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CLARK COUNTY
WASHINGTON

DEPARTMENT OF COMMUNITY DEVELOPMENT
BUILDING SAFETY DIVISION

DATE: February 11, 2008

TO: Tim McVicker, Allyson Anderson
FROM: Clark County ADA Review

RE: Camas Court House

Friday the 8th, an inspection was performed at '89 C St, Camas' to investigate possible compliances to code for a possible future addition or alteration and ADA minimum requirements.

In a quick inspection of the existing structure, it was discovered that the building is of most likely non-reinforced concrete masonry units (CMU) with furred walls inside and brick veneer affixed to exterior. Building built in 50's according to conversation held on site.

Under existing building code requirements additions to existing shall not increase structural forces by more than 5%, nor increase seismic forces by 10% (section 3403.2 & 3403.2.3.1)

A structural engineer will need to be obtained to determine if adding on or alteration to existing is feasible and meet code for structural and seismic **or** cost prohibitive.

The following observations related to fire, life, and safety and ADA are noted for review below:

Item 1. **1106.6 Location.** Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances. Wherever practical, the accessible route shall not cross lanes of vehicular traffic. Where crossing traffic lanes is necessary, the route shall be designated and marked as a crosswalk.

ADA parking not located on shortest route to accessible entry.

Currently requires crossing hazardous area without warning or crosswalk markings.

ADA parking should be re-located to provide a safe and the shortest route possible.

Should crossing of hazardous area (vehicular routes) be required, then an accessible route with detectable warning shall be installed at entry to and exit from marked crossing.

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Item 2. **1106.5 Van spaces.** For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

Investigation revealed no 'Van Accessible' parking provided.

A Van accessible parking space shall be provided with adequate eight-foot aisle adjacent to parking and appropriate parking signage.

Item 3. **1104.2 Within a site.** At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

1101.2.2 (ICC A117.1 Section 403.5) Clear width of accessible route. Clear width of an accessible route shall comply with ICC A117.1 Table 403.5. For exterior routes of travel, the minimum clear width shall be 44 inches (1118 mm).

No accessible route is provided within site from parking to main entry.

An accessible route shall be installed and not less than 44-inches in width.

Item 4. **DETECTABLE WARNING.** A standardized surface feature built in or applied to walking surfaces or other elements to warn visually impaired persons of hazards on a circulation path.

406.13 Detectable Warnings at Curb Ramps. Where detectable warnings are provided on curb ramps, they shall comply with Sections 406.1 3 and 705.

The site utilized raised sidewalks, which shall mandate use of curb ramps to access route to parking. Curb ramps shall have detectable warning installed not less than 24-inches in depth and full width of ramp portion of curb ramp. Detectable warning shall also be installed at entry too and exit from crossings of hazardous areas.

Item 5. **303.4 Ramped.** Changes in level greater than 1/2 inch (13 mm) in height shall be ramped and shall comply with Section 405 or 406.

Curb ramp to be installed on sidewalk due to change in elevation within accessible route.

Site does have an existing curb ramp, but it does not meet code for slopes nor detectable warning, nor does it serve the ADA parking located at entry to site.

Item 6. **405.2 Slope.** Ramp runs shall have a running slope not steeper than 1:12.

Inspection of site revealed ramps located at front and rear of building. Neither ramp appears to meet the maximum slope of 1:12, more like 1:10. Ramps in excess of maximum would be required to be corrected.

Item 7. **405.8 Handrails.** Ramp runs with a rise greater than 6 inches (150 mm) shall have handrails complying with Section 505.

The ramp in rear of building does not have required handrails on both sides. Installation is required.

Item 8. **405.7.1 Slope.** Landings shall have a slope not steeper than 1 :48 and shall comply with Section 302.

The landing located at top of front ramp exceeds allowable of 2% slope and shall be corrected.

Item 9. **1014.2 Egress through intervening spaces.** Egress through intervening spaces shall comply with this section.

2. Egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes.

Currently the site has the required second exit from courtroom egressing through a kitchen, which is not permitted.

Exiting through store rooms and kitchens has not been allowed for some time. Recommended that no change occur, but if alteration occurs to building, this issue shall be resolved to meet code.

- Item 10 **2902.1.1 Requirements.** Plumbing fixtures shall be provided in the minimum number shown in Table 2902.1 and in this Chapter. Where the proposed occupancy is not listed in Table 2902.1, the building official shall determine fixture requirements based on the occupancy.

In review of the building for toilet compliant facilities to ADA it was discovered that the building does not comply.

Due to nature of construction (CMU), it may be structurally incapable of meeting code requirement for toilet facilities to be ADA.

