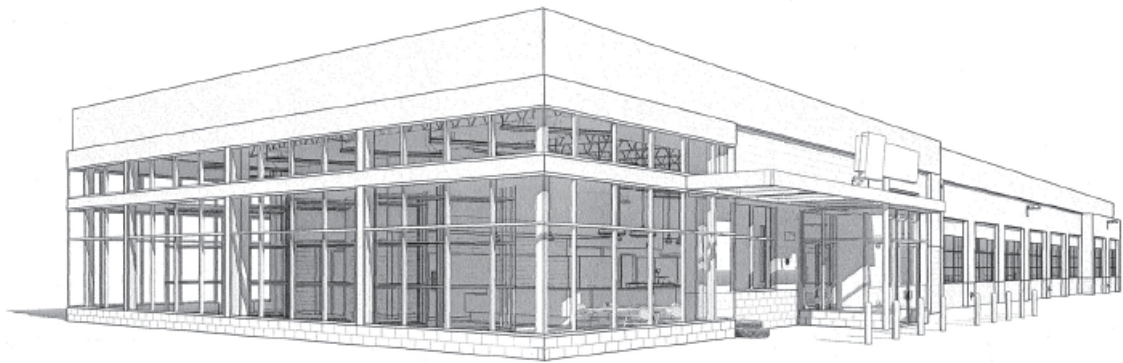


Site Accessibility Evaluation

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



New Tire Center Plan Review

**2729 Prospect Park Dr
Rancho Cordova, CA 95670**

Accessibility Evaluation

Inspection Date: 04/06/2016

Inspector: Sam Jones

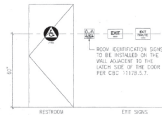
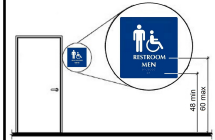

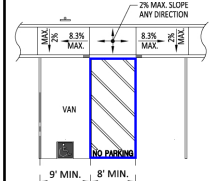

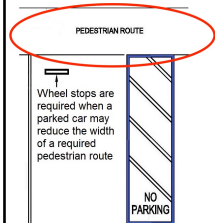
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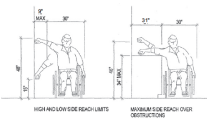
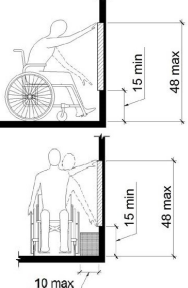




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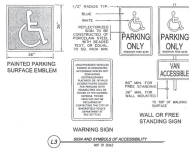

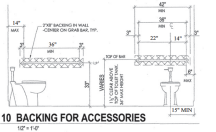
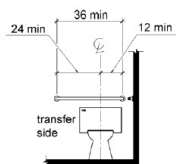
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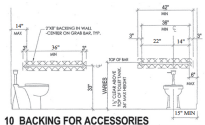
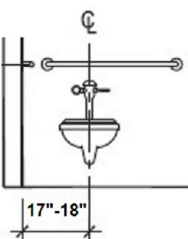
New Tire Center Plan Review - 2729 Prospect Park Dr Rancho Cordova, CA 95670

Finding Number	Area Description	Finding	As Built / Recommendation	Citation	Code Text	Status	Photo	Figure
1	Sheet #G005/Detail #1	The sign is mounted too high in detail #1. Revise detail to reflect correct sign heights. 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. Mounting location shall be determined so that a person may approach within 3 inches of signage without encountering protruding objects and shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile Characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.	>60" to bottom of raised characters	2013 CBC 11B Section: 11B-703.4	<u>2013 CBC 11B Section 11B-703.4</u> Signs with tactile characters shall comply with Section 11B-703.4.	Open	 1 RESTROOM SIGNAGE LOCATIONS 12" x 12"	
2	Sheet #G005/Detail #1	The access aisle is not outlined with a blue border. Although only required if alterations have occurred (other than those to specifically increase accessibility), we recommend repainting the access way adjacent to the stall according to current CBC standards. This is a relatively small cost and may prevent serial litigants from targeting this property.	Missing	2013 CBC 11B Section: 11B-502.3.3	<u>2013 CBC 11B Section 11B-502.3.3</u> Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.	Corrected	 ACCESS AISLE MARKINGS 18" x 24" x 36"	
3	Sheet #G005/Detail #1	The access aisle is located so that a person with a disability is compelled to wheel or walk behind parking spaces other than their own accessible parking space. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. The accessible route shall be located so a person with a disability is not compelled to wheel or walk behind parking spaces other than that person's own accessible parking space.	Not blue	2013 CBC 11B Section: 11B-502.7.1	<u>2013 CBC 11B Section 11B-502.7.1</u> Parking spaces and access aisles shall be designed so that persons using them are not required to travel behind parking spaces other than to pass behind the parking space in which they parked.	Open	 ACCESS AISLE MARKINGS 18" x 24" x 36"	

