

ADA Transition Plan									
Facility		401 B'st Suite 800 San Diego, Ca, 92101				Date	11/18/2024		
Contact Person		Michael Schwarting				Department	Organizational Effectiveness		
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Ref #	Area	Access Issue	2010 ADA Standard	Recommended Solution	Final Action	Target Date	Person Responsible	Comments	ODE Comments
1	Accessible Approach and Entrance - Public Access								
1.1	Building Entry Plaza	No Findings							
1.2	Building Entrance Doors	No Findings							
1.3	Standard Parking Spaces	Slopes up to 3.1% were measured at the north accessible parking space adjacent to the east wall and the easternmost accessible parking space north of the elevators - exceeding the 1:48 (2.08%) limit	502.4 Floor or Ground Surfaces. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.	Modify slope at two accessible parking spaces to be 2.08% maximum in all directions.		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)	
1.4	Van Parking Spaces	Van parking spaces less than 132 inches wide require 96 inch wide access aisles. Both van parking spaces lack a 96-inch-wide access aisle marked per the California Building Code.	502.3 Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle. 502.3.1 Width 60 inches (1525 mm) wide minimum. 502.3.2 Length Access aisles shall extend the full length of the parking spaces they serve. 502.3.3 Marking. Access aisles shall be marked so to discourage parking in them.	1. Re-stripe the west van parking space to be 96 inches wide. 2. Paint blue stripes to clearly indicate 96-inch-wide access aisles on the passenger side of both van accessible parking spaces		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)	
1.5	401 B Building Lobby	There are two large floor mats placed in the building lobby adjacent to the entrance doors. The edges of the mats do not appear to be securely attached in order to minimize tripping hazards, shifting, or buckling.	302 Floor or Ground Surfaces Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.	Ensure edges of floor mats are securely attached to the floor.		TBD	MSC	Sent The Irvine Company (Landlord) management our findings on 11/18/2024, previously no response. Waiting on their reply.	
1.6	Elevators	Per the 2010 ADA Standards, the clearance between an elevator car platform sill and the edge of the hoistway landing is limited to a maximum of 1-1/4 inch. The clearance measured at a few of the elevator cars was approximately 1-1/2 inch.	407.2 Elevator Landing Requirements 407.4.3 Platform to Hoistway Clearance The clearance between the car platform sill and the edge of any hoistway landing shall be 1-1/4 inch (32 mm) maximum.	Adjust elevators so that the clearance between the car platform sill and the edge of the hoistway landing is 1-1/4 inch maximum.		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)	
2	Access to Goods and Services - Public Access								
2.1	Interior Doors – Opening Force	The opening force at the following doors exceeds five pounds: • 5th Floor, Suite 500 entry • 5th Floor, Double doors at exit • 7th Floor, Conference Room SANDAG 7, two doors • 8th Floor, Reception • 8th Floor, Conference Room 8-A • 9th Floor, Door at stair landing leading to 10th Floor • 10th Floor, Suite 1000 entry • 20th Floor, Vision Lab	The 2010 ADA Standards limits the maximum opening force for pushing or pulling open a door to five pounds.	1. Option 1: Adjust door closers as needed to limit door opening force to a maximum of five pounds. Option 2: Provide power-assisted doors if door closer cannot be adjusted as needed. 2. At the 8th Floor Reception Area, provide keycard operation at the existing power-assisted door.		Completed 11/2022	TGO	Completed by building facility management.	
2.2	Interior Doors – Maneuvering Clearance	At Conference Room 8-C on the 8th Floor, the pull-side clearance between the door opening and a wall-mounted shelf is 17 inches. In addition, a waste receptacle is placed on the floor within the maneuvering clearance on the latch side of the door. At Conference Room 1 on the north side of the 9th Floor, waste receptacles are placed on the floor within the maneuvering clearance on the latch side of the door.	The 2010 ADA Standards requires an 18-inch-wide maneuvering clearance at the latch side on the pull side of swinging doors.	1. Relocate shelf at Conference Room 8-C to provide 18 inches between the edge of the shelf and the door opening. 2. Ensure the maneuvering clearance at the pull side of doors is kept clear of waste receptacles.		Completed 11/2022	TGO	Completed by SANDAG facilities.	
2.3	Protruding Objects	Video screens at the following locations project more than four inches from the wall: • 7th Floor, Board Room • 8th Floor, Conference Rooms 8-B and 8-C • 9th Floor, Conference Rooms 9-A and 9-B • 10th Floor, Conference Room 10-B • 20th Floor, Conference Rooms 20-A, 20-B and 20-C • 20th Floor, Vision Lab	The 2010 ADA Standards prohibits objects between 27 inches and 80 inches above the floor from projecting more than four inches into a circulation path. The United States Access Board's Guide to the ADA Standards clarifies that this requirement applies to circulation paths within rooms.			N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)	
2.4	Signage	Signs identifying Suite 500, Suite 1000, and the Vision Lab have braille at the side of the raised characters, instead of below the text as required.	The 2010 ADA Standards requires that permanent rooms and spaces be identified with compliant signs. Tactile signs are only required at certain locations, but if tactile signage is provided, raised characters must comply with size and location requirements and be duplicated in braille.			TBD	MSC	Sent The Irvine Company (Landlord) management our findings on 11/18/2024, previously no response. Waiting on their reply.	
3	Toilet Rooms - Public Access								

3.1	Restroom Doors – Opening Force	The opening force at the following restroom doors exceeds five pounds: <ul style="list-style-type: none"> 5th Floor, Men's Restroom 5th Floor, Women's Restroom 9th Floor, Men's Restroom 9th Floor, Women's Restroom 10th Floor, Men's Restroom 10th Floor, Women's Restroom 	404.2.9 Door and Gate Opening Force. Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows: 1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. 2. Sliding or folding doors: 5 pounds (22.2 N) maximum.	Option 1: Adjust door closers as needed to limit door opening force to a maximum of five pounds. Option 2: Provide power-assisted doors if door closer cannot be adjusted as needed.	Completed 12/2022	TGO	Completed by building facility management.
