

Sonoma County Library Annex Building Study

FINAL REPORT | 19 APRIL 2023





GROUP 4

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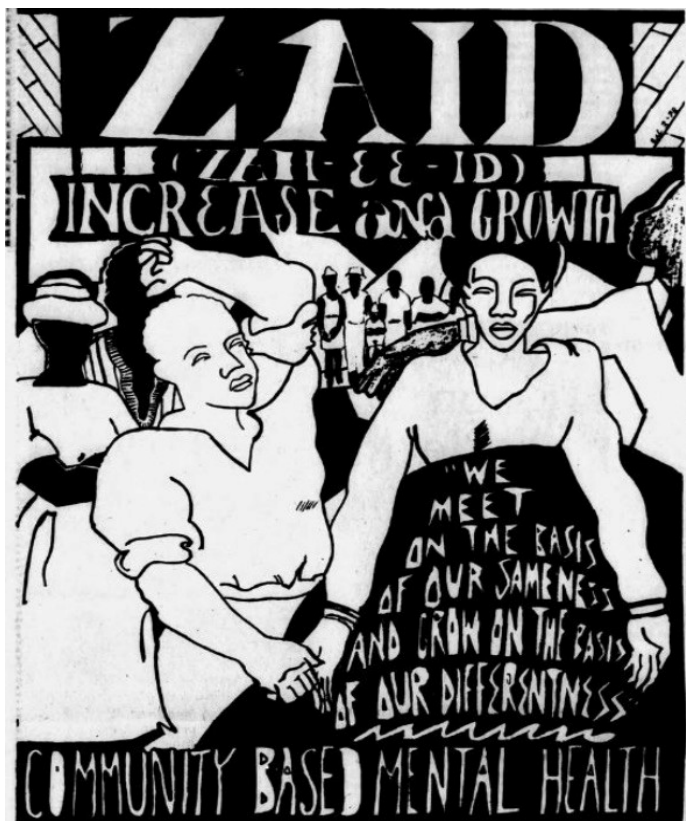
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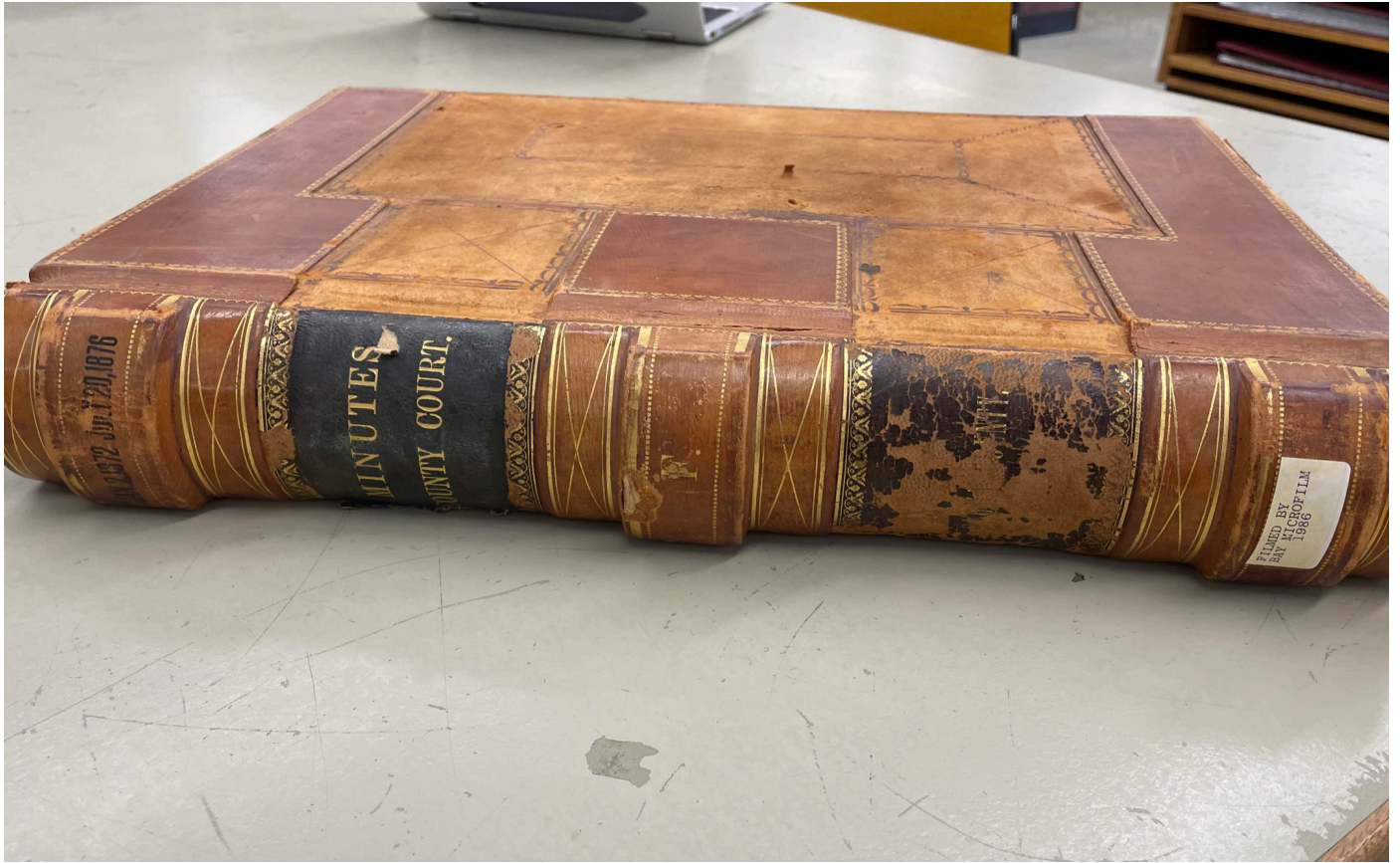
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INTRODUCTION

In 2022, the Sonoma County Library (SCL) published a new Facilities Master Plan describing the vision, guiding principles, and recommendations for its full-service regional and community libraries and its two library stations. SCL's other two facilities — its administrative headquarters in Rohnert Park and the Annex building in downtown Santa Rosa — were studied separately.

This memorandum summarizes the analysis and findings of the Annex study, which was initiated in late 2022 and completed in late spring 2023. The purpose of this study was to assess its current condition and anticipated maintenance needs in order to guide decision-making about capital reinvestment and future use. The process included on-site observation of the Annex building and a review of available documentation about the building. Bureau Veritas (BV) also completed technical assessments of facility condition and accessibility, which are attached to this memorandum as appendices.

In April 2023 the study findings were presented to the Library Commission for discussion. This final memorandum will be presented to the Library Commission in May 2023.

THE ANNEX BUILDING

Located next to the Santa Rosa Central Library, the building at 725 Third Street is popularly known as “the Annex.” It was originally built in 1966; the following year it became the headquarters of the new North Bay Cooperative Library System (NBCLS). When NBCLS moved out in the early 1990s, the Annex became the shared home of SCL’s Literacy Services and History & Genealogy (H&G) Library. H&G took over the whole Annex building in 2018.

The Annex is owned by the Sonoma County Library. It is considered to be well-located for public service. Sonoma County Transit bus routes 30 and 34 both stop in front of the Annex building, and it is less than a half mile from the Santa Rosa Transit Center.

The Annex shares a driveway and a small parking lot with the Central Library. The Central Library Branch Manager is responsible for H&G staff oversight, but there is otherwise not much day-to-day service or operational connection between the two facilities.

BUILDING CONDITION

The Annex received its last update in 2018 when Literacy Services moved out. Funded through Measure Y, this refresh included paint, lighting, and related asbestos abatement as well as some reorganization for full building occupancy by H&G. A few years ago the building experienced a leaking roof but this was repaired by SCL’s Facilities Department.

The 2022 Facility Condition Assessment (FCA) completed by Bureau Veritas (BV) described the Annex building as “well-maintained... with little or no visual evidence of wear....” The report states that “...the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately.” There is an extremely low backlog of deferred maintenance.

BV’s report does describe the HVAC system as “antiquated.” BV also notes that “... much of the electrical infrastructure is original. Although no problems are reported, [this type and make of switchboard panel have] a high risk for unexpected failure.” BV recommends significant upgrades to the electrical system and a new boiler within the next three to five years.

Other notable maintenance needs over the next decade, according to the BV report, include new interior flooring¹ and paint, repainting exterior wood trim, and replacing windows. In addition, BV recommended accessibility improvements including the site and building approach, building entrance, and restrooms.

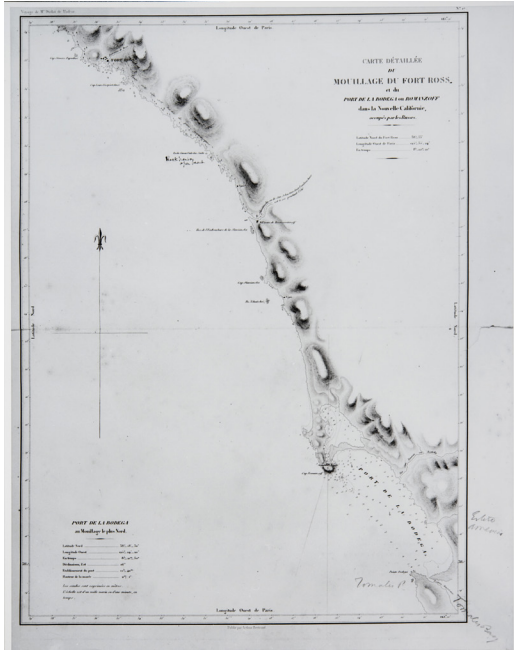
¹ According to the FCA, the existing vinyl composite tile (VCT) in the Annex is likely to contain asbestos which will require abatement.



Above: In 2018, the Annex's staff and delivery entrance was converted into the new public entry with a ramp and parking. Site and building accessibility upgrades are recommended in the Bureau Veritas report (see Appendix C).



Left: Film has been applied to the clerestory windows to reduce — but unfortunately not eliminate — exposure of H&G's collection to ultraviolet light. The UV light that still comes in limits where sensitive materials can be displayed in the main research space.



Sonoma County coastline map c. 1840

SONOMA COUNTY HISTORY & GENEALOGY LIBRARY

The Sonoma County Library's local history and genealogy collection was established in 1967 as the Sonoma County Room. It was located on the second floor of the Santa Rosa Central Library for more than 25 years before moving into the Annex in 1994. In 2002, the local history and genealogy division changed its name to the Sonoma County History & Genealogy Library.

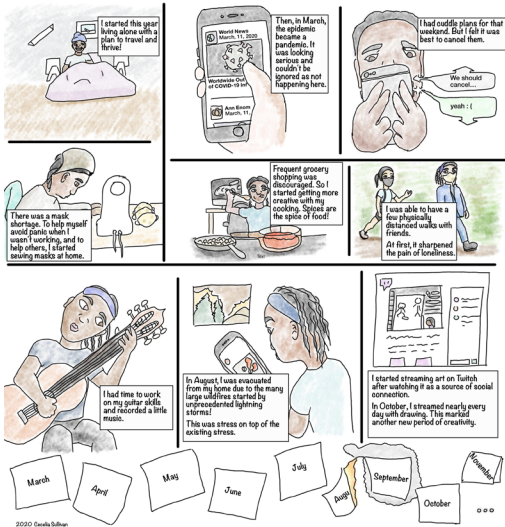
Today, more than 200 people per month visit the Annex, and many more are served by phone or email. H&G's collection includes more than 16,000 non-circulating items, such as local city directories, school yearbooks, microfilm, newspapers, and maps as well as regional, national, and international genealogy resources. Specialty collections include the Wallace Collection and the California Indian Library Collection. H&G partners with other agencies and organizations for access to their collections, including the County's Historical Records Commission and Landmarks Commission, the Historical Society of Santa Rosa, and the Sonoma County Historical Society.

The Sonoma County History & Genealogy Library collects local experiences with recent community events such as the COVID-19 pandemic as well as historical documents from centuries past.

H&G is creative and innovative. The staff work to identify and fill gaps in the local record, such as the history of LGBTQIA+ communities in Sonoma County. It also works to collect and document local experiences related to significant community events such as the 2017 wildfires and the COVID-19 pandemic. Coming soon is H&G's new grant-funded Memory Lab which will enable visitors to preserve personal, family, and community histories by digitizing their documents, photographs, negatives, slides, and VHS tapes.

H&G also offers lectures and workshops in library branches and other community locations. It welcomes class visits and supports research instruction for students from middle school through college and graduate school.

2020 — A Reflection from the Month of November

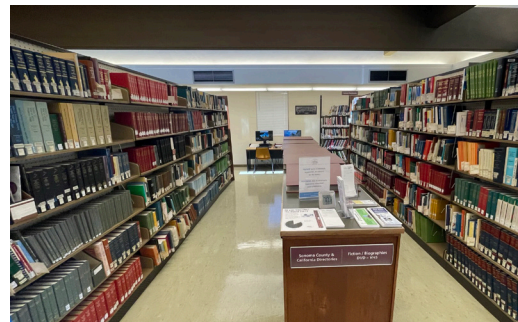


2020 — A Reflection from the Month of November by Cecelia Sullivan

H&G HAS OUTGROWN THE ANNEX

Although its 2018 expansion into the whole Annex building did give it a bit more elbow room, H&G is still constrained by lack of space. According to staff, this impacts most aspects of H&G programming and operations.

- The main research room shelves are essentially at capacity; every shelf unit is full, top to bottom. Materials on the lowest and highest shelves represent an accessibility challenge for some patrons and staff. Additional stacks cannot be added without displacing public research space. H&G will deaccession outdated and out-of-scope materials (i.e. “weed” its collection) to make room, but future acquisitions and growth may still exceed the capacity of the current shelves.
- Although each of the four-top tables in the main research room has several chairs, they are rarely used by more than one researcher at a time. A single researcher’s folios, maps, and other oversized reference materials can easily take over the entire table surface, leaving no room for others to share the table.
- Donations and new acquisitions can take a long time to process and fully incorporate into the collection. According to H&G staff, a single banker box of documents and photographs can take months to unpack, sort through, enter into the catalog system, and prepare for appropriate storage/archiving. The lack of dedicated intake space requires that these kinds of complex and detailed projects be unpacked and repacked frequently (often daily), further extending the overall processing timeline.
- Floor plan drawings show that the Annex building originally had a meeting room, but this has never been a dedicated programming space for H&G. Instead it is used for back-of-house functions, including temporary storage of paged items from the Sonoma County historical records and archives as well as staging and processing new acquisitions. All H&G programming is held off-site.
- The Annex doesn’t have the capacity or equipment for cold storage of sensitive materials such as film and acetate. H&G cannot quarantine or freeze new acquisitions suspected of having mold, silverfish, or other biotic agents that are sometimes found in old materials. Instead, H&G must turn away these potential donations, regardless of their value to the historical record and the community.
- H&G’s value is not just in collecting and archiving historical materials, but also in sharing them with the community. However, there is very limited space in the Annex for curated display of artifacts and resources.



H&G is weeding outdated materials but they need additional space and shelving to make room for new acquisitions.



The lack of dedicated intake space extends the amount of time needed to process and incorporate new acquisitions and donated materials into the collection.



The new Memory Lab displaced materials that are now stored in the Rare Book Room, staff workspaces, and meeting room.



With shelves at capacity, rolling library book carts are used as makeshift shelving.



The new Memory Lab displaced a roomful of materials now stored in the Rare Books Room (above) and other back-of-house spaces.

H&G SPACE NEEDS

Expanded space would enhance H&G's ability to deliver programs, develop curated exhibitions, and offer enhanced research support. Not only would this enhance service to existing customers; it would also increase community awareness, access, and engagement with these one-of-a-kind resources.

For the purpose of the Annex analysis², at least double the current amount of space — and ideally more than that — would be needed to better support public research, programming, operations, and storage needs. Additional space would support enhanced capacity for curated display, exhibitions, events, and more. It could also enable the Sonoma County historical records and archives to be co-located with H&G, although this is not considered to be an essential need at this time.

It should be noted that the Annex building is not a good candidate for expansion. Any increase of the building's footprint would encroach into the parking lot's drive lane and/or the already limited parking area. A bigger footprint could also potentially interfere with staff and service access to the Santa Rosa Central Library next door. A two-story option might fit within the Annex's current footprint, but likely would be possible only through new construction.

² It was beyond the scope of this Annex study to prepare a detailed account of current and projected H&G space needs.

OPPORTUNITIES FOR THE ANNEX

The projected future lifecycle maintenance needs at the Annex offer an opportunity to update the building for service and operations at the same time. This study explored two basic options for focusing a renovation and reinvestment in the Annex:

1. **Renovate the Annex for H&G.** The Annex could be renovated for continued use as the primary location for H&G. SCL could evaluate whether the Annex could accommodate expanded public-facing services such as research space, open-access materials, and programming and exhibitions if some H&G operations and spaces were to relocate.
2. **Renovate the Annex for another Library program.** SCL could also move all of H&G to a different location and renovate the Annex for other library programs and services that would benefit from its central and accessible downtown location.

SCL's 2022 Facilities Master Plan identified a range of moderate to significant maintenance, accessibility, and modernization needs for the Central Library. Renovation of the Annex should be coordinated and sequenced with renovation work at the Central Library, particularly if programs and services may need to be temporarily relocated between the two during construction.

H&G is a popular and effective aspect of library services, and its overall usage may be significantly driven by those who value history and research. Whether H&G should expand or relocate was beyond the scope of this Annex building study, as was any identification or evaluation of potential relocation sites. A thorough and focused review of H&G's usage and role in the library ecosystem would be needed to determine whether to make a significant investment in its relocation or expansion. Such an analysis would also propose the right timing of such a project so as not to delay the expansion of branch library services needed elsewhere in Sonoma County.

APPENDIX A: ACKNOWLEDGMENTS AND REFERENCES

This study was made possible through the generous participation of Sonoma County Library staff including:

- Erika Thibault, Library Director*
- Ray Holley, Public Information Officer*
- Dave Tichava, Facilities Manager*
- Zaiyda Deltano, H&G
- Joanna Kolosov, H&G
- Simone Kremkau, H&G
- Marchall McGraw, H&G
- Nikelle Riggs, H&G

*Project Management Team participant for this study.

SELECTED REFERENCE SOURCES

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FACILITY CONDITION ASSESSMENT

prepared for

Sonoma County Library Facilities
6135 State Farm Drive
Rohnert Park, California 94928



**BUREAU
VERITAS**



Annex Building
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Santa Rosa, California 95404

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BV PROJECT #:

142143.21R000-012.017

DATE OF REPORT:

October 2, 2022

ON SITE DATE:

October 17, 2022

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1. Executive Summary

Property Overview and Assessment Details

General Information	
Property Type	Library
Main Address	725 3 rd Street, Santa Rosa, California 95404
Site Developed	1966
Site Area	0.47 acres (estimated)
Parking Spaces	19 total spaces all in open lots; 1 of which are accessible
Building Area	5,400 SF
Number of Stories	One
Outside Occupants / Leased Spaces	None
Date(s) of Visit	October 17, 2022
Management Point of Contact	Jill Reyes 650.871.0709 jebres@g4arch.com
On-site Point of Contact (POC)	Clint Yeager
Assessment and Report Prepared By	Justin Vang
Reviewed By	James Bryant For Matthew Anderson Program Manager mfanderson@bureauveritas.com
AssetCalc Link	Full dataset for this assessment can be found at: https://www.assetcalc.net/

Significant/Systemic Findings and Deficiencies

Historical Summary

The Annex Building was constructed in 1966. The building is owned and maintained by the County of Sonoma. The building has undergone some renovations since construction.

Architectural

The building consists of CMU masonry and wood frame construction on concrete slab with integral footings. The exterior façade consists of CMU masonry walls with aluminum windows. In general, the structure appears to be sound, with no significant areas of settlement or structural-related deficiencies observed. The exterior envelope systems and components were observed to be performing adequately. Finishes are anticipated for lifecycle replacement based on useful life and normal wear.

Mechanical, Electrical, Plumbing and Fire (MEPF)

The elements of the central HVAC system boiler and air handler are nearing the end of their estimated useful life, replacement has been budgeted. Much of the electrical infrastructure is original. Although no problems are reported, the panels are all Federal Pacific, which have a high risk for unexpected failure. As a safety measure immediate replacement is recommended and budgeted. The building has no fire sprinklers or fire alarm system.

Site

In general, the sites have been well maintained. The site consists of an asphalt parking lot, concrete walkways, concrete ramp at the main entrance, and landscaping features. Site lighting is provided by building mounted lamps.

Recommended Additional Studies

No additional studies recommended at this time.

Facility Condition Index (FCI)

One of the major goals of the FCA is to calculate each building's Facility Condition Index (FCI), which provides a theoretical objective indication of a building's overall condition. By definition, the FCI is defined as the ratio of the cost of current needs divided by current replacement value (CRV) of the facility. The chart below presents the industry standard ranges and cut-off points.

FCI Ranges and Description	
0 – 5%	In new or well-maintained condition, with little or no visual evidence of wear or deficiencies.
5 – 10%	Subjected to wear but is still in a serviceable and functioning condition.
10 – 30%	Subjected to hard or long-term wear. Nearing the end of its useful or serviceable life.
30% and above	Has reached the end of its useful or serviceable life. Renewal is now necessary.

