

Site Accessibility Evaluation

Americans with Disabilities Act
And
Title 24 And Part 2 - California Building Code



ABC Demo Store

125 Santa Monica Blvd
Santa Monica, CA 90401

CASp Evaluation

Inspection Date: 03/10/2016

Inspector: Sam Jones

Prepared By



(916) 473 - 9444

www.bluedag.com

Jims Taco Shop
4848 W Century Blvd
Inglewood, CA, 48489

Dear Antonio Brown,

Thank you for the opportunity to be of service to you by performing an accessibility evaluation for the ABC Demo Store located at 125 Santa Monica Blvd, Santa Monica, CA, 90401. The facility was inspected on 03/10/2016.

We recommended that all barriers that are identified in this evaluation that are readily achievable, be removed as soon as possible with other barriers being removed as they become readily achievable. A barrier removal plan should be developed to assist in planning the removal of all barriers that are not currently "readily achievable" to remove. To help with this, we have identified all barriers on a finding by finding basis with a priority identifier as follows:

Priority 1 – High: Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Priority 2 – Important: Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Priority 3 – Moderate: Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)


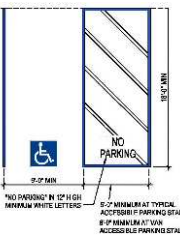

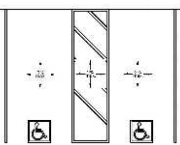
Priority 4 – Low: Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)


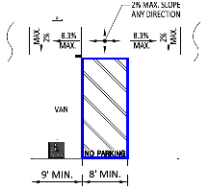
Periodic maintenance to ensure continued accessibility is essential in providing a safe and usable environment. Parking lot markings, signage, door opening pressures, and maintaining clear floor space at doors and other elements and fixtures, available to the public, must be part of an ongoing maintenance schedule.




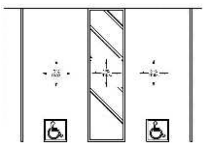



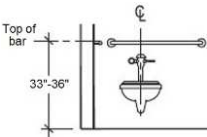
Sincerely,


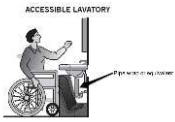

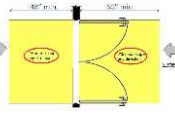

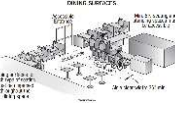

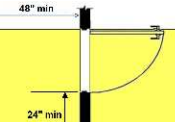
A handwritten signature in black ink, appearing to read "Sam Jones".