3.2	Restroom Doors – Maneuvering Clearance	The 2010 ADA Standards requires a 60-inch-deep maneuvering clearance on the pull side of swinging doors. At almost every restroom, the pull-side maneuvering clearance is obstructed by a waste receptacle placed on the floor.	404.2.4 Maneuvering Clearances. Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance	Ensure maneuvering clearance at pull side of doors is kept clear of waste receptacles	Completed 11/2022	TGO	Completed by SANDAG facilities.
3.3	Signage	Tactile signs are only required at certain locations, but if tactile signage is provided, raised characters must comply with size and location requirements and be duplicated in braille. Signs identifying Suite 500, Suite 1000, and the Vision Lab have braille at the side of the raised characters, instead of below the text as required.	703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.	Replace existing signs that have braille to the side of the raised characters with new signs including braille positioned below the corresponding text.	TBD	MSC	Sent The Irvine Company (Landlord) management our findings on 11/18/2024, previously no response. Waiting on their reply.
3.4	Lavatories – Knee Clearance	At the lavatories in the restrooms on the 5th, 9th and 10th Floors, there is typically 29 inches clearance from the floor to the bottom of the counter front. At the lavatories in the restrooms on the 7th and 8th Floors, the clearance below the lavatories varies from 27-1/2 inches to 28 inches.	306.3 Knee Clearance. 306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3.	Recommendations No action required with respect to ADA requirements. Note: The California Building Code requires a minimum 29-inch-high clearance at the front of lavatories. If any alterations are performed on the 7th and 8th floors, at least one lavatory in restrooms serving those areas will need to be modified to current CBC requirements.	N/A	MSC	No action needed, as stated in recommendations.
3.5	Urinals – Height	The rims of the urinals in the following Men's Restrooms were higher than 17 inches above the floor: <ul style="list-style-type: none"> 5th Floor – Rim 17-3/8 inches above the floor 7th Floor – Rim 17-1/2 inches above the floor 8th Floor – Rim 17-1/4 inches above the floor 9th Floor – Rim 18 inches above the floor 	605.2 Height and Depth. Urinals shall be the stall-type or the wall-hung type with the rim 17 inches (430 mm) maximum above the finish floor or ground. Urinals shall be 13-1/2 inches (345 mm) deep minimum measured from the outer face of the urinal rim to the back of the fixture.	Adjust the urinal so that the rim is 17 inches maximum above the finish floor.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
3.6	Urinals – Clear Floor Space	The width of the clear space was less than 30 inches at urinals in the following Men's Restrooms: <ul style="list-style-type: none"> 5th Floor – 28-3/4 inches 8th Floor – 29-1/2 	305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.	Adjust urinal screens to provide a minimum 30-inch-wide clear space.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
3.7	Toilet Compartments – Width	Toilet compartments at both restrooms on the 5th Floor, 8th Floor, and 10th Floor were slightly less than 60 inches wide. Existing widths were measured to range from 58-7/8 inches to 59-7/8 inches at these six restrooms. Recommendations	604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.	Adjust side partition at toilet compartments to provide a minimum clear width of 60 inches.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
3.8	Toilets – Location	The centerline of the toilet at the Men's Restroom on the 9th Floor is 18-1/8 inches from the side wall.	604.2 Location 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 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition	Adjust the toilet so that the centerline is no more than 18 inches from the side wall.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
3.9	Toilets – Seat Height	The height of the toilet seats at the following toilets is less than 17 inches above the floor: <ul style="list-style-type: none"> 7th Floor, Women's Restroom – 16-5/8 inch height 8th Floor, Men's Restroom – 16-5/8 inch height 8th Floor, Women's Restroom – 16-1/4 inch height 10th Floor, Men's Restroom – 16-3/4 inch height 	604.4 Seats The seat height of a water closet above the finish floor shall be 17 inches (430 mm) minimum and 19 inches (485 mm) maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.	Replace existing toilet seat with a two-inch high raised toilet seat. Tov	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)

3.10	Grab Bars at Side Wall	The 42-inch-long side wall grab bars at the following restrooms were installed with less than 12 inches from the rear wall, such that they extend less than 54 inches from the rear wall: <ul style="list-style-type: none"> 5th Floor, Men's Restroom 5th Floor, Women's Restroom 9th Floor, Men's Restroom 9th Floor, Women's Restroom 10th Floor, Men's Restroom 10th Floor, Women's Restroom 	604.5.1 Side Wall The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.	Remove and re-install existing side wall grab bar so that it is located 12 inches maximum from the rear wall and extends at least 54 inches from the rear wall.		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