The deficiencies and lifecycle needs identified in this assessment provide the basis for a portfolio-wide capital improvement funding strategy. In addition to the current FCI, extended FCI's have been developed to provide owners the intelligence needed to plan and budget for the "keep-up costs" for their facilities. As such the 3-year, 5-year, and 10-year FCI's are calculated by dividing the anticipated needs of those respective time periods by current replacement value. As a final point, the FCI's ultimately provide more value when used to relatively compare facilities across a portfolio instead of being over-analyzed and scrutinized as stand-alone values. The table below summarizes the individual findings for this FCA:

FCI Analysis Annex Building(1966)			
	Replacement Value	Total SF	Cost/SF
	\$ 4,644,000	5,400	\$ 860
	Est Reserve Cost	FCI	
Current	\$ 65,400	1.4 %	
3-Year	\$ 608,000	13.1 %	
5-Year	\$ 654,400	14.1 %	
10-Year	\$ 839,000	18.1 %	

The vertical bars below represent the year-by-year needs identified for the site. The orange line in the graph below forecasts what would happen to the FCI (left Y axis) over time, assuming zero capital expenditures over the next ten years. The dollar amounts allocated for each year (blue bars) are associated with the values along the right Y axis.

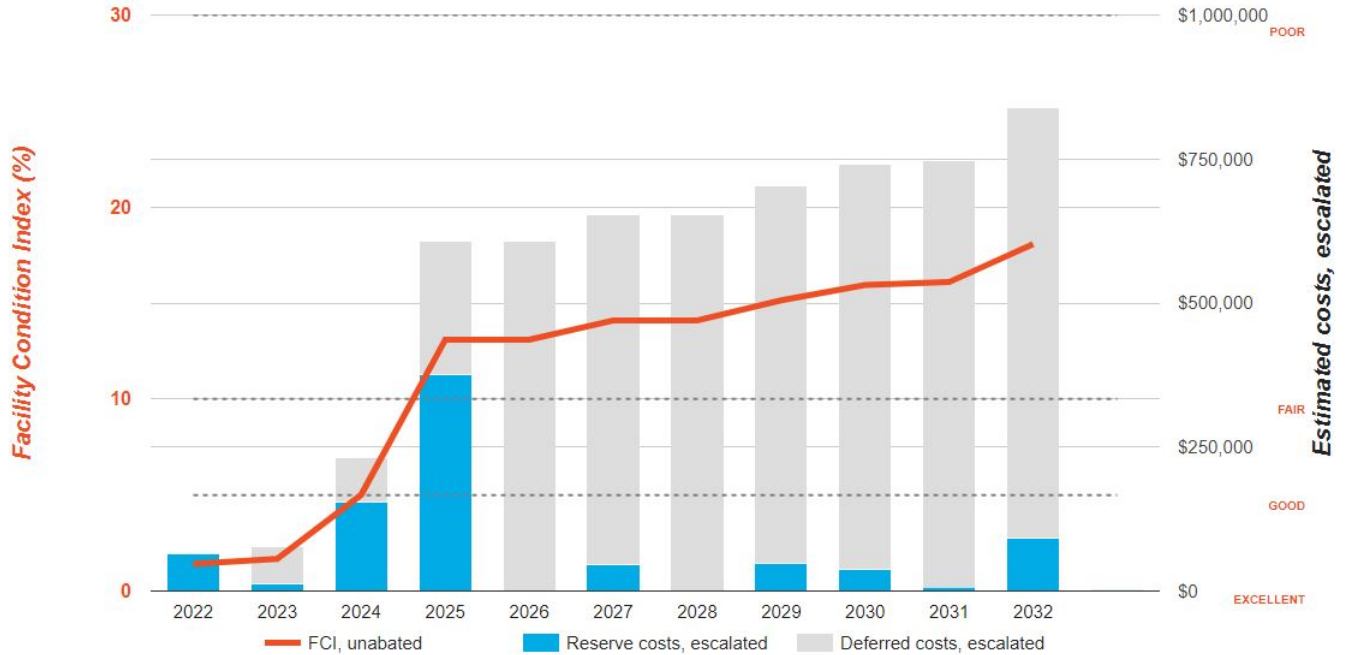
Needs by Year with Unaddressed FCI Over Time

FCI Analysis: Annex Building

Replacement Value: \$4,644,000

Inflation Rate: 3.0%

Average Needs per Year: \$76,300



Immediate Needs

No Immediate Needs were observed at this time.

Key Findings



Switchboard in Poor condition.

120/208 V
Annex Building Office Area

Uniformat Code: D5020
Recommendation: **Replace in 2024**

Priority Score: **87.7**

Plan Type:
Performance/Integrity

Cost Estimate: \$63,800

\$\$\$\$

Exceedingly aged, Federal Pacific. - AssetCALC ID: 4320931

Accessibility - Priority 1Priority Score: **63.9**

Annex Building Throughout

Plan Type: Accessibility

Uniformat Code: Y1090

Cost Estimate: \$65,300

Recommendation: **in 2022****\$\$\$\$**

- AssetCALC ID: 4419817

Accessibility - Priority 2Priority Score: **63.8**

Annex Building Throughout

Plan Type: Accessibility

Uniformat Code: Y1090

Cost Estimate: \$12,200

Recommendation: **in 2023****\$\$\$\$**

- AssetCALC ID: 4419816

Accessibility - Priority 3Priority Score: **63.7**

Annex Building Throughout

Plan Type: Accessibility

Uniformat Code: Y1090

Cost Estimate: \$82,200

Recommendation: **in 2024****\$\$\$\$**

- AssetCALC ID: 4419815

Accessibility - Priority 4Priority Score: **63.7**

Annex Building Throughout

Plan Type: Accessibility

Uniformat Code: Y1090

Cost Estimate: \$16,100

Recommendation: **in 2025****\$\$\$\$**

- AssetCALC ID: 4419818

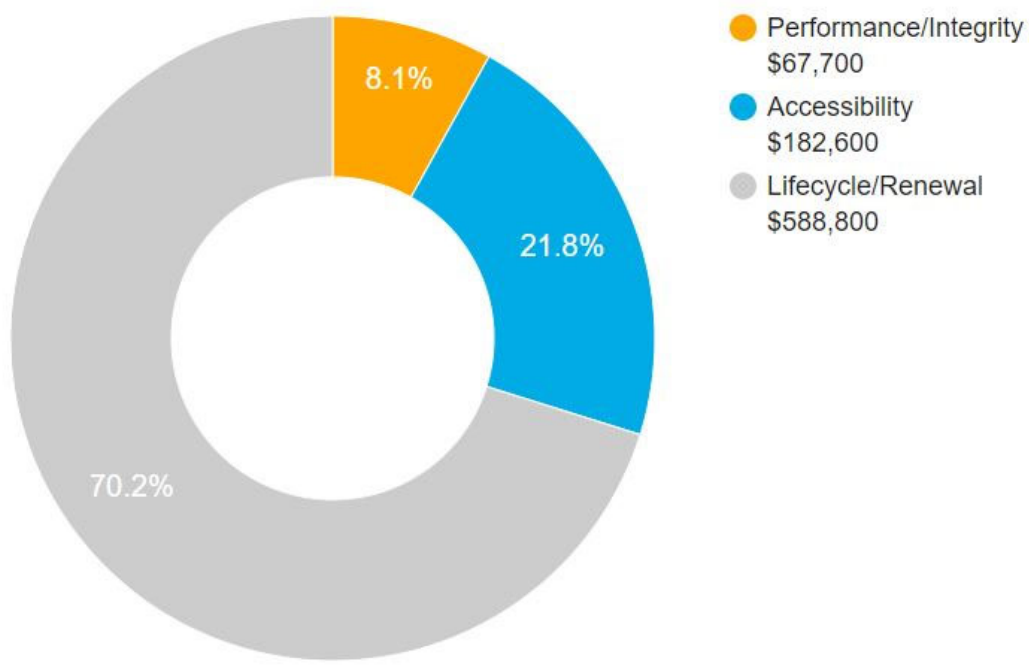
Plan Types

Each line item in the cost database is assigned a Plan Type, which is the primary reason or rationale for the recommended replacement, repair, or other corrective action. This is the “why” part of the equation. A cost or line item may commonly have more than one applicable Plan Type; however, only one Plan Type will be assigned based on the “best” fit, typically the one with the greatest significance.

Plan Type Descriptions

Safety	■ An observed or reported unsafe condition that if left unaddressed could result in injury; a system or component that presents potential liability risk.
Performance/Integrity	■ Component or system has failed, is almost failing, performs unreliably, does not perform as intended, and/or poses risk to overall system stability.
Accessibility	■ Does not meet ADA, UFAS, and/or other accessibility requirements.
Environmental	■ Improvements to air or water quality, including removal of hazardous materials from the building or site.
Retrofit/Adaptation	■ Components, systems, or spaces recommended for upgrades in in order to meet current standards, facility usage, or client/occupant needs.
Lifecycle/Renewal	■ Any component or system that is not currently deficient or problematic but for which future replacement or repair is anticipated and budgeted.

Plan Type Distribution (by Cost)



10-YEAR TOTAL: \$839,100



2. Building and Site Information



Systems Summary

<i>System</i>	<i>Description</i>	<i>Condition</i>
Structure	Conventional CMU masonry and wood frame structure over concrete slab foundation	Fair
Façade	Primary Wall Finish: CMU Windows: Aluminum	Fair
Roof	Primary: Flat construction with single-ply TPO/PVC membrane Secondary: Sloped construction with metal finish	Fair
Interiors	Walls: Painted gypsum board Floors: Carpet, VCT, ceramic tile Ceilings: Painted gypsum board, wood paneling	Fair
Elevators	None	--
Plumbing	Distribution: Copper supply and cast iron waste and venting Hot Water: Gas water heaters with integral tanks Fixtures: Toilets, urinals, and sinks in all restrooms	Fair
HVAC	Central System: Boilers and air handlers feeding fan coil units Supplemental components: Split-system heat pumps	Fair
Fire Suppression	Fire extinguishers only	Fair
Electrical	Source and Distribution: Main switchboard with copper wiring Interior Lighting: LED Emergency Power: None	Poor
Fire Alarm	Smoke detectors with exit signs only	Fair

Systems Summary		
Equipment/Special	None	--
Site Pavement	Asphalt lots with limited areas of concrete aprons and pavement and adjacent concrete sidewalks ramps and stairs	Fair
Site Development	Property entrance signage; chain link fencing; chain-link fence dumpster enclosures	Fair
Landscaping and Topography	Limited landscaping features including lawns, trees, bushes, and planters Irrigation present Low to moderate site slopes throughout	Fair
Utilities	Municipal water and sewer Local utility-provided electric and natural gas	Fair
Site Lighting	Building-mounted: LED	Fair
Ancillary Structures	None	--
Accessibility	ADA study performed by Bureau Veritas on 10-17-2022	
Key Issues and Findings	Antiquated HVAC components and infrastructure, aged electrical infrastructure	

System Expenditure Forecast						
System	Immediate	Short Term (1-2 yr)	Near Term (3-5 yr)	Med Term (6-10 yr)	Long Term (11-20 yr)	TOTAL
Facade	-	-	\$33,464	\$60,021	\$87,843	\$181,328
Roofing	-	-	-	-	\$147,937	\$147,937
Interiors	-	-	\$69,567	\$70,635	\$187,992	\$328,194
Plumbing	-	-	\$18,606	\$7,280	\$74,826	\$100,712
HVAC	-	-	\$108,571	-	\$141,312	\$249,883
Electrical	-	\$67,688	\$173,892	-	\$65,702	\$307,282
Fire Alarm & Electronic Systems	-	-	-	\$39,185	-	\$39,185
Equipment & Furnishings	-	-	-	\$7,501	-	\$7,501
Site Development	-	-	-	-	\$6,349	\$6,349
Accessibility	\$65,315	\$99,688	\$17,562	-	-	\$182,565
TOTALS (3% inflation)	\$65,400	\$167,400	\$421,700	\$184,700	\$712,000	\$1,551,200

3. Property Space Use and Observed Areas

Areas Observed

The interior spaces were observed in order to gain a clear understanding of the property's overall condition. Other areas accessed included the site within the property boundaries, the exterior of the property, and the roofs.

Key Spaces Not Observed

All key areas of the property were accessible and observed.

4. ADA Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of “areas of public accommodations” and “public facilities” on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

A public entity (i.e. city governments) shall operate each service, program, or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.

However, this does not:

1. Necessarily require a public entity to make each of its existing facilities accessible to and usable by individuals with disabilities;
2. Require a public entity to take any action that would threaten or destroy the historic significance of an historic property; or
3. Require a public entity to take any action that it can demonstrate would result in a fundamental alteration in the nature of a service, program, or activity or in undue financial and administrative burdens. In those circumstances where personnel of the public entity believe that the proposed action would fundamentally alter the service, program, or activity or would result in undue financial and administrative burdens, a public entity has the burden of proving that compliance with 35.150(a) of this part would result in such alteration or burdens. The decision that compliance would result in such alteration or burdens must be made by the head of a public entity or his or her designee after considering all resources available for use in the funding and operation of the service, program, or activity, and must be accompanied by a written statement of the reasons for reaching that conclusion. If an action would result in such an alteration or such burdens, a public entity shall take any other action that would not result in such an alteration or such burdens but would nevertheless ensure that individuals with disabilities receive the benefits or services provided by the public entity.

Removal of barriers to accessibility should be addressed from a liability standpoint in order to comply with federal law, but the barriers may or may not be building code violations. The Americans with Disabilities Act Accessibility Guidelines are part of the ADA federal civil rights law pertaining to the disabled and are not a construction code. State and local jurisdictions have adopted the ADA Guidelines or have adopted other standards for accessibility as part of their construction codes.

Bureau Veritas has prepared a separate report identifying barriers to accessibility at the library. Lump sum costs have been included in this report for expected expenditures. For a full accounting of the costs please see the associated ADA report.

5. Purpose and Scope

Purpose

Bureau Veritas was retained by the client to render an opinion as to the Property's current general physical condition on the day of the site visit.

Based on the observations, interviews and document review outlined below, this report identifies significant deferred maintenance issues, existing deficiencies, and material code violations of record, which affect the Property's use. Opinions are rendered as to its structural integrity, building system condition and the Property's overall condition. The report also notes building systems or components that have realized or exceeded their typical expected useful lives.

The physical condition of building systems and related components are typically defined as being in one of five condition ratings. For the purposes of this report, the following definitions are used:

Condition Ratings	
Excellent	New or very close to new; component or system typically has been installed within the past year, sound and performing its function. Eventual repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Good	Satisfactory as-is. Component or system is sound and performing its function, typically within the first third of its lifecycle. However, it may show minor signs of normal wear and tear. Repair or replacement will be required when the component or system either reaches the end of its useful life or fails in service.
Fair	Showing signs of wear and use but still satisfactory as-is, typically near the median of its estimated useful life. Component or system is performing adequately at this time but may exhibit some signs of wear, deferred maintenance, or evidence of previous repairs. Repair or replacement will be required due to the component or system's condition and/or its estimated remaining useful life.
Poor	Component or system is significantly aged, flawed, functioning intermittently or unreliably; displays obvious signs of deferred maintenance; shows evidence of previous repair or workmanship not in compliance with commonly accepted standards; has become obsolete; or exhibits an inherent deficiency. The present condition could contribute to or cause the deterioration of contiguous elements or systems. Either full component replacement is needed or repairs are required to restore to good condition, prevent premature failure, and/or prolong useful life.
Failed	Component or system has ceased functioning or performing as intended. Replacement, repair, or other significant corrective action is recommended or required.
Not Applicable	Assigning a condition does not apply or make logical sense, most commonly due to the item in question not being present.

Scope

The standard scope of the Facility Condition Assessment includes the following:

- Visit the Property to evaluate the general condition of the building and site improvements, review available construction documents in order to familiarize ourselves with, and be able to comment on, the in-place construction systems, life safety, mechanical, electrical, and plumbing systems, and the general built environment.
- Identify those components that are exhibiting deferred maintenance issues and provide cost estimates for Immediate Costs and Replacement Reserves based on observed conditions, maintenance history and industry standard useful life estimates. This will include the review of documented capital improvements completed within the last five-year period and work currently contracted for, if applicable.
- Provide a full description of the Property with descriptions of in-place systems and commentary on observed conditions.
- Provide a high-level categorical general statement regarding the subject Property's compliance to Title III of the Americans with Disabilities Act. This will not constitute a full ADA survey, but will help identify exposure to issues and the need for further review.
- Obtain background and historical information about the facility from a building engineer, property manager, maintenance staff, or other knowledgeable source. The preferred methodology is to have the client representative or building occupant complete a Pre-Survey Questionnaire (PSQ) in advance of the site visit. Common alternatives include a verbal interview just prior to or during the walk-through portion of the assessment.
- Review maintenance records and procedures with the in-place maintenance personnel.
- Observe a representative sample of the interior spaces/units, including vacant spaces/units, to gain a clear understanding of the property's overall condition. Other areas to be observed include the exterior of the property, the roofs, interior common areas, and the significant mechanical, electrical and elevator equipment rooms.
- Provide recommendations for additional studies, if required, with related budgetary information.
- Provide an Executive Summary at the beginning of this report, which highlights key findings and includes a Facility Condition Index as a basis for comparing the relative conditions of the buildings within the portfolio.

6. Opinions of Probable Costs

Cost estimates are attached throughout this report, with the Replacement Reserves in the appendix.

These estimates are based on Invoice or Bid Document/s provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means*, *CBRE Whitestone*, and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

Opinions of probable costs should only be construed as preliminary, order of magnitude budgets. Actual costs most probably will vary from the consultant's opinions of probable costs depending on such matters as type and design of suggested remedy, quality of materials and installation, manufacturer and type of equipment or system selected, field conditions, whether a physical deficiency is repaired or replaced in whole, phasing or bundling of the work (if applicable), quality of contractor, quality of project management exercised, market conditions, use of subcontractors, and whether competitive pricing is solicited, etc. Certain opinions of probable costs cannot be developed within the scope of this guide without further study. Opinions of probable cost for further study should be included in the FCA.

Methodology

Based upon site observations, research, and judgment, along with referencing Expected Useful Life (EUL) tables from various industry sources, Bureau Veritas opines as to when a system or component will most probably necessitate replacement. Accurate historical replacement records, if provided, are typically the best source of information. Exposure to the elements, initial quality and installation, extent of use, the quality and amount of preventive maintenance exercised, etc., are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual chronological age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its *effective age*, whether explicitly or implicitly stated. Projections of Remaining Useful Life (RUL) are based primarily on age and condition with the presumption of continued use and maintenance of the Property similar to the observed and reported past use and maintenance practices, in conjunction with the professional judgment of Bureau Veritas's assessors. Significant changes in occupants and/or usage may affect the service life of some systems or components.

Where quantities could not be or were not derived from an actual construction document take-off or facility walk-through, and/or where systemic costs are more applicable or provide more intrinsic value, budgetary square foot and gross square foot costs are used. Estimated costs are based on professional judgment and the probable or actual extent of the observed defect, inclusive of the cost to design, procure, construct and manage the corrections.

Definitions

Immediate Needs

Immediate Needs are line items that require immediate action as a result of: (1) material existing or potential unsafe conditions, (2) failed or imminent failure of mission critical building systems or components, or (3) conditions that, if not addressed, have the potential to result in, or contribute to, critical element or system failure within one year or will most probably result in a significant escalation of its remedial cost.

For database and reporting purposes the line items with RUL=0, and commonly associated with *Safety* or *Performance/Integrity* Plan Types, are considered Immediate Needs.

Replacement Reserves

Cost line items traditionally called Replacement Reserves (equivalently referred to as Lifecycle/Renewals) are for recurring probable renewals or expenditures, which are not classified as operation or maintenance expenses. The replacement reserves should be budgeted for in advance on an annual basis. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, Replacement Reserves may also include components or systems that have an indeterminable life but, nonetheless, have a potential for failure within an estimated time period.

Replacement Reserves generally exclude systems or components that are estimated to expire after the reserve term and are not considered material to the structural and mechanical integrity of the subject property. Furthermore, systems and components that are not deemed to have a material effect on the use of the Property are also excluded. Costs that are caused by acts of God, accidents, or other occurrences that are typically covered by insurance, rather than reserved for, are also excluded.

Replacement costs are solicited from ownership/property management, Bureau Veritas's discussions with service companies, manufacturers' representatives, and previous experience in preparing such schedules for other similar facilities. Costs for work performed by the ownership's or property management's maintenance staff are also considered.

Bureau Veritas's reserve methodology involves identification and quantification of those systems or components requiring capital reserve funds within the assessment period. The assessment period is defined as the effective age plus the reserve term. Additional information concerning system's or component's respective replacement costs (in today's dollars), typical expected useful lives, and remaining useful lives were estimated so that a funding schedule could be prepared. The Replacement Reserves Schedule presupposes that all required remedial work has been performed or that monies for remediation have been budgeted for items defined as Immediate Needs.

For the purposes of 'bucketizing' the System Expenditure Forecasts in this report, the Replacement Reserves have been subdivided and grouped as follows: Short Term (years 1-3), Near Term (years 4-5), Medium Term (years 6-10), and Long Term (years 11-20).

Key Findings

In an effort to highlight the most significant cost items and not be overwhelmed by the Replacement Reserves report in its totality, a subsection of Key Findings is included within the Executive Summary section of this report. Key Findings typically include repairs or replacements of deficient items within the first five-year window, as well as the most significant high-dollar line items that fall anywhere within the ten-year term. Note that while there is some subjectivity associated with identifying the Key Findings, the Immediate Needs are always included as a subset.

Exceedingly Aged

A fairly common scenario encountered during the assessment process, and a frequent source of debate, occurs when classifying and describing "very old" systems or components that are still functioning adequately and do not appear nor were reported to be in any way deficient. To help provide some additional intelligence on these items, such components will be tagged in the database as Exceedingly Aged. This designation will be reserved for mechanical or electrical systems or components that have aged well beyond their industry standard lifecycles, typically at least 15 years beyond and/or twice their Estimated Useful Life (EUL). In tandem with this designation, these items will be assigned a Remaining Useful Life (RUL) not less than two years but not greater than 1/3 of their standard EUL. As such the recommended replacement time for these components will reside outside the typical Short Term window but will not be pushed 'irresponsibly' (too far) into the future.

