

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

University of North Carolina at Chapel Hill

Giles Horney Building | CB 1090 | 202C

103 Airport Drive

Chapel Hill, North Carolina 27599

Lindsay McManamon



PREPARED BY:

Bureau Veritas

6021 University Boulevard, Suite 200

Ellicott City, Maryland 21043

www.us.bureauveritas.com

BV CONTACT:

Bryon Scott

Program Manager

800.733.0660 x7296625

Bryon.Scott@bureauveritas.com

BUREAU VERITAS PROJECT #:

165715.24R000-001.303

DATE OF REPORT:

June 21, 2024

ON-SITE DATE:

May 21, 2024

ADA TITLE II ASSESSMENT

OF

Abernethy Annex

131 South Columbia Street

Chapel Hill, North Carolina 27514

Bureau Veritas

6021 University Boulevard, Suite 200 | Ellicott City, Maryland 21043 | www.us.bureauveritas.com | p 800.733.0660

TABLE OF CONTENTS

1 Executive Summary 1

1.1 Summary of Findings 1

1.2 Accessibility Summary Table 1

1.3 Purpose 1

1.4 Scope of Work 2

1.5 Historic Amenities 3

1.6 Basis for Order of Magnitude Costs 4

1.7 Criteria for Priority Levels 4

2 Accessibility 5

2.1 Barrier Summary Table 5

3 Certification 10

4 Appendices 11

1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

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

The site was visited on May 21, 2024. Weather conditions at the time of the on-site visit were clear, with temperatures in the 80s (°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 Routes

- Sidewalk sections have a cross slope exceeding 2.08%.
- Handrails are not compliant.

Interior

- Service counter heights exceed 34".
- Accessible restrooms are not provided.
- No means of access for wheelchair users to the second floor.
- Doors have clear floor space encroachments

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 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at UNC - Abernethy Annex. 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:

ABERNETHY ANNEX - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
Facility/Building	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Abernethy Annex	\$62,681	16	\$900	2	\$35,648	12	\$4,698	1			\$103,926	31
Grand Total	\$62,681	16	\$900	2	\$35,648	12	\$4,698	1			\$103,926	31

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

1.3 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.

1.4 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.

1.5 HISTORIC AMENITIES

This 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.

1.6 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.

1.7 CRITERIA FOR PRIORITY LEVELS

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking and exterior accessible pedestrian paths of travel to and from the amenities and features provided at each site. This includes parking, public transportation, retail, restaurant, office and industrial space, where applicable. As such, Bureau Veritas 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.

2 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.

2.1 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.

Id	Facility	Building	Assembly	Type	Barrier	Priority	Detail	Location	Description	ADA	Total
455971	Abernethy Annex	INTERIOR	Interior Access Route	Door		1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	All doors		ADA	\$6,593
455979	Abernethy Annex	INTERIOR	Interior Access Route	Door		1	The pull side of the accessible door does not have the required maneuvering clearances.	Room 206		ADA	\$250
455980	Abernethy Annex	INTERIOR	Interior Access Route	Door		1	The pull side of the accessible door does not have the required maneuvering clearances.	Room 211		ADA	\$1,563
455982	Abernethy Annex	INTERIOR	Interior Access Route	Stairs		1	NORTH CAROLINA: The stair tread, at the leading 2" at the stair nosing, does not have a visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the tread.	Stair		IBC	\$2,625
455983	Abernethy Annex	INTERIOR	Interior Access Route	Stairs		1	Handrails are not compliant.	Stair		ADA	\$8,558
455984	Abernethy Annex	INTERIOR	Interior Access Route	Door		1	The pull side of the accessible door does not have the required maneuvering clearances.	Room 105A		ADA	\$250
455985	Abernethy Annex	INTERIOR	Interior Access Route	Door		1	The door has less than 32" clear width.	Room 111A		ADA	\$3,250
455987	Abernethy 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).	Room 108A		ADA	\$900
Total Barriers: 31, Total Cost: \$103,926											

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
455981	Abernethy Annex	INTERIOR	Interior Access Route	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	Light swithes	ADA	\$0
456004	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Restroom 108	ADA	\$15,000
456005	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Restroom 108	ADA	\$81
456006	Abernethy 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.	Restroom 108	ADA	\$250
456007	Abernethy Annex	INTERIOR	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	Restroom 108	ADA	\$250
456008	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom - Door	3	The door has less than 32" clear width.	Restroom 108	ADA	\$1,405
455972	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 205A women's restroom	ADA	\$15,000
455973	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The grab bars at the water closet are not compliant.	Room 205A women's restroom	ADA	\$888
455974	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom - Lavatory	3	Pipes are not insulated.	Room 205A women's restroom	ADA	\$81
455975	Abernethy 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.	Room 205A women's restroom	ADA	\$250
455976	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom - Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Room 205A women's restroom	ADA	\$788
Total Barriers: 31, Total Cost: \$103,926									

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA	Total
455977	Abernethy Annex	INTERIOR	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	Room 205A women's restroom	ADA	\$250
455978	Abernethy Annex	INTERIOR	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width	Room 205A women's restroom	ADA	\$1,405
456010	Abernethy Annex	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Drinking Fountain DF-1 outside Restroom 108	ADA	\$4,698
Total Barriers: 31, Total Cost: \$103,926									

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Abernethy Annex, 131 South Columbia Street, Chapel Hill, North Carolina 27514. The site was visited on May 21, 2024.