Finding Number	Area Description	Finding	As Built / Recommendation	Citation	Code Text	Status	Photo	Figure
4	Sheet #G005/Detail #5	Revise detail #5 to correctly note a maximum 48 inch front or side reach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.	>48"	2010 ADAS Section: 308.1 2013 CBC 11B Section: 11B-308.2.1	<u>2010 ADAS Section 308.1</u> Reach ranges shall comply with 308. <u>2013 CBC 11B Section 11B-308.2.1</u> Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1219 mm) maximum and the low forward reach shall be 15 inches (381 mm) minimum above the finish floor or ground.	Corrected		
5	Sheet #G005/Detail #2	The unisex door sign is incorrect. Revise detail #2. Unisex sanitary facilities shall be identified by a circle, 1/4 inch thick and 12 inches in diameter with a 1/4 inch thick triangle superimposed on the circle and within the 12-inch diameter. The triangle symbol shall contrast with the circle symbol, either light on a dark background or dark on a light background. The circle symbol shall contrast with the door, either light on a dark background or dark on a light background. The symbol shall be mounted at 58 inches minimum and 60 inches maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch of the vertical centerline of the door.	Not contrasting	2013 CBC 11B Section: 11B-703.7.2.6	<u>2013 CBC 11B Section 11B-703.7.2.6</u> Doorways leading to toilet rooms and bathing rooms shall be identified by a geometric symbol complying with Section 11B-703.7.2.6. The symbol shall be mounted at 58 inches (1473 mm) minimum and 60 inches (1524 mm) maximum above the finish floor or ground surface measured from the centerline of the symbol. Where a door is provided the symbol shall be mounted within 1 inch (25 mm) of the vertical centerline of the door.	Open		

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Finding Number	Area Description	Finding	As Built / Recommendation	Citation	Code Text	Status	Photo	Figure
6	Sheet #C700/ Detail #L3	<p>The tow-away sign is incorrectly worded. Look for the words "Special" and "Will". 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: The tow away sign is blank and incorrectly worded. Revise detail #L3 to include the correct wording, phone number and address in the blanks. "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</p> <p>at _____ or by telephoning _____." Blank spaces are to be filled in with appropriate information as a permanent part of the sign.</p>	Blank lines	2013 CBC 11B Section: 11B-502.8.2	<p><u>2013 CBC 11B Section 11B-502.8.2</u></p> <p>The additional sign shall clearly state in letters with a minimum height of 1 inch (25 mm) 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 the owner's expense. Towed vehicles may be reclaimed at: _____ or by telephoning _____." Blank spaces shall be filled in with appropriate information as a permanent part of the sign.</p>	Open		
7	Sheet #A803/Detail #10	<p>The rear grab bar does not extend adequately past the toilet on the wide side. Revise detail 10 to show a minimum 24" on the wide side of the toilet. The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide side. 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.</p>	22"	<p>2010 ADAS Section: 604.5.2</p> <p>2013 CBC 11B Section: 11B-604.5.2</p>	<p><u>2010 ADAS Section 604.5.2</u></p> <p>The rear wall grab bar shall be 36 inches (915 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.</p> <p><u>2013 CBC 11B Section 11B-604.5.2</u></p> <p>The rear wall grab bar shall be 36 inches (914 mm) long minimum and extend from the centerline of the water closet 12 inches (305 mm) minimum on one side and 24 inches (610 mm) minimum on the other side.</p>	Corrected		

Finding Number	Area Description	Finding	As Built / Recommendation	Citation	Code Text	Status	Photo	Figure
8	Sheet #A803/Detail #10	The toilet is not located within the range allowed from the side wall or partition. Revise detail #10 to show a minimum 17 inches to the centerline of the toilet. The centerline of the toilet must be 17 to 18 inches from the side wall.	15"	2013 CBC 11B Section: 11B-604.2	<u>2013 CBC 11B Section 11B-604.2</u> The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 17 inches (432 mm) minimum to 18 inches (457 mm) maximum from the side wall or partition, except that the water closet shall be 17 inches (432 mm) minimum and 19 inches (483 mm) maximum from the side wall or partition in the ambulatory accessible toilet compartment specified in Section 11B-604.8.2. Water closets shall be arranged for a left-hand or right-hand approach.	Open		
9	Sheet #G803/Detail #1	The width of the toilet room is too narrow. Revise detail #1 rear wall dimension to 60 inches minimum. Where a water closet is installed within an accessible water closet room, clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.	56" at rear wall	2010 ADAS Section: 604.3.1 2013 CBC 11B Section: 11B-604.3.1	<u>2010 ADAS Section 604.3.1</u> Clearance around a water closet shall be 60 inches (1525 mm) minimum measured perpendicular from the side wall and 56 inches (1420 mm) minimum measured perpendicular from the rear wall. <u>2013 CBC 11B Section 11B-604.3.1</u> Clearance around a water closet shall be 60 inches (1524 mm) minimum measured perpendicular from the side wall and 56 inches (1422 mm) minimum measured perpendicular from the rear wall. A minimum 60 inches (1524 mm) wide and 48 inches (1219 mm) deep maneuvering space shall be provided in front of the water closet.	Open	