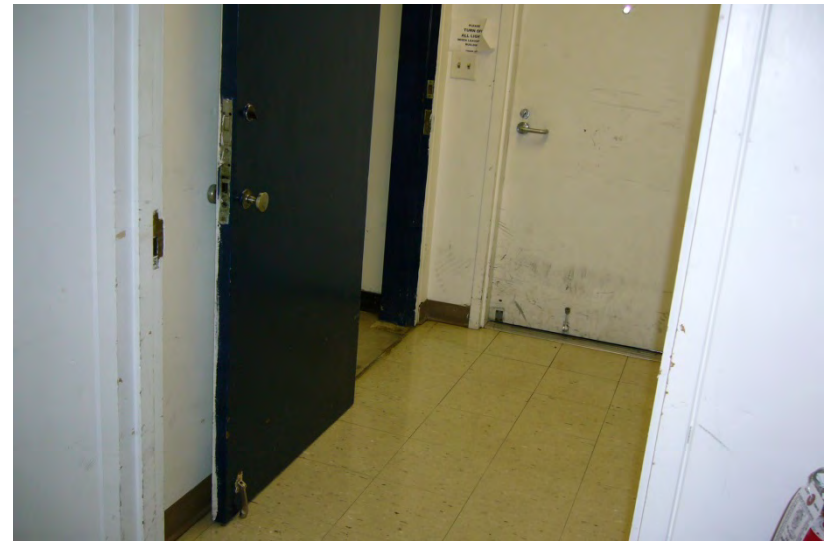
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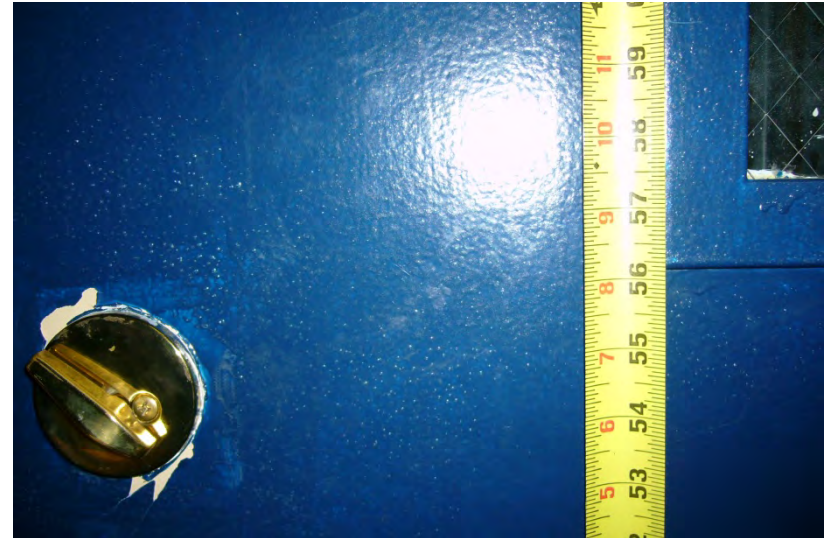
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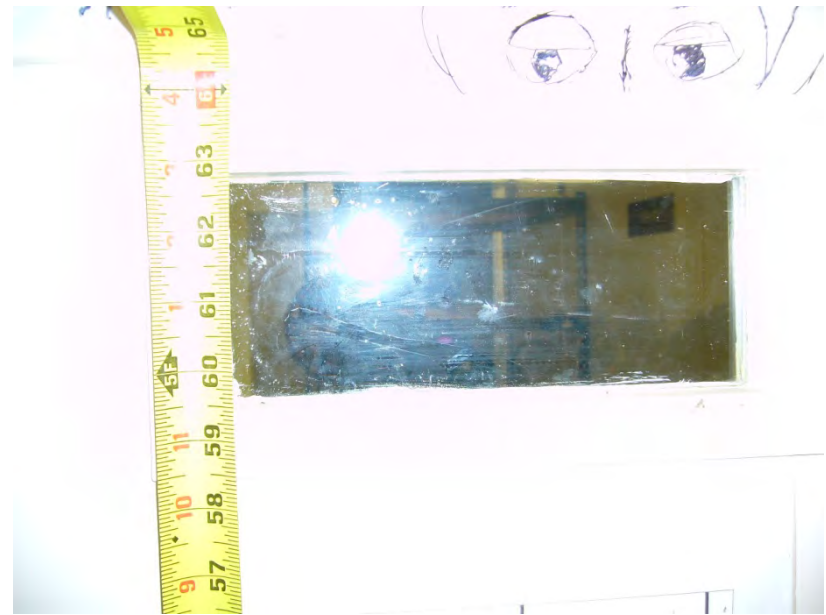
