



Inspection Report

Business Owner

Property Address:
28999 Front Street
Temecula, CA 92592



ADA Compliance Review Corp.

23672 San Vicente Rd., Suite 345, Ramona, CA 92065 - (760) 466-7261

Date: 9/8/2006	Time: 12:12 PM	Report ID: 060908-1
Property: 28999 Front Street Temecula, CA 92592	Customer: Business Owner	Real Estate Professional: J. Dominic Coates Richard & Richard Construction

HOW TO READ THIS REPORT

This report is intended to inform you of the parts of your facility that are not in compliance with the Americans with Disabilities Act. The report is divided into sections so that it is easier to interpret. Each section contains various items that are inspected. There are a series of check boxes adjacent to each item. These check boxes are intended as a quick reference to indicate which items are OK, and which are required or need modification. The checkbox column definitions are:

OK=Item checked and OK | **RM**=Required/Modify | **NI**=Not Inspected | **NP**=Not Present

Wherever possible, a picture of any defects is included in the report. A diagram of the proper installation is also included wherever possible. These diagrams are used for illustration, and are not intended to be used in lieu of hiring a licensed architect or contractor.

Any recommendations made by the inspector should be acted upon as soon as possible. If construction is required, for a ramp or widening a doorway, a licensed contractor should be hired who is familiar with the requirements of the ADA.

SUMMARY

All items that are identified as required or in need of modification are summarized for your convenience in the last section of the report. The summary is included as a convenience. We encourage you to read the entire report.

Weather:
Clear

Type of business:
Office/medical

Square feet (approx.):
15,000

PARKING

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

1.0 NUMBER OF SPACES REQUIRED
Finding:

Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

The parking lot associated with this building contains 83 total spaces. The requirement is that 4 accessible spaces are present.



1.0 Picture 1

1.1 DIMENSIONS OF PARKING SPACE(S)
Finding:

The dimensions of the parking spaces and access aisles are incorrect. Each parking stall must be 9 feet wide by 18 feet long. If two parking spaces share an access aisle, and van accessible aisles, the access aisle must be 5 feet wide. Some spaces are less than 9 feet wide, and accessible aisles are less than 5 feet wide.

I recommend having the spaces re-striped by a qualified contractor.

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



1.1 Picture 1



1.1 Picture 2

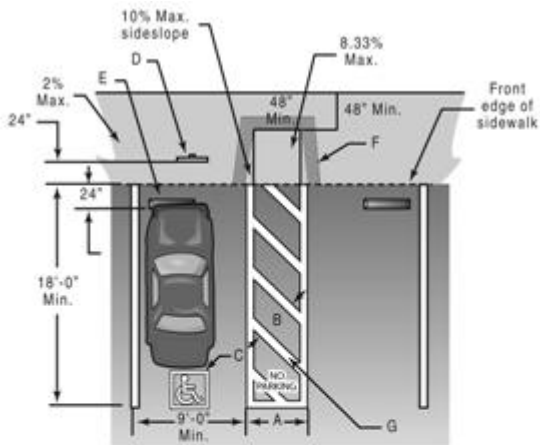


Fig. 6

NOTES:

- A: 5'-0" min. at typical stall, 8'-0" min. at Van-Accessible stall, 1129B4.1 & 2
- B: Stripes 3'-0" on center, Fig. 6
- C: Typical pavement symbol, 1129B.5.2
- D: Parking signage, 70 sq. inch min., 1129B.5
- E: Wheel stop req'd if walk is 4' wide. Not req'd for walk 6' wide or greater
- F: 12" Min. border at 1/4" O.C.
- G: "NO PARKING" in min. 12" high letters, 1129B4.1 & 2



1.1 Picture 3

OK RM NI NP Inspected Items

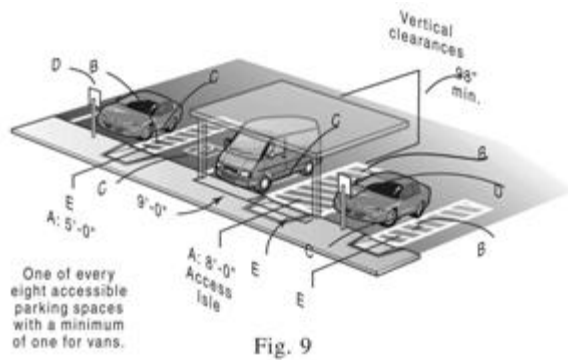
OK RM NI NP Inspected Items

1.2 VAN ACCESSIBLE SPACES

Finding:

No proper van accessible space exists. The accessible aisle on the passenger side of the space assigned to be van accessible is not level, and cannot be considered part of the space.

One in every 8 stalls (but no less than one) shall be served by an access aisle 96 inches (8 feet) wide minimum placed opposite the drivers side and shall be designated Van-Accessible (CA T24 1129B.4.2 / ADA 4.1.2(5)(b)).



NOTES:

- A: 5'-0" min. at typical stall, 8'-0" min. at Van-Accessible stall, 1129B4.1 & 2
- B: Stripes 3'-0" on center, Fig. 9
- C: Typical pavement symbol, 1129B.5.2
- D: Parking signage, 70 sq. inch min., 1129B.5
- E: "NO PARKING" in min. 12" high letters, 1129B4.1 & 2



1.2 Picture 1



1.2 Picture 2

The van accessible sign is poorly installed. Recommend correcting the sign so that it is perpendicular to the parking space.

OK RM NI NP Inspected Items

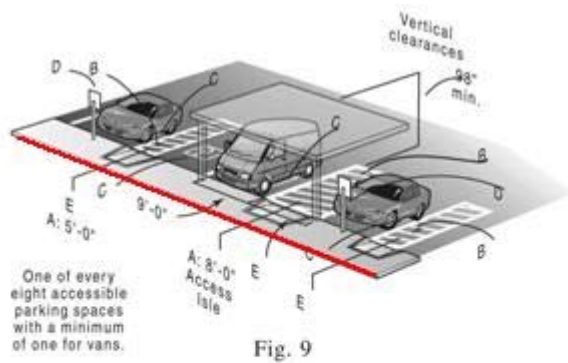
OK RM NI NP Inspected Items



1.2 Picture 3

1.3 PATHWAYS TO ACCESSIBLE PARKING
Finding:

Wheelchair users must not be forced to go behind parked cars other than their own (CA T24 1129B.4.3) on new construction. The enforcing agency must determine whether compliance with this regulation is required. If you must comply with this, wheel stop curbs must be installed 24" from ramp to stop cars from encroaching onto pathway.