7. Certification

Sonoma County Library Facilities (the Client) retained Bureau Veritas to perform this Facility Condition Assessment in connection with its continued operation of Annex Building, 725 3rd Street, Santa Rosa, California 95404, the "Property". It is our understanding that the primary interest of the Client is to locate and evaluate materials and building system defects that might significantly affect the value of the property and to determine if the present Property has conditions that will have a significant impact on its continued operations.

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in-depth studies were performed unless specifically required under the *Purpose and Scope* section of this report. This assessment did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas may have been observed (see Section 1 for specific details). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

Prepared by: Justin Vang,
Project Manager

Reviewed by: 

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For
Matthew Anderson
Program Manager
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8. Appendices

- Appendix A: Photographic Record
- Appendix B: Site Plan
- Appendix C: Pre-Survey Questionnaire
- Appendix D: Component Condition Report
- Appendix E: Replacement Reserves

Appendix A:

Photographic Record

Photographic Overview



1 - FRONT ELEVATION



2 - LEFT ELEVATION



3 - RIGHT ELEVATION



4 - REAR ELEVATION



5 - STRUCTURE OVERVIEW



6 - ROOF OVERVIEW



Photographic Overview



7 - MAIN CIRCULATION



8 - STAFF OFFICE



9 - STAFF ENTRANCE



10 - CONFERENCE ROOM



11 - FILING ROOM



12 - BREAK ROOM



Photographic Overview



13 - RESTROOM OVERVIEW



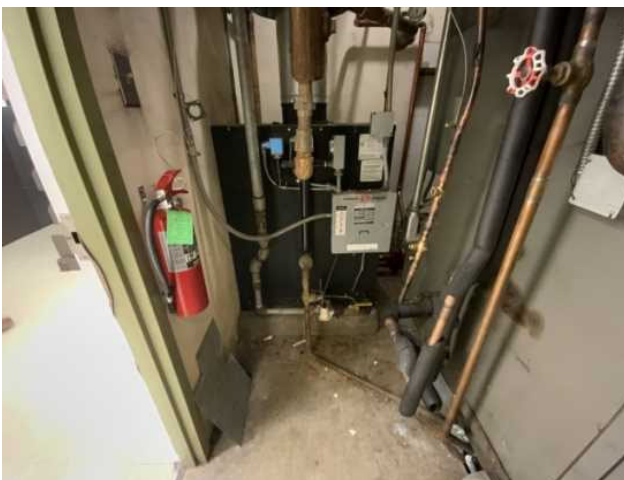
14 - TOILET PARTITIONS



15 - GAS WATER HEATER



16 - BACKFLOW PREVENTER



17 - GAS BOILER



18 - AIR HANDLER

Photographic Overview



19 - EXHAUST FAN



20 - ROOFTOP SPLIT SYSTEM UNIT



21 - SWITCHBOARD



22 - FIRE EXTINGUISHER



23 - PRIMARY PARKING AREA

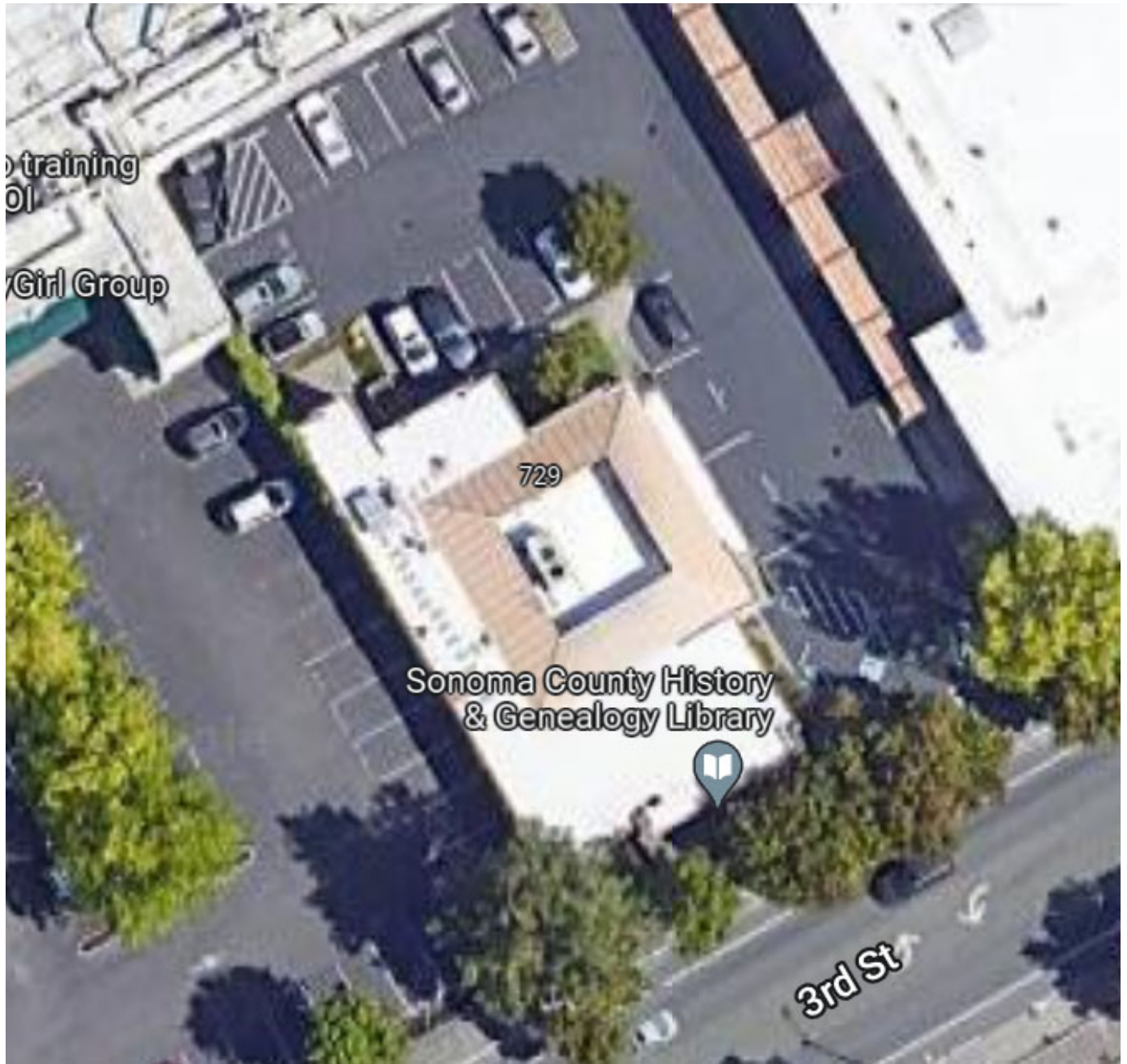




24 - LANDSCAPING OVERVIEW

Appendix B:

Site Plan

Site Plan



	Project Number	Project Name	
	142143.21R000 - 012.017	Annex Building	
	Source	On-Site Date	
	Google	October 17, 2022	

Appendix C:

Pre-Survey Questionnaire

BV FACILITY CONDITION ASSESSMENT: PRE-SURVEY QUESTIONNAIRE

Building / Facility Name: Annex Building

Name of person completing form: Clint Yaeger

Title / Association w/ property: Senior Mechanic

Length of time associated w/ property: _____

Date Completed: 10/17/2022

Phone Number: 707 975 6262

Method of Completion: INTERVIEW - verbally completed during interview

Directions: Please answer all questions to the best of your knowledge and in good faith. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses.

Data Overview		Response		
1	Year(s) constructed	Constructed 1966	Renovated	
2	Building size in SF	5,400	SF	
3	Major Renovation/Rehabilitation		Year	Additional Detail
		Facade		
		Roof	2015	Roof Replacement
		Interiors		
		HVAC		
		Electrical	2019	New LED Lights
		Site Pavement		
		Accessibility		
4	List other significant capital improvements (focus on recent years; provide approximate date).			
5	List any major capital expenditures planned/requested for the next few years. Have they been budgeted?			
6	Describe any on-going extremely problematic, historically chronic, or immediate facility needs.			

Mark the column corresponding to the appropriate response. Please provide additional details in the Comments column, or backup documentation for any **Yes** responses. (**NA** indicates "Not Applicable", **Unk** indicates "Unknown")

Question		Response				Comments
		Yes	No	Unk	NA	
7	Are there any problems with foundations or structures, like excessive settlement?		X			
8	Are there any wall, window, basement or roof leaks?		X			
9	Has any part of the facility ever contained visible suspect mold growth, or have there been any indoor air quality complaints?		X			
10	Are your elevators unreliable, with frequent service calls?				X	
11	Are there any plumbing leaks, water pressure, or clogging/backup issues?		X			
12	Have there been any leaks or pressure problems with natural gas, HVAC piping, or steam service?		X			
13	Are any areas of the facility inadequately heated, cooled or ventilated? Poorly insulated areas?		X			
14	Is the electrical service outdated, undersized, or problematic?		X			
15	Are there any problems or inadequacies with exterior lighting?		X			
16	Is site/parking drainage inadequate, with excessive ponding or other problems?		X			
17	Are there any other unresolved construction defects or significant issues/hazards at the property that have not yet been identified above?		X			
18	ADA: Has an accessibility study been previously performed? If so, when?		X			
19	ADA: Have any ADA improvements been made to the property since original construction? Describe.		X			
20	ADA: Has building management reported any accessibility-based complaints or litigation?		X			
21	Are any areas of the property leased to outside occupants?		X			



Signature of Assessor



Signature of POC

Appendix D:

Component Condition Report

Component Condition Report | Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
Facade						
B2010	Building Exterior	Fair	Exterior Walls, any painted surface, Prep & Paint	6,400 SF	3	4320941
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	10	10	4320905
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 16-25 SF	2	15	4320947
B2020	Building Exterior	Fair	Window, Aluminum Double-Glazed, 28-40 SF	6	10	4320922
B2020	Building Exterior	Fair	Storefront, Glazing & Framing	200 SF	10	4320910
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Swinging or Sliding w/ Motor	1	20	4320923
B2050	Building Exterior	Fair	Exterior Door, Aluminum-Framed & Glazed, Standard Swing	2	15	4320937
Roofing						
B3010	Roof	Fair	Roofing, Single-Ply Membrane, TPO/PVC	3,715 SF	13	4320917
B3010	Roof	Fair	Roofing, Metal	1,750 SF	33	4320902
Interiors						
C1030	Throughout building	Fair	Interior Door, Wood, Solid-Core	15	25	4320948
C1090	Throughout building	Fair	Lockers, Steel-Baked Enamel, 12" W x 15" D x 72" H	1	8	4320903
C1090	Restrooms	Fair	Toilet Partitions, Plastic/Laminate	4	10	4320930
C2010	Throughout building	Fair	Wall Finishes, any surface, Prep & Paint	9,500 SF	7	4320943
C2030	Restrooms	Fair	Flooring, Ceramic Tile	400 SF	8	4320915
C2030	Throughout building	Fair	Flooring, Vinyl Tile (VCT), w/ Asbestos Abatement	3,000 SF	3	4320906
C2030	Throughout building	Fair	Flooring, Carpet, Commercial Standard	2,000 SF	5	4320918
C2050	Throughout building	Fair	Ceiling Finishes, any flat surface, Prep & Paint	3,400 SF	7	4320945
C2050	Throughout building	Fair	Ceiling Finishes, exposed irregular elements, Prep & Paint	1,500 SF	7	4320927
C2050	Throughout building	Fair	Ceiling Finishes, Wood Paneling	500 SF	20	4320944
Plumbing						
D2010	Breakroom	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	1	12	4320920
D2010	Boiler Room	Fair	Water Heater, Gas	1	9	4320925
D2010	Boiler Room	Fair	Pump, Circulation/Booster, Domestic Water	1	3	4320932
D2010	Janitor's Closet	Fair	Sink/Lavatory, Service Sink, Wall-Hung	1	5	4320909
D2010	Throughout building	Fair	Plumbing System, Supply & Sanitary, Low Density (excludes fixtures)	5,400 SF	15	4320939
D2010	Restrooms	Fair	Toilet, Commercial Water Closet	4	25	4320908
D2010	Restrooms	Fair	Urinal, Standard	1	25	4320904
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	9	4320924
D2010	Throughout building	Fair	Drinking Fountain, Wall-Mounted, Bi-Level	1	5	4320913
D2010	Restrooms	Fair	Sink/Lavatory, Wall-Hung, Vitreous China	2	25	4320912

Component Condition Report | Annex Building

UF L3 Code	Location	Condition	Asset/Component/Repair	Quantity	RUL	ID
D2010	Site	Fair	Backflow Preventer, Domestic Water	1	9	4320928
HVAC						
D3020	Boiler Room	Fair	Boiler, Gas, HVAC	1	12	4320942
D3030	Roof	Fair	Split System, Condensing Unit/Heat Pump	1	3	4320946
D3050	Throughout building	Fair	HVAC System, Ductwork, Medium Density	5,400 SF	12	4320929
D3050	Boiler Room	Fair	Air Handler, Interior AHU, Easy/Moderate Access	1	3	4320916
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	4320933
D3060	Roof	Fair	Exhaust Fan, Centrifugal, 16" Damper	1	5	4320936
Electrical						
D5020	Throughout building	Fair	Electrical System, Full System Renovation	5,400 SF	3	4320911
D5020	Office Area	Poor	Switchboard, 120/208 V	1	2	4320931
D5040	Throughout building	Fair	Interior Lighting System, Full Upgrade, Medium Density & Standard Fixtures	5,400 SF	17	4320938
D5040	Throughout building	Fair	Emergency & Exit Lighting, Exit Sign, LED	3	5	4320940
D5040	Building Exterior	Fair	Standard Fixture w/ Lamp, any type, w/ LED Replacement	8	5	4320934
Fire Alarm & Electronic Systems						
D6020	Office Area	Fair	Low Voltage System, Phone & Data Lines	5,400 SF	10	4320914
D7030	Office Area	Fair	Security/Surveillance System, Full System Upgrade, Average Density	5,400 SF	8	4320921
Equipment & Furnishings						
E2010	Breakroom	Fair	Casework, Cabinetry Economy	20 LF	10	4320907
Sitework						
G2060	Site	Fair	Dumpster Enclosure, Gates, Wood/Metal, Replace/Install	1	12	4320926
G2060	Site	Fair	Signage, Exterior/Site, Guide & Directional Pole-Mounted, Replace/Install	2	15	4320919
Accessibility						
Y1090	Throughout	NA	Accessibility - Priority 4	1 LS	3	4419818
Y1090	Throughout	NA	Accessibility - Priority 3	1 LS	2	4419815
Y1090	Throughout	NA	Accessibility - Priority 2	1 LS	1	4419816
Y1090	Throughout	NA	Accessibility - Priority 1	1 LS	0	4419817

Appendix E: Replacement Reserves

Uniformat Code	Location Description	ID	Cost Description	Lifespan (EUL)	EAge	RUL	Quantity	Unit	Unit Cost	w/ Markup *	Subtotal	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	Deficiency Repair Estimate
Y1090	Throughout	4419815	Accessibility - Priority 3	3	1	2	1	LS	\$51,511.00	\$82,164.94	\$82,165			\$82,165																			\$82,165
Y1090	Throughout	4419818	Accessibility - Priority 4	4	1	3	1	LS	\$10,000.00	\$16,072.25	\$16,072			\$16,072																			\$16,072
Totals, Unescalated												\$65,316	\$12,158	\$145,969	\$343,386	\$0	\$40,069	\$0	\$39,558	\$29,509	\$5,583	\$67,951	\$0	\$71,460	\$131,364	\$0	\$76,820	\$0	\$78,319	\$65,718	\$0	\$31,104	\$1,204,284
Totals, Escalated (3.0% inflation, compounded annually)												\$65,316	\$12,523	\$154,858	\$375,227	\$0	\$46,451	\$0	\$48,652	\$37,381	\$7,284	\$91,321	\$0	\$101,885	\$192,913	\$0	\$119,683	\$0	\$129,450	\$111,880	\$0	\$56,178	\$1,551,001

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

Sonoma County Library Facilities
6135 State Farm Drive
Rohnert Park, California 94928



ADA TITLE II ASSESSMENT

OF

Annex Building
725 3rd Street
Santa Rosa, California 95404

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BUREAU VERITAS PROJECT #:

142143.21R000-012.303

DATE OF REPORT:

November 8, 2022

ON-SITE DATE:

October 17, 2022

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of Annex Building. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Annex Building.

The site was visited on October 17, 2022. Weather conditions at the time of the on-site visit were clear, with temperatures in the 70's (°F) and negligible winds.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further compliant detail is provided in Section 2 and Appendix B of the report.

Exterior

- Accessible parking space and aisle have slopes exceeding 2.08%.
- Ramps 1 have running slopes exceeding 8.33%.
- The walkway from the PROW has a cross slope exceeding 2.08% and vertical rise greater than ¼”.

Library Interior

- Restrooms do not have a compliant wheelchair stall.
- Restrooms do not have a minimum 60” turning space.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 HISTORIC AMENITIES

The property does not contain any amenities which are listed on the National Register of Historic Places or a state or local registry of historic elements.

1.3 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Annex Building. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

ANNEX BUILDING - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

Facility / Building	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
EXTERIOR	\$37,751	14	\$2,282	1							\$40,033	15
INTERIOR	\$3,197	7	\$5,340	7	\$51,511	45	\$10,000	2			\$70,048	61
Grand Total	\$40,948	21	\$7,622	8	\$51,511	45	\$10,000	2			\$110,081	76

Order of magnitude costs to address those elements are described individually in Appendix B.

2 PURPOSE AND SCOPE

2.1 PURPOSE

The purpose of this report is to assist the Client in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.

2.2 SCOPE OF WORK

ADA TITLE II ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements. Bureau Veritas then produces a report which identifies each facility's observed compliance issues and specific barriers, along with proposed remedies. Bureau Veritas endeavors to include all barriers within the defined scope of work area, however, some barriers may not be identified in the report. Bureau Veritas provides order of magnitude cost estimates directly associated with each barrier but does not provide engineered construction documents or construction cost estimates of barrier removal.

The field observer will review of the facility's common areas to observe and identify representative barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer will meet with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. The ADA covers both public areas and employee-only areas for Title II entities. For the purposes of this portfolio, only public, non-tenant owned features of the property will be subject to observation and will not include employee-only areas. Public, non-tenant areas will include but not be limited to, parking lots, sidewalks, access ramps, and exterior and interior common areas accessible to the public.

Title II entities are obligated to remove barriers under the requirements of the ADA as follows:

Facilities constructed prior to January 26, 1992– elements that do not comply with the 2010 ADA Standards are not required to be made compliant, unless alteration to those elements takes place. If elements are altered, then compliance with the 2010 Standards is required.

Facilities constructed between January 26, 1992 and March 15, 2012 – were required to comply with 1991 ADA Standards when constructed. If full compliance with the 1991 ADA Standards was not achieved by March 15, 2012, then the facilities must comply with the 2010 Standards. If elements in compliance with the 1991 Standards were altered after March 15, 2012, then compliance with the 2010 Standards is required.

Facilities constructed on March 15, 2012 to present- new construction, additions and alterations must be fully compliant with the 2010 ADA Standards for Accessible Design.

Alterations and Additions-

Additions and alterations undertaken at existing facilities are covered by the 2010 ADA Standards for Accessible Design. The extent of application is largely determined by a project's scope of work as the standards apply to those elements or spaces that are altered or added. Additional requirements apply to projects that affect or could affect the usability of, or access to, an area containing a primary function.

Alterations are defined in the standards as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are covered as "alterations," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards. The Department of Justice has determined that restriping of parking lots is considered an alteration of the parking facility.

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

If alterations are limited only to elements in a room or space, then the standards apply only to the elements altered. Similarly, where spaces are altered, the standards apply to those spaces that are altered. If a room or space is completely altered (or built new as part of an alteration), the entire room or space is fully subject to the standards. Compliance is required to the extent that it is technically feasible.

Projects that increase, expand, or extend a facility's gross floor area or height of a facility are considered additions and must comply with the requirements of the standards applicable to new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Compliance in an alteration is not required where it is "technically infeasible." The term is defined as "something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements." Where technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible.

FIELD OBSERVATION PROCESS

The field observer will first review documents and information provided by the owner or owner's representative that could supplement the consultant's knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying barriers to accessibility.

During the site visit, the field observer will utilize a Survey Form that meets or exceeds the current ADAAG format, and will utilize a digital level, measuring tape, pressure gauge and digital camera. The field observer will identify and prioritize observed existing improvements which are not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ and refined by Bureau Veritas per client preferences. Typical priorities are as follows:

- Physical access to the property
- Access to areas of commerce or public accommodation

The Bureau Veritas team will assess exterior common areas and interior common areas that are defined as areas of public accommodation. Bureau Veritas will identify existing conditions that are not in accordance with the ADA Accessibility Guidelines, including the elements specified below (if applicable, where landlord is responsible for observed elements):

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Space allowance and reach ranges
- Restrooms
- Alarms (visual and audible) and warnings
- Signage- Braille, and visual characters
- Public telephones
- Switches and outlets

REPORT CONTENT

Bureau Veritas will deliver a consolidated AssetCALC™ database, which will be capable of exporting electronic (PDF) reports for each property surveyed which will include:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms);
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

The estimates for the non-compliant items noted within this report are summarized in Section 2.1, and individual barrier details are provided in Appendix B.

2.3 BASIS FOR ORDER OF MAGNITUDE COSTS

Order of magnitude estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stall, curb ramp, restroom). Architectural plans for renovation of areas requiring barrier removal or grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of estimated costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.

2.4 CRITERIA FOR PRIORITY LEVELS

Bureau Veritas has prioritized each of the captured barriers based on modified, published Department of Justice (DOJ) criteria focusing on the primary scope of work. Interior spaces such as common corridors, restrooms, kitchens and other interior elements along the common path of travel, such as water fountains, that are the responsibility of the property owner, are included.