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 Program Manager Name at Bryon.Scott@bureauveritas.com or at (800) 766-0660, x7296625.

Prepared by:

Brian Rogers
Field Observer

Reviewed by:

Bryon R. Scott, ADAC
Bryon.Scott@bureauveritas.com

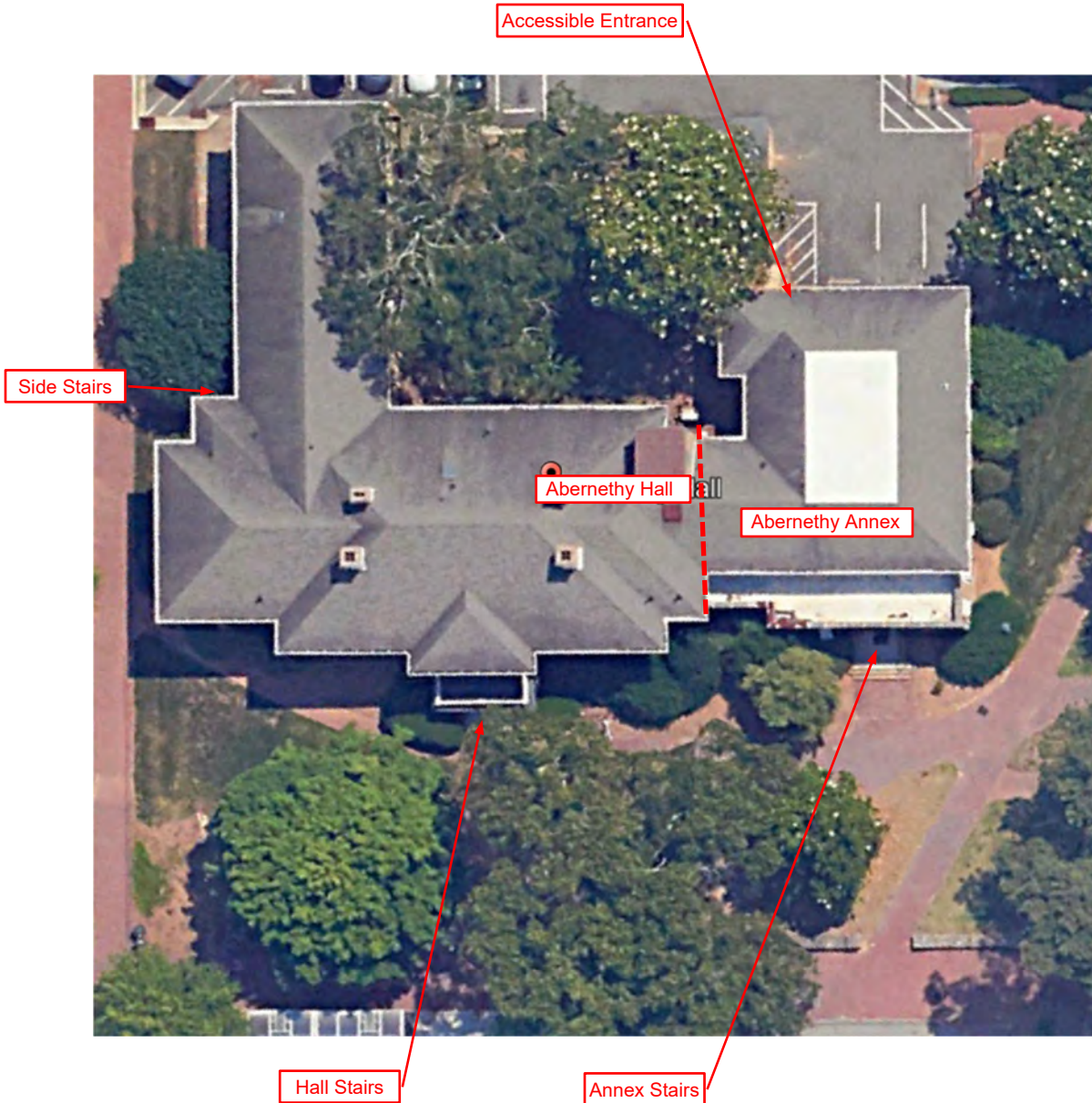
4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A: SITE PLAN

Site Plan



Source:
Google Earth

Project Number:
165715.24R000-001.303



Legend:
N/A

The north arrow indicator is an approximation of 0° North.

Project Name:
Abernethy Annex

On-Site Date:
May 22, 2024

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

Abernethy Annex INTERIOR

Assembly Interior Access Route

Type Door

ADA Standard 309, 404.2.7

Barrier Detail

The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".