One of every eight accessible parking spaces with a minimum of one for vans.

NOTES:
 A: 5'-0" min. at typical stall, 8'-0" min. at Van-Accessible stall, 1129B4.1 & 2
 B: Stripes 3'-0" on center, Fig. 9
 C: Typical pavement symbol, 1129B.5.2
 D: Parking signage, 70 sq. inch min., 1129B.5
 E: "NO PARKING" in min. 12" high letters, 1129B4.1 & 2

1.3 Picture 1

1.4 SIGNS IDENTIFYING INDIVIDUAL SPACES
Finding:

1.5

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

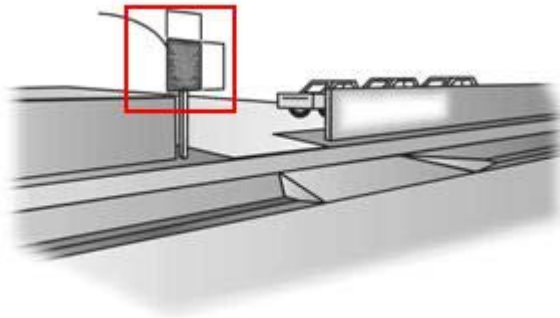


SIGN AT ENTRANCE OF PARKING LOT

Finding:

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by 22 inches (432 mm by 559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:

“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner’s expense. Towed vehicles may be reclaimed at _____ or by telephoning _____.” Blank spaces are to be filled in with appropriate information as a permanent part of the sign.



1.5 Picture 1

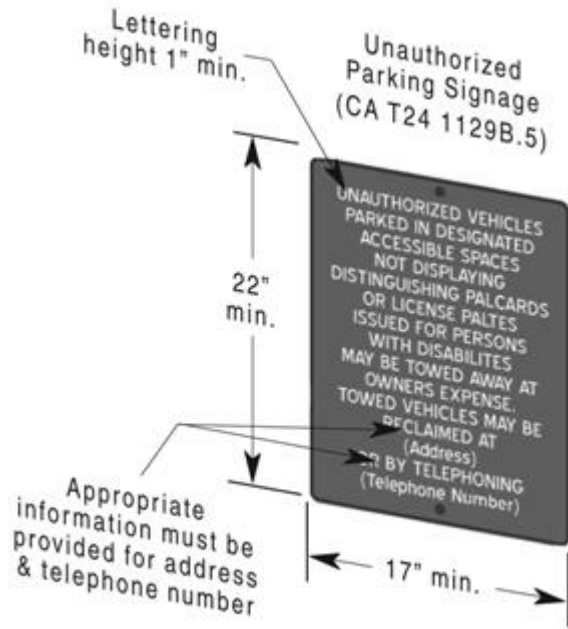


Fig. 4

1.5 Picture 2

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



1.5 Picture 3

1.6 SLOPE OF PARKING SPACES
Finding:

1.7 IDENTIFYING MARKS AT SPACES
Finding:

The surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or
2. By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm).

The words "NO PARKING" shall be painted on the ground within each five-foot loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement.

I recommend having a qualified re-striping company perform the required marking at the parking lot.

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

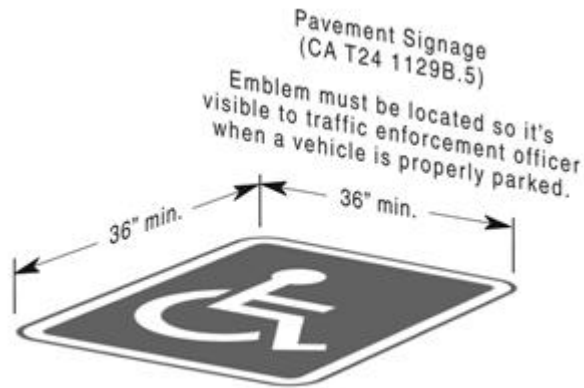


Fig. 5

1.7 Picture 1

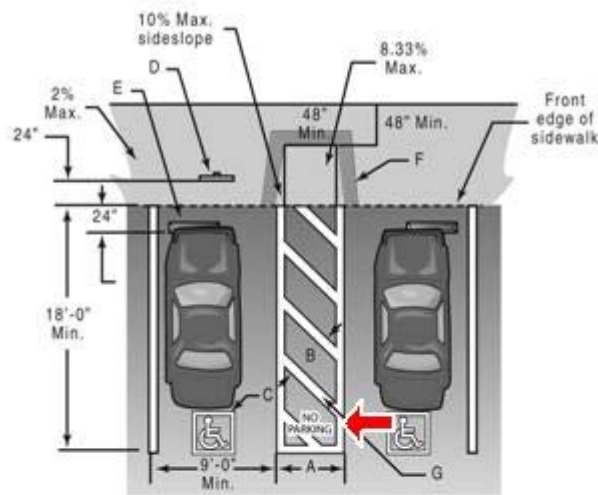
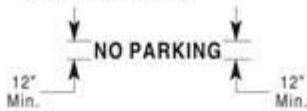


Fig. 7

NOTES:

- A: 5'-0" min. at typical stall, 8'-0" min. at Van-Accessible stall, 1129B4.1 & 2
- B: Stripes 3'-0" on center, Fig. 6
- C: Typical pavement symbol, 1129B.5.2
- D: Parking signage, 70 sq. inch min., 1129B.5
- E: Wheel stop req'd if walk is 4' wide. Not req'd for walk 6' wide or greater
- F: 12" Min. border at 1/4" O.C.
- G: "NO PARKING" in min. 12" high letters, 1129B4.1 & 2



1.7 Picture 2

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

CURB RAMPS, LEVEL LANDINGS (exterior routes of travel)

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

2.0 DOORWAYS
Finding:

2.1 ENTRANCES & EXITS
Finding:

2.2 DIRECTIONAL SIGNS
Finding:

No directional signs are installed. Signs shall be installed that direct people to the accessible entrances.