The ADA also regulates employee work areas. Common corridors used by employees, employee restrooms, employee kitchens and employee break rooms are not considered "employee work areas." Those areas, even if used by employees only, shall comply with the ADA regulations which govern corridors, restrooms, kitchens and break rooms. The scope of this project does not include employee-only areas.

Per DOJ Guidelines, *people with disabilities should be able to arrive on the site, approach the building or facility and its amenities, and enter as freely as everyone else.*

Priority 1:

Accessible Van Parking – Access to a facility begins with accessible parking. Van accessible parking is deemed an important barrier for parking. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, a minimum number of van accessible spaces is required. Barriers associated with the compliance of a van accessible space include signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Car accessible parking includes all barriers associated with the compliance of a car accessible space including signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – An entity providing accommodation to the public is required to take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. The DOJ and state building codes dictate the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp. At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: Elements along the Accessible Route- Barriers which occur along the path of travel shall be removed, where such a barrier removal is easily accomplishable. Examples include moving items within reach range, widening doors, installing accessible door hardware, and removing high-pile carpeting.

Priority 3: Restroom Facilities- Barrier removal may include widening of toilet stalls, installation of grab bars, replacement of sinks, and drinking fountains.

Priority 4: Access to All Other Features and Amenities – Measures are required to provide access to other areas. This priority is for items not required for basic access in the other three priorities.

Priority 5: Employee-Only Areas- Where employee-only areas are included in the assessment, employee only areas are designated as the lowest priority, as a method of placing public spaces as a higher priority for barrier removals.

3 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the programs, services, and activities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, and applicable state and local accessibility codes.

3.1 BARRIER SUMMARY TABLE

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix B.

Barrier Summary Report

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																
298639	3249	Central Library Annex	EXTERIOR	Accessible Parking	Parking Space - Van	1	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).	1	38.440949264163066, -122.71098918956662	Accessible Parking Space P1	California Accessibility Code	California Building Code Chap 11B-502.4	1	\$6300	EA		\$6,300
298640	3248	Central Library Annex	EXTERIOR	Accessible Parking	Parking Space - Van	1	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).	2	38.440967521418614, -122.71095925090886	Access Aisle serving P1	California Accessibility Code	California Building Code Chap 11B-502.4	1	\$5000	EA		\$5,000
298641	2926	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	3	38.44096863729582, -122.71102595337295	Ramp R1	California Accessibility Code	California Building Code Chap 11B-Chap 11B-405.7	5	\$662	LF		\$3,310
298642	1032	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	4	38.44097372072754, -122.71103082514858	Ramp R1	ADA	303	5	\$0	SF		\$0
298643	2924	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.	5	38.440989858629074, -122.71103470552254	Ramp R1	California Accessibility Code	California Building Code Chap 11B-405	10	\$662	LF		\$6,620
298644	2930	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp run does not have edge protection or the edge protection is not compliant.	6	38.440992955998944, -122.71103514293956	Ramp R1	California Accessibility Code	California Building Code Chap 11B-405.9.2	10	\$163	LF		\$1,630

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	ADA	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																	
298645	2926	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	CALIFORNIA: The ramp landings are not compliant.	7	38.44101192354899, -122.71105263252355	Ramp R-1	California Accessibility Code	California Building Code Chap 11B-Chap 11B-405.7	5	\$662	LF			\$3,310
298646	2925	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	CALIFORNIA: The exterior ramp is less than 48" wide.	8	38.440992955998944, -122.7110356588955	Ramp R1	California Accessibility Code	California Building Code Chap 11B-Chap 11B-405.3	10	\$0	LF			\$0
298647	2929	Central Library Annex	EXTERIOR	Exterior Access Route	Ramp	1	CALIFORNIA: The exterior ramp railings do not extend 12" horizontally above the landing beyond the top and bottom of the ramp runs and in the same direction of the ramp run.	9	38.44098677519576, -122.71103595337296	Ramp R1	California Accessibility Code	California Building Code Chap 11B-505.10.1	4	\$163	LF			\$652
298648	3298	Central Library Annex	EXTERIOR	Exterior Access Route	Accessible Route	1	CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.	10	38.44106952854041, -122.71106271106243	Walkway at Main Entrance	California Accessibility Code	California Building Code Chap 11B-303.5	30	\$24	LF			\$720

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																
298649	2946	Central Library Annex	EXTERIOR	Exterior Access Route	Stairs	1	CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.	11	38.441112322231916, -122.711111111656761	Stairs ST1, ST2, ST3, and ST4	California Accessibility Code	California Building Code Chap 11B-504.4.1	16	\$35.2	Riser		\$563
298650	3056	Central Library Annex	EXTERIOR	Exterior Access Route	Stairs	1	CALIFORNIA: Handrails are not compliant or are not provided.	12	38.441096405618666, -122.71129564972018	Stairs ST1, ST2, ST3, and ST4	California Accessibility Code	CBC Chap 11B-505	50	\$163	LF		\$8,150
298652	1032	Central Library Annex	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	14	38.44091200344245, -122.71088527116395	Walkway from 3rd Street to Access Aisle serving P1	ADA	303	25	\$19.82	SF		\$496
298653	2968	Central Library Annex	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.	15	38.44093854344825, -122.71091058895493	Walkway from 3rd Street to Access Aisle serving P1	California Accessibility Code	California Building Code Chap 11B-403.3, 403.5	100	\$10	SF		\$1,000

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	ADA	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																	
298654	3043	Central Library Annex	INTERIOR	Entrance to Building	Building Entrance - Door	1	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.	16	38.44106520279735, -122.71107265889549	Main Entrance	California Accessibility Code	CBC Chap 11B-404.2	1	\$1750	EA			\$1,750
298656	3509	Central Library Annex	INTERIOR	Entrance to Building	Door	1	CALIFORNIA: The power operated door is not compliant.	18	38.44106520279735, -122.71107265889549	Main Entrance	California Accessibility Code	CBC Chap 11B-404.2.9, 703.7	1	\$100	EA			\$100
298658	1091	Central Library Annex	INTERIOR	Entrance to Building	Building Entrance - Door	1	The threshold at the accessible door is greater than ½" in height.	20	38.44106520279735, -122.71107265889549	Main Entrance	ADA	404.2.5	1	\$179	EA			\$179
298659	2351	Central Library Annex	INTERIOR	Interior Access Route	Building Entrance- Floor Surface	1	The edges of the carpet are not securely attached.	21		Main Entrance	ADA	302.2	12	\$18	SF			\$216
298660	1971	Central Library Annex	INTERIOR	Interior Access Route	Door	1	The floor surface has openings in the surface greater than 1/2".	22		Main Entrance	ADA	302.3	1	\$0	EA			\$0
298671	1134	Central Library Annex	INTERIOR	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	33		Staff Office	ADA	404.2.9	1	\$366	EA			\$366

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	ADA	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																	
298672	3392	Central Library Annex	INTERIOR	Interior Access Route	Door	1	CALIFORNIA: The hardware at the accessible door is not compliant.	34		Meeting Room	California Accessibility Code	CBC Chap 11B- 309, 404.2.7, State Fire Marshall Referenced Standard Section 12-10-202(f)	2	\$293	EA			\$586
298651	2947	Central Library Annex	EXTERIOR	Exterior Access Route	Stairs	2	CALIFORNIA: The stair handrail extensions are not compliant.	13	38.44087903472696, -122.71105139078999	Stairs ST1, ST2, ST3, and ST4	California Accessibility Code	California Building Code Chap 11B-505.10	14	\$163	LF			\$2,282
298655	1101	Central Library Annex	INTERIOR	Entrance to Building	Building Entrance - Door	2	The provided signage does not have color contrast and a non-glare finish.	17	38.44106520279735, -122.71107265889549	Main Entrance	ADA	703.5.1	1	\$55	EA			\$55
298661	1099	Central Library Annex	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	23		Egress Doors	ADA	703.1, 703.4	3	\$55	EA			\$165
298662	3574	Central Library Annex	INTERIOR	Interior Access Route	Dining And Work Surface	2	CALIFORNIA: The dining or work surface is not compliant.	24		Catalog Computers	State of California	CBC Chap 11B-306, 902	1	\$500	EA			\$500
298665	1137	Central Library Annex	INTERIOR	Interior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	27		Operable Parts throughout Building	ADA	308, 309	3	\$500	EA			\$1,500

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	ADA	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master																	
298667	1823	Central Library Annex	INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	29		Break Room	ADA	306.2 and 606.3	1	\$720	EA			\$720
298668	2361	Central Library Annex	INTERIOR	Interior Access Route	Reach Range	2	Items requiring an obstructed side reach motion are higher than 48" maximum where the obstruction depth is 10" maximum, or higher than 46" maximum where the obstruction depth is between 10" and 24" and/or lower than 15" minimum height above finish floor.	30		Break Room	ADA	308, 309	4	\$500	EA			\$2,000
298670	1855	Central Library Annex	INTERIOR	Interior Access Route	Door	2	The surface of the swinging door within 10 inches of the finish floor or ground for the full width of the door on the push side is not smooth.	32		Staff Office	ADA	404.2.10	1	\$400	EA			\$400

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total	
	Master Cost Id																	ADA
298666	2952	Central Library Annex	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	3	CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.	28		Drinking Fountain	California Accessibility Code	ADA 305.7; CBC Chap 11B-602.9	1	\$5439	EA			\$5,439
298674	1267	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	36		Women's Restroom	ADA	404.2.9	1	\$366	EA			\$366
298675	1266	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	37		Women's Restroom	ADA	404.2.8	1	\$0	EA			\$0

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																
298676	2008	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The swinging door does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the door.	38		Women's Restroom	ADA	404.2.10	1	\$400	EA		\$400
298677	1260	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width	39		Women's Restroom	ADA	404.2.3	1	\$1124	EA		\$1,124
298678	1261	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	40		Women's Restroom	ADA	404.2; Table 404.2.4.1	1	\$1250	EA		\$1,250
298679	1876	Central Library Annex	INTERIOR	Restroom	Protruding Object	3	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	41		Women's Restroom	ADA	307.2	1	\$500	EA		\$500

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																
298680	2739	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.	42		Women's Restroom	ADA	213.3.5; 603.3	1	\$200	EA		\$200
298681	1269	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Floor Space	3	The required turning space within the restroom is not provided.	43		Women's Restroom	ADA	304, 603.2.1; 603.2.2	1	\$9250	EA		\$9,250
298682	2978	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	44		Women's Restroom	California Accessibility Code	CBC Chap 11B-213, 306, 606	1	\$720	EA		\$720
298683	1223	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	45		Women's Restroom	ADA	606.5	1	\$65	EA		\$65
298685	2964	Central Library Annex	INTERIOR	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	47		Women's Restroom	California Accessibility Code	California Building Code Chap 11B-603.5	2	\$200	EA		\$400
298687	1267	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The force required to open the interior, hinged, non-fire door is more than 5 pounds.	49		Men's Restroom	ADA	404.2.9	1	\$366	EA		\$366

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	ADA	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master																	
298688	1192	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	50		Men's Restroom	ADA	404.2.8	1	\$0	EA			\$0
298689	1187	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	51		Men's Restroom	ADA	404.2.3	1	\$1124	EA			\$1,124
298690	1261	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	52		Men's Restroom	ADA	404.2; Table 404.2.4.1	1	\$1250	EA			\$1,250
298691	1269	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Floor Space	3	The required turning space within the restroom is not provided.	53		Men's Restroom	ADA	304, 603.2.1; 603.2.2	1	\$9250	EA			\$9,250
298692	1282	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	54		Men's Restroom	ADA	213.3.5; 603.3	1	\$200	EA			\$200

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																
298693	2978	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The lavatory does not have the required knee and toe clearance.	55		Men's Restroom	California Accessibility Code	CBC Chap 11B-213, 306, 606	1	\$720	EA		\$720
298694	3436	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	CALIFORNIA: The centerline of the lavatory is less than 18" from the side wall or partition wall.	56		Men's Restroom	California Accessibility Code	CBC Chap 11B-606.6; 305	1	\$3000	EA		\$3,000
298695	1223	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	57		Men's Restroom	ADA	606.5	1	\$65	EA		\$65
298696	1216	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Urinal	3	The urinal dimensions are not compliant.	58		Men's Restroom	ADA	605.2	1	\$935	EA		\$935
298697	1219	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Urinal	3	The flush control is located on the closed side and is more than 48" high, for an obstructed forward reach range of maximum 20" horizontally.	59		Men's Restroom	ADA	605.4; 309	1	\$313	EA		\$313
298698	1218	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	60		Men's Restroom	ADA	605.3; 305	1	\$1100	EA		\$1,100
298699	1191	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The wheelchair stall door is not self closing.	61		Men's Restroom	ADA	604.8.1.2	1	\$293	EA		\$293

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master Cost Id																
298700	2974	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The hardware at the wheelchair stall door is not compliant.	62		Men's Restroom	ADA	309, 404.2.7, 604.8.1.2	2	\$293	EA		\$586
298701	3618	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	63		Men's Restroom	California Accessibility Code	CBC Chap 11B-404, 604.8.1.2	1	\$1100	EA		\$1,100
298702	2595	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The wheelchair stall with in-swinging door does not have the required dimensions.	64		Men's Restroom	California Accessibility Code	CBC Chap 11B-604.8.1.1	1	\$1100	EA		\$1,100
298703	1943	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	65		Men's Restroom	ADA	308	1	\$115	EA		\$115
298704	2964	Central Library Annex	INTERIOR	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	66		Men's Restroom	California Accessibility Code	California Building Code Chap 11B-603.5	1	\$200	EA		\$200
298705	1274	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The grab bars at the water closet are not compliant.	67		Men's Restroom	ADA	604.5.2	2	\$710	EA		\$1,420
298706	1202	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	68		Men's Restroom	ADA	604.4	1	\$630	EA		\$630

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total	
	Master Cost Id																	ADA
298707	3036	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	69		Men's Restroom	California Accessibility Code	CBC Chap 11B-604.3	1	\$1368	EA			\$1,368
298708	3309	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	70		Men's Restroom	California Accessibility Code	CBC Chap 11B-604.7, 604.9, 609.3	1	\$280	EA			\$280
298709	1191	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The wheelchair stall door is not self closing.	71		Women's Restroom	ADA	604.8.1.2	1	\$293	EA			\$293
298710	2974	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The hardware at the wheelchair stall door is not compliant.	72		Women's Restroom	ADA	309, 404.2.7, 604.8.1.2	2	\$293	EA			\$586
298711	3618	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The toilet stall door is not compliant.	73		Women's Restroom	California Accessibility Code	CBC Chap 11B-404, 604.8.1.2	1	\$1100	EA			\$1,100
298712	2595	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The wheelchair stall with in-swinging door does not have the required dimensions.	74		Women's Restroom	California Accessibility Code	CBC Chap 11B-604.8.1.1	1	\$1100	EA			\$1,100
298713	1943	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	75		Women's Restroom	ADA	308	1	\$115	EA			\$115

Total Barriers: 76, Total Cost: \$110,081

Id	ADA	Facility	Building	Assembly	Type	Barrier	Detail	GPS	Lat/Long	Location	Ref.	Quantity	Cost	Unit	Region	Manager	Total
	Master																
298714	2964	Central Library Annex	INTERIOR	Restroom	Controls And Dispensers	3	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.	76		Women's Restroom	California Accessibility Code	California Building Code Chap 11B-603.5	1	\$200	EA		\$200
298715	1198	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The rear grab bar at the water closet is not compliant.	77		Women's Restroom	ADA	604.5.2	1	\$355	EA		\$355
298716	1197	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The side grab bar at the water closet is not compliant.	78		Women's Restroom	ADA	604.5.1	1	\$355	EA		\$355
298717	1202	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	79		Women's Restroom	ADA	604.4	1	\$630	EA		\$630
298718	3036	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.	80		Women's Restroom	California Accessibility Code	CBC Chap 11B-604.3	1	\$1368	EA		\$1,368
298719	3309	Central Library Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	CALIFORNIA: The toilet paper dispenser is not compliant.	81		Women's Restroom	California Accessibility Code	CBC Chap 11B-604.7, 604.9, 609.3	1	\$280	EA		\$280

Total Barriers: 76, Total Cost: \$110,081

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
298663	3630	Central Library Annex	INTERIOR	Accessible Route	Controls And Dispensers	4	CALIFORNIA: The location of electrical outlets are not compliant.	25		Electrical Outlets throughout Building	California Accessibility Code	CBC Chap 11B-308.1	10	\$500	EA			\$5,000
298664	3630	Central Library Annex	INTERIOR	Accessible Route	Controls And Dispensers	4	CALIFORNIA: The location of electrical controls are not compliant.	26		Electrical Switches throughout Building	California Accessibility Code	CBC Chap 11B-308.1	10	\$500	EA			\$5,000
Total Barriers: 76, Total Cost: \$110,081																		

4 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Annex Building, 725 3rd Street, Santa Rosa, Sonoma, California 95404. The site was visited on October 17, 2022.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state and local requirements.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or order of magnitude estimated costs to remove barriers.

If you have any questions regarding this report, please contact Matt Anderson at matt.anderson@bvna.com or at (800) 766-0660, 7613.

Prepared by: Justin Vang
Field Observer



Reviewed by: _____
Kurt Hagen
Kurt.Hagen@bureauveritas.com
Technical Report Reviewer

4 APPENDICES

APPENDIX A: SITE PLAN



APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A: SITE PLAN

Site Plan



Parking Lot 1
 19 Total Parking Spaces
 Required: 1 Van & 0 Standard Accessible Spaces
 Provided: 1 Van & 0 Standard Accessible Spaces

	<p>Source: Google</p>	<p>Project Number: 142143.21R000-012.303</p>
	<p>Legend: P - # - Accessible Parking Space R#- Ramp ST#- Stair</p>	<p>Project Name: Annex Building</p>
	<p>The north arrow indicator is an approximation of 0° North.</p>	<p>On-Site Date: October 17, 2022</p>

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

Central Library Annex EXTERIOR

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	California Building Code Chap 11B-502.4
Barrier Detail	CALIFORNIA: The van parking aisle slope is greater than 1:48 (2.08%).
Location Description	Access Aisle serving P1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The aisle slope is 2.4% - 2.7%.

Resolution

Install a van access aisle with maximum slope 1:48 (2.08%). Van access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. [Exception: Slopes not steeper than 1:48 shall be permitted.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removing and repairing the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	5,000.00	\$ 5,000
Priority	1	

Map for Barrier ID: AX298640





Central Library Annex EXTERIOR

Assembly	Accessible Parking
Type	Parking Space - Van
ADA Standard	California Building Code Chap 11B-502.4
Barrier Detail	CALIFORNIA: The van parking stall slope is greater than 1:48 (2.08%).
Location Description	Accessible Parking Space P1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The parking stall slope is 2.5% - 4.4%.

Resolution

Install a van stall with maximum slope 1:48 (2.08%). Van stalls shall be level. Changes in level are not permitted. [Exception: Slopes not steeper than 1:48 shall be permitted.] The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removing and repairing the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	6,300.00	\$ 6,300
Priority	1	

Map for Barrier ID: AX298639



1 38.440949264163066,-122.71098918956662

Photos for Barrier ID: AX298639



Central Library Annex INTERIOR

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	CBC Chap 11B-404.2
Barrier Detail	CALIFORNIA: The maneuvering clearance at the entry door is not compliant.
Location Description	Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The maneuvering clearance perpendicular to the door is 56" and has a 2.4% slope.

Resolution

Redesign to provide the required maneuvering clearance at the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 24" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	1,750.00	\$ 1,750

Priority	1
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Map for Barrier ID: AX298654



16 38.44106520279735,-122.71107265889549

Photos for Barrier ID: AX298654



Central Library Annex INTERIOR

Assembly	Entrance to Building
Type	Door
ADA Standard	CBC Chap 11B- 404.2.9, 703.7
Barrier Detail	CALIFORNIA: The power operated door is not compliant.
Location Description	Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The power assist does not have the proper sign.

Resolution

Provide a sign on the door that states "EASY OPEN DOOR - PUSH TO OPERATE" on the push side of the door and "EASY OPEN DOOR - PULL TO OPERATE" on the pull side of the door. The lettering should be white and the background should be blue.

Quantity	Unit Cost	Total Cost
1 EA	100.00	\$ 100
Priority	1	
Relocatable	No	

Map for Barrier ID: AX298656





Central Library Annex INTERIOR

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	404.2.5
Barrier Detail	The threshold at the accessible door is greater than ½" in height.
Location Description	Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The threshold is 1" high.

Resolution

Remove and replace with a threshold that is ½" or less in height (including carpet pile allowed to be 1/2" max high). This barrier must be removed in conjunction with barrier ID 298660. Thresholds, if provided at doorways, shall be 1/2" high maximum. Raised thresholds and changes in level at doorways shall be compliant. [EXCEPTION: Existing or altered thresholds 3/4" high maximum that have a beveled edge on each side with a slope not steeper than 1:2 shall not be required to comply.]

Quantity	Unit Cost	Total Cost
1 EA	179.00	\$ 179
Priority	1	

Map for Barrier ID: AX298658





Central Library Annex INTERIOR

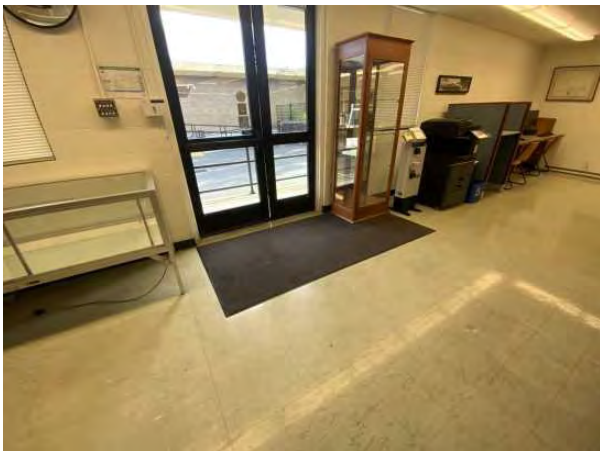
Assembly	Interior Access Route
Type	Building Entrance-Floor Surface
ADA Standard	302.2
Barrier Detail	The edges of the carpet are not securely attached.
Location Description	Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The carpet edges are not attached.

