

Accurate Inspections Inc.

Accessibility Inspection Report



8816 W. Foothill Blvd #103-187, Rancho CA, 91730
Inspection prepared for: Dominic Maricic
Inspection Date: 10/30/2007 Time: 3:00pm - 5:00pm
Weather: Sunny

Inspector: Mike Verlingo

Report Summary

Parking		
Page 3 Item: 1	There are enough accessible parking spaces (8 feet wide plus 5 foot access isle)	76 to 100 parking spaces requires at least 4 handicap spaces. Only 3 handicap parking spaces were available.
Route of Travel		
Page 4 Item: 3	The slopes on the route of travel are not greater than 5% (1" rise/20" run)	Slope for the route to the main entrance was approximately 10%.
Page 4 Item: 5	The curbs on the route of travel include ramped curb cuts with a width of at least 36 inches	Curb cut out was only 24 inches wide.
Ramps		
Page 5 Item: 4	There is a 5 foot long level landing at the top and bottom of every 30 foot horizontal length of ramp and at every ramp switchback	The landing at the top of the third ramp only has a 3 foot landing.
Entrance		
Page 6 Item: 7	The accessible entrance door can be opened without too much force (less than 8.5 lbs force)	Opening mechanism is broken resulting in a greater force than allowed.
Rest Rooms		
Page 9 Item: 3	Pictograms or symbols are used to identify rest rooms	Bathroom placards contain the words "Men" and "Women." Placards must use pictograms or symbols to identify restrooms.
Page 10 Item: 12	The wheelchair accessible stall has a toilet seat that is 17 to 19 inches high	Toilet seat in the handicap stall on the first floor is 20 inches high.

Page 11 Item: 21	The accessible rest room soap dispensers and hand dryers are within reach of a person in a wheelchair and are operable with one closed fist	Button to turn on hand dryers is 48 inches high.
Elevators		
Page 12 Item: 1	The passenger elevators are located on an accessible path of travel	The exterior elevator is accessible via a paver path.
Page 12 Item: 4	The passenger elevators have controls that are not higher than 54 inches for side approach and not higher than 48 inches for front approach	Buttons for top floors were 50 inches from the floor.

Parking

Key:

Yes. The statement is true and accessibility appears to be fine.

No. The statement is false and accessibility appears to be deficient.

Unkn = Unknown. Inspector did not determine accessibility.

N/A = Not applicable.

1. There are enough accessible parking spaces (8 feet wide plus 5 foot access isle)

Yes	No	Unkn.	N/A
X			

Observations 76 to 100 parking spaces requires at least 4 handicap spaces. Only 3 handicap parking spaces were available.

2. The accessible parking spaces are marked with the International Symbol of Accessibility

Yes	No	Unkn.	N/A
X			



3. The accessible parking spaces are the closest spaces to the accessible entrance of the building

Yes	No	Unkn.	N/A
X			

4. The accessible parking spaces have access isles that are part of the accessible route to the accessible entrance of the building

Yes	No	Unkn.	N/A
	X		

Route of Travel

1. There is a route of travel from the accessible parking spaces to the accessible entrance that does not require the use of stairs

Yes	No	Unkn.	N/A
X			

2. The route of travel is at least 36 inches wide

Yes	No	Unkn.	N/A
X			

3. The slopes on the route of travel are not greater than 5% (1" rise/20" run)

Yes	No	Unkn.	N/A
	X		

Observations: Slope for the route to the main entrance was approximately 10%.

4. The route of travel is stable, firm and slip resistant

Yes	No	Unkn.	N/A
X			

5. The curbs on the route of travel include ramped curb cuts with a width of at least 36 inches

Yes	No	Unkn.	N/A
	X		

Observations: Curb cut out was only 24 inches wide.

Ramps

1. Ramps longer than 6 feet have railings on both sides

Yes	No	Unkn.	N/A
X			

2. Railings are sturdy and between 34 and 38 inches high

Yes	No	Unkn.	N/A
X			

3. Ramps are stable, firm and slip resistant

Yes	No	Unkn.	N/A
X			

4. There is a 5 foot long level landing at the top and bottom of every 30 foot horizontal length of ramp and at every ramp switchback

Yes	No	Unkn.	N/A
	X		

Observations: 2 ramps had a 5 foot or greater landing at the top and bottom of the ramp.

The landing at the top of the third ramp only has a 3 foot landing.

Entrance

1. The main entrance is accessible or there is a ramp or a lift or an alternative accessible entrance

Yes	No	Unkn.	N/A
X			

2. All inaccessible entrances have signs giving directions to the nearest accessible entrance

Yes	No	Unkn.	N/A
X			

3. The accessible entrance door has at least 32 inches of clear opening

Yes	No	Unkn.	N/A
X			

4. The accessible entrance door has at least 24 inches of clear wall space on the pull side of the door, next to the handle

Yes	No	Unkn.	N/A
X			

5. The accessible entrance door handle is no higher than 48 inches

Yes	No	Unkn.	N/A
X			

6. The accessible entrance door handle is operable with a closed fist (to simulate a person with limited use of his/her hands)

Yes	No	Unkn.	N/A
X			

7. The accessible entrance door can be opened without too much force (less than 8.5 lbs force)

Yes	No	Unkn.	N/A
	X		

Observations Opening mechanism is broken resulting in a greater force than allowed.