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

BATHROOMS

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

3.0 DOORS

Finding:

The coat hooks located in the bathrooms are mounted too high. Coat hooks should be mounted no more than 44 inches above the floor.



3.0 Picture 1

3.1 STALL ENCLOSURE/MANEUVERING SPACE

Finding:

The stall enclosures were not installed properly. All stalls are slightly under the required 60 inches wide. I recommend having the stall enclosures corrected by a qualified contractor.



3.1 Picture 1

3.2 MIRRORS, DISPENSERS, LIGHT SWITCHES, HOOKS

Finding:

3.3 PIPE PROTECTION

Finding:

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

The hot water supply line is not insulated. This is a scalding hazard. Hot water and drainpipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. (1115B.2.1.2.2).

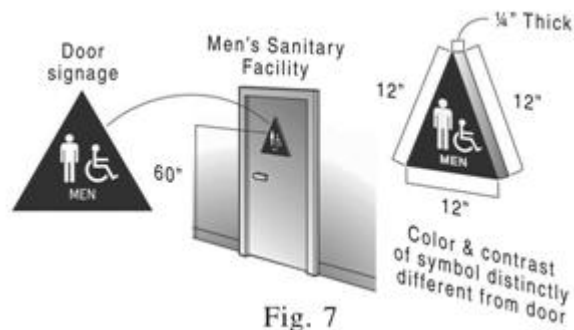


3.3 Picture 1

3.4 SIGNS

Finding:

Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle 1/4 inch thick (6.4 mm) with edges 12 inches (305 mm) long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle, 1/4 inch thick (6.4mm) and 12 inches (305 mm) in diameter. These geometric symbols shall be centered on the door at a height of 60 inches (1524 mm) and their color and contrast shall be distinctly different from the color and contrast of the door.



3.4 Picture 1

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



Fig. 8

3.4 Picture 2



3.4 Picture 3

3.5 FLUSH MECHANISM
Finding:

The flush mechanism is located on the narrow side of the toilet. The flush mechanism must be mounted on the wide side of the toilet, mounted no more than 44 inches from the floor. I recommend correcting, or installation of an electronic flush mechanism at each toilet.

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



3.5 Picture 1

3.6 TOILET HEIGHT
Finding:

3.7 TOILET LOCATION
Finding:

Toilet is mounted 19 inches from the side wall which is one inch more than allowed. Recommend relocating the toilet by a licensed plumber.



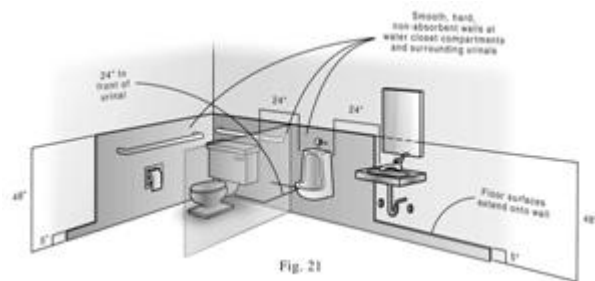
3.7 Picture 1

3.8 BATHROOM WALLS
Finding:

At walls within the water closet compartments and at walls within 24 inches of the front and side of the urinals, the floor shall extend onto the wall a height of 48 inches. (CA T24 1115B.9.5)

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



3.8 Picture 1

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

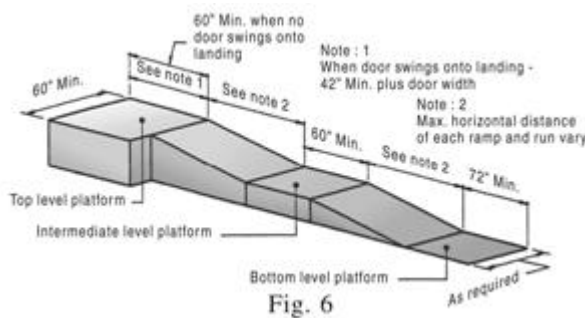
RAMPS

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

4.0 SLOPE AND RISE (1133 b.5.3 / 4.8.2)
Finding:

The ramp located at the rear entrance is too long without a landing. The single slope continues for 44 feet, four inches without a landing. The maximum run should be no more than 30 feet. Recommend installation of a level landing at each interval of 30 inches of vertical rise, and at each change of direction.



4.0 Picture 1

The slope of the ramp was measured at 9.7% which exceeds the maximum slope of 8.3%. I recommend consulting with a licensed architect to design a compliant ramp.



4.0 Picture 2

4.1 WIDTH (1133 B.5.2 / 4.8.3)
Finding:

Pedestrian **exit** ramps shall have a minimum width of 48". The ramp at the rear entrance is less than 48 inches wide due to the installation of the handrails. Recommend widening ramp to minimum required width.