Resolution

Remove and replace with a carpet that is securely attached. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge. Carpet pile is allowed to be 1/2" maximum high. Carpets shall have a firm cushion, pad or backing, or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture.

Quantity	Unit Cost	Total Cost
12 SF	18.00	\$ 216
Priority	1	

Photos for Barrier ID: AX298659



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Door
ADA Standard	302.3
Barrier Detail	The floor surface has openings in the surface greater than 1/2".
Location Description	Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The threshold has a 1-1/2" opening.

Resolution

Repair floor so that all openings in the surface are less than or equal to 1/2" in width. This barrier must be removed in conjunction with barrier ID 298658. The cost of this barrier removal is covered under barrier ID 298658 and therefore, the cost is shown as \$0. Openings in floor surface shall not permit the passage of a sphere more than 1/2" in diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
1 EA	0.00	\$ 0
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Photos for Barrier ID: AX298660



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Door
ADA Standard	
CBC Chap 11B- 309, 404.2.7, State Fire Marshall Referenced Standard Section 12-10-202(f)	
Barrier Detail	CALIFORNIA: The hardware at the accessible door is not compliant.
Location Description	Meeting Room
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	Door hardware requires tight grasping.

Resolution

Remove hardware and replace with hardware that has a shape that is easy to grasp such as lever, push-type or U-shaped handles. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 44" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.] [Advisory 404.2.7 Door and gate hardware. Door hardware that can be operated with a closed fist or a loose grip accommodates the greatest range of users. Hardware that requires simultaneous hand and finger movements require greater dexterity and coordination, and is not recommended.] Lever hardware of lever actuated latches or locks shall be curved with a return to within 1/2 inch of the door. [Advisory 11B-404.2.7 Door and gate hardware. In addition to the requirements of this section, designers should be aware of the Part 12, Section 12-10-202(f) requirement for lever hardware as adopted by the State Fire Marshal. The lever of lever actuated latches or locks must be curved with a return to within 1/2 inch of the door to prevent catching on the clothing of persons during egress.]

Quantity	Unit Cost	Total Cost
2 EA	293.00	\$ 586
Priority	1	
Relocatable	No	

Photos for Barrier ID: AX298672



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp R-1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The top landing width is 56".
Landing Dimensions	56"

Resolution

Install compliant ramp landings. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

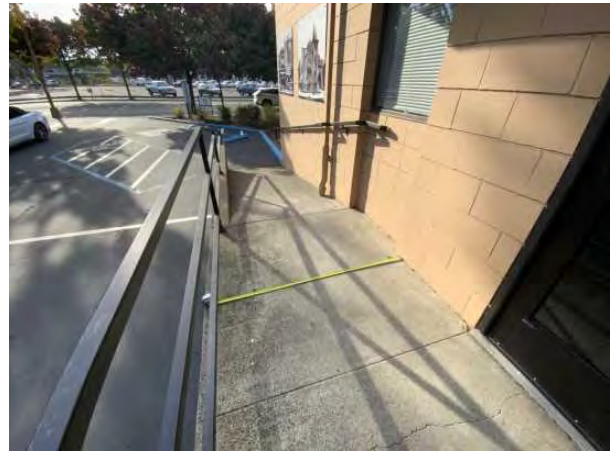
Quantity	Unit Cost	Total Cost
5 LF	662.00	\$ 3,310
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298645



7 38.44101192354899,-122.71105263252355

Photos for Barrier ID: AX298645



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.7
Barrier Detail	CALIFORNIA: The ramp landings are not compliant.
Location Description	Ramp R1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The bottom landing slope is 3.6%.
Highest Cross Slope	3.6%

Resolution

Install compliant ramp landings. This barrier must be removed in conjunction with barrier ID 298642. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, minimum 60" wide, and at least as wide as the ramp run. Ramp landings at the top of the ramp shall be 60" minimum length and 60" minimum wide. Ramp landings in the middle of the ramp, where landings are not at a turn shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" minimum wide by 72" minimum length in the direction of downward travel from the upper ramp run. The maximum rise of a ramp run shall be 30". Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. [Exception: Slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
5 LF	662.00	\$ 3,310
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298641



3 38.44096863729582,-122.71102595337295

Photos for Barrier ID: AX298641



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	303

Barrier Detail

Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.

Location Description	Ramp R1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The bottom of the ramp has a 3/8" high vertical change in level.

Resolution

The sidewalk should be removed (sections that are heaved, cracked etc) and repaired. This barrier must be removed in conjunction with barrier ID 298641. The cost of this barrier removal is covered under barrier ID 298641 and therefore, the cost is shown as \$0. Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity	Unit Cost	Total Cost
5 SF	0.00	\$ 0
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298642



4 38.44097372072754,-122.71103082514858

Photos for Barrier ID: AX298642



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-405
Barrier Detail	CALIFORNIA: The ramp has running slopes and/or rises in excess of 1:12.
Location Description	Ramp R1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The running slope is 15.8% - 16.8% for a length of 10'.
Highest Running Slope	16.8%
Lowest Running Slope	15.8%

Resolution

The ramp should be removed and an accessible ramp should be installed. This barrier must be removed in conjunction with barrier ID 298646. Ramp runs shall have a running slope not steeper than 1:12. Cross slopes shall not be steeper than 1:48. The maximum rise of a ramp run shall be 30". The ramp shall have 48" minimum clear width. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, and min. 60" wide and at least as wide as the ramp run. Ramp landings at the top of ramps shall be 60" minimum by 60" minimum. Ramp landings located between ramp runs, where landings are not at a turn in direction shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" min. wide by 72" min. length in the direction of downward travel from the upper ramp run. Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. All ramp runs shall have handrails on each side of the ramp. [Exception: A door landings, handrails are not required on ramp runs less than 6" in rise or minimum 72" in length.]

Quantity	Unit Cost	Total Cost
10 LF	662.00	\$ 6,620
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298643



5 38.440989858629074,-122.71103470552254

Photos for Barrier ID: AX298643



Central Library Annex EXTERIOR

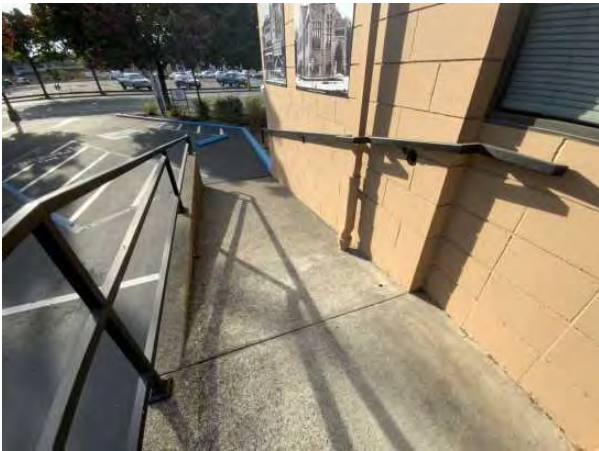
Assembly	Exterior Access Route	
Type	Ramp	
ADA Standard	California Building Code Chap 11B-405.9.2	
Barrier Detail		
CALIFORNIA: The ramp run does not have edge protection or the edge protection is not compliant.		
Location Description	Ramp R1	
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com	
Site Conditions	The pipe obstructs the edge protection.	
Resolution		
Provide edge protection on the sides of the ramp runs. Compliant edge protection shall be provided on each side of ramp runs and at each side of ramp landings. A curb, 2 inches high minimum, or barrier shall be provided that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finish floor or ground surface. To prevent wheel entrapment, the curb or barrier shall provide a continuous and uninterrupted barrier along the length of the ramp. [EXCEPTIONS: 1.Edge protection shall not be required on ramps that are not required to have handrails and have sides. 2.Edge protection shall not be required on the sides of ramp landings serving an adjoining ramp run or stairway. 3. Edge protection shall not be required on the sides of ramp landings having a vertical drop-off of 1/2" maximum within 10" horizontally of the minimum landing area.]		
Quantity	Unit Cost	Total Cost
10 LF	163.00	\$ 1,630
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298644



6 38.440992955998944,-122.71103514293956

Photos for Barrier ID: AX298644



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-Chap 11B-405.3
Barrier Detail	CALIFORNIA: The exterior ramp is less than 48" wide.
Location Description	Ramp R1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The pipe reduces the ramp clear width to 47-1/2".

Resolution

The ramp should be removed and an accessible ramp should be installed. This barrier must be removed in conjunction with barrier ID 298643. The cost of this barrier removal is covered under barrier ID 298643 and therefore, the cost is shown as \$0. Ramps which are part of the exterior accessible route shall be minimum 48" wide. [Exception 1: Where the enforcing agency finds that, in specific areas, the natural environment would be damaged by compliance with these regulations, such areas will be subject to these regulations only to the extent that such material damage would not occur. 2: Automobile access or accessible routes are not required where the enforcing agency determines that compliance with this chapter would create an unreasonable hardship as defined in Chapter 2, section 202.] Ramp runs shall have a running slope not steeper than 1:12. Cross slopes shall not be steeper than 1:48. The maximum rise of a ramp run shall be 30". The ramp shall have 48" minimum clear width. Ramp landings at bottom of ramp runs shall be minimum 72" length in the direction of the ramp run, and min. 60" wide and at least as wide as the ramp run. Ramp landings at the top of ramps shall be 60" minimum by 60" minimum. Ramp landings located between ramp runs, where landings are not at a turn in direction shall be 60" minimum length and 60" minimum wide, and at least as wide as ramp. Ramp landings at turns shall be 60" min. wide by 72" min. length in the direction of downward travel from the upper ramp run. Doors which overlap landings shall project into required landing widths 3" maximum when fully open. Doors in any position shall allow minimum 42" width and depth of the landing. Ramp landings shall be level with no more than 2% slope in any direction. Ramps and their approaches shall be designed so that water will not accumulate on walking surfaces. All ramp runs with a rise of 6" or greater shall have handrails on each side of the ramp.

Quantity	Unit Cost	Total Cost
10 LF	0.00	\$ 0
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298646



8 38.440992955998944,-122.7110356588955

Photos for Barrier ID: AX298646



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	California Building Code Chap 11B-505.10.1

Barrier Detail

CALIFORNIA: The exterior ramp railings do not extend 12" horizontally above the landing beyond the top and bottom of the ramp runs and in the same direction of the ramp run.

Location Description	Ramp R1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The handrail extensions extend 8" beyond the bottom landing. The top and bottom extensions does not return to the wall or ground.

Resolution

Install compliant ramp railings. The handrails shall extend 12" horizontally above the landing beyond the top and bottom of ramp runs and in the same direction of the ramp run. The rail extensions shall return to a wall, guard, or to the landing surface, or continuous to the handrail of an adjacent ramp run. EXCEPTION: In alterations, where the extension of the handrail in the direction of the ramp run would create a hazard, the extension may be turned 90 degrees from the direction of the ramp run. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run

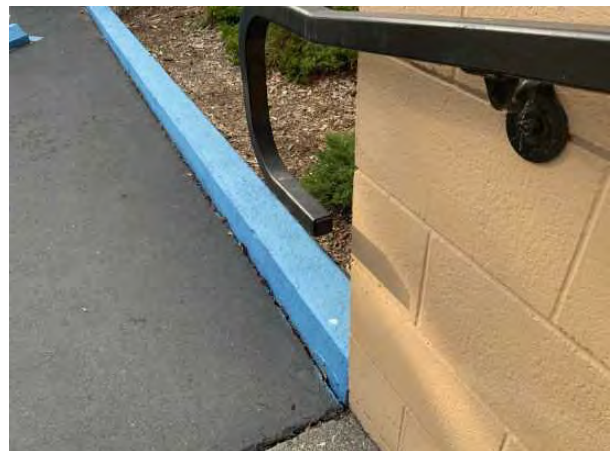
Quantity	Unit Cost	Total Cost
4 LF	163.00	\$ 652
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298647



9 38.44098677519576,-122.71103595337296

Photos for Barrier ID: AX298647



Central Library Annex INTERIOR

Assembly Interior Access Route

Type Door

ADA Standard 404.2.9

Barrier Detail

The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description Staff Office

Observed Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions The door requires 10 pounds to open.

Resolution

Adjust the closer or replace with a door that requires no more than 5 pounds of force for pushing or pulling the door open. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

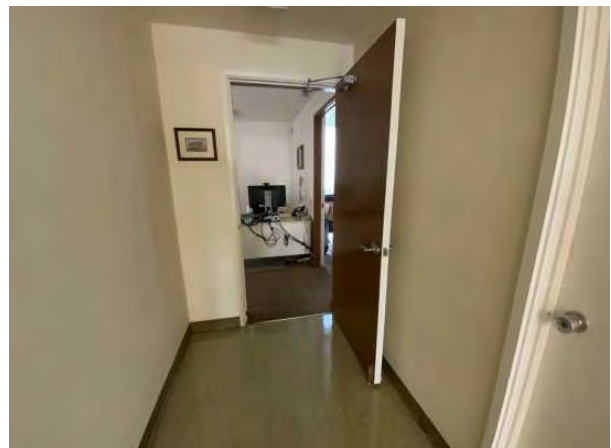
Quantity	Unit Cost	Total Cost
1 EA	366.00	\$ 366

Priority 1

In ADA Path Of Travel Yes

Relocatable No

Photos for Barrier ID: AX298671



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-504.4.1

Barrier Detail

CALIFORNIA: The top of the stair flight and all stair treads do not have a stripe which provides visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the surface.

Location Description	Stairs ST1, ST2, ST3, and ST4
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	A clear stripe is not provided at each tread nosing.

Resolution

Install a visual contrast at the top of the stair flight and on each stair tread at the nosing. The stripe shall be minimum 2" to maximum 4" wide, parallel to and maximum 1" from nose of step or upper approach, run full width of stairway, and as slip resistant as the stairway material. A painted stripe is compliant. Grooves without paint are not compliant.

Quantity	Unit Cost	Total Cost
16 Riser	35.20	\$ 563
Priority	1	

Map for Barrier ID: AX298649



11 38.441112322231916,-122.71111111656761



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	CBC Chap 11B-505
Barrier Detail	CALIFORNIA: Handrails are not compliant or are not provided.
Location Description	Stairs ST1, ST2, ST3, and ST4
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The handrail heights range from 31" - 32" and are not provided at both sides of the stairs.

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. [Exception: In assembly areas, handrails shall not be required on both sides of aisle ramps where a handrail is provided at either side or within the aisle width.] Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs and ramps shall be continuous between flights or runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above walking surfaces, stair nosings, and ramp surfaces. Handrails shall be at a consistent height above walking surfaces, stair nosings, and ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. Handrails may be located in a recess if the recess is 3" maximum deep and 18" minimum clear above the top of the handrail. Handrail gripping surfaces shall be continuous along their length and shall not be obstructed along their tops or sides. The bottoms of handrail gripping surfaces shall not be obstructed for more than 20% of their length. Where provided, horizontal projections shall occur 1-1/2" minimum below the bottom of the handrail gripping surface. [EXCEPTIONS: 1. Where handrails are provided along walking surfaces with slopes not steeper than 1:20, the bottoms of handrail gripping surfaces shall be permitted to be obstructed along their entire length where they are integral to crash rails or bumper guards. 2. The distance between horizontal projections and the bottom of the gripping surface shall be permitted to be reduced by 1/8" for each 1/2" of additional handrail perimeter dimension that exceeds 4". Handrail gripping surfaces with a circular cross section shall have an outside diameter of 1-1/4" minimum and 2" maximum. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4" minimum and 6-1/4" maximum, and a cross-section dimension of 2-1/4" maximum. Handrail gripping surfaces and any surfaces adjacent to them shall be free of sharp or abrasive elements and shall have rounded edges. Handrails shall not rotate within their fittings. Handrail gripping surfaces shall extend beyond and in the same direction of stair flights. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg stairs and ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28" measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9" minimum, should be provided to help prevent entrapment.]

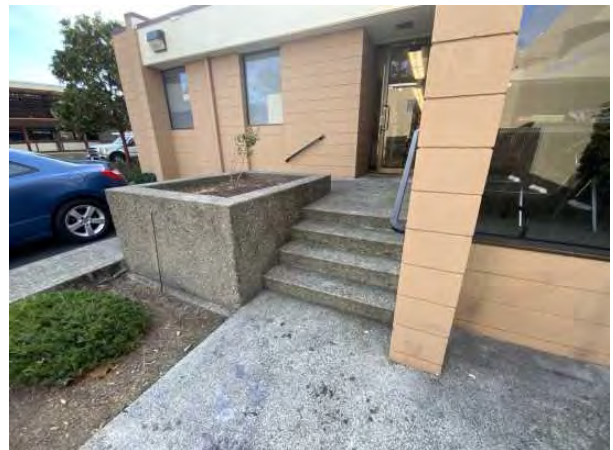
Quantity	Unit Cost		Total Cost
50 LF	163.00	33	\$ 8,150

Map for Barrier ID: AX298650



12 38.441096405618666,-122.71129564972018

Photos for Barrier ID: AX298650



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Accessible Route
ADA Standard	California Building Code Chap 11B-303.5

Barrier Detail

CALIFORNIA: A warning curb is not provided on a walkway where the walkway edge is more than 4" above the adjacent surface.

Location Description	Walkway at Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The center of the guide rail is 7" above the walkway.

Resolution

Abrupt changes in level exceeding 4" in a vertical dimension between walks, sidewalks or other pedestrian ways and adjacent surfaces or features shall be identified by warning curbs at least 6" in height above the walk or sidewalk surface. [EXCEPTIONS: 1. A warning curb is not required between a walk or sidewalk and an adjacent street or driveway. 2. A warning curb is not required when a guard or handrail is provided with a guide rail centered 2" minimum and 4" maximum above the surface of the walk or sidewalk.]

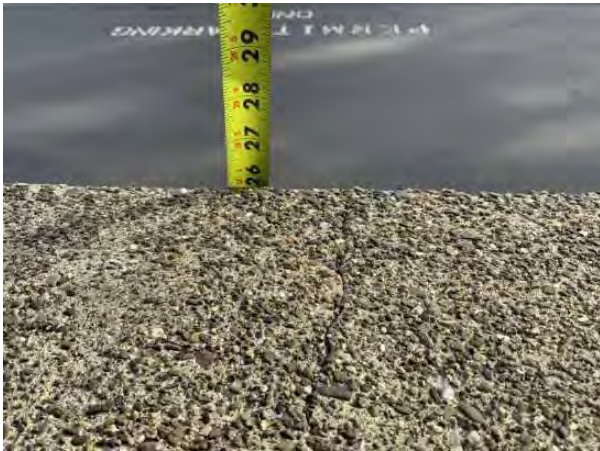
Quantity	Unit Cost	Total Cost
30 LF	24.00	\$ 720
Priority	1	
Relocatable	No	

Map for Barrier ID: AX298648



10 38.44106952854041,-122.71106271106243

Photos for Barrier ID: AX298648



Central Library Annex EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	303

Barrier Detail

Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.

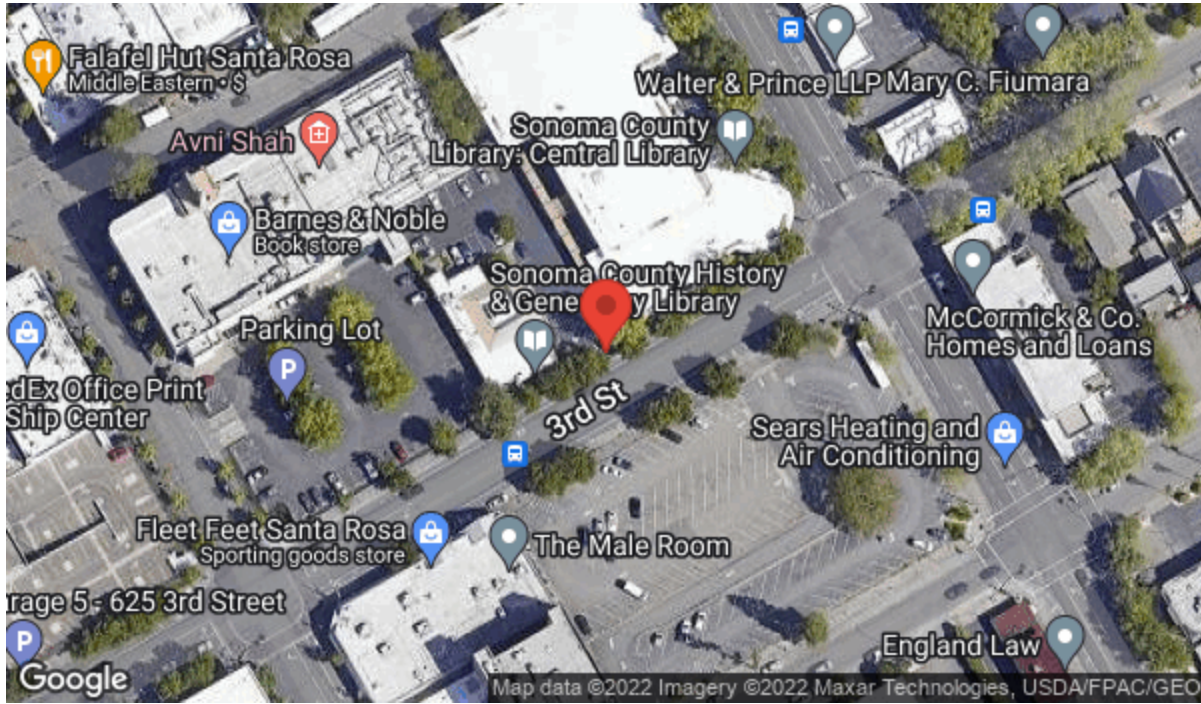
Location Description	Walkway from 3rd Street to Access Aisle serving P1
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The walkway has a 1/2" high vertical change in level.