3.11	Toilet Paper Dispensers	Toilet paper dispensers at the following restrooms are not located with their centerline within the required distance in front of the toilet: <ul style="list-style-type: none"> 5th Floor, Men's Restroom – 13 inches 7th Floor, Men's Restroom – 12-1/4 inches 7th Floor, Women's Restroom – 5.75 inches 8th Floor, Men's Restroom – 12-3/4 inches 9th Floor, Men's Restroom – 13 inches 9th Floor, Women's Restroom – 5-3/4 inches 10th Floor, Men's Restroom – 13-1/2 inches 10th Floor, Women's Restroom – 5-3/8 inches 	604.7 Dispensers Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.	Remove and re-install the existing combination toilet seat cover / toilet paper dispenser so that the toilet paper dispenser is located with its centerline between 7 and 9 inches from the front of the toilet.		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
4	Additional Access - Public Access							
4.1	Drinking Fountains	The existing drinking fountains in the corridors have a single spout with the outlet approximately 35-1/2 inches above the floor.	211.2 Minimum Number. No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7. EXCEPTION: Where a single drinking fountain complies with 602.1 through 602.6 and 602.7, it shall be permitted to be substituted for two separate drinking fountains.	Replace the existing drinking fountains with new "hi-lo" drinking fountains.		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
4.2	Electrical Outlets	Electrical or communication outlets at heights lower than 15 inches were found at the following locations: <ul style="list-style-type: none"> 7th Floor, Board Room 7th Floor, Conference Room SANDAG 7 8th Floor, Conference Room 8-A 8th Floor, Conference Room 8-B 8th Floor, Executive Conference Room 9th Floor, North Conference Room 1 9th Floor, Conference Room 9-A 10th Floor, Women's Restroom 	Advisory 205.1 General Controls covered by 205.1 include, but are not limited to, light switches, circuit breakers, duplexes and other convenience receptacles, environmental and appliance controls, plumbing fixture controls, and security and intercom systems. 308.2 Forward Reach. 308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground. 308.3 Side Reach. 308.3.1 Unobstructed 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 (1220 mm) maximum and the low side reach shall be 15 inches (380 mm) minimum above the finish floor or ground.	At each location where existing outlets are less than 15 inches above the floor, install an additional outlet with the outlet box no lower than 15 inches above the floor.		N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
5	Interior Doors - Employee Common Use Areas							
5.1	Opening Force	The opening force at the following doors exceeds five pounds: <ul style="list-style-type: none"> 5th Floor, Men's Shower/Locker Room 5th Floor, Women's Shower/Locker Room 7th Floor, Large Break Room 8th Floor, Conference Room A Kitchenette – 2 doors 	404.2.9 Door and Gate Opening Force Interior hinged doors and gates: 5 pounds (22.2N) maximum.	Option 1: Adjust door closers as needed to limit door opening force to a maximum of five pounds. Option 2: Provide power-assisted doors if door closer cannot be adjusted as needed.		Completed 12/2022	TGO	Completed by building facility management.
5.2	Maneuvering Clearance – Push Side	At the Conference Room A Kitchenette on the 8th Floor, the push-side clearance between the door opening and a wall-mounted shelf is approximately 5 inches. In addition, a waste receptacle is placed on the floor within the maneuvering clearance on the latch side of the door.	404.2.4 Maneuvering Clearances ADA Standards requires a 12-inch-wide maneuvering clearance extending past the latch side of the door opening on the push side of doors with a closer and latch.	1. Relocate shelf to provide 12 inches between the edge of the shelf and the door opening. 2. Ensure maneuvering clearance at push side of doors is kept clear of waste receptacles.		Partial complete 12/2022	TGO	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)

5.3	Maneuvering Clearance – Pull Side	At the North Kitchenette on the 9th Floor, the pull-side clearance at the latch side of the door is 15 inches. At the following locations, furniture or waste receptacles are placed on the floor within the pull-side maneuvering clearance on the latch side of the door. <ul style="list-style-type: none"> 5th Floor, Kitchenette 8th Floor, Conference & Kitchenette – Two doors 9th Floor, North Kitchenette 9th Floor, Library & Copy Center 974 10th Floor, Wellness Room (small round table) 	ADA Standards requires an 18-inch-wide maneuvering clearance at the latch side on the pull side of swinging doors.	Option 1: At the North Kitchenette on the 9th Floor, reverse the door to swing out of the room. Option 2: Provide a power-assisted door. 3. Ensure maneuvering clearance at the pull side of doors is kept clear of furniture and waste receptacles.	N/A	TGO	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
6	Kitchenettes and Break Rooms - Employee Common Use Areas						
6.1	Sinks – Clear Floor Space	None of the kitchenettes at 401 B Street have a cook top or conventional range. Therefore, a parallel approach is allowed and there is no need for knee and toe clearance below the sinks.	606.2 Clear Floor Space: A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided. EXCEPTIONS: 1. A parallel approach complying with 305 shall be permitted to a kitchen sink in a space where a cook top or conventional range is not provided and to wet bars.	No action recommended	N/A	MSC	No action recommended as stated in the recommendation.