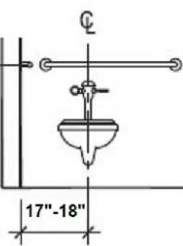

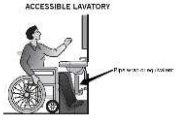

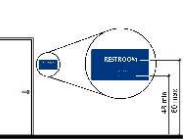

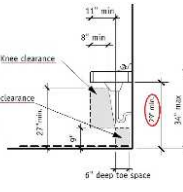
Sam Jones, 753


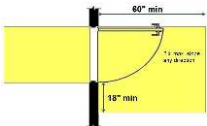
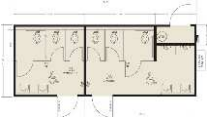
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Status	Photo	Figure
1	Parking Lot North	The parking stall is not outlined or painted blue. The parking space shall be outlined or painted blue and shall be marked with an International Symbol of Accessibility a minimum 36 inches wide by 36 inches high in white or a suitable contrasting color. The centerline of the International Symbol of Accessibility shall be a maximum of 6 inches from the centerline of the parking space, its sides parallel to the length of the parking space and its lower corner at, or lower side aligned with, the end of the parking space.	2 Non Compliant Stalls	N/A	2016 CBC 11B Section: 11B-502.6.4.2	Open		
2	Parking Lot North	The cross slope of the parking stall (narrow dimension) exceeds 2%. The running and cross slope in an accessible parking stall and the access aisle must not exceed 2%.	2.5% - 3.5%	Alter parking lot to minimize slope to standard's maximum requirement or less.	2016 CBC 11B Section: 11B-502.4 2010 ADAS Section: 502.4	Corrected		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Status	Photo	Figure
3	Parking Lot North	The currently identified accessible parking space contains several non compliant features. Signage is missing and/or incorrect, striping is dilapidated and in need of repair and/or replacement, size and lengths are incorrect, running and cross slopes exceed 2 percent, the stalls and access aisle contain abrupt edges and surface irregularities over a 1/2 inch, etc. Based on the number of public parking stalls provided at the site, at the site at least one van accessible parking stall is required. The accessible parking stall access aisle must be a minimum of 8 feet wide, measured from centerline to centerline of the stripe (blue painted borderline around the perimeter) and a minimum 18 feet long. Alternatively, the stall can be 12 feet wide and the access aisle may be 5 feet wide. Access aisle's serving van accessible parking stalls must be located on the passenger side of the vehicle, The loading/unloading access aisle must contain the words "No Parking" with a minimum of 12 inch letters with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2 percent in any direction. The "Van Accessible" and "Minimum Fine \$250.00" signage is missing, signage must be located 80 inches to the bottom of the signs.	Multiple Barriers	N/A	2016 CBC 11B Section: 11B-502.1	Open		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Status	Photo	Figure
4	Parking Lot North	The tow away sign on the left side of driveway entrance. There must be a tow-away sign posted in a conspicuous place at each entrance, or immediately adjacent to each space. The sign shall not be less than 17 inches by 22 inches in size with 1 inch high minimum lettering which clearly and conspicuously states the following: "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning _____." Blank spaces are to be filled in with appropriate information as a permanent part of the sign.	Incorrect sign	Remove & Replace	2016 CBC 11B Section: 11B-502.8.2	Open		
5	Parking Lot North	The cross slope (short dimension) of the access aisle exceeds 2%. The cross slope in an accessible parking stall and the access aisle must not exceed 2%.	2,5% - 3.5%	N/A	2016 CBC 11B Section: 11B-502.4 2010 ADAS Section: 502.4	Compliant		
6	Front Entrance Door	The door exceeds the maximum pressure to open the door. Doors shall have a maximum opening force of 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. 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.	15 Pounds/3 seconds	Add power assist opener to door.	2016 CBC 11B Section: 11B-404.2.9	Open		
7	Mens Restroom Level 1	The rear grab bar is too high. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.	37"	Lower grab bar to meet standards.	2016 CBC 11B Section: 11B-609.4 2010 ADAS Section: 609.4	Open		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Status	Photo	Figure
8	Mens Restroom Level 1	The water and drain pipes under the lavatory are not adequately insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	Bare	Insulate pipes	2016 CBC 11B Section: 11B-606.5, 11B-606.5 2010 ADAS Section: 606.5	Open		
9	South Lobby	The landing at the entrance doors exceeds 2% slope. Exterior doors with a front approach must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the doors in a close position. The entire landing must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).	3.5% - 4.5%	Remove and Replace	2010 ADAS Section: 404.2.4.4	Open		
10	South Lobby	There are not enough accessible tables. Based on the (42) seats provided, there must be a minimum of (3) wheel chair seating spaces. At least 5% of the seating in each functional area must be accessible. An accessible table must be on an accessible route (36 inches minimum) and have knee spaces at least 27 inches high, 30 inches wide and 19 inches deep. The tops of tables and counters must be 28 inches to 34 inches from the floor or ground.	1 seating space provided.	Add additional accessible seating areas or remove and replace seating areas with accessible seating.	2016 CBC 11B Section: 11B-226.1 2010 ADAS Section: 226.1	Open		
11	Mens Restroom Level 2	The landing perpendicular to the door is not wide enough. Landings at doors on the push side that are approached from the latch side and equipped with a closer must be 48 inches perpendicular to the door and the area adjacent to the latch side and in the same plane as the door must be unobstructed for a distance of 24 inches.	47"	Widen landing.	2016 CBC 11B Section: 11B-404.2.4.1 2010 ADAS Section: 404.2.4.1	Open		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Status	Photo	Figure
12	Mens Restroom Level 2	The toilet is not on the left located within the range allowed from the side wall or partition. The centerline of the toilet must be 17 to 18 inches from the side wall.	19.5 Inches	Reposition toilet.	2016 CBC 11B Section: 11B-604.2	Open		
13	Mens Restroom Level 2	The water and drain pipes under the lavatory are not adequately insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	Not insulated	Insulate pipes	2016 CBC 11B Section: 11B-606.5, 11B-606.5 2010 ADAS Section: 606.5	Open		
14	Mens Restroom Level 2	A compliant room identification sign is missing on the strike side of the door. Wall signs identifying permanent rooms and spaces of a building shall have be horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located a minimum of 48 inches above the finish floor or ground surface, measured from the baseline of the lowest line of Braille and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest line of raised characters.	None	Add sign.	2016 CBC 11B Section: 11B-216.2	Compliant		
15	Mens Restroom Level 2	The bottom of the lavatory bowl is too low and does not provide compliant knee clearance. The knee clearance, measured from the bottom of the apron or the outside bottom edge of the lavatory, must be 29 inches reducing to 27 inches at a point located 8 inches back from the front edge and continuing to 11 inches minimum in depth at 9 inches above the floor. The top of the lavatory rim may be no higher than 34 inches.	25"	Replace lavatory fixture and install at compliant height.	2016 CBC 11B Section: 11B-306.3.3 Exceptions: 1	Open		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Status	Photo	Figure
16	Mens Restroom Level 2	The maneuvering space on the pull side of the door does not adequately extend beyond the latch side of the door. Maneuvering space for interior doors on the pull side with a front approach must be flat (2% max. slope in any direction) for a minimum distance of 60 inches in the direction of travel. The width of the maneuvering space must be as wide as the door plus an additional 18 inches on the latch side. This latch side clearance must also be flat (2% max. slope in any direction) and clear of obstructions.	14"	Clear and construct increased moveable space.	2016 CBC 11B Section: 11B-404.2.4.1 2010 ADAS Section: 404.2.4.1	Open		
17	Mens Restroom Level 2	The ambulatory compartment is not wide enough. Ambulatory accessible compartments shall have a depth of 60 inches minimum and a width of 35 inches minimum and 37 inches maximum.	Width is 48 inches	Shrink width to 35 - 37 inches.	2016 CBC 11B Section: 11B-604.8.2.1 2010 ADAS Section: 604.8.2.1	Open		