Resolution

The sidewalk should be removed (sections that are heaved, cracked etc) and repaired. Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity	Unit Cost	Total Cost
25 SF	19.82	\$ 496
Priority	1	
In ADA Path Of Travel	Yes	
Relocatable	No	

Map for Barrier ID: AX298652



14 38.44091200344245,-122.71088527116395

Photos for Barrier ID: AX298652



Central Library Annex EXTERIOR

Assembly Exterior Access Route

Type Exterior Accessible Route

ADA Standard California Building Code Chap 11B-403.3, 403.5

Barrier Detail

CALIFORNIA: The exterior accessible route has slopes in excess of maximum 1:20 (5%) running slope and/or maximum 1:48 (2.08)% cross slope.

Location Description Walkway from 3rd Street to Access Aisle serving P1

Observed Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The walkway to the access aisle has a 5.8% running slope and 2.4% - 2.5% cross slopes for a width of 4' and length of 25'.

Resolution

Install a compliant exterior accessible route. An exterior accessible route has maximum 1:20 (5%) running slope and maximum 1:48 (2.08%) cross slope. The minimum clear width of an exterior accessible route is 48". [EXCEPTION: Where rights-of-way, natural barriers or other existing conditions are present, the enforcing agency may determine that compliance with the 48" minimum clear width would create an unreasonable hardship. If the enforcing agency determines that an unreasonable hardship exists, the clear width may be reduced to 36" minimum.] [ADVISORY 11B-403.3 Slope. When the running slope of a walking surface exceeds 5%, it must comply with the accessibility requirements for ramps.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
100 SF	10.00	\$ 1,000

Priority 1

In ADA Path Of Travel Yes

Relocatable No

Map for Barrier ID: AX298653



15 38.44093854344825,-122.71091058895493

Photos for Barrier ID: AX298653



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Sink
ADA Standard	306.2 and 606.3

Barrier Detail

The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).

Location Description	Break Room
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The sink rim height is 36-1/2". The sink does not provide knee clearance.

Resolution

Relocate sink to compliant height with knee and toe clearances. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor or ground. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25" maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground. Between 9" and 27" above the finish floor or ground, the knee clearance shall be permitted to reduce at a rate of 1" in depth for each 6" in height. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17" minimum under the element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum.

Quantity	Unit Cost	Total Cost
1 EA	720.00	\$ 720
Priority	2	
In ADA Path Of Travel	Yes	
Relocatable	No	



Central Library Annex INTERIOR

Assembly Interior Access Route

Type Reach Range

ADA Standard 308, 309

Barrier Detail

Items requiring an obstructed side reach motion are higher than 48" maximum where the obstruction depth is 10" maximum, or higher than 46" maximum where the obstruction depth is between 10" and 24" and/or lower than 15" minimum height above finish floor.

Location Description Break Room

Observed Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The operable part at the range hood is 60" high. All operable parts at the counter requires reach over a 36" high obstruction. The operable part at the dispenser is 52".

Resolution

Remove and lower to a compliant reach range and provide a 34" high counter.. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
4 EA	500.00	\$ 2,000

Priority 2

In ADA Path Of Travel Yes

Relocatable No



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Dining And Work Surface
ADA Standard	CBC Chap 11B-306, 902
Barrier Detail	CALIFORNIA: The dining or work surface is not compliant.
Location Description	Catalog Computers
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The table for the catalog computer has a 37-1/2" high work surface and 24" wide knee clearance.

Resolution

Install a dining or work surface minimum 28" to maximum 34" height with clear space and compliant knee and toe clearance for a forward approach. Where food or drink is served for consumption at a counter exceeding 34 inches in height, a portion of the main counter 60 inches minimum in length shall be provided in compliance. Dining surfaces required to comply shall be dispersed throughout the space or facility containing dining surfaces for each type of seating in a functional area. Work surfaces required to comply shall be dispersed throughout the space or facility containing work surfaces. Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces at the dining surfaces shall comply. Where work surfaces are provided for use by other than employees, at least 5 percent shall comply. [EXCEPTIONS: 1. Sales counters and service counters shall not be required to comply. 2. Check writing surfaces provided at check-out aisles not required to be accessible shall not be required to comply.] Clear space shall be maximum 1:48 (2.08%) in all directions and a firm and stable surface. Knee Clearance: Space under an element between 9" and 27" above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9" above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground. At dining and work surfaces required to be accessible, knee clearance shall extend 19 inches deep minimum at 27 inches above the finish floor or ground. The knee clearance shall not be reduced at built-in dining and work surfaces required to be accessible. Knee clearance shall be 30" wide minimum. Toe Clearance: Space under an element between the finish floor or ground and 9" above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25" maximum under an element. Space extending greater than 6" beyond the available knee clearance at 9" above the finish floor or ground shall not be considered toe clearance. Toe clearance shall be 30" wide minimum. The toe clearance shall extend 19 inches minimum under built-in dining and work surfaces required to be accessible.

Quantity	Unit Cost	Total Cost
1 EA	500.00	\$ 500
Priority	2	

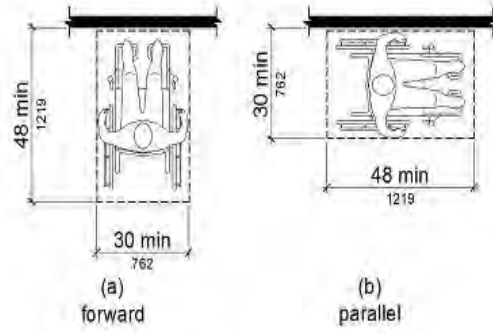
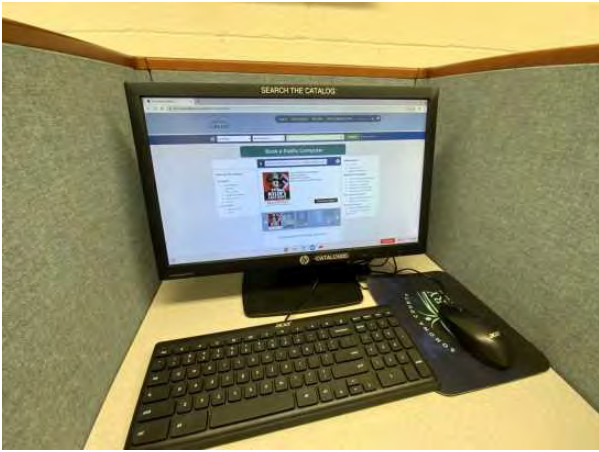


Figure 11B-305.5
Position of Clear Floor or Ground Space

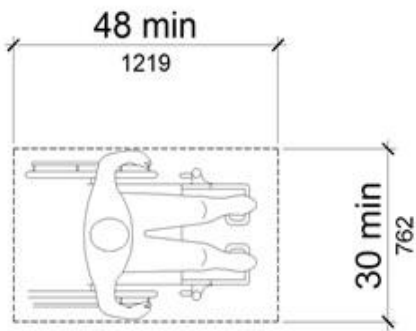
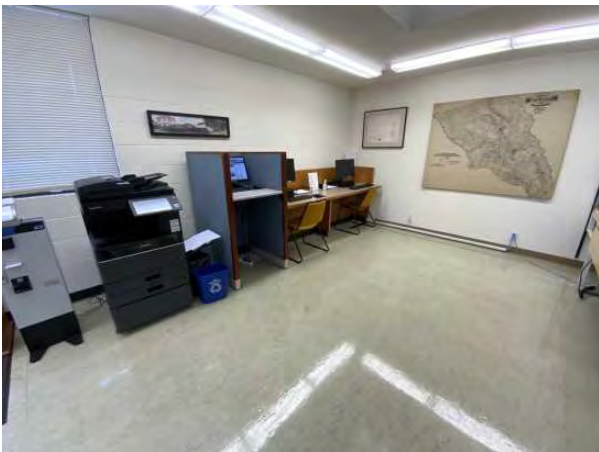


Figure 11B-305.3
Clear Floor or Ground Space



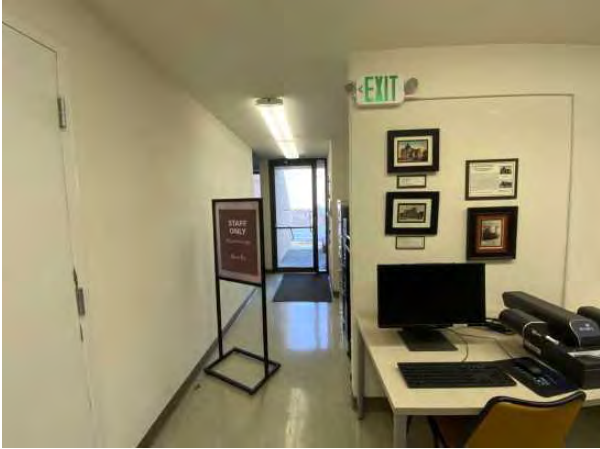
Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Signage
ADA Standard	703.1, 703.4
Barrier Detail	Means of egress signage does not have tactile lettering.
Location Description	Egress Doors
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	Tactile means of egress signs are not provided.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style" Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height. Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
3 EA	55.00	\$ 165
Priority	2	
In ADA Path Of Travel	Yes	
Relocatable	No	



Central Library Annex INTERIOR

Assembly	Entrance to Building
Type	Building Entrance - Door
ADA Standard	703.5.1
Barrier Detail	The provided signage does not have color contrast and a non-glare finish.
Location Description	Main Entrance
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The information about the building business hours is on a surface with glare.

Resolution

Remove and replace signage with compliant signage. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background.

Quantity	Unit Cost	Total Cost
1 EA	55.00	\$ 55
Priority	2	

Map for Barrier ID: AX298655



17 38.44106520279735,-122.71107265889549



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	308, 309

Barrier Detail

Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.

Location Description	Operable Parts throughout Building
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The operable parts at the thermostats and coat hook is 55" - 65" high.

Resolution

Remove and lower to a compliant reach range. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
3 EA	500.00	\$ 1,500
Priority	2	
In ADA Path Of Travel	Yes	
Relocatable	No	

Photos for Barrier ID: AX298665



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.10

Barrier Detail

The surface of the swinging door within 10 inches of the finish floor or ground for the full width of the door on the push side is not smooth.

Location Description	Staff Office
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	A door stop is provided within the required 10" to be smooth.

Resolution

Modify or replace the door to provide a smooth surface on the door within 10 inches of the finish floor or ground for the full width of the door on the push side. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. Cavities created by added kick plates shall be capped. [EXCEPTIONS: 1. Sliding doors shall not be required to comply. 2. Tempered glass doors without stiles and having a bottom rail or shoe with the top leading edge tapered at 60 degrees minimum from the horizontal shall not be required to meet the 10 inch bottom smooth surface height requirement. 3. Doors and gates that do not extend to within 10 inches of the finish floor or ground shall not be required to comply. 4. Existing doors and gates without smooth surfaces within 10 inches of the finish floor or ground shall not be required to provide smooth surfaces provided that if added kick plates are installed, cavities created by such kick plates are capped.]

Quantity	Unit Cost	Total Cost
1 EA	400.00	\$ 400
Priority	2	
In ADA Path Of Travel	Yes	
Relocatable	No	



Central Library Annex EXTERIOR

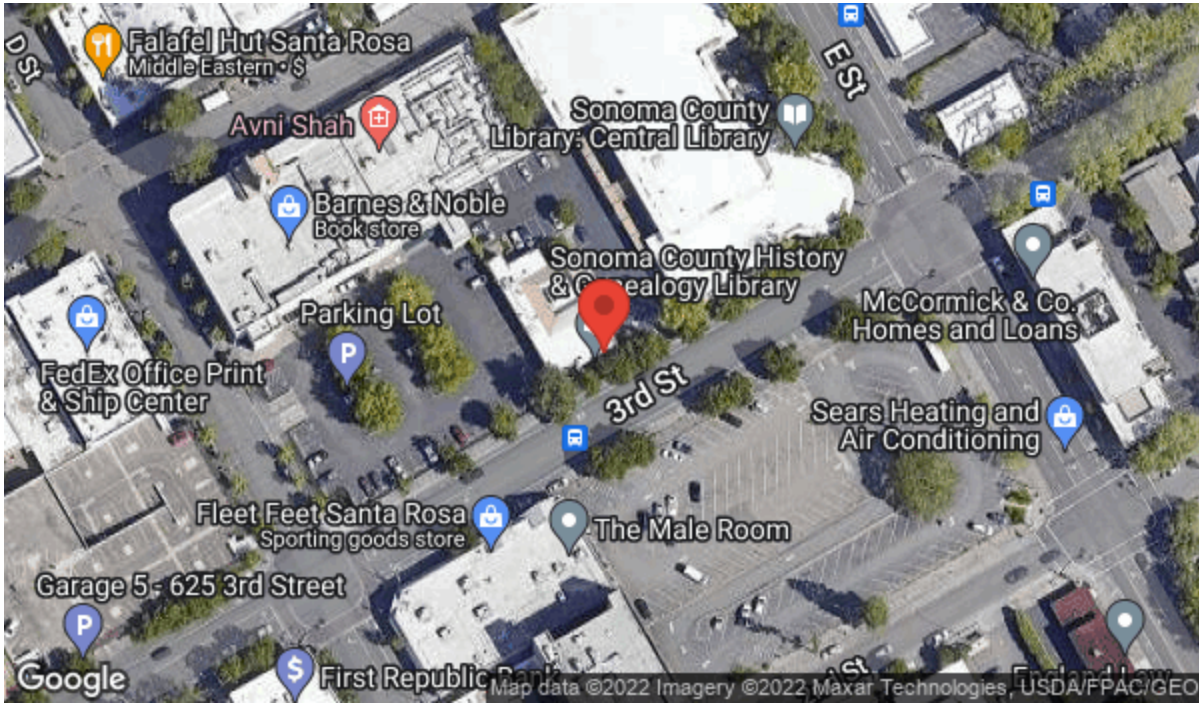
Assembly	Exterior Access Route
Type	Stairs
ADA Standard	California Building Code Chap 11B-505.10
Barrier Detail	CALIFORNIA: The stair handrail extensions are not compliant.
Location Description	Stairs ST1, ST2, ST3, and ST4
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The extensions are not provided or extends 5".

Resolution

Install compliant handrail extensions at the top and bottom of the stair flight. At the top of a stair flight, handrails shall extend horizontally above the landing for 12 inches minimum beginning directly above the first riser nosing. The handrails at the bottom of the stairs shall extend at the slope of the stair flight for a horizontal distance equal to minimum one tread depth beyond the last riser nosing and then continue 12 inches minimum horizontally at a height equal to that of the sloping portion of the rail. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. [EXCEPTION: In alterations, where the extension of the handrail in the direction of stair flight would create a hazard, the extension of the handrail may be turned 90 degrees from the direction of stair flight.] [ADVISORY: It is advisable, but not required, to provide a handrail at a height designed for children. When children are the principal users in a building or facility (e.g., elementary schools), a second set of handrails at an appropriate height can assist them and aid in preventing accidents. A maximum height of 28 inches measured to the top of the gripping surface from the ramp surface or stair nosing is recommended for handrails designed for children. Sufficient vertical clearance between upper and lower handrails, 9 inches minimum, should be provided to help prevent entrapment.]

Quantity	Unit Cost	Total Cost
14 LF	163.00	\$ 2,282
Priority	2	

Map for Barrier ID: AX298651



13 38.44087903472696,-122.71105139078999



Central Library Annex INTERIOR

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	ADA 305.7; CBC Chap 11B-602.9

Barrier Detail

CALIFORNIA: The drinking fountain is not located completely within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways.

Location Description	Drinking Fountain
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The drinking is not positioned outside of the circulation path.

Resolution

Install the accessible drinking fountain(s) at a location within alcoves, positioned completely between wing walls, or otherwise positioned so as not to encroach into pedestrian ways. The protected area for the fountain shall be 32" minimum wide and 18" minimum deep. For a forward approach to an alcove where the alcove depth is greater than 24", the alcove shall be 36" minimum wide. For a parallel approach to an alcove, the alcove shall be 60" wide minimum. When wing walls or barriers are used, they shall project horizontally at least as far as the fountain, and to within 6" vertically from the floor/ground surface. Drinking fountains shall be located so that a clear space is positioned at the drinking fountain for a forward approach and centered on the unit. Clear space shall be minimum 30" by minimum 48", and maximum 2.08% in all directions and a firm and stable surface. [EXCEPTION: A parallel approach shall be permitted at units for children's use where the spout is 30" maximum above the finish floor or ground and is 3 -1/2" maximum from the front edge of the unit, including bumpers.]

Quantity	Unit Cost	Total Cost
1 EA	5,439.00	\$ 5,439
Priority	3	
In ADA Path Of Travel	Yes	
Relocatable	No	



Central Library Annex INTERIOR

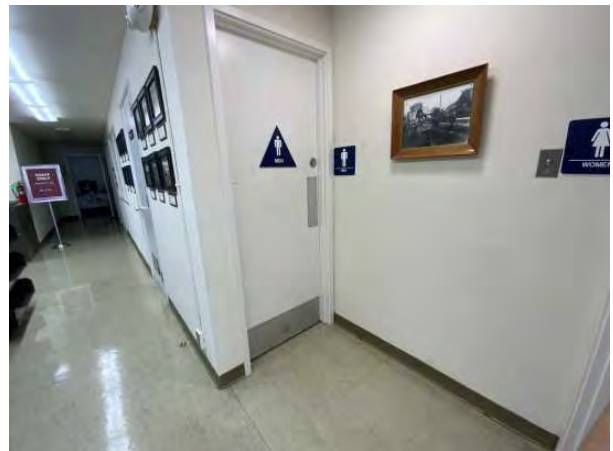
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9
Barrier Detail	
The force required to open the interior, hinged, non-fire door is more than 5 pounds.	
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The door require to open the door is 12 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. This barrier must be removed in conjunction with barrier ID 298688. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	366.00	\$ 366
Priority	3	

Photos for Barrier ID: AX298687



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The door sweep period is 1.82 seconds from 90 degrees to a position 12 degrees from latch.

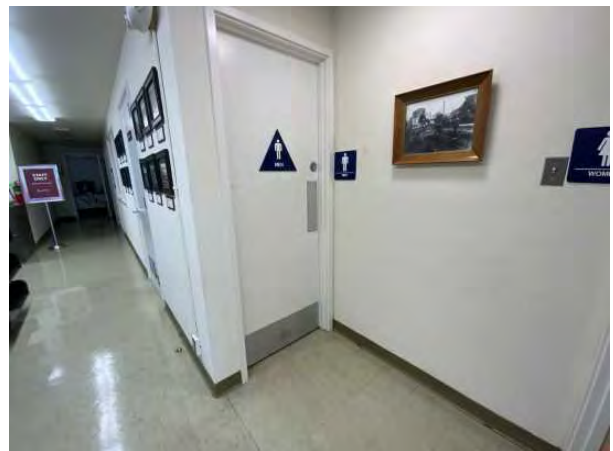
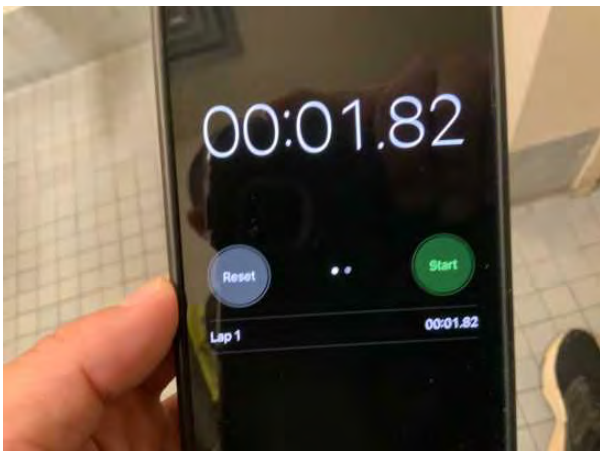
Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 298687. The cost of this barrier removal is covered under barrier ID 298687 and therefore, the cost is shown as \$0. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	0.00	\$ 0

Priority	3
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Photos for Barrier ID: AX298688



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The door width is 27".

Resolution

Remove and replace with a door that has a minimum clear opening of 32"; measured with the door open at 90°, measured from the face of the door to the stop. Door openings shall provide a clear width of 32" minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90°. Openings more than 24" deep shall provide a clear opening of 36" minimum. There shall be no projections into the required clear opening width lower than 34" above the finish floor or ground. Projections into the clear opening width between 34" and 80" above the finish floor or ground shall not exceed 4". [EXCEPTIONS: 1. In alterations, a projection of 5/8" maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" minimum above the finish floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	1,124.00	\$ 1,124

Priority	3
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Photos for Barrier ID: AX298689



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1

Barrier Detail

The pull side of the accessible door does not have the required maneuvering clearances.

Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The maneuvering clearance perpendicular to the door is 34".

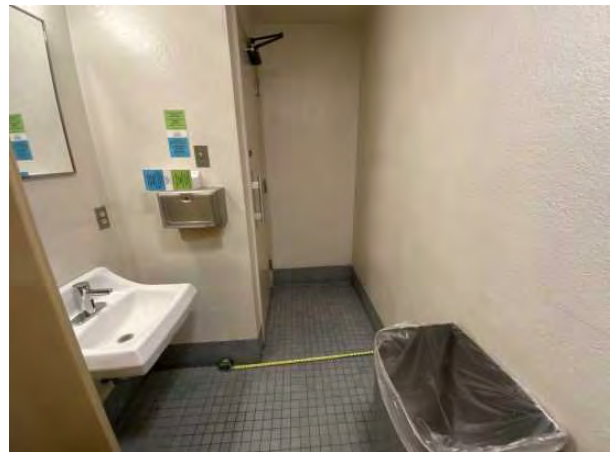
Resolution

Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	1,250.00	\$ 1,250

Priority	3
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Photos for Barrier ID: AX298690



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Floor Space
ADA Standard	304, 603.2.1; 603.2.2
Barrier Detail	The required turning space within the restroom is not provided.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The turning space is 32-1/2" wide.