OK RM NI NP Inspected Items

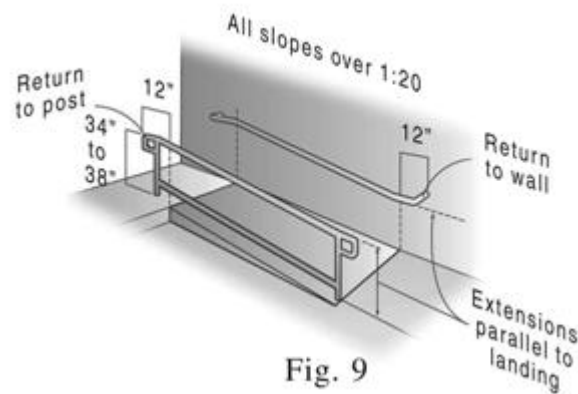
OK RM NI NP Inspected Items



4.1 Picture 1

 4.2 HANDRAILS (1133 B.5.5 / 4.8.5)
Finding:

Handrails at ramp are improperly terminated. Handrails shall extend a minimum of one foot beyond top and bottom of ramp. (CA T24 1133B.5.5.1/ADA 4.8.5(1))



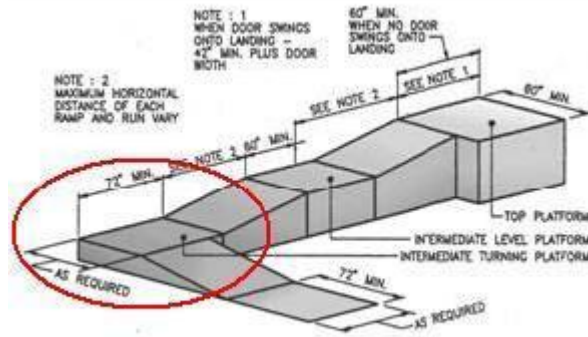
4.2 Picture 1

 4.3 LANDINGS (1133B.5.4 / 4.8.4)
Finding:

The landing at the bottom of the ramp, which changes directions, is too small (CA T24 1133B5.4.6). Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches to accommodate the handrail extension.

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



(b) Ramp with Turning Platform

4.3 Picture 1

4.4 GUIDE RAILS / WHEEL GUIDES
Finding:

4.5 SURFACE CROSS SLOPES
Finding:

The cross slope measures 2.7% which exceeds the maximum allowable slope of 2%. I recommend consulting with a licensed architect to design an accessible ramp.



4.5 Picture 1

4.6 SURFACE FINISH
Finding:

The ramps are tiles with a smooth tile that may become slippery when wet. Surface of slopes of 6% or greater shall be slip resistant.

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



4.6 Picture 1

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

WALKS, SIDEWALKS & PEDESTRIAN WAYS

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK	RM	NI	NP	Inspected Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.0 WALKS & SIDEWALKS Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.1 CONTINUOUS SURFACE (Changes in level) Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.2 LEVEL AREAS (Door clearances) Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.3 WALKS WITH CONTINUOUS GRADIENTS Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5.4 PASSING SPACE Finding:

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

ENTRANCES, EXITS AND PATHS OF TRAVEL

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

6.0 ENTRANCES

Finding:

Enclosed stairways in buildings with two or more stories in height must have approved stairway identification signs located at each floor level in stairway. The signs must be 5 feet above the floor immediately adjacent to the door on the strike side. The sign must be positioned to provide uninterrupted visibility when the door is open or closed. (CA T24 1003.3.3.13/ADA 1133B.4.3)

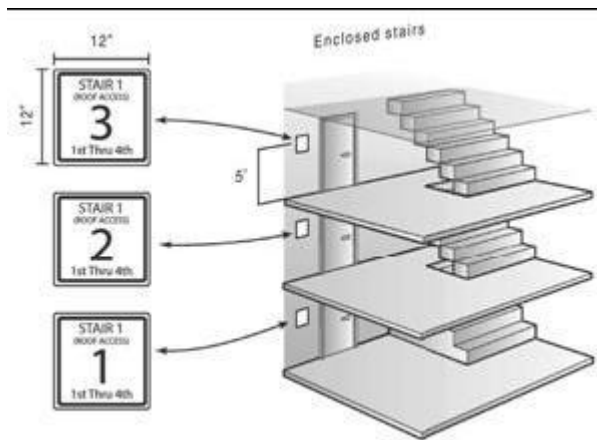


Fig. 11

6.0 Picture 1



6.0 Picture 2

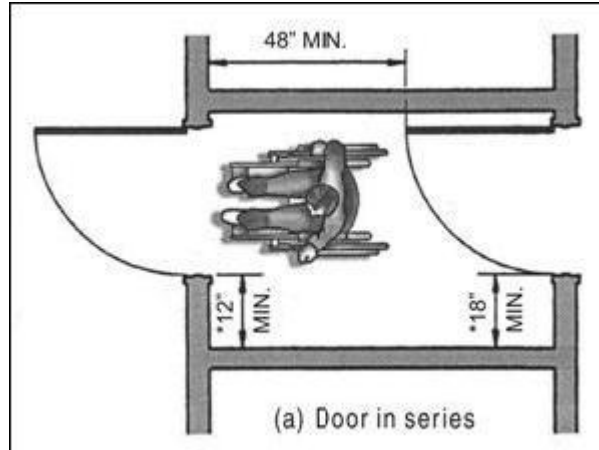
6.1 TWO DOORS IN A SERIES

Finding:

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

The doors in series at the bathrooms are not compliant. The minimum space between the hinged or pivoted doors in series shall be 48 inches plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors. I recommend removing the inner door.



6.1 Picture 1



6.1 Picture 2

6.2 DOOR OPENING FORCE
Finding:

The force to open the bathroom doors is greater than 5 lbs. I recommend adjusting the door closer to require less force to open the door.

6.3 DOOR HARDWARE
Finding:

6.4 EXIT DOORS (openable without key)
Finding:

6.5 THRESHOLDS
Finding:

6.6

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

CARPET
Finding:

6.7 HAZARDS (Head room, overhang, Obstacles)

Finding:

A bicycle chained to the handrail creates a tripping hazard, and blocks access to the ramp. Signs should be posted, or the owner of the bicycle should be notified not to park the bicycle there.



6.7 Picture 1

6.8 SIGNS

Finding:

A sign with the international symbol of accessibility shall be at every primary entrance and every major junction indicating the direction along or to accessible features. (1127B.3/4.1.3)

Entrances that are accessible to and usable by persons with disabilities are identified with at least ONE International Symbol of Accessibility. Additional directional signs using the symbol are visible along approaching pedestrian ways. (1117B.5.8.1.2).

Note: California's standards for signage are more stringent and are significantly larger and wider than Federal Law (ADA).