Building does have one unisex facility provided, but the total count required by code for toilets for each gender still does not meet minimums.

Any alteration to existing building shall mandate updating toilet facilities to meet code minimums.

Any additions to building with facilities shall meet code for new or addition would also mandate alteration to existing to meet minimums.

- Item 11. **904.3.2 Forward Approach.** A portion of the counter surface 30 inches (760 mm) minimum in length and 36 inches (915 mm) maximum in height above the floor shall be provided. A clear floor space complying with Section 305, positioned for a forward approach to the accessible counter, shall be provided. Knee and toe clearance complying with Section 306 shall be provided under the accessible counter.

Inspection of front service area within office revealed that the counter did not meet code for accessible heights of 36-inches maximum. Current application is approximately 42-inches in height. This is an easy fix and shall be corrected.

- Item 12. **1012.1 Where required.** Handrails for stairways and ramps shall be adequate in strength and attachment in accordance with Section 1607.7. Handrails required for stairways by Section 1009.10 shall comply with Sections 1012.2 through 1012.8. Handrails required for ramps by Section 1010.8 shall comply with Sections 1012.2 through 1012.7.

Inspection revealed no handrails at stair to main entry or to platform in assembly. Install handrails to code minimums.

- Item 13. **1006.1 Illumination required.** The means of egress, including the exit discharge, shall be illuminated at all times the building space served by the means of egress is occupied.

In discussion with staff on site, it was found that the building does not provide adequate egress illumination within egress paths. The assembly/courtroom area only has one bug eye for egress illumination and would not provide code minimum to illuminate adequate path of travel. Egress illumination shall be provided.

- Item 14. **303.4 Ramped.** Changes in level greater than 1/2 inch (13 mm) in height shall be ramped and shall comply with Section 405 or 406.

Building has a platform in place within assembly to which no ADA accessibility is provided. Code requires an accessible route to this platform. Installation of a ramp shall be required to provide access.

- Item 15. **1108.4.1 Courtrooms.** Each courtroom shall be accessible.

Accessibility is not currently provided within courtroom to judge bench or witness stand as required per code. Accessibility shall be provided.

Item 16. **404.2.3 Maneuvering Clearances at Doors.** Minimum maneuvering clearances at doors shall comply with Section 404.2.3 and shall include the full clear opening width of the doorway.

Several doors within building require ADA maneuvering minimums and do not currently meet these standards.

The following are of concern;

- **Unisex toilet room from/to toilet room requires 12-inches on latch side where door has both latch and closer as existing. Current is only about 8-inches.**
- **Employee exit from courtroom requires 12-inches on approach side from hall to courtroom due to fact that door has both latch and closer affixed.**
- **Door from hallway into office and exiting from office area requires 12-inches on latch side with door having both latch and closer.**

Due to nature of construction it may be impractical to meet maneuvering clearances at these doors, so options may be to remove one of the components that require compliance to meet clearances.

Note: As inspection was performed, it was discovered that the mechanical unit appeared to be oversized compared to square footage of building. This would need to be checked to ensure the size of unit is not more than 150% allowed to heat and cool building in compliance to Washington State Energy Code, Section 503.2.2. Size of unit could be due to lack of insulation per code within building (if applicable). No destructive inspection was performed to determine if building meets code for minimum insulation at this time.

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Item # 17
Issue: Doors do not meet accessibility requirements for width. Current width for one door is 28.5". Both doors open width is 57.5"
Issue:
Location: Interior and Exterior Doors – SE Entrance
Code: ANSI 404.2.1 Double-Leaf Doors and Gates – At least one of the active leaves of doorways with two leaves shall comply with sections 404.2.2 and 404.2.3
ANSI 404.2.2 Clear Width – Doorways shall have a clear opening width of 32" minimum.
Notes: Automatic doors could be installed where both doors would open thereby providing the necessary width required by code.



Item # 18

Issue: Drinking Fountain - Hallway

1. Spout Height – Current Height 37"
2. Clearance – Obstructed by chairs and soft drink machine

Issue:

Location: Main Hallway

Code: ANSI 602.4 Spout Height – Spout outlets of wheelchair accessible drinking fountains shall be 36 inches maximum above the floor.
ANSI 602.2 Clear Floor Space – A clear floor space complying with Section 305, positioned for a forward approach to the drinking fountain, shall be provided. The floor space shall be centered on the drinking fountain.
ANSI 305.2 Size – The clear floor space shall be 48 inches minimum in length and 30 inches minimum in width.

Notes: The soft drink machine will need to be moved to another location in order to provide the required clear floor space for access to the drinking fountain.