Resolution

A compliant, unobstructed turning space shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap. The turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum "OR" The space shall be permitted to include compliant knee and toe clearance only at the end of either the base or one arm. Doors shall be permitted to swing into turning spaces. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.]

Quantity	Unit Cost	Total Cost
1 EA	9,250.00	\$ 9,250
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Mirror
ADA Standard	213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.

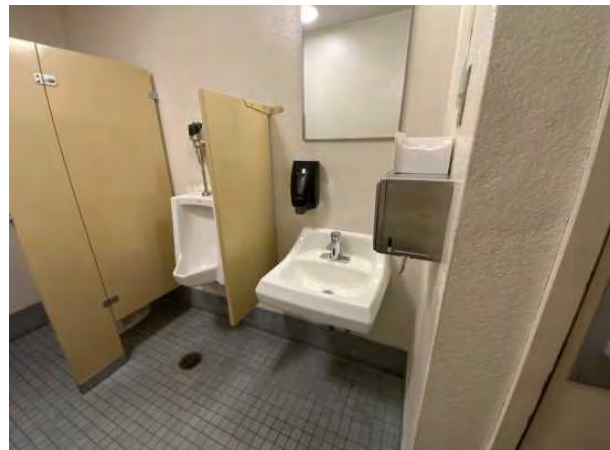
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The bottom of the reflective surface is 53-1/4".

Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	200.00	\$ 200
Priority	3	

Photos for Barrier ID: AX298692



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	CBC Chap 11B-213, 306, 606
Barrier Detail	
CALIFORNIA: The lavatory does not have the required knee and toe clearance.	
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The knee clearance is 25-7/8" to the bottom of the lavatory.

Resolution

Provide a minimum of one lavatory with compliant knee and toe clearance. The lavatory shall maintain the maximum allowable height of 34" to the rim of the sink. The maximum allowable exterior bowl depth is 6-1/2". A compliant clear floor space of minimum 30" wide centered on the lavatory and minimum 48" deep, positioned for a forward approach, shall be provided. Space under an element between 9" and 29" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor. The bottom of the front of the lavatory shall be minimum 29" above the finish floor. Knee clearance reduction is not allowed. Toe clearance shall be minimum 19" horizontal depth between the finish floor and 9" AFF. Knee and toe clearance shall be 30" wide minimum and centered on the lavatory. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.]

Quantity	Unit Cost	Total Cost
1 EA	720.00	\$ 720
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	CBC Chap 11B-606.6; 305

Barrier Detail

CALIFORNIA: The centerline of the lavatory is less than 18" from the side wall or partition wall.

Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The lavatory centerline is 16-1/2" from the side wall and partition.

Resolution

Relocate the lavatory to provide minimum 18" from the side partition/wall to centerline of lavatory. The height of the lavatory to the higher of the rim or counter surface shall be 34" maximum AFF. Provide minimum 30" by minimum 48" clear floor space positioned for a parallel or front approach to the lavatory. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Where a clear floor or ground space is located in an alcove or otherwise confined on all or part of three sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24". Alcoves shall be 60" wide minimum where the depth exceeds 15". Floor or ground surfaces of a clear floor or ground space shall comply with 302. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.]

Quantity	Unit Cost	Total Cost
1 EA	3,000.00	\$ 3,000
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.5
Barrier Detail	Pipes are not insulated.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	Lavatory drain pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity	Unit Cost	Total Cost
1 EA	65.00	\$ 65
Priority	3	

Photos for Barrier ID: AX298695



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Urinal
ADA Standard	605.2
Barrier Detail	The urinal dimensions are not compliant.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The urinal rim height is 24-3/4".

Resolution

Replace or relocate the urinal. Urinals shall be the stall-type or the wall-hung type. Wall-hung urinals shall be installed with the rim 17" maximum above the finish floor or ground. Urinals shall be 13-1/2" deep minimum measured from the outer face of the urinal rim to the back of the fixture. Flush controls shall be hand operated or automatic. Flush controls shall be within allowable reach ranges.

Quantity	Unit Cost	Total Cost
1 EA	935.00	\$ 935
Priority	3	

Photos for Barrier ID: AX298696



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Urinal
ADA Standard	605.4; 309

Barrier Detail

The flush control is located on the closed side and is more than 48" high, for an obstructed forward reach range of maximum 20" horizontally.

Location Description	Men's Restroom
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Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
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Site Conditions	The flush control is 57" high.
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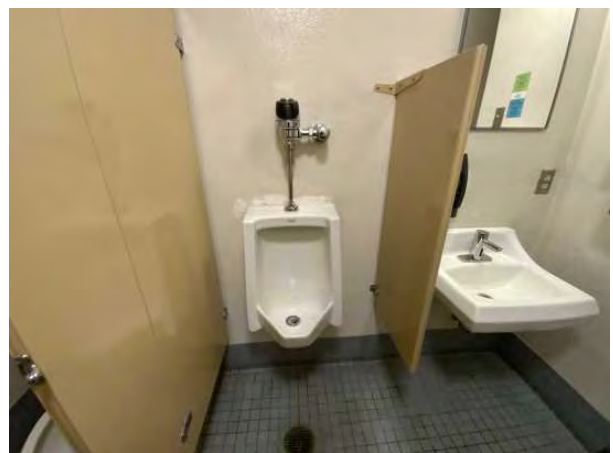
Resolution

Remove and install a compliant flush control. Operable parts shall be placed within one or more of the allowable reach ranges

Quantity	Unit Cost	Total Cost
1 EA	313.00	\$ 313

Priority	3
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Photos for Barrier ID: AX298697



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Urinal
ADA Standard	605.3; 305
Barrier Detail	The clear floor space at the urinal is less than minimum 30" by minimum 48".
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The depth of the clear floor space is 36".

Resolution

Redesign to provide clear space at the urinal for a forward approach, The clear floor or ground space shall be 30" minimum by 48" minimum, with the 30" dimension parallel with the rear wall behind the urinal. One full unobstructed side of the clear floor or ground space shall adjoin an accessible route or adjoin another clear floor or ground space. Floor or ground surfaces of a clear floor or ground space shall comply. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.]

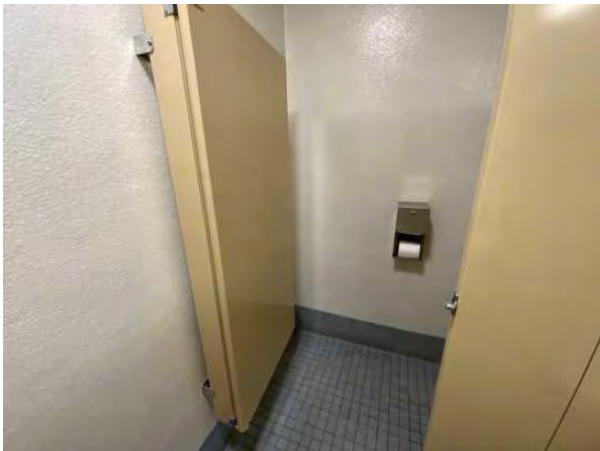
Quantity	Unit Cost	Total Cost
1 EA	1,100.00	\$ 1,100
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom	
Type	Restroom/Bathroom - Water Closet	
ADA Standard	604.8.1.2	
Barrier Detail	The wheelchair stall door is not self closing.	
Location Description	Men's Restroom	
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com	
Site Conditions	The stall door is not self closing.	
Resolution	Remove hinge hardware and replace with hardware which provides self-closing of the door.	
Quantity	Unit Cost	Total Cost
1 EA	293.00	\$ 293
Priority	3	

Photos for Barrier ID: AX298699



Central Library Annex INTERIOR

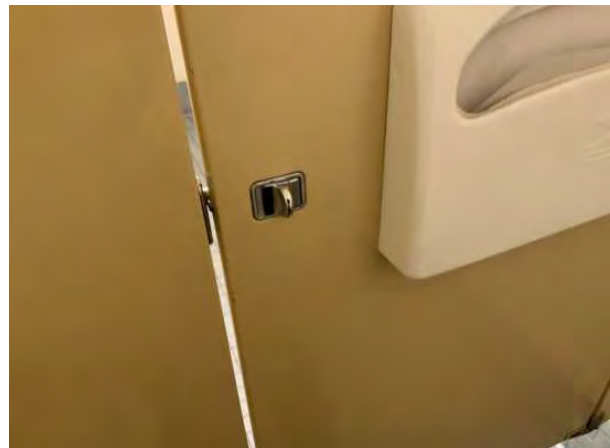
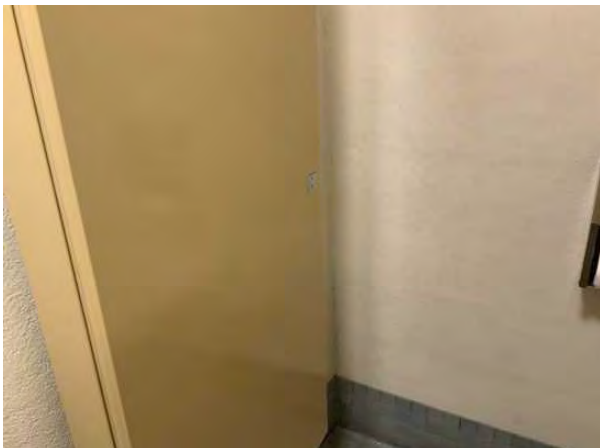
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The hardware at the wheelchair stall door is not compliant.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	U-pulls are not provided on both side of the stall door.

Resolution

Install door pulls near the latch on each side of wheelchair stall door. Door pulls shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity	Unit Cost	Total Cost
2 EA	293.00	\$ 586
Priority	3	

Photos for Barrier ID: AX298700



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	CBC Chap 11B-404, 604.8.1.2
Barrier Detail	CALIFORNIA: The toilet stall door is not compliant.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The stall door width is 24-1/2".

Resolution

Provide a compliant toilet stall door. Toilet compartment doors, including door hardware, shall have the required maneuvering clearance. If the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be farthest from the water closet and shall be 54 inches minimum from the rear wall. The door shall be self-closing. A door pull shall be placed on both sides of the door near the latch. Operable parts of latches and pull hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. [Exception: Doors that do not extend to within 10 inches of the finish floor or ground shall not be required to comply] The force for pushing or pulling open the door shall be 5 pounds (22.2 N) maximum. Clear width. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. [Exceptions: 1. In alterations, a projection of 5/8 inch (15.9 mm) maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78 inches minimum above the finish floor or ground.].

Quantity	Unit Cost	Total Cost
1 EA	1,100.00	\$ 1,100
Priority	3	
In ADA Path Of Travel	Yes	
Relocatable	No	

Photos for Barrier ID: AX298701



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.8.1.1

Barrier Detail

CALIFORNIA: The wheelchair stall with in-swinging door does not have the required dimensions.

Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The stall dimension is 36" x 63".

Resolution

Provide a wheelchair stall of compliant dimensions for an in-swinging door: minimum 60" width and minimum 92" depth for a wall hung closet and minimum 95" depth for a floor mounted water closet. For an in-swinging compartment door, additional maneuvering clearance minimum 60" wide by minimum 36" deep must be provided outside of the required clearance around the water closet of 60" minimum wide by 56" or 59" minimum deep. Clearance at the water closet shall be minimum 59" depth from the rear wall for a floor mounted water closet and minimum 56" depth for a wall hung water closet. The 60" minimum wide by 36" minimum deep maneuvering clearance overlaps the required 60" minimum wide by 48" minimum deep clearance required at the front of all water closets.

Quantity	Unit Cost	Total Cost
1 EA	1,100.00	\$ 1,100
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Coat Hook
ADA Standard	308
Barrier Detail	The coat hook is not within an allowable reach range.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The coat hook is 64" high.

Resolution

Install the coat hook within an allowable reach range. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	115.00	\$ 115
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The operable part at the seat cover dispenser is 45" high.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	200.00	\$ 200
Priority	3	

Photos for Barrier ID: AX298704



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The grab bars at the water closet are not compliant.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	A rear grab bar and side grab bar is not provided.

Resolution

Install compliant grab bars. Grab bars shall be installed in a horizontal position at height of 33" minimum to 36" maximum above the finish floor, measured to the top of the gripping surface. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
2 EA	710.00	\$ 1,420
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.4

Barrier Detail

The height of the water closet is not 17" minimum to 19" maximum above finished floor.

Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The seat height is 15-3/4".

Resolution

Remove and replace with a toilet that has a compliant seat height. The seat height of a water closet shall be 17" minimum and 19" maximum above the finish floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. [EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling units, the height of water closets shall be permitted to be 15" minimum and 19" maximum above the finish floor measured to the top of the seat.] [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	630.00	\$ 630
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.3

Barrier Detail

CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.

Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The water closet centerline is 20-3/4" from the side wall.

Resolution

Provide a water closet with centerline 17" minimum to 18" maximum from the side wall or partition. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17" minimum to 18" maximum from the side wall or partition in a wheelchair stall. Water closets shall be arranged for a left-hand or right-hand approach. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1,368.00	\$ 1,368
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.7, 604.9, 609.3
Barrier Detail	CALIFORNIA: The toilet paper dispenser is not compliant.
Location Description	Men's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The paper towel dispenser is directly adjacent to the toilet.

Resolution

Remove and relocate the toilet paper dispenser. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar and 19" minimum above the finish floor. The toilet paper dispenser shall not be located behind grab bars. The top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	280.00	\$ 280
Priority	3	

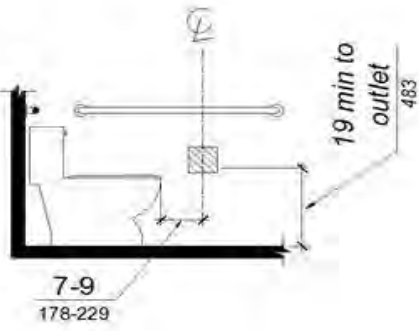


Figure 11B-604.7
Dispenser Outlet Location



Central Library Annex INTERIOR

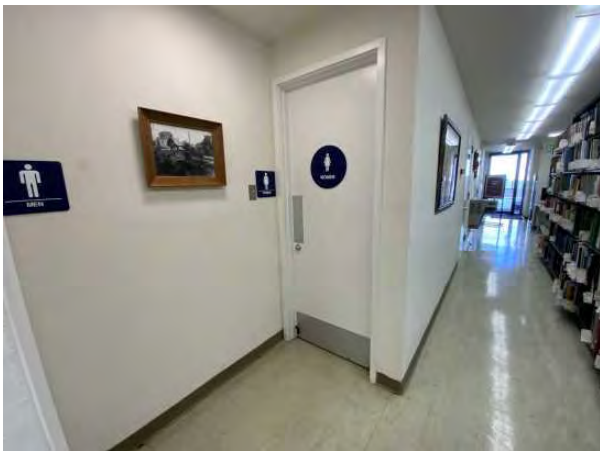
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.9
Barrier Detail	
The force required to open the interior, hinged, non-fire door is more than 5 pounds.	
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The door require to open the door is 19 pounds.

Resolution

Adjust closer or replace with an closer that requires no more 5 pounds of force to stop the door motion. This barrier must be removed in conjunction with barrier ID 298675. The maximum force for pushing or pulling open a door shall be for interior hinged doors: 5 lbs (22.2N). The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position. Note: Fire doors shall have a minimum opening force allowable by the appropriate administrative authority.

Quantity	Unit Cost	Total Cost
1 EA	366.00	\$ 366
Priority	3	

Photos for Barrier ID: AX298674



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The door sweep period is 1.37 seconds from 90 degrees to a position 12 degrees from latch.

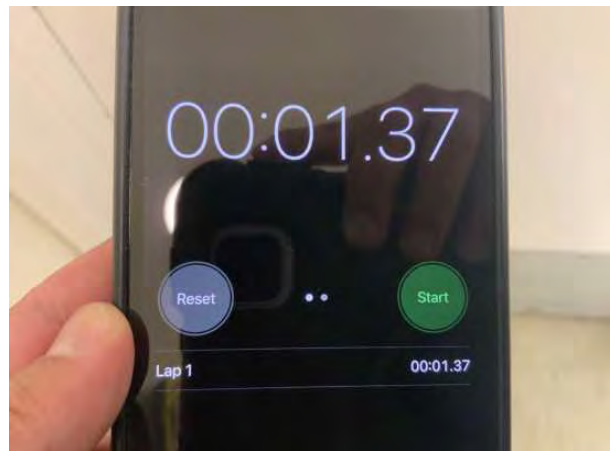
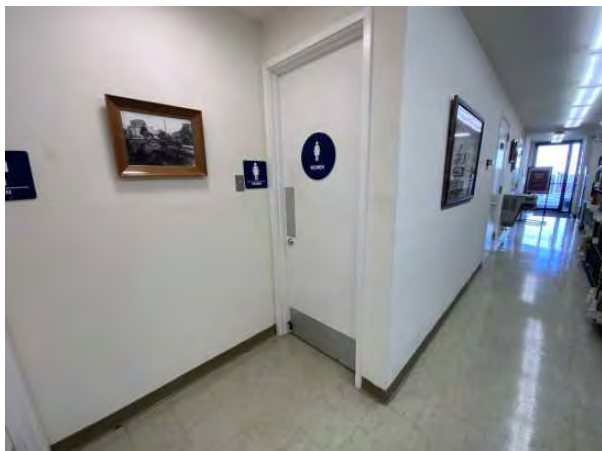
Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. This barrier must be removed in conjunction with barrier ID 298674. The cost of this barrier removal is covered under barrier ID 298674 and therefore, the cost is shown as \$0. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
1 EA	0.00	\$ 0

Priority	3
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Photos for Barrier ID: AX298675



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.10

Barrier Detail

The swinging door does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the door.

Location Description Women's Restroom

Observed Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions A door stop is provided within the required 10" to be smooth.

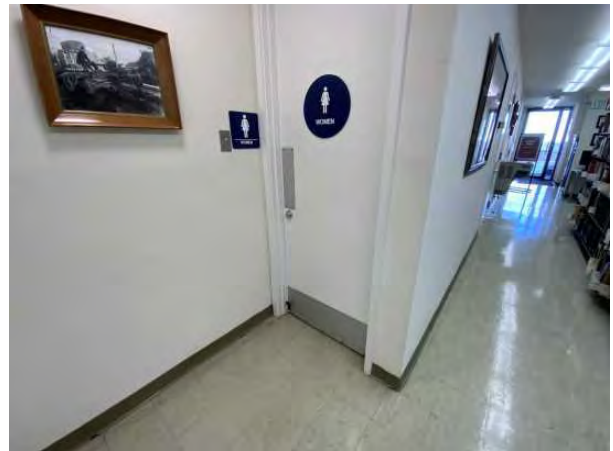
Resolution

Provide a swinging door with a smooth surface within 10" of the finish floor or ground measured vertically on the push side extending the full width of the door. Parts creating horizontal or vertical joints in the surfaces shall be within 1/16" of the same plane as the other. Cavities created by adding kick plates shall be capped.

Quantity	Unit Cost	Total Cost
1 EA	400.00	\$ 400

Priority 3

Photos for Barrier ID: AX298676



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2.3
Barrier Detail	The door has less than 32" clear width
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The door width is 27-1/2".

Resolution

Remove and replace with a door that has a minimum clear opening of 32"; measured with the door open at 90 °, measured from the face of the door to the stop. Door openings shall provide a clear width of 32" (815 mm) minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24" (610 mm) deep shall provide a clear opening of 36" (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34" (865 mm) above the finish floor or ground. Projections into the clear opening width between 34" (865 mm) and 80" (2030 mm) above the finish floor or ground shall not exceed 4" (100 mm). EXCEPTIONS: 1. In alterations, a projection of 5/8" (16 mm) maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78" (1980 mm) minimum above the finish floor or ground.

Quantity	Unit Cost	Total Cost
1 EA	1,124.00	\$ 1,124
Priority	3	

Photos for Barrier ID: AX298677



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	404.2; Table 404.2.4.1

Barrier Detail

The pull side of the accessible door does not have the required maneuvering clearances.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The maneuvering clearance parallel to the door is 3".

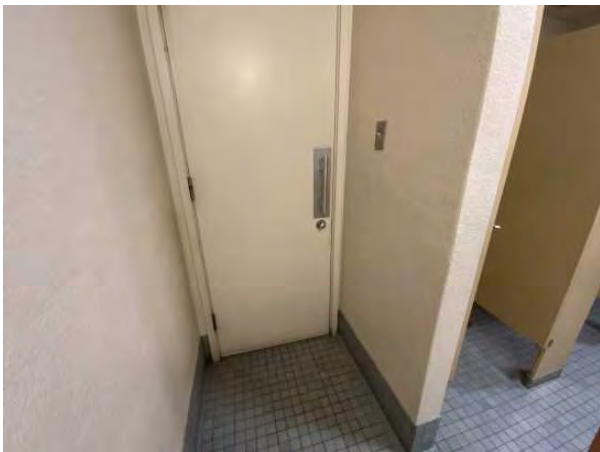
Resolution

Redesign to provide the required maneuvering clearance at the pull side of the door. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	1,250.00	\$ 1,250

Priority	3
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Photos for Barrier ID: AX298678



Central Library Annex INTERIOR

Assembly Restroom

Type Protruding Object

ADA Standard 307.2

Barrier Detail

The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.

Location Description Women's Restroom

Observed Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions The shelf protrudes 8" at 40-1/2" high.