OK RM NI NP Inspected Items

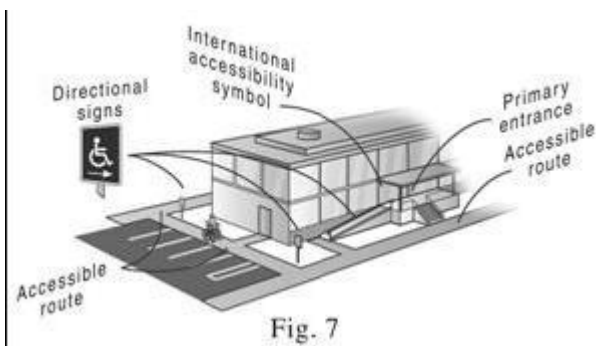
OK RM NI NP Inspected Items



6.8 Picture 1



6.8 Picture 2



6.8 Picture 3



6.8 Picture 4

6.9 RECESSED AND OFFSET DOORS

Finding:

Several recessed doors exist in the building which do not provide adequate access to the individual suites. To remedy this, I recommend relocating the door to the front edge of the hallway so that adequate access (18 inches) is created at the latch side of the door.

OK RM NI NP Inspected Items

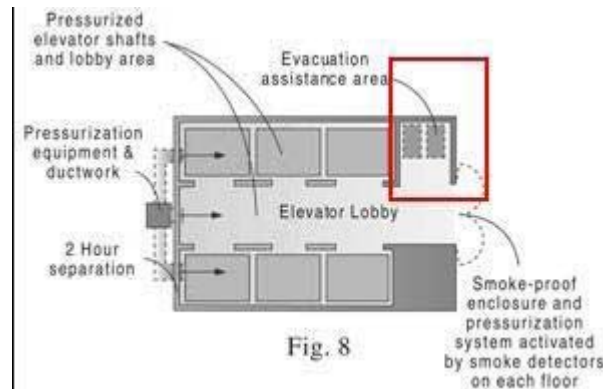
OK RM NI NP Inspected Items



6.9 Picture 1

6.10 EGRESS AND AREAS FOR EVACUATION
Finding:

No areas for evacuation are present. These are areas separated from the main part of the building by no less than a 1 hour fire-rated wall. These areas can be located at the upstairs stairwell landings, or in the elevator lobby when smoke alarm-operated doors close to provide a pressurized smoke-proof enclosure. While this is usually not required in existing buildings, the building department will have to give the final approval.



6.10 Picture 1

6.11 TRAVEL ROUTES, AISLES, ALCOVES & CORRIDORS (Interior)
Finding:

For every portion of every building in which tables, merchandise, equipment, products, or similar materials are installed, aisles that lead to an exit shall be provided. (1133B.6.1 / 4.3.10)

6.12 CORRIDOR & HALLWAY WIDTHS
Finding:

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

STAIRWAYS

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

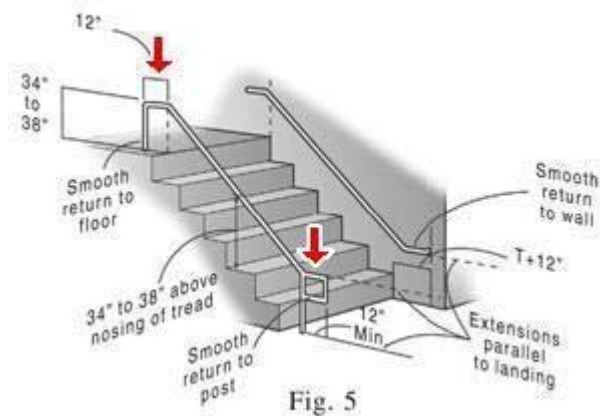
7.0 HANDRAILS

Finding:

If handrails are not continuous, they shall extend at least 12 inches beyond the top riser and at least 12 inches plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.



7.0 Picture 1



7.0 Picture 2

Checking the load capability of the handrail is beyond the scope of this inspection. I recommend having the wood handrail replaced with a metal rail.

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



7.0 Picture 3

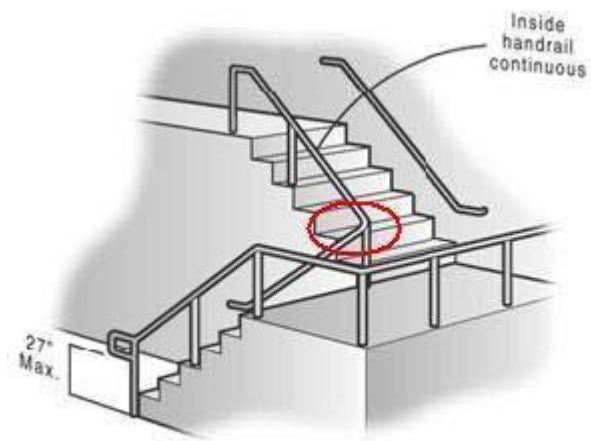


Fig. 7

7.0 Picture 4

 7.1 STAIRWAY IDENTIFICATION
Finding:

Sign at exit discharge level does not have the required tactile identification. The sign must include a raised 5 pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters (CA T24 1003.3.3.13.1).

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



7.1 Picture 1

7.2 TREADS, NOSING and RISERS
Finding:

Exterior striping is missing at the stair treads landing(s). The upper approach and all tread of each stair shall be marked by a strip of clearly contrasting color at least 2 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. A painted strip is acceptable.(1120A.4)

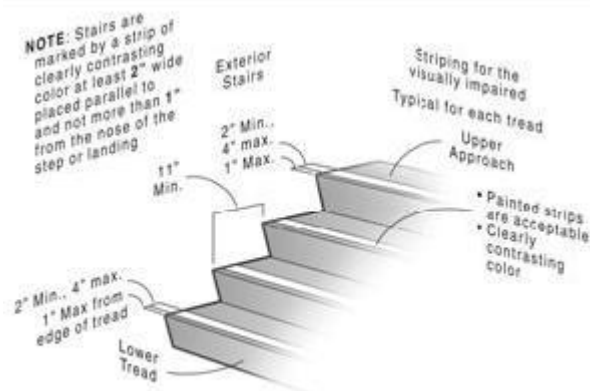


Fig. 15

7.2 Picture 1

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items



7.2 Picture 2

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

WATER FOUNTAINS

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK	RM	NI	NP	Inspected Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.0 DRINKING FOUNTAIN DIMENSIONS Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.1 DRINKING FOUNTAIN OPERATION Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.2 CLEAR FLOOR SPACE ALLOWANCE Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.3 NUMBER OF DRINKING FOUNTAINS Finding:
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8.4 MOUNTING/LOCATION OF DRINKING FOUNTAIN Finding:

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

ELEVATORS

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

9.0 DOOR OPERATION
Finding:

9.1 ELEVATOR ENTRANCE SIGNS
Finding:

The directional signs to the elevator are mounted too high. I recommend installing these signs at 60 inches on center.