6.2	Sinks – Height	Sink rims are higher than 34 inches above the floor at the following locations: <ul style="list-style-type: none"> 5th Floor Kitchenette – 34–3/4 inches above the floor 8th Floor Break Room – 34–1/4 inches 8th Floor Conf. & Kitchenette – 34–1/4 9th Floor Kitchenette/Copy Room – 34–1/8 10th Floor Kitchenette – 34–1/8 10th Floor Kitchenette/Copy Room – 34–1/8 	606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.	Raise the flooring in front of sinks as needed to limit sink rim height to no more than 34 inches above the floor finish. Transition flooring to ensure maximum 1:48 slope.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
6.3	Shelf Space	Less than 50% of shelf space is accessible at every kitchenette and break room, except the Large Break Room on the 7th Floor..	804.5 Storage At least 50 percent of shelf space in storage facilities shall comply with 811 308.3.2 Obstructed High Reach Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.	The amount of additional accessible shelf space must be separately calculated at each room, and may require more than one of the following: Option 1: Add additional shelves no higher than 46 inches above the floor. Option 2: Lower the existing wall cabinets so that the lowest shelf is no higher than 46 inches above the floor. Option 3: Provide a new 10-inch-deep pantry with shelving between 15 inches and 48 inches above the floor. Option 4: Install swing-down shelves at the bottom of wall cabinets.	Completed 11/22	TGO	As mentioned, the large breakroom on 7 is within code. There is shelf space in every other kitchen where accommodations could be met – 11/22
6.4	Controls and Operating Parts	Dial-operated appliances were found at the following locations: <ul style="list-style-type: none"> 5th Floor, Break Room 575 – Dial-operated microwave oven 5th Floor, Kitchenette – Dial-operated toaster oven 9th Floor, Kitchenette – Dial-operated toaster 9th Floor, Kitchenette/Copy Room – Dial-operated toaster 10th Floor, Kitchenette 	309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	Replace dial-operated microwave ovens, toaster ovens, and toasters with digitally-operated appliances.	Completed 11/22	TGO	5 microwaves replaced and 3 paper towel racks TGO 11/22
6.5	Controls – Reach Height	To be accessible, controls must be between 15 inches and 46 inches above the floor when reaching over a 24-inch-deep counter from a parallel approach. Appliance controls beyond the maximum reach height were found at the following locations: <ul style="list-style-type: none"> 5th Floor, Kitchenette – Paper towel dispenser on wall 7th Floor, North Kitchenette – Paper towels on wall 8th Floor, Kitchenette – Toaster placed on microwave 8th Floor, Kitchenette – Paper towels on microwave 10th Floor Kitchenette/Copy Room – Toaster oven place on microwave Most Kitchenettes – Hot water control at coffee maker 	308.3.2 Obstructed High Reach Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.	1. Locate appliances on counters instead of on top of other items. 2. Provide paper towel counter dispensers where existing dispensers are wall-mounted. 3. Provide alternate hot water dispensers with control no higher than 46 inches above the floor.	Completed 10/22 and 12/22	TGO	Relocated mentioned item on 10/30/22. Appliances relocated on 12/15/22

6.6	Built-in Dining Bar	There is a built-in dining bar at the Large Break Room on the 7th Floor. The height of the dining surface is greater than 34 inches.	902.3 Height. The tops of dining surfaces and work surfaces shall be 28 inches (710 mm) minimum and 34 inches (865 mm) maximum above the finish floor or ground.	Provide a similar dining surface with a minimum 36-inch width at a maximum height of 34 inches above the floor.	Completed 11/22	MSC	Complete 11/09/22 SANDAG staff
6.7	Movable Tables	The movable tables at the Large Break Room on the 7th Floor have a large round base that encroaches into the required toe space.	306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element.	Provide an additional table with knee and toe space complying with the ADA Standards.	Completed 12/22	TGO	Table installed 12/15/22 SANDAG staff
6.8	Vending Machines	The coin slot, money return button, and key pad at the snack machine are more than 48 inches above the floor. The credit card readers at both vending machines are more than 48 inches above the floor.	308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.	Replace existing vending machines with ADA-compliant vending machines.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
6.9	Suggestion Box	Access to the suggestion box in the Large Break Room on the 7th Floor is restricted by a table and chair. The slot for the suggestion box is approximately 68 inches above the floor.	305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.	Relocate the suggestion box to provide a 30-inch by 48-inch minimum clear floor space. Ensure the slot is no more than 48 inches above the floor.	Completed 11/22	TGO	Box has been lowered to 48 inches 11/09/22
7	Shower/Locker Rooms - Employee Common Use Areas						
7.1	Benches	The existing benches in the Men's and Women's Shower/Locker Rooms on the 7th Floor are 48 inches long and 18 inches deep, and are not affixed to the wall to provide back support.	903.3 Size. Benches shall have seats that are 42 inches (1065 mm) long minimum and 20 inches (510 mm) deep minimum and 24 inches (610 mm) deep maximum. 903.4 Back Support. The bench shall provide for back support or shall be affixed to a wall.	Option 1: Replace the existing benches with a new 42-inch by 24-inch bench with back support. Option 2: Replace the existing benches with a new 42-inch by 24-inch wall-mounted bench complying with 903.4.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.2	Lockers	The lockers at the Men's and Women's Shower/Locker Rooms consist of "S"-style pairs of lockers, with a higher and a lower locker at each pair of lockers. The locker doors are opened by means of a small pull knob. At the higher locker, the door pull knob is approximately 57 inches above the floor. A clothes hook and adjustable shelf are both higher than 48 inches. The door pull at the lower locker is approximately 22 inches above the floor. The lower locker has a clothes hook at approximately 46 inches above the floor and an adjustable shelf with a maximum height below 33 inches.	308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground. 309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.	Replace or modify one pair of lockers to provide a single accessible locker with a pull handle, clothes hook, and shelf between 40 inches and 48 inches above the floor.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.3	Clothes Hooks	Some of the hooks at the Men's and Women's Shower/Locker Rooms are located as much as 69 inches above the floor.	803.5 Coat Hooks and Shelves. Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. 308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum	Relocate all hooks to be no higher than 48 inches above the floor.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.4	5th Floor Shower Stalls – Size	The men's shower stall is 34-1/2 inches by 59-1/2 inches. The women's shower stall is 34-3/4 inches by 60 inches. Both stalls are slightly smaller than the minimum dimensions required. This is likely due to not taking the wall finishes into account at the design stage.	