Resolution

Provide a restroom circulation path which does not have objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.

Quantity	Unit Cost	Total Cost
1 EA	500.00	\$ 500

Priority 3

In ADA Path Of Travel Yes

Relocatable No



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Mirror
ADA Standard	213.3.5; 603.3

Barrier Detail

The mirror is mounted higher than 35" above finish floor to the bottom of the reflective surface, where it is not installed above a lavatory or counter.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The bottom of the reflective surface is 48-1/2".

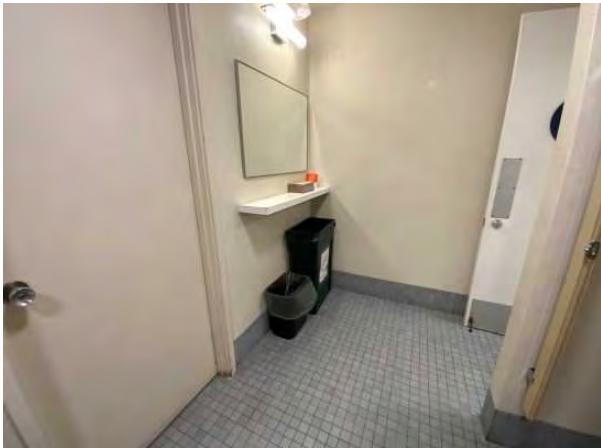
Resolution

Remove and lower the mirror to a compliant height. Where mirrors are provided, at least one shall comply. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35" maximum above the finish floor or ground. Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground. [ADVISORY: A single full-length mirror can accommodate a greater number of people, including children. In order for mirrors to be usable by people who are ambulatory and people who use wheelchairs, the top edge of mirrors should be 74" minimum from the floor or ground.]

Quantity	Unit Cost	Total Cost
1 EA	200.00	\$ 200

Priority	3
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Photos for Barrier ID: AX298680



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Floor Space
ADA Standard	304, 603.2.1; 603.2.2
Barrier Detail	The required turning space within the restroom is not provided.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The turning space is 54-1/4" wide.

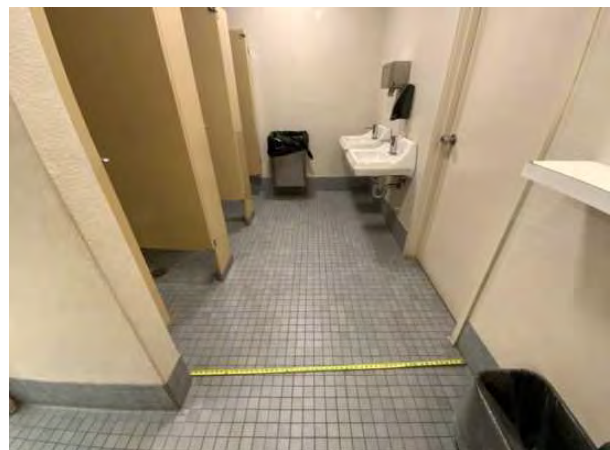
Resolution

A compliant, unobstructed turning space shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap. The turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The turning space shall be a T-shaped space within a 60" square minimum with arms and base 36" wide minimum. Each arm of the T shall be clear of obstructions 12" minimum in each direction and the base shall be clear of obstructions 24" minimum "OR" The space shall be permitted to include compliant knee and toe clearance only at the end of either the base or one arm. Doors shall be permitted to swing into turning spaces. Floor or ground surfaces of a turning space shall be level. Changes in level are not permitted. [EXCEPTION: Slopes not steeper than 1:48 shall be permitted.] [Advisory 304.2: Floor or Ground Surface Exception: Turning space "changes in level" refers to surfaces with slopes and to surfaces with abrupt rise exceeding 1/4". Such changes in level are prohibited in required clear floor and ground spaces, turning spaces, and in similar spaces where people using wheelchairs and other mobility devices must park their mobility aides, such as in wheelchair spaces, or maneuver to use elements such as at doors, fixtures, and telephones.]

Quantity	Unit Cost	Total Cost
1 EA	9,250.00	\$ 9,250

Priority	3
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Photos for Barrier ID: AX298681



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	CBC Chap 11B-213, 306, 606

Barrier Detail

CALIFORNIA: The lavatory does not have the required knee and toe clearance.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The knee clearance is 25-1/2" to the bottom of the lavatory.

Resolution

Provide a minimum of one lavatory with compliant knee and toe clearance. The lavatory shall maintain the maximum allowable height of 34" to the rim of the sink. The maximum allowable exterior bowl depth is 6-1/2". A compliant clear floor space of minimum 30" wide centered on the lavatory and minimum 48" deep, positioned for a forward approach, shall be provided. Space under an element between 9" and 29" above the finish floor or ground shall be considered knee clearance and shall comply. Knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor. The bottom of the front of the lavatory shall be minimum 29" above the finish floor. Knee clearance reduction is not allowed. Toe clearance shall be minimum 19" horizontal depth between the finish floor and 9" AFF. Knee and toe clearance shall be 30" wide minimum and centered on the lavatory. A compliant clear floor space, positioned for a forward approach, and compliant knee and toe clearance shall be provided. [EXCEPTIONS: 2. A lavatory in a toilet room or bathing facility for a single occupant accessed only through a private office and not for common use or public use shall not be required to provide knee and toe clearance. 3. In residential dwelling units, cabinetry shall be permitted under lavatories and kitchen sinks provided that all of the following conditions are met: (a) the cabinetry can be removed without removal or replacement of the fixture; (b) the finish floor extends under the cabinetry; and (c) the walls behind and surrounding the cabinetry are finished. 4. A knee clearance of 24" minimum above the finish floor or ground shall be permitted at lavatories and sinks used primarily by children 6 through 12 years where the rim or counter surface is 31" maximum above the finish floor or ground. 5. A parallel approach complying with 305 shall be permitted to lavatories and sinks used primarily by children 5 years and younger. 6. The dip of the overflow shall not be considered in determining knee and toe clearances. 7. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.]

Quantity	Unit Cost	Total Cost
1 EA	720.00	\$ 720

Priority	3
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Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	606.5
Barrier Detail	Pipes are not insulated.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	Lavatory drain pipes are not insulated.

Resolution

Insulate water supply and drain pipes under the accessible lavatory. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. Pipes under lavatories and sinks shall be free from sharp or abrasive surfaces. A minimum of one lavatory in a multi-lavatory restroom shall be a compliant lavatory.

Quantity	Unit Cost	Total Cost
1 EA	65.00	\$ 65
Priority	3	

Photos for Barrier ID: AX298683



Central Library Annex INTERIOR

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The operable part at the paper towel and soap dispenser is 41" and 48" high.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
2 EA	200.00	\$ 400
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	604.8.1.2
Barrier Detail	The wheelchair stall door is not self closing.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The stall door is not self closing.

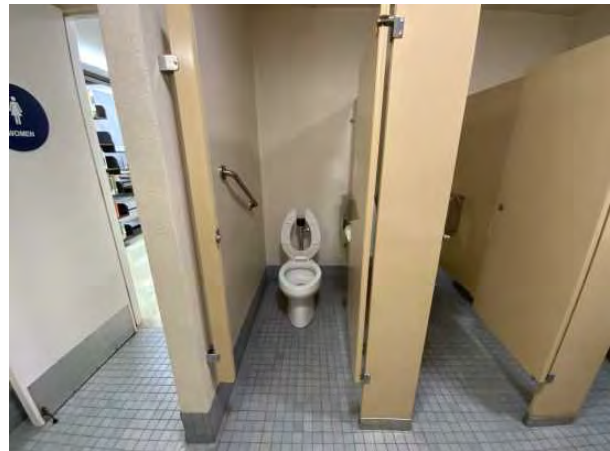
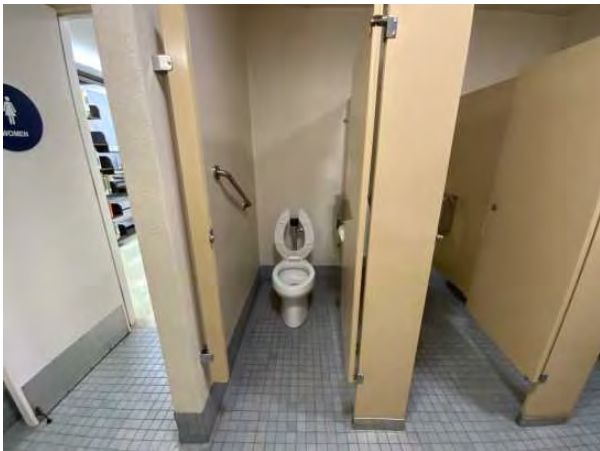
Resolution

Remove hinge hardware and replace with hardware which provides self-closing of the door.

Quantity	Unit Cost	Total Cost
1 EA	293.00	\$ 293

Priority	3
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Photos for Barrier ID: AX298709



Central Library Annex INTERIOR

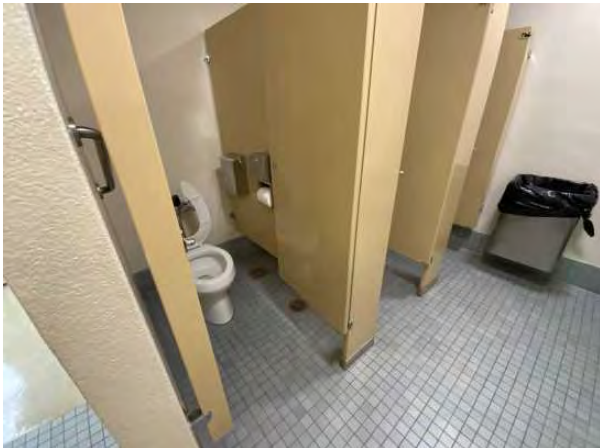
Assembly	Restroom
Type	Restroom/Bathroom - Door
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The hardware at the wheelchair stall door is not compliant.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	U-pulls are not provided on both side of the stall door.

Resolution

Install door pulls near the latch on each side of wheelchair stall door. Door pulls shall be placed on both sides of the door near the latch. Handles, pulls, latches, locks, and other operable parts on doors and gates shall be compliant. Operable parts of such hardware shall be 34" minimum and 48" maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides. [EXCEPTIONS: 1. Existing locks shall be permitted in any location at existing glazed doors without stiles, existing overhead rolling doors or grilles, and similar existing doors or grilles that are designed with locks that are activated only at the top or bottom rail. 2. Access gates in barrier walls and fences protecting pools, spas, and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54" maximum above the finish floor or ground provided the self-latching devices are not also self-locking devices and operated by means of a key, electronic opener, or integral combination lock.]

Quantity	Unit Cost	Total Cost
2 EA	293.00	\$ 586
Priority	3	

Photos for Barrier ID: AX298710



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	CBC Chap 11B-404, 604.8.1.2
Barrier Detail	CALIFORNIA: The toilet stall door is not compliant.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The stall door width is 22".

Resolution

Provide a compliant toilet stall door. Toilet compartment doors, including door hardware, shall have the required maneuvering clearance. If the approach is from the push side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 48 inches minimum measured perpendicular to the compartment door in its closed position. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4 inches maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be farthest from the water closet and shall be 54 inches minimum from the rear wall. The door shall be self-closing. A door pull shall be placed on both sides of the door near the latch. Operable parts of latches and pull hardware shall be 34 inches minimum and 44 inches maximum above the finish floor or ground. Doors shall not swing into the clear floor space or clearance required for any fixture. Doors may swing into that portion of maneuvering space which does not overlap the clearance required at a water closet. Swinging door and gate surfaces within 10 inches of the finish floor or ground measured vertically shall have a smooth surface on the push side extending the full width of the door or gate. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other and be free of sharp or abrasive edges. Cavities created by added kick plates shall be capped. [Exception: Doors that do not extend to within 10 inches of the finish floor or ground shall not be required to comply] The force for pushing or pulling open the door shall be 5 pounds (22.2 N) maximum. Clear width. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. Openings more than 24 inches deep shall provide a clear opening of 36 inches minimum. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches. [Exceptions: 1. In alterations, a projection of 5/8 inch (15.9 mm) maximum into the required clear width shall be permitted for the latch side stop. 2. Door closers and door stops shall be permitted to be 78 inches minimum above the finish floor or ground.].

Quantity	Unit Cost	Total Cost
1 EA	1,100.00	\$ 1,100
Priority	3	
In ADA Path Of Travel	Yes	
Relocatable	No	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.8.1.1

Barrier Detail

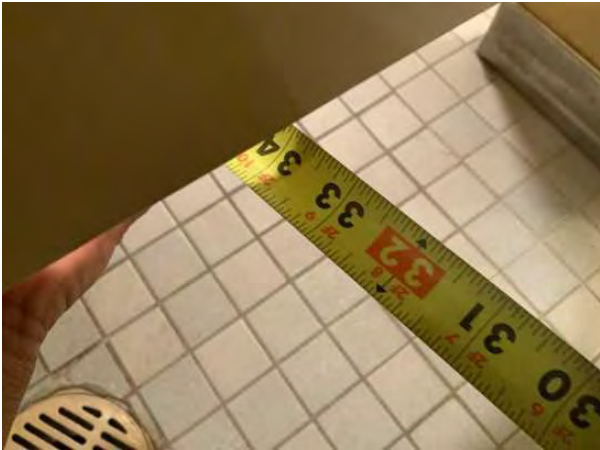
CALIFORNIA: The wheelchair stall with in-swinging door does not have the required dimensions.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The stall dimension is 34" x 56".

Resolution

Provide a wheelchair stall of compliant dimensions for an in-swinging door: minimum 60" width and minimum 92" depth for a wall hung closet and minimum 95" depth for a floor mounted water closet. For an in-swinging compartment door, additional maneuvering clearance minimum 60" wide by minimum 36" deep must be provided outside of the required clearance around the water closet of 60" minimum wide by 56" or 59" minimum deep. Clearance at the water closet shall be minimum 59" depth from the rear wall for a floor mounted water closet and minimum 56" depth for a wall hung water closet. The 60" minimum wide by 36" minimum deep maneuvering clearance overlaps the required 60" minimum wide by 48" minimum deep clearance required at the front of all water closets.

Quantity	Unit Cost	Total Cost
1 EA	1,100.00	\$ 1,100
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Coat Hook
ADA Standard	308
Barrier Detail	The coat hook is not within an allowable reach range.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The coat hook is 65" high.

Resolution

Install the coat hook within an allowable reach range. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	115.00	\$ 115
Priority	3	



Central Library Annex INTERIOR

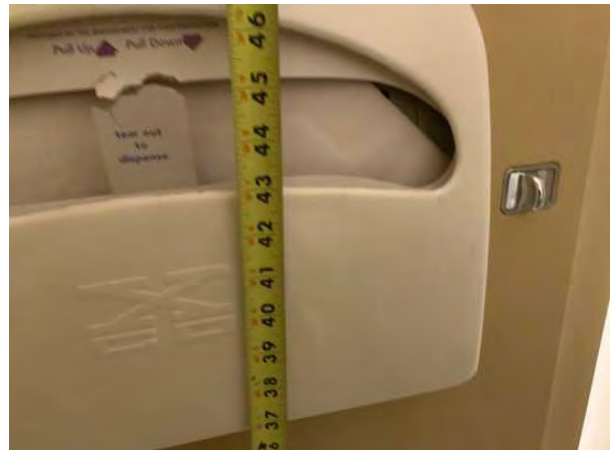
Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	California Building Code Chap 11B-603.5
Barrier Detail	CALIFORNIA: Dispensers in restrooms are not located maximum 40" AFF.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The operable part at the seat cover dispenser is 44" high.

Resolution

Move the dispenser so that the outlet of the dispenser and all operable parts are maximum 40" above finish floor or existing grade. Where accessory dispensers, including towel dispensers, sanitary napkins, waste receptacles, or other accessories are provided, all operable parts and/or openings for the user including coin slots shall be maximum 40" above finish floor. [EXCEPTION: Does not apply to baby changing tables.] [ADVISORY: Where building elements such as coat hooks, lockers, or operable parts are designed for use primarily by children, the suggested dimensions for children shall be permitted. These dimensions apply to either forward or side reaches. Suggested reach ranges for elements which are used primarily by children are as follows: Ages 3 to 4- low/minimum reach 20" and high/maximum reach 36"; Ages 5 through 8- low/minimum reach 18" and high/maximum reach 40"; Ages 9 through 12: low/minimum reach 16" and high/maximum reach 44".]

Quantity	Unit Cost	Total Cost
1 EA	200.00	\$ 200
Priority	3	

Photos for Barrier ID: AX298714



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.2
Barrier Detail	The rear grab bar at the water closet is not compliant.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	A rear grab bar is not provided.

Resolution

Remove and install a compliant rear grab bar. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on the closed side and 24" minimum on the open side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	355.00	\$ 355
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.5.1
Barrier Detail	The side grab bar at the water closet is not compliant.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The side grab bar is in a diagonal position.

Resolution

Remove and install a compliant side grab bar. The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum from the rear wall. Grab bars shall be installed in a horizontal position, 33" minimum and 36" maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use, grab bars shall be installed in a horizontal position 18" minimum and 27" maximum above the finish floor measured to the top of the gripping surface. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	355.00	\$ 355
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	604.4

Barrier Detail

The height of the water closet is not 17" minimum to 19" maximum above finished floor.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The seat height is 16-1/2".

Resolution

Remove and replace with a toilet that has a compliant seat height. The seat height of a water closet shall be 17" minimum and 19" maximum above the finish floor, measured to the top of the seat. Seats shall not be sprung to return to a lifted position. [EXCEPTIONS: 1. A water closet in a toilet room for a single occupant accessed only through a private office and not for common use or public use shall not be required to comply. 2. In residential dwelling units, the height of water closets shall be permitted to be 15" minimum and 19" maximum above the finish floor measured to the top of the seat.] [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	630.00	\$ 630
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.3

Barrier Detail

CALIFORNIA: The centerline of the toilet in the wheelchair stall or single-user restroom is not 17" minimum to 18" maximum from the sidewall.

Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The water closet centerline is 15-1/4" from the side wall.

Resolution

Provide a water closet with centerline 17" minimum to 18" maximum from the side wall or partition. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17" minimum to 18" maximum from the side wall or partition in a wheelchair stall. Water closets shall be arranged for a left-hand or right-hand approach. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	1,368.00	\$ 1,368
Priority	3	



Central Library Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Water Closet
ADA Standard	CBC Chap 11B-604.7, 604.9, 609.3
Barrier Detail	CALIFORNIA: The toilet paper dispenser is not compliant.
Location Description	Women's Restroom
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com
Site Conditions	The paper towel dispenser is directly adjacent to the toilet.

Resolution

Remove and relocate the toilet paper dispenser. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be below the grab bar and 19" minimum above the finish floor. The toilet paper dispenser shall not be located behind grab bars. The top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	280.00	\$ 280
Priority	3	

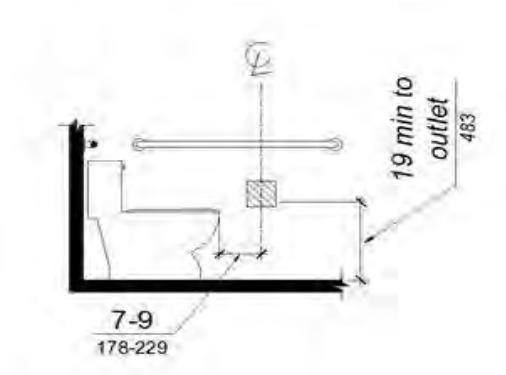


Figure 11B-604.7
Dispenser Outlet Location.



Central Library Annex INTERIOR

Assembly	Accessible Route
Type	Controls And Dispensers
ADA Standard	CBC Chap 11B-308.1
Barrier Detail	CALIFORNIA: The location of electrical outlets are not compliant.
Location Description	Electrical Outlets throughout Building
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The bottom of the electrical outlet box is 7-3/4" above the floor throughout the facility.

Resolution

Relocate the electrical outlet to a compliant location. Electrical switches: Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Electrical receptacle outlets: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Unobstructed Forward Reach; Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. [EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches maximum. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.]

Quantity	Unit Cost	Total Cost
10 EA	500.00	\$ 5,000
Priority	4	



Central Library Annex INTERIOR

Assembly	Accessible Route
Type	Controls And Dispensers
ADA Standard	CBC Chap 11B-308.1
Barrier Detail	CALIFORNIA: The location of electrical controls are not compliant.
Location Description	Electrical Switches throughout Building
Observed	Oct 16, 2022 by Justin.vang@bureauveritas.com

Site Conditions

The top of the electrical switch box is 55" above the floor throughout the facility.

Resolution

Relocate the electrical control to a compliant location. Electrical switches: Controls and switches intended to be used by the occupant of a room or area to control lighting and receptacle outlets, appliances or cooling, heating and ventilating equipment, shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Electrical receptacle outlets: Electrical receptacle outlets on branch circuits of 30 amperes or less and communication system receptacles shall comply with reach range requirements except the low reach shall be measured to the bottom of the outlet box and the high reach shall be measured to the top of the outlet box. Unobstructed Forward Reach; Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches maximum where the reach depth is 20 inches maximum. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. [EXCEPTIONS: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10 inches maximum. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34 inches maximum and the depth of the obstruction shall be 24 inches maximum. The high side reach shall be 48 inches maximum for a reach depth of 10 inches maximum. Where the reach depth exceeds 10 inches, the high side reach shall be 46 inches maximum for a reach depth of 24 inches maximum. [EXCEPTIONS: 1. The top of washing machines and clothes dryers shall be permitted to be 36 inches maximum above the finish floor. 2. Operable parts of fuel dispensers shall be permitted to be 54 inches maximum measured from the surface of the vehicular way where fuel dispensers are installed on existing curbs.]

Quantity	Unit Cost	Total Cost
10 EA	500.00	\$ 5,000
Priority	4	