Entrances that are accessible to and usable by persons with disabilities are identified with at least ONE International Symbol of Accessibility. Additional directional signs using the symbol are visible along approaching pedestrian ways. (1117B.5.8.1.2)



9.1 Picture 1



9.1 Picture 2

9.2

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

ELEVATOR MEASUREMENTS

Finding:

9.3 ELEVATOR CAR INTERIOR

Finding:

9.4 ELEVATOR CAR EXTERIOR

Finding:

9.5 ELEVATOR DOOR PROTECTIVE/REOPENING DEVICE

Finding:

9.6 ELEVATOR OPERATION AND LEVELING

Finding:

9.7 ELEVATOR DOOR OPEN TIME

Finding:

9.8 ELEVATOR LANTERN

Finding:

The lantern and audible signal did not function.

A visual and audible signal shall be provided at each hoistway entrance indicating to the prospective passenger the car answering the call and its direction of travel. The visual sign for each direction is a min. of 2 1/2 inches high by 2 1/2 inches wide and visible from the proximity of the call button. (CA T24 1116B.1.14/ADA 4.10).

The audible signal sounds once for the up direction, and twice for the down direction or sounds a configuration that distinguishes between up and down travel.

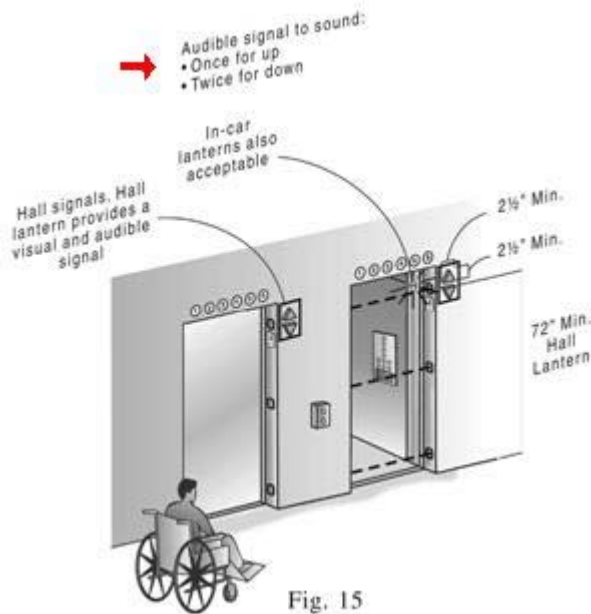


Fig. 15

9.8 Picture 1

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

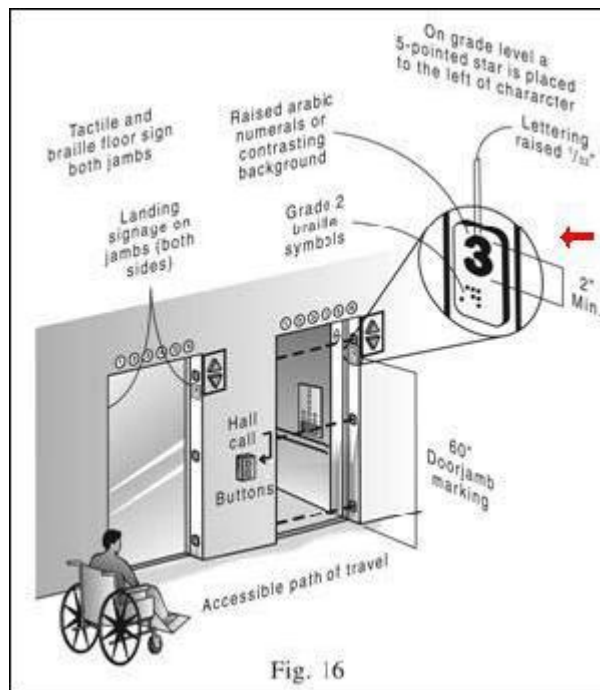


9.8 Picture 2

9.9 ELEVATOR HANDRAIL
Finding:

9.10 DOOR JAMB MARKINGS
Finding:

Door Jamb markings at all elevator floors shall have the number of the floor is indicated by raised characters that are a minimum of 2 inches in height, and Grade 2 Braille, located 60 inches on center above the door jamb panels on both sides of the door so that they are visible from within the elevator. On the grade level, a raised five pointed star shall be placed to the left of the raised character.



9.10 Picture 1

OK RM NI NP Inspected Items

OK RM NI NP Inspected Items

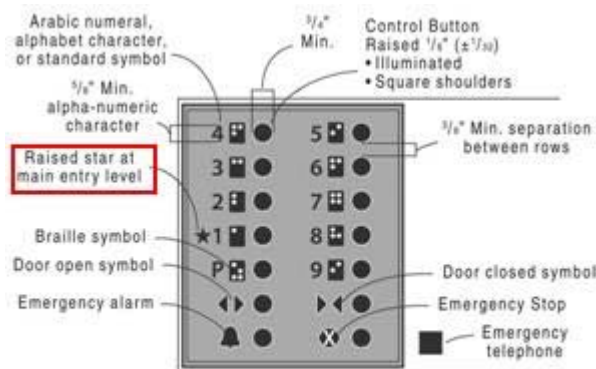
9.11 ELEVATOR CONTROLS

Finding:

A Star is required adjacent to the ground floor button.