608.2.3 Alternate Roll-In Type Shower Compartments. Alternate roll-in type shower compartments shall be 36 inches (915 mm) wide and 60 inches (1525 mm) deep minimum clear inside dimensions measured at center points of opposing sides.	When alterations or repairs are performed, modify the walls of the shower compartments to provide 36-inch-wide by 60-inch-deep minimum clear inside dimensions measured at center points of opposing sides.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.5	5th Floor Shower Stalls – Grab Bars	The grab bars at the men's and women's shower stalls do not extend to within six inches of the adjacent walls. In addition, the grab bars at the side walls extend above the shower seats	608.3.3 Alternate Roll-In Type Shower Compartments. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.	Replace existing grab bars with new grab bars extending to within six inches of adjacent walls, except not over the shower seat.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.6	5th Floor Shower Stalls – Shower Seats	At the men's shower stall, the seat is 3-1/4 inches from the compartment entry and 2-3/4 inches from the adjacent wall. At the women's shower stall, the seat is 3-1/2 inches from the compartment entry and 2-3/4 inches from the adjacent wall.	610.3 Shower Compartment Seats shall extend from the adjacent side wall to a point within 3 inches (75 mm) of the compartment entry. 610.3.1 Rectangular Seats The side edge of the seat shall be 1-1/2 inches (38 mm) maximum from the adjacent wall.	Replace existing shower seats with wider seats as needed to comply with 610.3 and 610.3.1.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)

7.7	7th Floor Shower Stalls – Size	ADA-compliant standard roll-in type shower stalls are required to have a 60-inch-wide opening at the face of the shower compartment. The entries to both shower stalls on the 7th Floor are approximately 42 inches wide.	608.2.1 Transfer Type Shower Compartments. Transfer type shower compartments shall be 36 inches (915 mm) by 36 inches (915 mm) clear inside dimensions. Clearance of 36 inches (915 mm) wide minimum by 48 inches (1220 mm) long minimum measured from the control wall shall be provided. 608.2.2 Standard Roll-In Type Shower Compartments. shall have a 60 inches (1525 mm) wide minimum entry on the face of the shower compartment.	When alterations or repairs are performed, modify the shower compartment walls to provide either ADA-compliant transfer type shower compartments or standard roll-in shower compartments.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.8	7th Floor Shower Stalls – Grab Bars	The shower stalls at the 7th Floor Men's and Women's Shower/Locker Rooms do not conform to any shower type allowed by the ADA Standards. At transfer type shower stalls, grab bars are required across the entire control wall. At standard roll-in type shower stalls grab bars are required coextend to within six inches of adjacent walls. The grab bars at the shower stalls on the 7th floor do not comply with either of these requirements.	608.3.1 Transfer Type Shower Compartments. In transfer type compartments, grab bars shall be provided across the control wall and back wall to a point 18 inches (455 mm) from the control wall. 608.3.2 Standard Roll-In Type Shower Compartments. Where a seat is provided in standard roll-in type shower compartments, grab bars shall be provided on the back wall and the side wall opposite the seat. Grab bars shall not be provided above the seat. Where an seat is not provided in standard roll-in type shower compartments, grab bars shall be provided on three walls. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.	Replace existing grab bars with new grab bars extending to within six inches of adjacent walls, except not over the shower seat.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.9	7th Floor Shower Stalls – Shower Seats	Because the shower stalls at the 7th Floor are approximately 60 inches deep, the seats are several feet away from the compartment entry. Aside from this condition, the existing seats comply with the dimensional requirements for L-shaped seats in shower compartments.	610.3 Shower Compartment Seats. shall extend from the back wall to a point within 3 inches (75 mm) of the compartment entry.	When alterations or repairs are performed, modify the shower compartment walls to provide either ADA-compliant transfer type shower compartments or standard roll-in shower compartments.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)
7.10	Shower Spray Units	The shower spray units at the shower stalls on the 5th and 7th Floors do not have on/off controls.	608.6 Shower Spray Unit and Water. The shower spray unit shall have an on/off control with a non-positive shut-off.	Replace existing shower spray units with new units having an on/off control with a non-positive shut-off.	N/A	MSC	It was initially proposed to address any ADA compliance discrepancies during lease extension negotiations with the Irvine Company. However, SANDAG ultimately decided not to pursue a new lease and will instead relocate to the WEST building at 1011 Union Street, San Diego, CA 92101. (Landlord owned space/property)

1129 La Media ADA Transition Plan

Facility						Date		
Contact Person						Department		
Email						Phone		
Ref #	Area	Access Issue	2010 ADA Standard	Recommended Solution	Final Action	Target Date	Person Responsible	Comments
1	Accessible Approach and Entrance							
1.1	Site Arrival Points	There is no sidewalk along the road leading from La Media Road to the site of the building.	206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.	Ensure required features at accessible parking spaces are maintained. See following items.	Discuss alternate resolutions as this will require major construction of the facility. Access road would have to be widened, removal and replace asphalt, landscape removal and curbs, fence removal, concrete pour, striping, etc.	FY27 Due to budgeting	RGO	
1.2	Accessible Parking Spaces – Quantity	There are four accessible parking spaces near the entrance to the building: three standard spaces and one van accessible parking space.	208.2 Minimum Number There are a total of 130 parking spaces at the parking lot. Based on Table 208.2 of the 2010 ADA Standards, five accessible parking spaces are required.	Provide one additional accessible parking space with the required access aisle, signage and curb ramp.	Re-evaluate and add space if necessary.	N/A	TOV ARCHITECTURAL	There are 2 additional spaces on the north side of the building that were not mentioned on the report.
1.3	Parking Access Aisles – Width	The access aisle between the two standard parking spaces on the west side of the entry plaza measures 56-1/2 inches to the centerlines of the stripes. This is less than the 60-inch minimum required width. The access aisle on the east side of the entry plaza is approximately 92 inches wide measured to the stripe centerlines. The adjacent van accessible space measures	502.1 General width measurements of parking spaces and access aisles shall be made from the centerline of the markings. 502.2 Vehicle Spaces Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.	Re-stripe the parking spaces to comply with the California Building Code: • 108-inch-wide standard accessible spaces with a 60-inch-wide access aisle. • A 108-inch-wide van parking space with 96-inch-wide access aisle.		Complete	CALTRANS	We are working with CALTRANS to seal and restripe the parking lot. Addressing ADA spaces is part of the scope.