Location Description All doors

Observed May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions

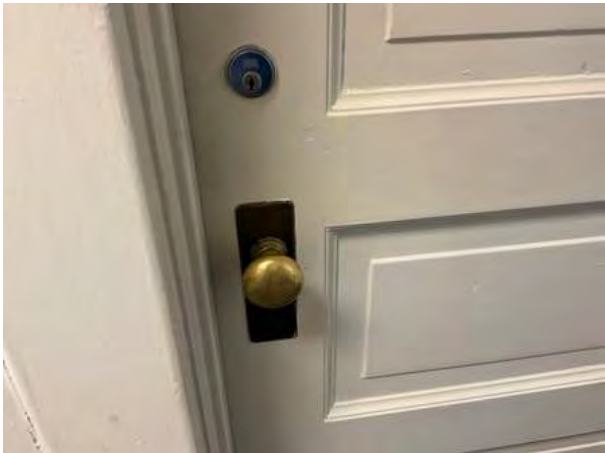
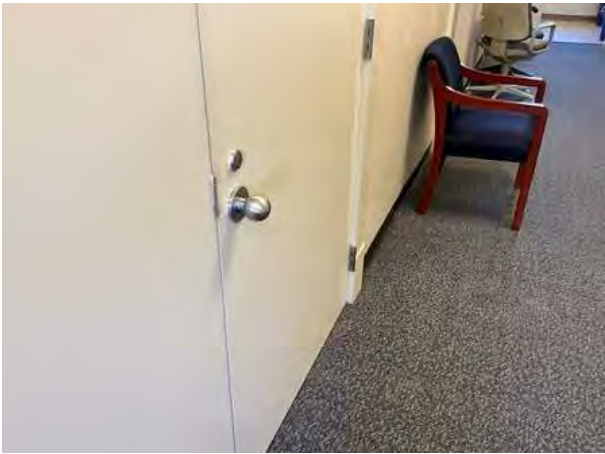
18 doors have ball style door handles, that require tight grasping and twisting of the wrist to operate.

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 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
18 EA	366.25	\$ 6,593

Priority 1



Abernethy Annex EXTERIOR

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant or are not provided.
Location Description	Front entry
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The handrails provided do not extend the entire length of the stairs

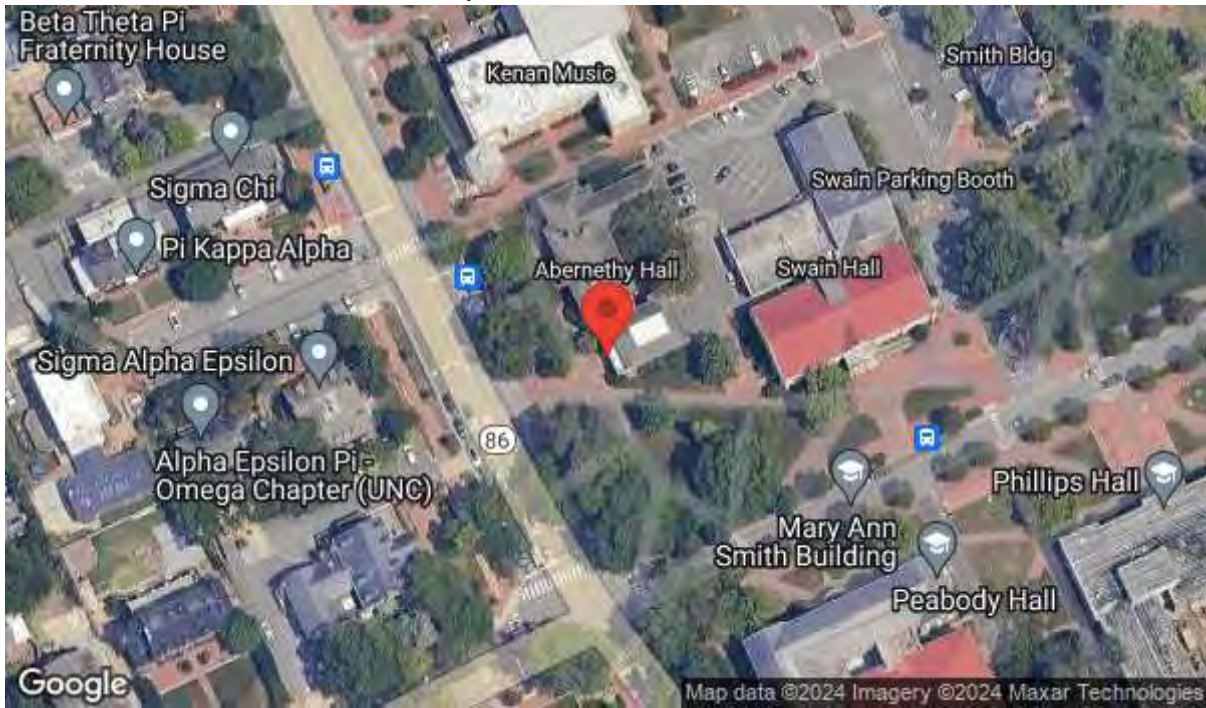
Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. 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. 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" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. 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
20 LF	203.75	\$ 4,075
Priority	1	

