



## ADA Transition Plan Details Aging Department Riverside

Total Conceptual Cost \$31,240.00

ID	Location	Identified Issue	Recommended Correction	Support Information
Priority	Conceptual Costs	Photos	ADAAG Specifications	
1061	Lobby Restrooms	The men's and women's lobby restrooms are totally inaccessible due to inadequate maneuvering space and numerous other inconsistencies.	The restrooms adjacent to the café are fully accessible, on the same floor, and in the vicinity of the lobby restrooms. Remove the accessible signs on the lobby restrooms and replace with ADAAG compliant signs with directions to the accessible café restrooms.	
Priority 1	Conceptual Cost \$40.00	Photos	ADAAG Specification <a href="#">4.16.2</a> <a href="#">4.16.3</a> <a href="#">4.16.6</a> <a href="#">4.19</a>	
1062	Women's Restroom 5th Floor Lobby	This restroom is totally inaccessible due to numerous inconsistencies including but not limited to: paper towel dispenser is located too high, the lavatory does not provide appropriate knee space and pipes underneath are not insulated, toilet stall does not provide appropriate width, flush lever is in the wrong location, inadequate maneuvering space, etc.	In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. The maximum height for operational or dispensing parts of any dispenser must be 48" or less above the floor (see ADAAG fig 5a). Knee space under lavatories must be 27" minimum to a point 8" behind the front rim (see ADAAG fig 27a) and pipes under lavatories must be insulated and padded. Toilet stalls are required to have a minimum width of 60" for wheelchair maneuvering room. Conversion of this restroom to a single user or unisex restroom with a locking door would allow the removal of partitions that restrict the maneuvering space. ADAAG 4.16.5 requires the operating lever for flush valves to be on the wide side of the toilet space. Changing the manual flush valve to an automatic valve will provide compliance. The maximum allowable height of the urinal rim is 17". Modify this restroom to be compliant with the above dimensions and all other pertinent ADAAG requirements.	
Priority 3	Conceptual Cost \$8,000.00	Photos <a href="#">08</a> <a href="#">09</a> <a href="#">10</a>	ADAAG Specification <a href="#">4.16.5</a> <a href="#">4.16</a> <a href="#">4.16.2</a> <a href="#">fig 5a</a>	

ID	Location	Identified Issue	Recommended Correction	Support Information
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1063	Men's Restroom 5th floorLobby	This restroom is totally inaccessible due to numerous inconsistencies including but not limited to: paper towel dispenser is located too high, the lavatory does not provide appropriate knee space and pipes underneath are not insulated, toilet stall does not provide appropriate width, flush lever is in the wrong location, urinal rim is too high, inadequate maneuvering space, etc.	In new construction, ADAAG requires all public restrooms to be fully accessible. However, this facility is not considered new construction, and therefore falls under the program access provisions of Title II. The maximum height for operational or dispensing parts of any dispenser must be 48" or less above the floor (see ADAAG fig 5a). Knee space under lavatories must be 27" minimum to a point 8" behind the front rim (see ADAAG fig 27a) and pipes under lavatories must be insulated and padded. Toilet stalls are required to have a minimum width of 60" for wheelchair maneuvering room. Conversion of this restroom to a single user or unisex restroom with a locking door would allow the removal of partitions that restrict the maneuvering space. ADAAG 4.16.5 requires the operating lever for flush valves to be on the wide side of the toilet space. Changing the manual flush valve to an automatic valve will provide compliance. The maximum allowable height of the urinal rim is 17". Modify this restroom to be compliant with the above dimensions and all other pertinent ADAAG requirements.	
Priority 3	Conceptual Cost \$8,000.00	Photos <a href="#">12</a> <a href="#">13</a> <a href="#">14</a> <a href="#">19</a>	ADAAG Specification <a href="#">4.16</a> <a href="#">4.16.2</a> <a href="#">4.16.5</a> <a href="#">4.19</a>	
1064	Elevator	The car control buttons are located in the corner of the elevator cab and are above the front approach reach range. The emergency communications device has been removed.	Ensure that all in-car call buttons comply with ADAAG forward reach range of 48" above the floor and hall call buttons comply with the acceptable side reach of 54". All raised designations for control buttons shall be placed immediately to the left of the button to which they apply. Applied plates, permanently attached, are an acceptable means to provide raised control designations. According to ADAAG, elevator emergency communications shall have the following: If provided, emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ASME A17.1-1990. The highest operable part of a two-way communication system shall be a maximum of 48 in (1220 mm) from the floor of the car. It shall be identified by a raised symbol and lettering complying with 4.30 and located adjacent to the device. If the system uses a handset then the length of the cord from the panel to the handset shall be at least 29 in (735 mm). If the system is located in a closed compartment the compartment door hardware shall conform to 4.27, Controls and Operating Mechanisms. The emergency intercommunication system shall not require voice communication. Modify call buttons to comply with forward reach ranges and proper location of raised designation indicators. Install and ADAAG compliant emergency communications device.	
Priority 5	Conceptual Cost \$10,000.00	Photos <a href="#">21</a>	ADAAG Specification <a href="#">4.10.12</a> <a href="#">4.10.14</a>	
1054	Exterior - Curb Ramp	The curb ramp from the accessible parking area does not provide an appropriate detectable warning surface. The slope on the side flares is too steep.	This curb ramp leads to a cross vehicular traffic way, and does not comply with current ADAAG specifications regarding truncated domes. When the surface on each side of a ramp is a walking surface, the maximum allowable flare slope is 10%. Modify the existing curb cut to comply with ADAAG specifications pertaining to a detectable warning surface and slopes.	
Priority 5	Conceptual Cost \$2,000.00	Photos <a href="#">01</a>	ADAAG Specification <a href="#">4.7</a>	