1.4	Parking Access Aisles – Slope	At the access aisle on the east side of the entry plaza, the slope of the ground surface at the end of the access aisle was measured to be 2.6%. In addition, there is an approximately one-inch-high vertical offset where the end of the access aisle adjoins the bottom of the curb ramp.	Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. 303.4 Ramps. Changes in level greater than 1/2 inch (13 mm) high shall be ramped, and shall comply with 405 or 406.	Modify the asphalt paving to provide a flush transition from the access aisle to the curb ramp. Ensure the slope is a maximum of 1:48 in all directions.		Complete	CALTRANS	This will be addressed during the prep work for the parking lot seal and stripe.
1.5	Parking Access Aisles – Marking	"No Parking" text at the access aisles is not legible	502.3.3 Marking Access aisles shall be marked so as to discourage parking in them.	Per the 2019 California Building Code: The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way.		Complete	CALTRANS	This will be completed during the parking lot re-stripe.
1.6	Curb Ramps	The side flare at the curb ramp on the west side of the entry plaza slopes 11.0%.	406.3 Sides of Curb Ramps. Where provided, curb ramp flares shall not be steeper than 1:10.	Modify the curb ramp on the west side of the entry plaza so that the side flare slopes a maximum of 10%.		FY26 Due to budgeting	RGO	In the process of retaining a general contractor for our facility. This work and funds would need to be added to the scope.
1.7	Building Entrance – Doors	The two building entrance doors required 14.4 pounds and 16.7 pounds to open.	2019 California Building Code 4. Exterior hinged doors: 5 pounds (22.2 N) maximum.	Option: Option 1: Adjust the door closers as needed to limit the door opening force to a maximum of 5 pounds. Option 2: Provide a power-assisted door if the door closes cannot be adjusted as		FY26 Due to budgeting	RGO	In the process of awarding a contract to a Locksmith. Funds may need to be added as this work wasn't anticipated while creating the scope.
1.8	Building Entrance – Floor Mats	There are two floor mats adjacent to the entrance doors: one floor mat on the exterior and a similar mat on the interior. The mats are less than 1/2-inch thick, however the edges of the mats do not appear to be securely attached in order to minimize tripping hazards, shifting, or buckling.	302.2 Carpet Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge	Ensure edges of floor mats are securely attached to the floor.		Complete	RGO	Ordered different types of adhesive material to see what works best
2	Access to Goods and Services							

2.1	Operable Parts – Height	<p>There is drop box at the building entry plaza for use by customers to deposit transponders and forms. The height of the slot on the front of the drop box is between 53 and 54 inches above the paving.</p> <p>The touch-free automatic hand sanitizer dispenser at the Lobby is activated when a hand is detected in the dispensing area. Since the bottom of the dispenser is located at 54 inches above the floor, it is unclear if a hand raised to 48 inches will activate the dispenser.</p> <p>The infrared scanner at the desk-mounted forehead scanning thermometer is located at 59 inches above the floor</p>	308.2.1 Unobstructed Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum and the low forward reach shall be 15 inches (380 mm) minimum above the finish floor or ground.	<ol style="list-style-type: none"> 1. Modify the support for the drop box so that the slot is no higher than 48 inches above the ground. 2. Ensure the dispensing area of the automatic hand sanitizer dispenser is no higher than 48 inches above the floor. 3. Provide a portable touch-free thermometer for use with individuals in wheelchairs. 	<ol style="list-style-type: none"> 1. Drop box has been lowered 2. Removed dispenser since there are hand dispensers on nearby desktops. 3. Thermometer is on back order 	Complete	RGO	An extra thermometer is on back order.
2.2	Exterior Dispenser – Clear Ground Space	The floor area in front of the rack is obstructed by a receptacle for small packages and deliveries. This receptacle is for use by customers and delivery drivers.	305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.	Relocate the drop-off receptacle to ensure a minimum 30-inch by 48-inch clear ground space positioned for a forward approach in front of the forms rack.	Relocated drop box.	Complete		Complete
2.3	Reception Desk	The reception desk at the Lobby is 48 inches wide, however the chair in front of the desk would present an obstacle to an individual in a wheelchair. Having a chair to sit in is convenient for ambulatory customers, but consideration must be provided for wheelchair users.	904.4.1 Parallel Approach. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36 inch (915 mm) minimum length of counter.	Keep the chair in a location outside the required 30-inch by 48-inch clear floor space in front of the reception desk.	Relocated chair.	Complete		Complete
2.4	Interior Doors – Opening Force	The opening force at the following doors exceeds five pounds: <ul style="list-style-type: none"> • Customer Service Center glass doors • Lobby Restroom • Board Room 202 • Board Room to View Deck • Executive Open Office to East Deck 	404.2.9 Door and Gate Opening Force Interior hinged doors and gates: 5 pounds max	<p>Option 1: Adjust the door closer as needed to limit door opening force to a maximum of five pounds.</p> <p>Option 2: Provide a power-assisted door if the door closer cannot be adjusted as needed.</p>		FY26 Due to budgeting	RGO	In the process of awarding a contract to a Locksmith. Funds may need to be added as this work wasn't anticipated while creating the scope.