Finding #1, Additional Finding Photos



Finding #11, Additional Finding Photos



NOTICE TO PRIVATE PROPERTY OWNER/TENANT:

YOU ARE ADVISED TO KEEP IN YOUR RECORDS ANY WRITTEN INSPECTION REPORT AND ANY OTHER DOCUMENTATION CONCERNING YOUR PROPERTY SITE THAT IS GIVEN TO YOU BY A CERTIFIED ACCESS SPECIALIST. IF YOU BECOME A DEFENDANT IN A LAWSUIT THAT INCLUDES A CLAIM CONCERNING A SITE INSPECTED BY A CERTIFIED ACCESS SPECIALIST, YOU MAY BE ENTITLED TO A STAY (TEMPORARY STOPPAGE) OF THE CLAIM AND AN EARLY EVACUATION CONFERENCE. IN ORDER TO REQUEST THE STAY AND EARLY EVACUATION CONFERENCE, YOU WILL NEED TO VERIFY THAT A CERTIFIED ACCESS SPECIALIST HAS INSPECTED THE SITE THAT IS THE SUBJECT OF THE CLAIM. YOU WILL ALSO BE REQUIRED TO PROVIDE THE COURT AND THE PLAINTIFF WITH THE COPY OF A WRITTEN INSPECTION REPORT BY THE CERTIFIED ACCESS SPECIALIST, AS SET FORTH IN CIVIL CODE SECTION 55.54. THE APPLICATION FORM AND INFORMATION ON HOW TO REQUEST A STAY AND EARLY EVALUATION CONFERENCE MAY BE OBTAINED AT <http://www.courtinfo.ca.gov/selfhelp>. YOU ARE ENTITLED TO REQUEST, FROM A CERTIFIED ACCESS SPECIALIST WHO HAS CONDUCTED AN INSPECTION OF YOUR PROPERTY, A WRITTEN INSPECTION REPORT AND OTHER DOCUMENTATION AS SET FORTH IN CIVIL CODE SECTION 55.53. YOU ARE ALSO ENTITLED TO REQUEST THE ISSUANCE OF A DISABILITY ACCESS INSPECTION CERTIFICATE, WHICH YOU MAY POST ON YOUR PROPERTY.

This report has been issued in compliance with California Civil Code Section 55.53 and does NOT comply with all applicable construction related accessibility standards. A "Inspected by a CAsp" classification has been determined as defined in California Civil Code Section 55.52 (a) 5. A reasonable time frame for completing items noted in this report will be determined by the property owner, tenant, or both and provided to BlueDAG (Demo) to be incorporated into an updated document.

**Prepared by: Sam Jones, 753
Inspection Certificate #: 2586**

This document is valid only if wet signed by the preparer



Sam Jones, BlueDAG (Demo)

Date: 03/10/2016



Expanding Your Market



More than fifty million Americans with disabilities make up a huge, nearly untapped market for businesses of all types and sizes. To help businesses welcome customers with disabilities, the IRS offers two tax incentives to remove access barriers.