Map for Barrier ID: AX455970



1 +35.911281, -79.054298

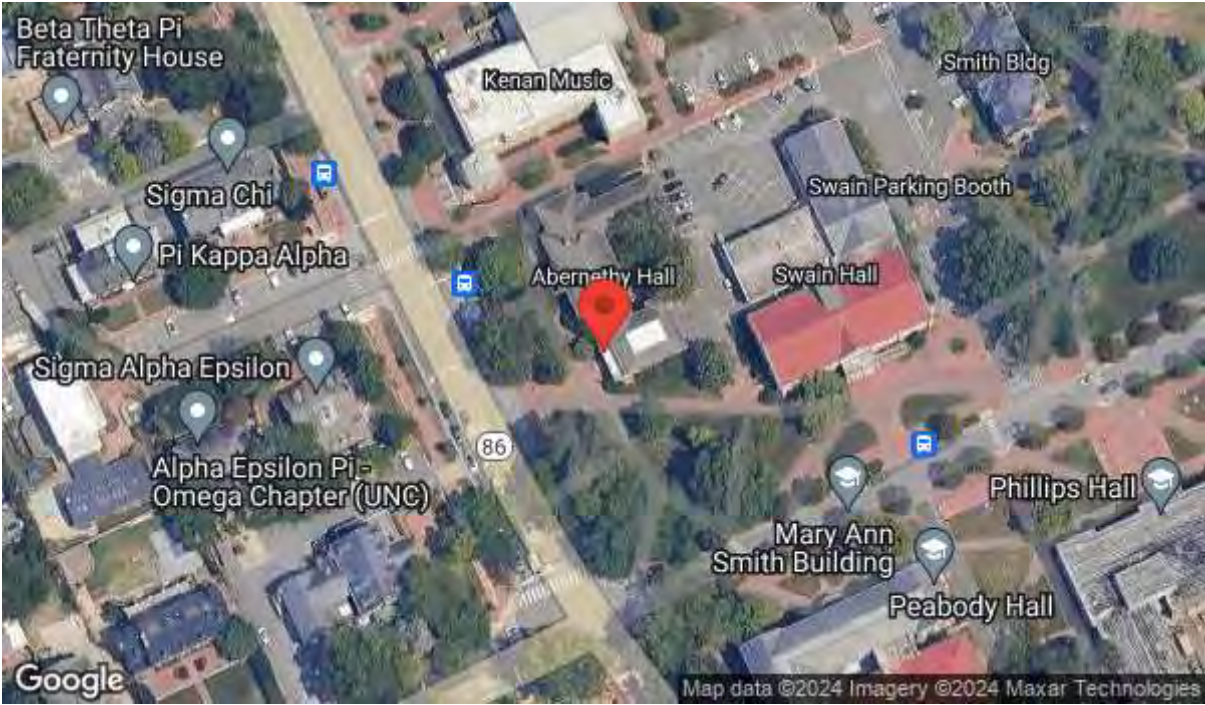
Photos for Barrier ID: AX455970



Abernethy Annex EXTERIOR

Assembly	Exterior Access Route	
Type	Stairs	
ADA Standard	2009 ANSI A117.1-504.5	
Barrier Detail		
NORTH CAROLINA: The stair tread, at the leading 2" at the stair nosing, does not have a visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the tread.		
Location Description	Front entry	
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com	
Site Conditions	The stairs do not have contrast on the top nose	
Resolution		
Install a visual contrast on each stair tread at the nosing. At stair nosings, the leading 2" of tread shall have visual contrast of dark-on-light or light-on-dark from the remainder of the tread.		
Quantity	Unit Cost	Total Cost
7 Riser	250.00	\$ 1,750
Priority	1	

Map for Barrier ID: AX455986



17 +35.911302, -79.054297



Abernethy Annex EXTERIOR

Assembly	Exterior Access Route
----------	-----------------------

Type	Ramp
------	------

ADA Standard	405.3
--------------	-------

Barrier Detail	The ramp has cross slopes in excess of 1:48 (2.08%).
----------------	--

Location Description	Rear Entrance
----------------------	---------------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
----------	--

Site Conditions

The top portion of the ramp has cross slopes between 3.1% and 3.4% for a length of 16 feet.

Highest Cross Slope	3.1% - 3.4%
---------------------	-------------

Length	16
--------	----

Width	4
-------	---

Resolution

The ramp should be removed and an accessible ramp should be installed. Ramp runs shall have a cross slope not steeper than 1:48. Ramp runs shall have a running slope not steeper than 1:12. [EXCEPTION: In existing sites, buildings, and facilities built pre 1/26/92, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.]

Quantity	Unit Cost	Total Cost
16 LF	827.50	\$ 13,240

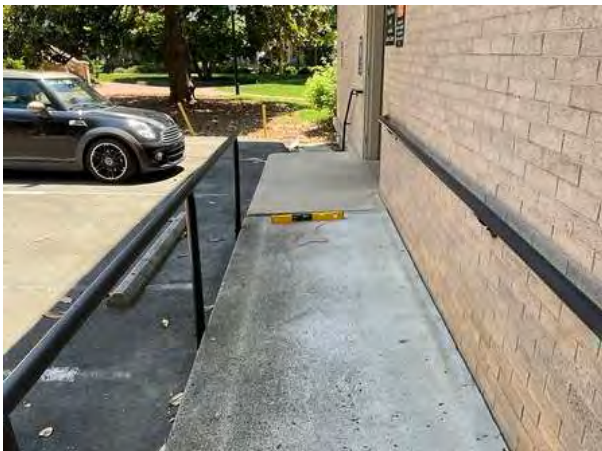
Priority	1
----------	---

Map for Barrier ID: AX455991



22 +35.911393, -79.054000

Photos for Barrier ID: AX455991



Abernethy Annex EXTERIOR

Assembly	Exterior Access Route
----------	-----------------------

Type	Ramp
------	------

ADA Standard	405.2
--------------	-------

Barrier Detail

The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).