2.5	Interior Doors – Maneuvering Clearance	At the Board Room on the 2nd Floor, the 60-inch-deep maneuvering clearance at the pull side of the door is obstructed by a chair.	404.2.4 Maneuvering Clearances The 2010 ADA Standards requires a 60-inch-deep maneuvering clearance perpendicular to the pull side of swinging doors.	Ensure maneuvering clearance at the pull side of doors is kept clear of furniture and waste receptacles.	Cleared obstructions.	Complete		Complete
2.6	Elevator	N/A						
2.7	Vertical Clearance Below Stairs	There is no guardrail or other barrier where the vertical clearance below the stairway is less than 80 inches. Caution would dictate preventing individuals with impaired vision from entering the space below the stairs.	307.4 Vertical Clearance. Requires guardrails or other barriers where vertical clearance is less than 80 inches along circulation paths. Per the U.S. Access Board, "These requirements apply to all circulation paths and are not limited to accessible routes. Circulation paths include interior and exterior walks, paths, hallways	Install a fixed barrier where the vertical clearance is less than 80 inches below the stairway. The barrier must have its leading edge no higher than 27 inches above the floor so that it is within cane sweep. The barrier can consist of a bollard, guardrail, fixed planter, bench, or other fixed element.		10/1/2022	RGO	researching barrier options
2.8	Signage – Permanent Spaces	The Customer Service Center is identified by text on the glass doors, however the tactile sign to the right of the doors only has the room number. In addition, the chair between the reception desk and the doors obstructs the required clear floor space in front of the sign.	703.4.2 Location Signs containing tactile characters shall be located so that a clear floor space of 18 inches (455 mm) minimum by 18 inches (455 mm) minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. 703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish.	<ol style="list-style-type: none"> 1. Replace the existing sign at the right of the doors with a new tactile sign with the text "Customer Service Center." 2. Keep the chair in a location outside the required 18 inch by 18 inch clear floor space 	<ol style="list-style-type: none"> 1. Ordered an addition to add next to "room number" sign. 2. Removed obstruction. 	Complete	RGO	
2.9	Signage – Directional	There is a directional sign at the reception desk directing customers to the Customer Service Center. From certain viewing angles, the text is obscured by glare.	703.5.1 Finish and Contrast. Characters and their background shall have a non-glare finish.	Replace the existing directional sign with a sign that has a non-glare finish.	Removed glared finish.	Complete		Complete
3	Lobby Restroom							

3.1	Toilet – Location	The centerline of the toilet at the Lobby Restroom is 21–1/2 inches from the side wall.	604.2 Location The centerline of the water closet shall be 16 inches (405mm) minimum to 18 inches (455 mm) maximum from the side wall or partition	Adjust the toilet so that the centerline is between 17 inches and 18 inches from the side wall		FY26 Due to budgeting	RGO	In the process of retaining a general contractor for our facility. This work and funds would need to be added to the scope. This will require tile removal/replace, wall demo and re-plumbing
3.2	Grab Bar At Side Wall	The 42-inch-long side wall grab bar was installed too close to the rear wall. It extends 50–1/2 inches from the rear wall, instead of the required 54 inches	604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.	Remove and re-install the existing side wall grab bar so that it is located 12 inches maximum from the rear wall and extends at least 54 inches from the rear wall		FY26 Due to budgeting	RGO	In the process of retaining a general contractor for our facility. This work and funds would need to be added to the scope. This will require tile removal/replace and wall demo.
3.3	Grab Bar at Rear Wall	The 36-inch-long grab bar behind the toilet is centered on the toilet, extending 18 inches each way	604.5.2 Rear Wall. 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.	Coordinate the grab bar location with the relocated toilet per Item 3.1. Ensure that the grab bar extends 12 inches minimum from the toilet centerline towards the adjacent wall and 24 inches minimum on the open side		FY26 Due to budgeting	RGO	In the process of retaining a general contractor for our facility. This work and funds would need to be added to the scope. This will require tile removal/replace and wall demo.
3.4	Toilet Dispensers	The toilet paper dispenser at the Lobby Restroom is centered approximately 12 inches from the front of the toilet.	604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser.	Remove and re-install the existing toilet paper dispenser so that the toilet paper dispenser is located with its centerline between 7 and 9 inches from the front of the toilet.		FY26 Due to budgeting	RGO	In the process of retaining a general contractor for our facility. This work and funds would need to be added to the scope. This will require tile removal/replace and wall demo.
3.5	Operable Parts – Height	The existing touch-free soap dispenser is installed on the wall to the side of the sink, with its bottom 51 inches above the floor. There is also a clothes hook located 64 inches above the floor on the back of the door.	308.3.2 Obstructed High Reach The high side reach shall be 48 inches (1220 mm) maximum for a reach depth of 10 inches (255 mm) maximum	1. Remove and re-install the existing soap dispenser so that the outlet is no higher than 48 inches above the floor. 2. Install an additional clothes hook no higher than 48 inches above the floor.	Added additional clothes hook	1/1/2025	RGO	Will lower dispenser
4	Doors							
4.1	Exterior Doors – Opening Force	The opening force at the following exterior doors exceeds five pounds: • 1st Floor, 1st Floor employee entry/exit door on westside • 2nd Floor, West exit • Basement, East exit	2019 California Building Code 11B-404.2.9 Door and gate opening force Exterior hinged doors: 5 pounds (22.2 N) maximum.	Option 1: Adjust door closer as needed to limit door opening force to a maximum of five pounds. Option 2: Provide a power-assisted door if the door closer cannot be adjusted as needed		3/1/2025	RGO	In the process of awarding a contract to a Locksmith. Funds may need to be added as this work wasn't anticipated while creating the scope.