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1057	Exterior - Lower Entrance Ramp	Numerous inconsistencies exist on this ramp including: no detectable warning surface exists, the lack of side flares results in an abrupt drop off, an abrupt change in level exists between this ramp and the landing for the upper ramp, and the slope for this ramp encroaches on the required 5 foot level landing required at the bottom of the upper ramp.	The ADAAG requires side flares for built up ramps. A maximum slope of 10% is allowed for flares. Detectable warning surfaces are required on all ramps leading to traffic ways. Level landings with a maximum slope of 2%, extending at least 5 feet from the base of the ramp and at least as wide as the ramp are required. Abrupt changes in level greater than 1/4" are not allowed. Modify the lower ramp to ADAAG specifications.	
Priority 3	Conceptual Cost \$400.00	Photos <a href="#">02</a>	ADAAG Specification <a href="#">4.7.7</a> <a href="#">4.8.5</a> <a href="#">4.7.6</a> <a href="#">4.8.4</a>	
1058	Exterior - Upper entrance ramp	The handrail extensions for this ramp are not level.	The ADAAG requires horizontal extensions at both the top and bottom of the ramp at least 12 inches long that are rounded or returned smoothly to wall, posts, or floors. Modify the existing handrails to comply with ADAAG specifications.	
Priority 10	Conceptual Cost \$1,100.00	Photos <a href="#">03</a>	ADAAG Specification <a href="#">4.8.5</a> <a href="#">FIG 19c</a> <a href="#">fig 19d</a>	
1059	Exterior Entrance Steps	The handrail extensions on both sides of the steps do not extend 12" beyond the top of the steps. The extensions at the bottom the steps are not level and do not extend 12" beyond the bottom step.	Modify the handrails to comply with ADAAG specifications.	
Priority 3	Conceptual Cost \$900.00	Photos <a href="#">03</a>	ADAAG Specification <a href="#">4.9.4</a>	
1060	Main entrance	A compliant landing does not exist outside the outer vestibule doors. The slope exceeds 2% within 42" of the doors.	The doors are fully automatic sliding doors operated by motion sensors. A level landing is required extending 42" from the front of the doors. A slope of less than 2% in any direction is required for the landing. Modify the existing landing to meet ADAAG requirements.	
Priority 20	Conceptual Cost \$800.00	Photos <a href="#">04</a>	ADAAG Specification <a href="#">4.13.6</a> <a href="#">fig 25</a>	
<b>Total Conceptual Cost</b>		<b>\$31,240.00</b>		