Location Description	Rear Entrance
----------------------	---------------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
----------	--

Site Conditions	The bottom portion of the ramp has a running slope of 9.8% for 6 feet.
-----------------	--

Highest Running Slope	9.8%
-----------------------	------

Length	6"
--------	----

Width	4'
-------	----

Resolution

Remove the existing ramp and provide a compliant ramp. Ramp runs shall have a running slope not steeper than 1:12 (8.33%). [EXCEPTION: In existing sites, buildings, and facilities built before January 1992, ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. Where slopes are steeper than 1:10 but not steeper than 1:8, the rise shall be 3" maximum. Where slopes are steeper than 1:12 but not steeper than 1:10, the rise shall be 6" maximum.] Ramp runs shall have cross slopes not greater than 1:50 (2%). [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Either regrade to a maximum running slope of 1:20 (5%) for the walking surface, or provide a compliant ramp. The cost estimate for this barrier removal is based on providing a compliant ramp. 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
6 LF	827.50	\$ 4,965

Priority	1
----------	---

Map for Barrier ID: AX455992



23 +35.911480, -79.054082

Photos for Barrier ID: AX455992



Abernethy Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	North Carolina Building Code 2012-1104.1
Barrier Detail	NORTH CAROLINA: The exterior ramp is less than 48" wide.
Location Description	Rear Entrance
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The clear width between handrails is 45 1/2 inches.
Width	45 1/2"

Resolution

The ramp should be removed and an accessible ramp should be installed. Remove this barrier in conjunction with Barrier ID 455994. The cost of this barrier removal is in Barrier ID 455994. The clear width of a ramp run and, where handrails are provided, the clear width between handrails shall be 48" minimum.

Quantity	Unit Cost	Total Cost
0 LF	827.50	\$ 0
Priority	1	

Map for Barrier ID: AX455993





Abernethy Annex EXTERIOR

Assembly	Exterior Access Route
Type	Ramp
ADA Standard	505.6
Barrier Detail	The handrail height is not compliant.
Location Description	Rear Entrance
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions

The handrail Heights are 31 and 33 inches above the ramp surface for 54 linear feet.

Handrail Height	31" - 33"
-----------------	-----------

Resolution

The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Remove this barrier in conjunction with Barrier ID 455994. Handrails shall be at a consistent height above ramp surfaces. Provide compliant handrails on both sides of the ramp. The handrails on each side shall be a minimum 36" apart horizontally. The top of the gripping surface of the handrail shall be 34" minimum and 38" maximum vertical above ramp surfaces. Handrails shall be at a consistent height above ramp surfaces. The gripping surface of handrails shall be 1.25" to 2" diameter, or a non-circular grip that has a perimeter dimension of 4" to 6.25" maximum. Handrails shall be provided on both sides of ramps. Provide a bottom rail that is maximum 4" from the ramp surface and prevents the passage of a 4" diameter sphere between the ramp surface and the rail.

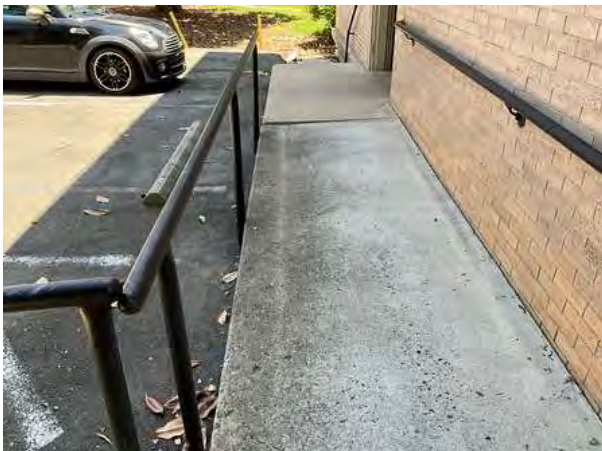
Quantity	Unit Cost	Total Cost
54 LF	203.75	\$ 11,003
Priority	1	

Map for Barrier ID: AX455994



25 +35.911480, -79.054074

Photos for Barrier ID: AX455994



Abernethy Annex EXTERIOR

Assembly	Exterior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant or are not provided.
Location Description	Rear Entrance
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	A handrail is missing on the outside of the steps.

Resolution

Install handrails on both sides of all stairs that comply with guidelines. Handrails shall be provided on both sides of stairs. 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. 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" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. 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.]

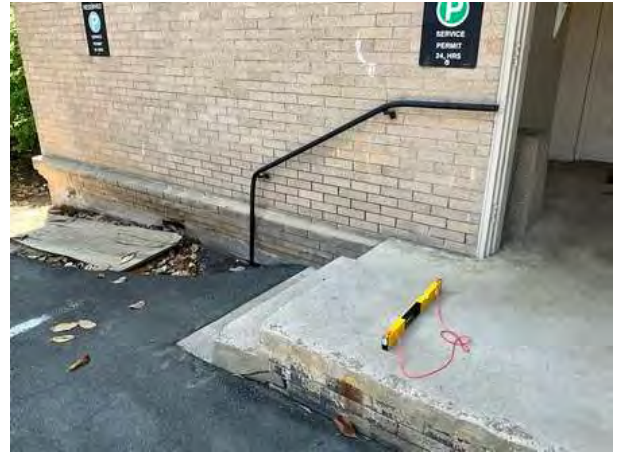
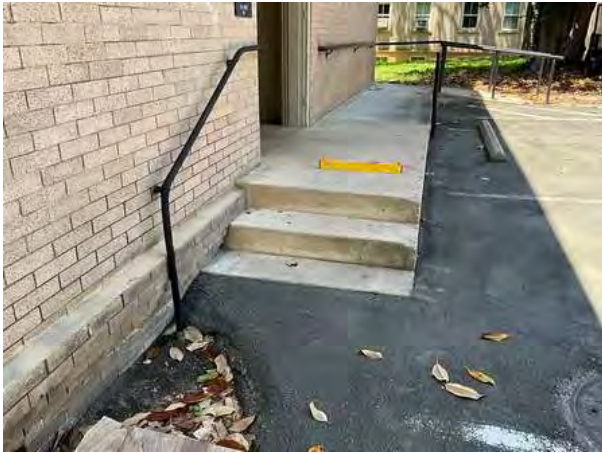
Quantity	Unit Cost	Total Cost
4 LF	203.75	\$ 815
Priority	1	