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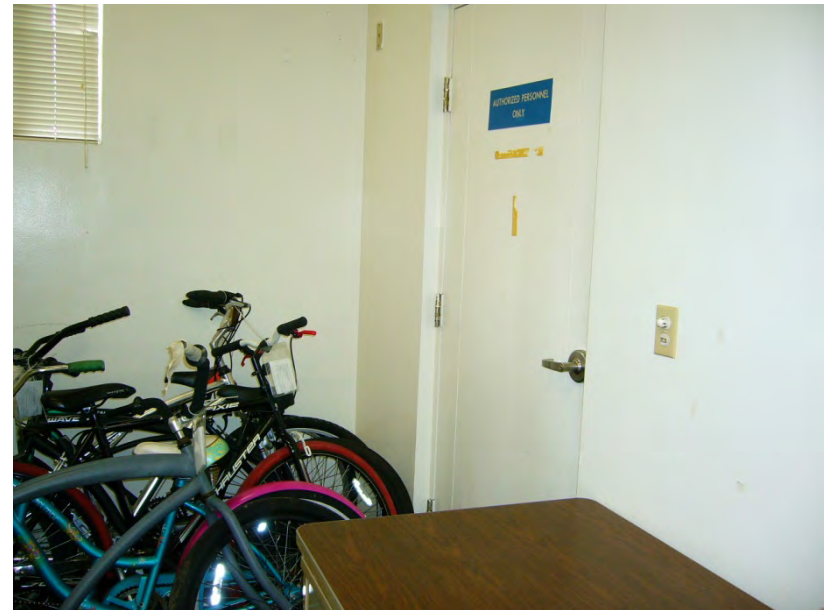
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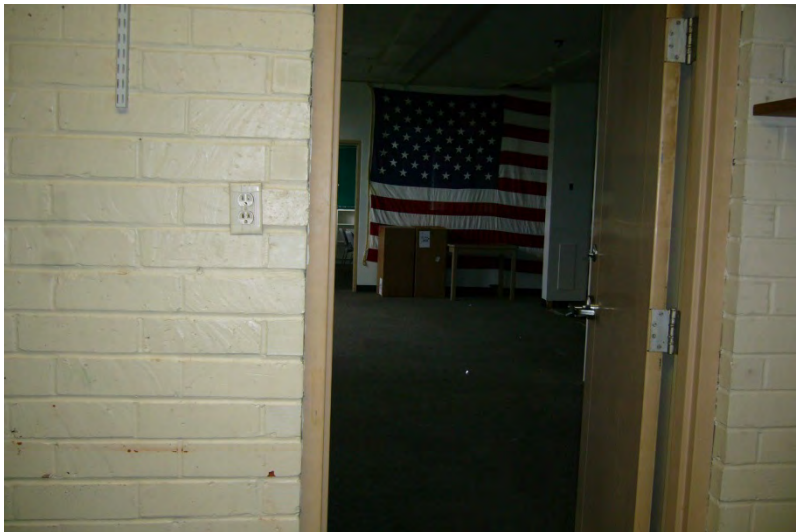
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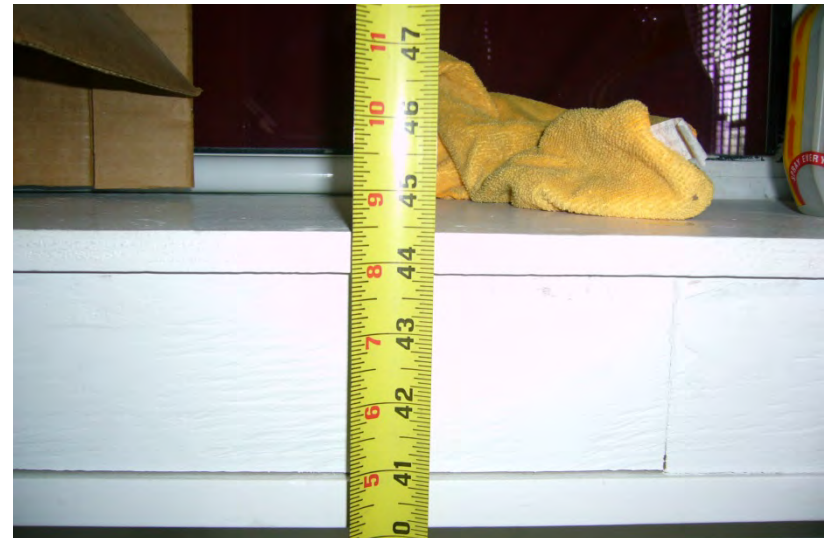
