

ARCHITECTURAL BARRIERS SURVEY

The following is an architectural barriers checklist for surveying facilities for compliance with the ADA Accessibility Guidelines.

Landlord's onsite representative must complete this list and submit to the Ross Construction Representative prior to turnover. This list is meant as a guide and is not represented to be complete or to be a replacement for a thorough knowledge and understanding of the applicable accessibility requirements. Regardless of a requirements inclusion or exclusion from this list, the landlord is tasked with the entire responsibility to provide a fully accessible building and site.

A. PARKING LOTS

- Are accessible spaces close to the facility?
- Are they identified as reserved for use only by individuals with physical disabilities?
- Is each parking space at least 8 feet wide?
- Are these parking spaces open on one side, allowing a minimum of 13 feet (total of parking space and access aisle combined) for individuals in wheelchairs or on braces and crutches to get in and out?
- Is there at least one parking space for every eight accessible space designated "van accessible" that is at least a total of 17 feet wide (parking space and access aisle combined) for the use of side-mounted lifts and other mobility aids?
- Do the parking spaces allow people to get in and out on a level surface?
- Is it unnecessary for individuals in wheelchairs or those using braces and crutches to wheel or walk behind parked cars?
- Is distribution of spaces for use by the disabled in accordance with the frequency and persistency of parking needs? (At a minimum, one out of each 25 spaces, up to 100 available parking spaces, should be accessible).

B. WALKWAYS

- Are accessible walkways, corridors, and all other access routes at least 5 feet wide?
- If access routes are not at least 5 feet wide, are passing spaces provided at not more than 200 feet?
- Are walks of a continuing common surface and not interrupted by steps or abrupt changes in levels?
- Wherever they cross other walkways, driveways, or other routes do the walkways blend to a common level?

C. RAMPES

- Do ramps have a slope no greater than 1 foot rise in 12 feet?
- Do ramps have a minimum clear width of 3 feet?
- Do ramps have level landings both at the top and the bottom that are at least 3 feet wide by 5 feet long?
- Do ramps require handrails on both sides? (Ramps having a rise greater than 6 inches or a horizontal projection greater than 6 feet require handrails on both sides).
 - Are the tops of the handrails between 34 inches and 38 inches on height measured from the surface of the ramp?
 - Are they 1-1/2 inches from the wall?
 - Are the surfaces smooth?
 - If handrails are not continuous, do they extend 1 foot beyond the top and bottom of the ramp and are they parallel with the floor?
- Do ramps have a non-slip surface?
- Are ramps unobstructed by parked vehicles?

D. ENTRANCES/EXITS

- Are at least 50 percent of the public entrances (exits) accessible to and usable by, individuals in wheelchairs and those with other physical disabilities?
- Are there at least as many accessible entrances (exits) as there are exits required under applicable building/fire codes?
- Do entrances that are not accessible have directional signage showing the route to the nearest accessible entrance?

E. DOORS AND DOORWAYS

- Do doors have a clear opening of no less than 32 inches when open?
- Are doors operable by a single effort? (Two-leaf doors are not usable by those with disabilities unless they operate by single effort, or unless one of the two leaves meet the 32-inch width requirement)
- Are the doors operable with pressure or strength which could reasonably be expected from disabled persons?
- Is the floor on the inside and outside of each doorway level for a minimum distance of 5 feet from the door in the direction the door swings?
- Are sharp inclines and abrupt changes in level avoided at doorways?
- Do door closers allow the use of doors by physically disabled persons?

F. STAIRS AND STEPS

- Do steps avoid abrupt nosing and do nosings project no more than 1-1/2 inches?
- Do stairs have handrails 34 inches to 38 inches high as measured from the tread at the face of the riser?
 - Are handrails 1-1/2 inches from the walls?
 - If handrails are not continuous, do they extend at least 12 inches beyond the top stair and 12 inches beyond the bottom step?
- Do steps have uniform riser heights and tread widths?
 - Are treads no less than 11 inches wide, measured from riser to riser?

G. FLOORS

- Do floors have a stable, firm, and non-slip surface?
- Are floors on each story at a common level or connected by a ramp?
- If the floor is carpeted, is the carpet pile no thicker than 1/2 inch?