Item # 19

Issue: No Wheelchair Space

Issue:

Location: Hallway Seating outside Courtroom

Code: ANSI 802.6 - Integration of Wheelchair Space Locations – Wheelchair space locations shall be an integral part of any seating area.
ANSI 802.3 Width – A single wheelchair space shall be 36 inches minimum in width.
ANSI 802.5 - Approach The wheelchair space location shall adjoin an accessible route. The accessible route shall not overlap the wheelchair space location.

Notes: Remove a section of the standard seats.



Item # 20
 Issue: Flush Control Location
 Issue: Vertical Grab Bar
 Location: Accessible Restroom
 Code: ANSI 604.6 Flush Controls - Hand operated flush controls shall be located on the open side of the water closet.

ANSI 604.51. Fixed Side wall Grab Bars – (States in part) ... A vertical grab bar 18 inches minimum in length shall be mounted with the bottom of the bar located 39 inches and 41 inches above the floor, and with the center line of the bar located between 39" and 41 inches from the rear wall.

Notes: Installation of a 36" bar may be unattainable due to location of toilet and other plumbing fixtures.

Item # 21
 Issue: Rear Wall Grab Bar Length and Placement
 Issue: Size of Water Closet for Clearance
 Location: Accessible Restroom
 Code: ANSI A117.1-2003 Fig. 604.5.2

ICC/ANSI A117.1-2003

CHAPTER 6

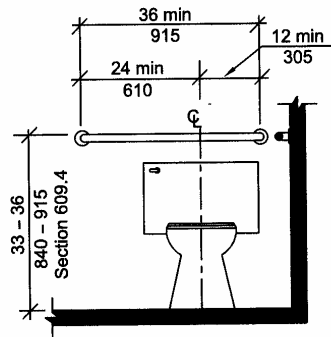


Fig. 604.5.2
 Rear Wall Grab Bar for Water Closet

ANSI 604.3.2

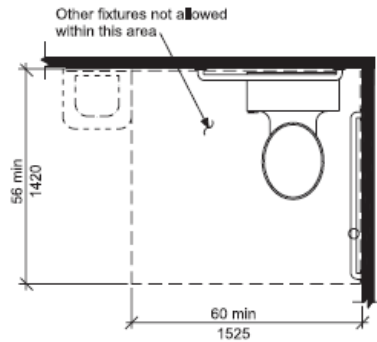


Fig. 604.3
Size of Clearance for Water Closet

Notes: The current rear wall grab bar is 24" in length and should be a minimum of 36 inches. Also, the bar should be off-centered as indicated in diagram above.

Extending width of water closet will not be possible unless a renovation is conducted.

No Photo

Item # 22

Issue: Accessible Restroom Mirror Height

Issue:

Location: Accessible Restroom

Code: **ANSI 603.3** Mirrors located above lavatories, sinks and counters shall be mounted with the bottom edge of the reflecting surface 40 inches maximum above the floor.

Notes: Current height at base of reflecting surface is



Item # 23

Issue: Directional Signage

Issue:

Location: Inaccessible Restrooms

Code: IBC 1110.2 Directional Signage – Directional signage indicating the route to the nearest like accessible element shall be provided at inaccessible public toilets and bathing facilities.






Item # 24

Issue: Height and Reach Range

Issue:

Location: Hallway Coat Hanger

Code: ANSI 308.2 Forward Reach
ANSI 308.2.1 Unobstructed – Where a forward

	<p>shall be 48 inches maximum above the floor.</p> <p>Notes: Current height of the coat bar is 66 inches Coat hooks can be attached to the brick wall on the right side of existing coat bar. Maximum height of these hooks cannot exceed 48 inches above the floor.</p>
	<p>Item # 25</p> <p>Issue: Door Knobs</p> <p>Issue:</p> <p>Location: Correction Officer Door</p> <p>Code: ANSI 404.2.6 Door Hardware – Handles, pulls, latches, locks and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, punching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor.</p>
	<p>Item # 26</p> <p>Issue: Door Handles</p> <p>Issue:</p> <p>Location: Courtroom Doors</p> <p>Code: ANSI 404.2.6 Door Hardware – Handles, pulls, latches, locks and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, punching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the floor.</p>
	<p>Item # 27</p> <p>Issue: Directional Signage – Door is usually locked</p> <p>Issue:</p> <p>Location: NE Corner of Building –Ramped Entrance</p> <p>Code: IBC 1110.2 - Directional Signage Directional signage indicating the route to the nearest like accessible element shall be provided. These directional signs shall include the International Symbol of Accessibility. Sign Sample: Signs must meet ANSI Chapter 7 Communication Elements and Features</p>

	Notes:
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