Map for Barrier ID: AX455989



20 +35.911412, -79.054052

Photos for Barrier ID: AX455989



Abernethy Annex EXTERIOR

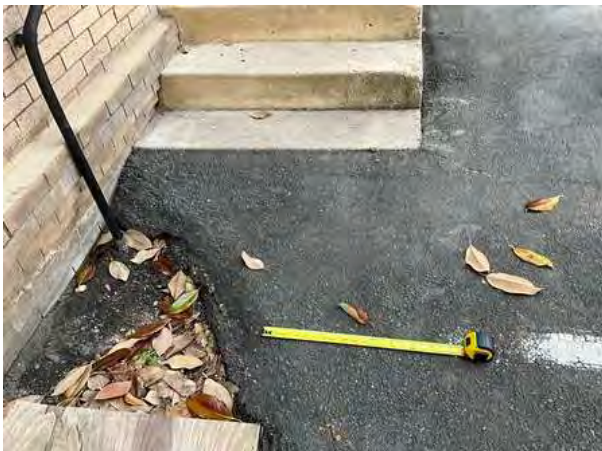
Assembly	Exterior Access Route	
Type	Stairs	
ADA Standard	403.5.1; 403.5.3	
Barrier Detail		
Sidewalk does not meet the 36" minimum clear width requirement (60" minimum where passing areas are present).		
Location Description	Rear Entrance	
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com	
Site Conditions		
The landing has been cut out at the bottom of the steps is only 18 inches wide.		
Width	18"	
Resolution		
The sidewalk should be removed and replaced with a compliant sidewalk. The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.]		
Quantity	Unit Cost	Total Cost
20 SF	24.78	\$ 496
Priority	1	

Map for Barrier ID: AX455990



21 +35.911316, -79.053911

Photos for Barrier ID: AX455990



Abernethy Annex INTERIOR

Assembly	Interior Access Route	
Type	Door	
ADA Standard	404.2.4; Table 404.2.4.1	
Barrier Detail		
The pull side of the accessible door does not have the required maneuvering clearances.		
Location Description	Room 105A	
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com	
Site Conditions		
For a Front approach on the pull side of the door the latch side clearance is 4 inches to the book shelf		
Dimensions	4"	
Resolution		
Relocate furniture 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	250.00	\$ 250
Priority	1	



Abernethy Annex INTERIOR

Assembly	Interior Access Route
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Room 111
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The door is 31 inches wide.
Width	31"

Resolution

Remove and replace with a door that has a minimum clear opening of 32". 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 degrees. 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	3,250.00	\$ 3,250
Priority	1	

Photos for Barrier ID: AX455988



Abernethy Annex INTERIOR

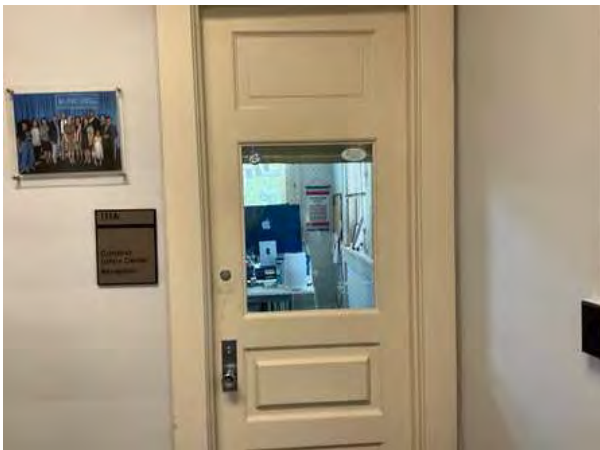
Assembly	Interior Access Route
Type	Door
ADA Standard	307.4, 404.2.3
Barrier Detail	The door has less than 32" clear width.
Location Description	Room 111A
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The door is 31 inches wide.
Width	31"

Resolution

Remove and replace with a door that has a minimum clear opening of 32". 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 degrees. 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	3,250.00	\$ 3,250
Priority	1	

Photos for Barrier ID: AX455985



Abernethy Annex INTERIOR

Assembly Interior Access Route

Type Door

ADA Standard 404.2.4; Table 404.2.4.1

Barrier Detail

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

Location Description Room 206

Observed May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions

For a front approach on the pull side of the door the side clearance is 7 inches to the desk.