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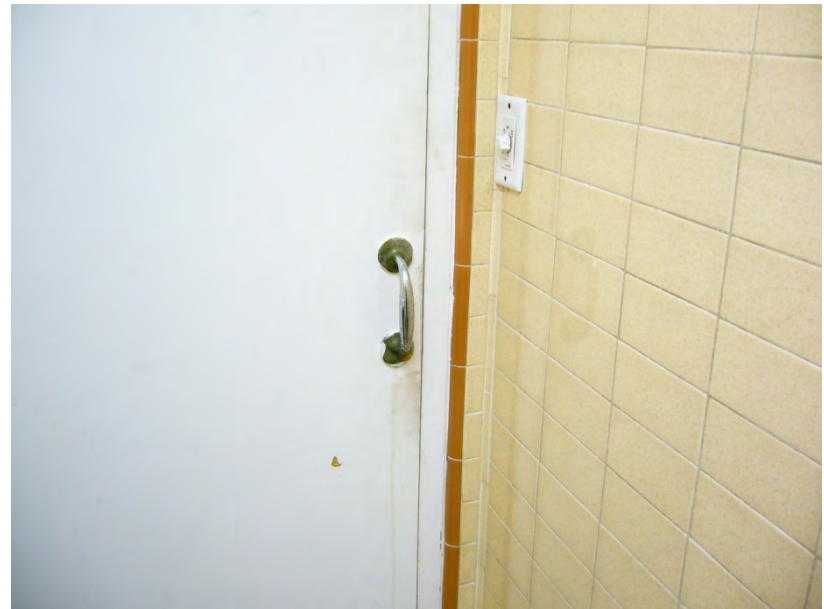
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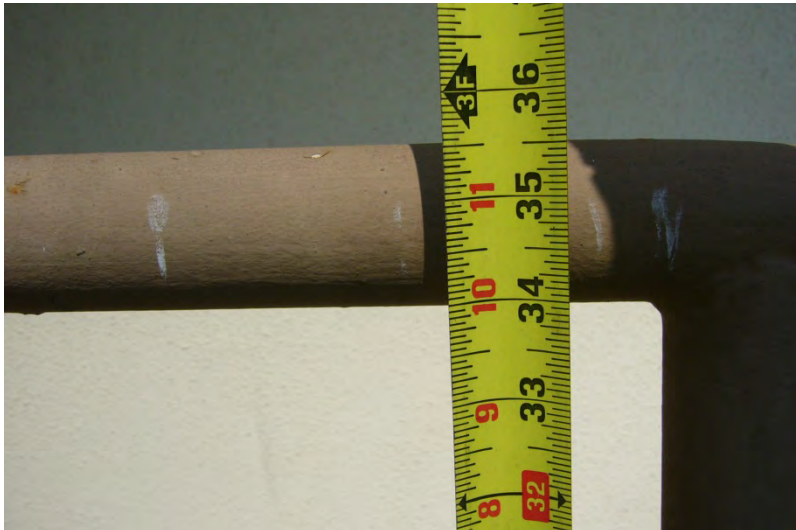
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