8. The accessible entrance threshold is not a trip hazard or wheel chair barrier (less than ¼ inches high or less than ¾ inches high with bevels on both sides)

Yes	No	Unkn.	N/A
X			

9. The automatic door closer (if one exists) on the accessible entrance takes at least 3 seconds to close the door

Yes	No	Unkn.	N/A
X			

Interior

1. The interior carpeting is low-pile and tightly woven

Yes	No	Unkn.	N/A
X			

2. There are no noted hindrances to a person who uses a cane

Yes	No	Unkn.	N/A
X			

3. The corridors are at least 36 inches wide

Yes	No	Unkn.	N/A
X			

4. The corridors have wheelchair passing spaces at reasonable intervals (less than 200 feet) or intersecting corridors that can be used as passing spaces

Yes	No	Unkn.	N/A
X			

Rest Rooms

1. Public rest rooms include at least one fully accessible rest room on an accessible route of travel

Yes	No	Unkn.	N/A
X			

2. The inaccessible rest rooms have signs that give directions to accessible one

Yes	No	Unkn.	N/A
X			

3. Pictograms or symbols are used to identify rest rooms

Yes	No	Unkn.	N/A
	X		

Bathroom placards contain the words "Men" and "Women."
Placards must use pictograms or symbols to identify restrooms.

4. Accessible rest room door handles are no higher than 48 inches

Yes	No	Unkn.	N/A
X			

5. Accessible rest room door handles are operable with a closed fist (to simulate a person with limited use of his/her hands)

Yes	No	Unkn.	N/A
X			

6. Accessible rest room doors can be opened without too much force (less than 5 lbs force)

Yes	No	Unkn.	N/A
X			

7. The accessible rest room entry configuration provides adequate maneuvering and turn around space (60 inches in diameter) for wheelchairs

Yes	No	Unkn.	N/A
X			

8. The path to all fixtures in the accessible rest room is at least 36 inches wide

Yes	No	Unkn.	N/A
X			

9. The accessible rest room stall door is operable with a closed fist (to simulate a person with limited use of his/her hands) inside and out

Yes	No	Unkn.	N/A
X			

10. The accessible rest room has at least one wheelchair accessible stall that provides adequate maneuvering space for a wheelchair

Yes	No	Unkn.	N/A
X			

11. The accessible rest room has at least one wheelchair accessible stall that provides adequate maneuvering space for a wheelchair

Yes	No	Unkn.	N/A
X			

12. The wheelchair accessible stall has a toilet seat that is 17 to 19 inches high

Yes	No	Unkn.	N/A
	X		

Toilet seat in the handicap stall on the first floor is 20 inches high.



13. The wheelchair accessible stall has a toilet seat that does not spring back to a lifted position

Yes	No	Unkn.	N/A
X			

14. The accessible rest room has at least one urinal with a rim no higher than 17 inches above the floor

Yes	No	Unkn.	N/A
X			

15. The accessible rest room has at least one lavatory with a 30 inch wide by 48 inch deep clear space in front of it

Yes	No	Unkn.	N/A
X			

16. The accessible rest room lavatory has a rim no higher than 34 inches

Yes	No	Unkn.	N/A
X			

17. The accessible rest room lavatory has at least 29 inches of knee space between the floor and the bottom of the lavatory apron

Yes	No	Unkn.	N/A
X			

18. The accessible rest room lavatory has no hot pipes or sharp surfaces underneath that could harm a person in a wheelchair

Yes	No	Unkn.	N/A
X			

19. The accessible rest room lavatory faucet can be operated with one closed fist (to simulate a person with limited use of his/her hands)

Yes	No	Unkn.	N/A
X			

20. The accessible rest room lavatory faucet (if self closing) permits the water to flow for at least 10 seconds

Yes	No	Unkn.	N/A
X			

21. The accessible rest room soap dispensers and hand dryers are within reach of a person in a wheelchair and are operable with one closed fist

Yes	No	Unkn.	N/A
	X		

Button to turn on hand dryers is 48 inches high.

22. The accessible rest room mirror (if provided) is mounted with the bottom edge of the reflecting surface no higher than 40 inches

Yes	No	Unkn.	N/A
X			

Elevators

1. The passenger elevators are located on an accessible path of travel

Yes	No	Unkn.	N/A
	X		

Observations Interior elevators are all on accessible paths.
 The exterior elevator is accessible via a paver path.

2. The passenger elevator doors have a clear opening of not less than 36 inches

Yes	No	Unkn.	N/A
X			

3. The passenger elevators have wheelchair turning spaces that are at least 68 inches wide by 51 inches deep

Yes	No	Unkn.	N/A
X			

4. The passenger elevators have controls that are not higher than 54 inches for side approach and not higher than 48 inches for front approach

Yes	No	Unkn.	N/A
	X		

Buttons for top floors were 50 inches from the floor.

5. The passenger elevators have controls that are labeled in raised Braille

Yes	No	Unkn.	N/A
X			

6. The passenger elevators serve all public levels of the building

Yes	No	Unkn.	N/A
X			

Other

1. Notes regarding additional observed barriers

Yes	No	Unkn.	N/A