9.11 Picture 1



Panel Detail
Fig. 12

9.11 Picture 2

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

ALARMS

Alarm systems are not tested for functionality. We recommend having the alarm installation or monitoring company perform a test to verify compliance with the National Fire Alarm Code, NFPA 72, 1999 edition / CA Title 24 Chapter 35.

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

OK RM NI NP Inspected Items

10.0 ALARMS
Finding:

No Visible or audible alarms were observed. I recommend checking with the appropriate building authority or fire Marshall to see if fire alarms are required for this structure. If they are required, I recommend installation in accordance with the ADA and California Title 24 requirements. This will include installation of signaling devices in hallways, corridors, and bathrooms.

OK RM NI NP Inspected Items

OK=Item checked and OK, RM=Required/Modify, NI=Not Inspected, NP=Not Present

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Accessibility Inspection Summary

Prepared for:

Business Owner
28999 Front Street
Temecula, CA 92592

By:



ADA Compliance Review Corp.
23672 San Vicente Rd., Suite 345, Ramona, CA 92065
(760) 466-7261

This summary lists the items that are not in compliance with the Americans with Disabilities act, and California Title 24 access regulations. This is not the entire report, and we strongly recommend that you review the entire report.

PARKING

1.1 DIMENSIONS OF PARKING SPACE(S)

Required/Modify

The dimensions of the parking spaces and access aisles are incorrect. Each parking stall must be 9 feet wide by 18 feet long. If two parking spaces share an access aisle, and van accessible aisles, the access aisle must be 5 feet wide. Some spaces are less than 9 feet wide, and accessible aisles are less than 5 feet wide.

I recommend having the spaces re-striped by a qualified contractor.

1.2 VAN ACCESSIBLE SPACES

Required/Modify

No proper van accessible space exists. The accessible aisle on the passenger side of the space assigned to be van accessible is not level, and cannot be considered part of the space.

One in every 8 stalls (but no less than one) shall be served by an access aisle 96 inches (8 feet) wide minimum placed opposite the drivers side and shall be designated Van-Accessible (CA T24 1129B.4.2 / ADA 4.1.2(5)(b)).

The van accessible sign is poorly installed. Recommend correcting the sign so that it is perpendicular to the parking space.

1.3 PATHWAYS TO ACCESSIBLE PARKING

Required/Modify

Wheelchair users must not be forced to go behind parked cars other than their own (CA T24 1129B.4.3) on new construction. The enforcing agency must determine whether compliance with this regulation is required. If you must comply with this, wheel stop curbs must be installed 24" from ramp to stop cars from encroaching onto pathway.

1.5 SIGN AT ENTRANCE OF PARKING LOT**Required/Modify**

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each stall or space. The sign shall not be less than 17 inches by 22 inches (432 mm by 559 mm) in size with lettering not less than 1 inch (25 mm) in height, which clearly and conspicuously states the following:

“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner’s expense. Towed vehicles may be reclaimed at _____ or by telephoning _____.” Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

1.7 IDENTIFYING MARKS AT SPACES**Required/Modify**

The surface of each accessible parking space or stall shall have a surface identification

duplicating either of the following schemes:

1. By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant; or
2. By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide (914 mm by 914 mm).

The words "NO PARKING" shall be painted on the ground within each five-foot loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement.

I recommend having a qualified re-stripping company perform the required marking at the parking lot.

CURB RAMPS, LEVEL LANDINGS (exterior routes of travel)**2.2 DIRECTIONAL SIGNS****Required/Modify**

No directional signs are installed. Signs shall be installed that direct people to the accessible entrances.

BATHROOMS**3.0 DOORS****Required/Modify**

The coat hooks located in the bathrooms are mounted too high. Coat hooks should be mounted no more than 44 inches above the floor.

3.1 STALL ENCLOSURE/MANEUVERING SPACE**Required/Modify**

The stall enclosures were not installed properly. All stalls are slightly under the required 60 inches wide. I recommend having the stall enclosures corrected by a qualified contractor.

3.3 PIPE PROTECTION

Required/Modify

The hot water supply line is not insulated. This is a scalding hazard. Hot water and drainpipes accessible under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories. (1115B.2.1.2.2).

3.4 SIGNS**Required/Modify**

Doorways leading to men's sanitary facilities shall be identified by an equilateral triangle 1/4 inch thick (6.4 mm) with edges 12 inches (305 mm) long and a vertex pointing upward. Women's sanitary facilities shall be identified by a circle, 1/4 inch thick (6.4mm) and 12 inches (305 mm) in diameter. These geometric symbols shall be centered on the door at a height of 60 inches (1524 mm) and their color and contrast shall be distinctly different from the color and contrast of the door.

3.5 FLUSH MECHANISM**Required/Modify**

The flush mechanism is located on the narrow side of the toilet. The flush mechanism must be mounted on the wide side of the toilet, mounted no more than 44 inches from the floor. I recommend correcting, or installation of an electronic flush mechanism at each toilet.

3.7 TOILET LOCATION**Required/Modify**

Toilet is mounted 19 inches from the side wall which is one inch more than allowed. Recommend relocating the toilet by a licensed plumber.

3.8 BATHROOM WALLS**Required/Modify**

At walls within the water closet compartments and at walls within 24 inches of the front and side of the urinals, the floor shall extend onto the wall a height of 48 inches. (CA T24 1115B.9.5)

RAMPS**4.0 SLOPE AND RISE (1133 b.5.3 / 4.8.2)****Required/Modify**

The ramp located at the rear entrance is too long without a landing. The single slope continues for 44 feet, four inches without a landing. The maximum run should be no more than 30 feet. Recommend installation of a level landing at each interval of 30 inches of vertical rise, and at each change of direction.

The slope of the ramp was measured at 9.7% which exceeds the maximum slope of 8.3%. I recommend consulting with a licensed architect to design a compliant ramp.