For more information about these tax incentives and the ADA, call the Department of Justice ADA Information Line at:
800-514-0301 (voice)
800-514-0383 (TTY)
or visit the *ADA Business Connection* at:
www.ada.gov.

Tax Incentives for Businesses

Businesses can take advantage of two Federal tax incentives available to help cover costs of making access improvements for customers with disabilities:

- **A tax credit for small businesses** who remove access barriers from their facilities, provide accessible services, or take other steps to improve accessibility for customers with disabilities
- **A tax deduction for businesses of all sizes** that remove access barriers in their facilities or vehicles

A business that annually incurs eligible expenses to bring itself into compliance with the ADA may use these tax incentives every year. The incentives may be applied to a variety of expenditures; however, they may not be applied to the costs of new construction. All barrier removal must comply with applicable Federal accessibility standards.

Tax Credit

Small businesses with 30 or fewer employees or total revenues of \$1 million or less can use the Disabled Access Credit (Internal Revenue Code, Section 44). Eligible small businesses may take a credit of up to \$5,000 (half of eligible expenses up to \$10,250, with no credit for the first \$250) to offset their costs for access, including barrier removal from their facilities (e.g., widening a doorway, installing a ramp), provision of accessibility services (e.g., sign language interpreters), provision of printed material in alternate formats (e.g., large-print, audio, Braille), and provision or modification of equipment.

Tax Deduction

Businesses of all sizes may take advantage of this tax deduction. Under Internal Revenue Code, Section 190, businesses can take a business expense deduction of up to \$15,000 per year for costs of removing barriers in facilities or vehicles.

Tax Incentives in Combination

These two incentives can be used together by eligible businesses if the expenditures qualify under both Sections 44 and 190. If a small business' expenses exceed \$10,250 for the maximum \$5,000 tax credit, then the deduction equals the difference between the total spent and the amount of the credit claimed.

Tax Incentives Forms and Publications

Visit the Internal Revenue Service website at www.irs.gov or call 800-829-3676 (voice); 800-829-4059 (TTY) to order the necessary business forms and publications:
Form 8826 (Disabled Access Credit)
and **Publication 535 "Business Expenses"** (tax deduction).

November 2005

Estimated Time-Line for Barrier Removal
(Please complete and return page/s to be inserted in report)

Parking Lot North

Estimated Completion Date

- Finding: 1 The parking stall is not outlined or painted blue. The parking _____/_____/_____
- Finding: 2 The cross slope of the parking stall (narrow dimension) exceeds _____/_____/_____
- Finding: 3 The currently identified accessible parking space contains _____/_____/_____
- Finding: 4 The tow away sign on the left side of driveway entrance. There _____/_____/_____
- Finding: 5 The cross slope (short dimension) of the access aisle exceeds _____/_____/_____

Front Entrance Door

Estimated Completion Date

- Finding: 6 The door exceeds the maximum pressure to open the door. Doors _____/_____/_____

Mens Restroom Level 1

Estimated Completion Date

- Finding: 7 The rear grab bar is too high. Grab bars shall be installed _____/_____/_____
- Finding: 8 The water and drain pipes under the lavatory are not adequately _____/_____/_____

South Lobby

Estimated Completion Date

- Finding: 9 The landing at the entrance doors exceeds 2% slope. Exterior _____/_____/_____
- Finding: 10 There are not enough accessible tables. Based on the (42) seats _____/_____/_____

Mens Restroom Level 2

Estimated Completion Date

- Finding: 11 The landing perpendicular to the door is not wide enough. _____/_____/_____
- Finding: 12 The toilet is not on the left located within the range allowed _____/_____/_____
- Finding: 13 The water and drain pipes under the lavatory are not adequately _____/_____/_____
- Finding: 14 A compliant room identification sign is missing on the strike _____/_____/_____
- Finding: 15 The bottom of the lavatory bowl is too low and does not provide _____/_____/_____
- Finding: 16 The maneuvering space on the pull side of the door does not _____/_____/_____
- Finding: 17 The ambulatory compartment is not wide enough. Ambulatory _____/_____/_____

Estimated Time-Line for Barrier Removal
(Please complete and return page/s to be inserted in report)

Completed By:

Print Name: _____

Title: _____

Phone: _____

Date: _____

Please Mail to:
BlueDAG (Demo)
2999 Gold Canal Dr. A
Rancho Cordova, CA 95842