H. REST ROOMS

- Are all public toilet facilities usable by disabled persons?
 - Are accessible toilet facilities on an accessible route?
- Do toilet rooms have a turning space of at least 60 inches by 60 inches to accommodate individuals in wheelchairs?
- Do toilet rooms have at least one toilet stall that?
 - Is at least five feet wide?
 - Has a door that is at least 32 inches wide and swings out?
 - Has a grab bar on each side 33 inches to 36 inches high, 42 inches wide and parallel to the floor, 1-1/4 inches to 1-1/2 inches in diameter, with 1-1/2 inches clearance between rail and wall, fastened securely to the wall at the ends?
 - Has a back grab bar 36 inches wide?
 - Has a water closet with the top of the seat 17 inches to 19 inches from the floor?
 - Has the flush control no more than 44 inches from the floor?
 - Has the toilet paper dispenser below a side grab bar no more than 36 inches from the back wall and at least 19 inches from the floor?
- Do toilet rooms have lavatories with the counter surface no higher than 34 inches above the floor and a clearance of at least 29 inches from the floor to the bottom of the apron?
- Are drain pipes and hot water pipes covered or insulated?
- Are some bottoms of mirrors and shelves no higher than 40 inches above the floor?
- Does a toilet room for men have wall mounted urinals with the opening of the basin 17 inches from the floor, or have floor mounted urinals that are level with the main floor of the toilet room?
- Is the highest operable part of towel dispensers, other dispensers, and all operating mechanisms mounted no higher than 48 inches from the floor for a forward approach or no more than 54 inches for a parallel approach?
- Are racks, dispensers, and disposal units located to the side of the lavatory rather than directly above?
- Are faucets operable with one hand and of a type that do not require tight grasping, pinching, or twisting of the wrist? (Lever-operated, push-type, touch-type, or electronically controlled mechanisms are acceptable)

I. WATER FOUNTAINS

- Are 50 percent of water fountains (at least one) accessible to individuals who use wheelchairs or who have difficulty bending or stooping?
- Do water fountains or coolers have spouts and controls on the front?
- Are the controls operable with one hand and of a type that do not require tight grasping, pinching, or twisting of the wrist?
- Is there clear floor space of at least 30 inches by 48 inches to allow a person in a wheelchair to approach from the front?
- On floor mounted fountains, are spouts no higher than 36 inches from the floor?

J. PUBLIC TELEPHONES

- If public telephones are provided, is at least one per floor and one per bank of telephones (if no more than one bank of public telephones is provided) accessible?
 - Is there clear floor space of 30 inches by 48 inches?
 - Is the height of the phone book, pushbutton controls, and other operable parts no more than 48 inches from the floor?
 - Is the coin slot located 48 inches from the floor for a forward approach or 54 inches from the floor for a side approach?
 - Is the telephone cord 29 inches long?
 - Is the telephone equipped with a volume control?
- If located in a stadium, convention center, hotel with a convention center, or a covered mall, is it permanently mounted with a text telephone, clearly identified as such, and with directional signage indicating its location?

K. ELEVATORS

- If more than a three-story building, is there a passenger elevator available and usable by physically disabled persons? (Doctor's offices and some other types of buildings must have elevators serving all floors.)
- Are the controls in the elevator no higher than 48 inches from the floor for a front approach, or no higher than 54 inches from the floor for a side approach?
- Are the elevator call buttons located in lobbies and hallways no smaller than 3/4 inch at the smallest dimension, mounted no higher than 42 inches from the floor, and equipped with visual indicators?
- Are elevator call buttons labeled with raised and Braille characters beside them?
- Are elevator call buttons easy to push or touch sensitive?
- Is there an emergency two-way communication system that is usable without voice communication mounted no higher than 48 inches from the floor?
- Is the elevator cab at least 5 feet by 5 feet?

L. CONTROLS

- Are switches and controls for light, heat, ventilation, windows, drapes, fire alarms, and all similar controls of frequent or seasonal use within the reach of individuals in wheelchairs?
- Are the controls operable with one hand and without tight grasping, pinching, or twisting of the wrist?

M. SIGNAGE

- Are raised and Braille letters or numbers used to identify rooms and offices?
- Is signage placed on the wall nearest to the latch side of the door or on the nearest adjacent wall?
 - Are signs located at a height of 50 inches measured from floor to the center of the sign?
- Are doors not intended for normal use and that might prove dangerous if a blind person were to exit or enter by them made quickly identifiable to the touch by knurling the door handle or knob?
- Are accessible facilities and elements identified by the international symbol of accessibility?

N. HAZARDS

- When manholes or access panels are open and in use, or when an open excavation exists on a site that is close to normal pedestrian traffic, are barricades placed on all open sides of the hazard, and warning devices installed?
- Are there no low-hanging door closers that remain within the opening of a doorway, or that protrude hazardously into regular corridors or traffic ways?
- Are there no low-hanging signs, ceiling lights, fixtures or similar objects that protrude from the ceiling below 80 inches from the floor into regular corridors or traffic ways?
- Do wall mounted objects whose leading edges are above 27 inches project no more than 4 inches into the walkway?
- Do free standing objects mounted on posts project no more than 1 foot into the walkway?