Dimensions 7"

Resolution

Relocate furniture 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	250.00	\$ 250

Priority 1

Photos for Barrier ID: AX455979



Abernethy Annex INTERIOR

Assembly	Interior Access Route	
Type	Door	
ADA Standard	404.2.4; Table 404.2.4.1	
Barrier Detail		
The pull side of the accessible door does not have the required maneuvering clearances.		
Location Description	Room 211	
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com	
Site Conditions		
For a front approach on the pull side of the door the latch side clearance is 4 inches to an 8 inch wall.		
Dimensions	4"	
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	1,562.50	\$ 1,563
Priority	1	



Abernethy Annex INTERIOR

Assembly Interior Access Route

Type Stairs

ADA Standard 2009 ANSI A117.1-504.5

Barrier Detail

NORTH CAROLINA: The stair tread, at the leading 2" at the stair nosing, does not have a visual contrast of dark-on-light or light-on-dark distinguished from the remainder of the tread.

Location Description Stair

Observed May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions The 21 steps have a three-quarter inch contrast at the nose of the steps.

Resolution

Install a visual contrast on each stair tread at the nosing. At stair nosings, the leading 2" of tread shall have visual contrast of dark-on-light or light-on-dark from the remainder of the tread.

Quantity	Unit Cost	Total Cost
21 Riser	125.00	\$ 2,625
Priority	1	

Photos for Barrier ID: AX455982



Abernethy Annex INTERIOR

Assembly	Interior Access Route
Type	Stairs
ADA Standard	505
Barrier Detail	Handrails are not compliant.
Location Description	Stair
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions

Handrails are missing on the wall side of the steps. The interior handrail is 32 inches above the nose of the steps..

Resolution

Install compliant handrails on both sides of the stairway. Inside handrails on switchback or dogleg stairs shall be continuous between runs. Top of gripping surfaces of handrails shall be 34" minimum and 38" maximum vertically above stair nosings. Handrails shall be at a consistent height above ramp surfaces. Clearance between handrail gripping surfaces and adjacent surfaces shall be 1-1/2" minimum. 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. [EXCEPTION: 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. [EXCEPTIONS: 1. Extensions shall not be required for continuous handrails at the inside turn of switchback or dogleg ramps AND 3. In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.] At the top of a stair flight, handrails shall extend horizontally above the landing for 12" minimum beginning directly above the first riser nosing. At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance at least equal to one tread depth beyond the last riser nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight. Removal of this barrier is required if the stairs are part of the required accessible means of egress from the accessible space, per emergency egress plans approved by the administering local authority.

Quantity	Unit Cost	Total Cost
42 LF	203.75	\$ 8,558
Priority	1	



Abernethy Annex INTERIOR

Assembly	Interior Access Route
-----------------	-----------------------

Type	Reach Range
-------------	-------------

ADA Standard	308, 309
---------------------	----------

Barrier Detail

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

Location Description	Light swithes
-----------------------------	---------------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
-----------------	--

Site Conditions

Light switches are mounted at 51 inches above finish floor and are in compliance with the 1992 standards.

Height	51"
---------------	-----

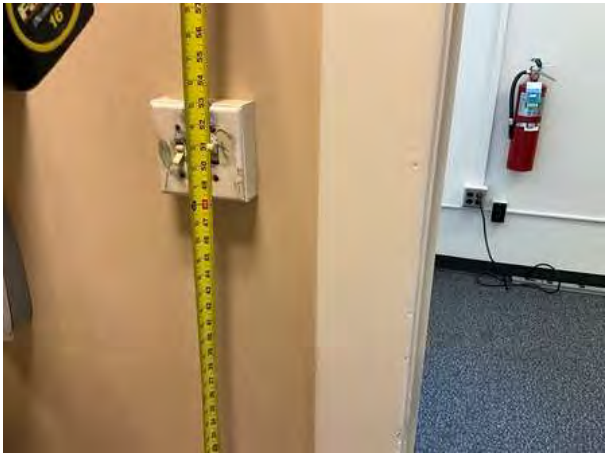
Resolution

Relocate part to a compliant reach range. 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. Where the 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. [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
-----------------	------------------	-------------------

0 EA	500.00	\$ 0
------	--------	------

Priority	2
-----------------	---



Abernethy 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	Room 108A
-----------------------------	-----------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
-----------------	--

Site Conditions

The rim of the sink is 36 1/4 inches above the finish floor no knee or toe clearance

Height	36 1/4"
---------------	---------

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	900.00	\$ 900

Priority	2
-----------------	---



Abernethy Annex INTERIOR

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Restroom 108
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions

The paper towel dispenser is 61 1/2 inch from the finish floor to the operable part.

Height	61 1/2"
---------------	---------

Resolution

Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. 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	250.00	\$ 250
Priority	3	



Abernethy Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Restroom 108
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com

Site Conditions

The restroom is 56" by 84" wide, however the partition between the door and toilet breaks up the room to where there is no turning space at the door and the toilet stall is too narrow. The radiator is in front of the toilet and will need relocating.

Resolution

Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal 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. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on 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". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. 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, 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 and shall comply with 306.2. 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. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] 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.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped 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. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. 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.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	15,000.00	\$ 15,000

Photos for Barrier ID: AX456004



Abernethy 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	Restroom 108
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The door is 27" wide.

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	1,405.00	\$ 1,405
Priority	3	

Photos for Barrier ID: AX456008



Abernethy Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Restroom 108
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The drain and water lines 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	81.25	\$ 81
Priority	3	

Photos for Barrier ID: AX456005



Abernethy 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	Restroom 108
----------------------	--------------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
----------	--

Site Conditions

The mirror is 50 1/2" from the finish floor to the bottom of the reflective surface.