4.1 WIDTH (1133 B.5.2 / 4.8.3)**Required/Modify**

Pedestrian **exit** ramps shall have a minimum width of 48". The ramp at the rear entrance is less than 48 inches wide due to the installation of the handrails. Recommend widening ramp to minimum required width.

4.2 HANDRAILS (1133 B.5.5 / 4.8.5)**Required/Modify**

Handrails at ramp are improperly terminated. Handrails shall extend a minimum of one foot beyond top and bottom of ramp. (CA T24 1133B.5.5.1/ADA 4.8.5(1))

4.3 LANDINGS (1133B.5.4 / 4.8.4)**Required/Modify**

The landing at the bottom of the ramp, which changes directions, is too small (CA T24 1133B5.4.6). Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches to accommodate the handrail extension.

4.5 SURFACE CROSS SLOPES

Required/Modify

The cross slope measures 2.7% which exceeds the maximum allowable slope of 2%. I recommend consulting with a licensed architect to design an accessible ramp.

4.6 SURFACE FINISH**Required/Modify**

The ramps are tiles with a smooth tile that may become slippery when wet. Surface of slopes of 6% or greater shall be slip resistant.

ENTRANCES, EXITS AND PATHS OF TRAVEL

6.0 ENTRANCES**Required/Modify**

Enclosed stairways in buildings with two or more stories in height must have approved stairway identification signs located at each floor level in stairway. The signs must be 5 feet above the floor immediately adjacent to the door on the strike side. The sign must be positioned to provide uninterrupted visibility when the door is open or closed. (CA T24 1003.3.3.13/ADA 1133B.4.3)

6.1 TWO DOORS IN A SERIES**Required/Modify**

The doors in series at the bathrooms are not compliant. The minimum space between the hinged or pivoted doors in series shall be 48 inches plus the width of any door swinging into the space. Doors in series shall swing either in the same direction or away from the space between the doors. I recommend removing the inner door.

6.2 DOOR OPENING FORCE**Required/Modify**

The force to open the bathroom doors is greater than 5 lbs. I recommend adjusting the door closer to require less force to open the door.

6.7 HAZARDS (Head room, overhang, Obstacles)**Required/Modify**

A bicycle chained to the handrail creates a tripping hazard, and blocks access to the ramp. Signs should be posted, or the owner of the bicycle should be notified not to park the bicycle there.

6.8 SIGNS**Required/Modify**

A sign with the international symbol of accessibility shall be at every primary entrance and every major junction indicating the direction along or to accessible features. (1127B.3/4.1.3)

Entrances that are accessible to and usable by persons with disabilities are identified with at least ONE International Symbol of Accessibility. Additional directional signs using the symbol are visible along approaching pedestrian ways. (1117B.5.8.1.2).

Note: California's standards for signage are more stringent and are significantly larger and wider than Federal Law (ADA).

6.9 RECESSED AND OFFSET DOORS**Required/Modify**

Several recessed doors exist in the building which do not provide adequate access to the individual suites. To remedy this, I recommend relocating the door to the front edge of the hallway so that adequate access (18 inches) is created at the latch side of the door.

6.10 EGRESS AND AREAS FOR EVACUATION**Required/Modify**

No areas for evacuation are present. These are areas separated from the main part of the building by no

less than a 1 hour fire-rated wall. These areas can be located at the upstairs stairwell landings, or in the elevator lobby when smoke alarm-operated doors close to provide a pressurized smoke-proof enclosure. While this is usually not required in existing buildings, the building department will have to give the final approval.

STAIRWAYS

7.0 HANDRAILS

Required/Modify

If handrails are not continuous, they shall extend at least 12 inches beyond the top riser and at least 12 inches plus the width of one tread beyond the bottom riser. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal.

7.1 STAIRWAY IDENTIFICATION

Required/Modify

Sign at exit discharge level does not have the required tactile identification. The sign must include a raised 5 pointed star located to the left of the identifying floor level. The outside diameter of the star shall be the same as the height of the raised characters (CA T24 1003.3.3.13.1).

7.2 TREADS, NOSING and RISERS

Required/Modify

Exterior striping is missing at the stair treads landing(s). The upper approach and all tread of each stair shall be marked by a strip of clearly contrasting color at least 2 inches wide placed parallel to, and not more than 1 inch from, the nose of the step or landing to alert the visually impaired. The strip shall be of material that is at least as slip resistant as the other treads of the stair. A painted strip is acceptable. (1120A.4)

ELEVATORS

9.1 ELEVATOR ENTRANCE SIGNS

Required/Modify

The directional signs to the elevator are mounted too high. I recommend installing these signs at 60 inches on center.

Entrances that are accessible to and usable by persons with disabilities are identified with at least ONE International Symbol of Accessibility. Additional directional signs using the symbol are visible along approaching pedestrian ways. (1117B.5.8.1.2)

9.8 ELEVATOR LANTERN

Required/Modify

The lantern and audible signal did not function.

A visual and audible signal shall be provided at each hoistway entrance indicating to the prospective passenger the car answering the call and its direction of travel. The visual sign for each direction is a min. of 2 1/2 inches high by 2 1/2 inches wide and visible from the proximity of the call button. (CA T24 1116B.1.14/ADA 4.10).

The audible signal sounds once for the up direction, and twice for the down direction or sounds a configuration that distinguishes between up and down travel.

9.10 DOOR JAMB MARKINGS

Required/Modify

Door Jambs at all elevator floors shall have the number of the floor is indicated by raised characters that are a minimum of 2 inches in height, and Grade 2 Braille, located 60 inches on center above the door jamb panels on both sides of the door so that they are visible from within the elevator. On the grade level, a raised five pointed star shall be placed to the left of the raised character.

9.11 ELEVATOR CONTROLS**Required/Modify**

A Star is required adjacent to the ground floor button.

ALARMS**10.0 ALARMS****Required/Modify**

No Visible or audible alarms were observed. I recommend checking with the appropriate building authority or fire Marshall to see if fire alarms are required for this structure. If they are required, I recommend installation in accordance with the ADA and California Title 24 requirements. This will include installation of signaling devices in hallways, corridors, and bathrooms.

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