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	250.00	\$ 250

Priority	3
----------	---

Photos for Barrier ID: AX456006



Abernethy Annex INTERIOR

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Room 205A women's restroom
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The height of the operable part is 65 3/4 inches above the finish floor.
Width	65 3/4"

Resolution

Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. 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	250.00	\$ 250
Priority	3	



Abernethy Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	603, 604, 606
Barrier Detail	The entire restroom is not compliant due to limited room dimensions.
Location Description	Room 205A women's restroom
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The restroom is 58 inches wide and 78 inches deep.
Length	78"
Width	58"

Resolution

Redesign the single user restroom to allow for a larger restroom with compliant dimensions for all restroom fixtures, including an accessible route into the restroom and clear space at fixtures. Provide compliant restroom fixtures. Clearance at the water closet shall be minimum 60" wide and minimum 56" deep. Water closet clearance can overlap with the toilet, grab bars, dispensers, clear floor space of other fixtures, and turning spaces, but cannot overlap other fixtures. Horizontal grab bars shall be provided on the side wall and rear wall at the water closet. Horizontal 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. The horizontal side wall grab bar shall be located on the side wall closest to the toilet. The side grab bar shall measure 42" long, be mounted 12" maximum from rear wall, and extend 54" minimum from the rear wall. The rear wall grab bar shall be 36" long, and extend from the centerline of the toilet 12" minimum on closed side of the toilet and 24" minimum on the open side of the toilet. [Exceptions: 1. Where wall space does not allow for a 36" long bar due to a recessed fixture adjacent to the water closet, a 24" long bar centered on the toilet is permitted. 2. Where the administrative authority requires flush controls for flush valves located in a position which conflicts with the rear grab bar, then the rear grab bar may be split or shifted to the open side of the water closet.] Projecting fixtures/dispensers above grab bars shall be located minimum 12" above horizontal grab bars and minimum of 1-1/2" below horizontal grab bars. Flush controls shall be mounted on the open side of the toilet, operable with one hand and mounted no higher than 48" above the finished floor. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall. The water closet seat height shall be 17" minimum to 19" maximum above finished floor. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the leading edge of the toilet, measured to the center line of the dispenser. Toilet paper dispensers shall allow continuous flow without delivery control. Relocate the lavatory to provide minimum 30" wide by minimum 48" deep clear floor space, positioned for a forward approach to the lavatory with the 30" dimension centered on 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". The rim of the lavatory shall be 34" maximum above finish floor. Compliant knee and toe clearance shall be provided. 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, 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 and shall comply with 306.2. 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. [EXCEPTIONS: The dip of the overflow shall not be considered in determining knee and toe clearances. No more than one bowl of a multi-bowl sink shall be required to provide knee and toe clearance.] 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.] Provide a turning space within the restroom. Provide a turning space within the restroom. Turning space shall be either a circular space or a T-shaped space. The circular turning space shall be a space of 60" diameter minimum. The space shall be permitted to include knee and toe clearance. The T-shaped 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. The space shall be permitted to include knee and toe clearance only at the end of either the base or one arm. 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.] At least one of each type of fixture, element, control or dispenser in each toilet room shall be accessible, within allowable reach ranges. The bottom of the reflective surface of mirrors, not including the frame, shall be 40" maximum above finish floor when above lavatories and counters, and 35" maximum when not above sinks and counters. [ADVISORY: the top edge of the reflective surface of mirrors should be 74" minimum from finished floor.]

Quantity	Unit Cost	Total Cost
1 EA	15,000.00	\$ 15,000

Photos for Barrier ID: AX455972



Abernethy Annex INTERIOR

Assembly	Restroom
Type	Restroom/Bathroom - Lavatory
ADA Standard	213.3.4, 606.5
Barrier Detail	Pipes are not insulated.
Location Description	Room 205A women's restroom
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The lavatory 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	81.25	\$ 81
Priority	3	

Photos for Barrier ID: AX455974



Abernethy 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	Room 205A women's restroom
-----------------------------	----------------------------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
-----------------	--

Site Conditions

The mirror is 42 1/4 inches from the finish floor to the bottom of the reflective surface.

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	250.00	\$ 250

Priority	3
-----------------	---

Photos for Barrier ID: AX455975



Abernethy 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	Room 205A women's restroom
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	No side and rear grab bars are present.

Resolution

Remove and 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
1 EA	887.50	\$ 888
Priority	3	



Abernethy 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	Room 205A women's restroom
-----------------------------	----------------------------

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
-----------------	--

Site Conditions	The toilet is 15 inches to the rim from the finish floor
------------------------	--

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	787.50	\$ 788

Priority	3
-----------------	---



Abernethy 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	Room 205A women's restroom
Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
Site Conditions	The opening width of the bathroom door is 29 inches wide.
Width	29"

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	1,405.00	\$ 1,405

Priority 3

Photos for Barrier ID: AX455978



Abernethy Annex INTERIOR

Assembly	Interior Access Route
-----------------	-----------------------

Type	Drinking Fountain/Water Cooler
-------------	--------------------------------

ADA Standard	211.1; 211.2; 602; 309
---------------------	------------------------

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Drinking Fountain DF-1 outside Restroom 108
-----------------------------	---

Observed	May 22, 2024 by Brian.rogers@bureauveritas.com
-----------------	--

Site Conditions	No lower drinking fountain is supplied.
------------------------	---

Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) 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.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	4,698.00	\$ 4,698

Priority	4
-----------------	---