4.2	Interior Doors – Closing Speed and Opening Force	The opening force at the following doors exceeds five pounds: • 1st Floor, Lobby to east corridor • 1st Floor, Lobby to west corridor • 1st Floor, Men's restroom – two doors • 1st Floor, Women's restroom – two doors • 1st Floor, Break Room 102 • 1st Floor, Break Room to patio • 2nd Floor, Lobby to east offices • 2nd Floor, Lobby to west corridor • 2nd Floor, Men's restroom – two doors • 2nd Floor, Women's restroom – two doors • Basement, Two restrooms	404.2.8.1 Door Closers and Gate Closers the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. 404.2.9 Door and Gate Opening Force. Interior hinged doors and gates: 5 pounds	Option 1: Adjust door closer as needed to limit door opening force to a maximum of five pounds and so that the time required to move the door from an open position of 90 degrees to a position of 12 degrees from the latch is five seconds minimum. Option 2: Provide a power-assisted door if the door closer cannot be adjusted as needed.		3/1/2025	RGO	In the process of awarding a contract to a Locksmith. Funds may need to be added as this work wasn't anticipated while creating the scope.
4.3	Maneuvering Clearance – Push Side	The 1st Floor entry/exit door on the west side of the building is recessed 15 inches on the push side of the door. This door lacks the required 12-inch-wide maneuvering clearance at the latch side of the door. At the basement exit door, the push-side maneuvering clearance on the latch side of the door is obstructed by a lever on the metal pipe and a wall-mounted metal box.	404.2.4.3 Recessed Doors and Gates. Maneuvering clearances for forward approach shall be provided when any obstruction within 18 inches (455 mm) of the latch side of a doorway projects more than 8 inches (205 mm) beyond the face of the door, measured perpendicular to the face of the door or gate.	1. At 1st/Floor entry/exit door, remove the wall offset. 2. At the basement exit door, relocate or modify the lever and metal box to provide a minimum 12-inch clearance on the latch side of the door.		FY26 Due to budgeting	RGO	1. This will require a general contractor since walls will need to be removed and replaced. 2. Will require a general contractor, plumber and sump pump expert to relocate.

4.4	Maneuvering Clearance – Pull Side	At the four men's and women's restrooms, the pull-side maneuvering clearance at the entry door is obstructed by a trash receptacle placed on the floor At the women's restroom on the 2nd Floor, a combination paper towel dispenser/trash receptacle is located 10 inches from the door opening on the latch side of the door to the vestibule.	404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.	1. At the women's restroom on the 2nd Floor, relocate the combination paper towel dispenser/ trash receptacle outside the maneuvering clearance of the door. 2. Ensure maneuvering clearance at pull side of doors is kept clear of waste receptacles.	Cleared obstructions.	FY26 Due to budgeting	RGO	1. This will require a general contractor to remove/replace drywall, reframe and install.
5 Restrooms								
5.1	Sinks – Height	All of the sinks, except at the 2nd Floor Men's Restroom, were measured to have rims 34-1/4 inches to 34-1/2 inches above the floor.	606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground	Raise the flooring in front of one the sinks as needed to limit sink rim height to no more than 34 inches above the floor finish. Transition the flooring to ensure maximum 1:48 slope		FY26 Due to budgeting	RGO	In the process of retaining a general contractor for our facility. This work and funds would need to be added to the scope.
5.2	Sinks – Knee Clearance	All six restrooms in the building provide the ADA-required 27-inch-high clear space below the lavatory counters. The height from the floor to the underside of the counter apron ranges from 28-1/4 inches to 28-3/4 inches. However, storage carts were placed under the counters at the two women's restrooms and the north restroom in the basement.	306.3.5 Width. Knee clearance shall be 30 inches (760 mm) wide minimum	Under at least one of the sinks, remove the storage carts to provide a minimum 30-inch-wide knee space centered on the sink.		2/1/2025	RGO	Looking for other options to give employees storage space
5.3	Toilet Compartment – Doors	At the four men's and women's restrooms, the pull-side maneuvering clearance at the door into the accessible toilet compartment was typically 10-1/2 to 11 inches	404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance	Option 1: Modify the adjacent toilet compartment to provide 18 inches clearance at the latch side of the accessible compartment door. Option 2: Modify the support at the hinge side of the accessible compartment door to provide additional clearance at the latch side.		FY26 Due to budgeting	RGO	General contractor to reconfigure bathroom layout, walls and doors.
5.4	Toilet Compartments – Width	At the men's restroom on the 2nd Floor, the clear width of the toilet compartment is 59-1/4 inches. At the two restrooms on the Basement level, the clearance between the countertop and the side wall is approximately 58 inches.	604.8.1.1 Size. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall	1. At the men's restroom on the 2nd Floor, adjust the side partition at the toilet compartment to provide a minimum clear width of 60 inches. 2. At both restrooms on the Basement level, modify the existing countertop to provide a minimum 60- inch clearance to the side wall.		FY26 Due to budgeting	RGO	General contractor to reconfigure bathroom layout, walls and doors. Remove and replace countertops and sinks and any necessary plumbing.
5.5	Toilets – Location	At the north restroom on the Basement level, the centerline of the toilet is 19-1/2 inches from the side wall	604.2 Location. 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 16 inches (405mm) minimum to 18 inches (455 mm) maximum from the side wall or partition	Adjust the toilet so that the centerline is between 17 inches and 18 inches from the side wall		FY27 Due to budgeting	RGO	General contractor and plumber to remove and replace toilet, drywall and tile.
5.6	Grab Bar At Side Wall	The 42-inch-long side wall grab bars were installed too close to the rear wall at all six restrooms. At the four men's and women's restrooms, the distance from the rear wall to the end of the grab bar ranged from 50 inches to 53 inches At the two restrooms on the Basement level, the position of the grab bars is restricted by the doorway into the shower. These two grab bars extend 45-1/2 to 46- 1/2 inches from the rear wall.	604.5.1 Side Wall. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall.	1. At the men's and women's restrooms, remove and re-install the existing side wall grab bar so that it is located 12 inches maximum from the rear wall and extends at least 54 inches from the rear wall. 2. At the basement restrooms, remove the existing 42-inch-long grab bar. Install a 24-inch wall-mounted grab bar and a 24-inch floor-mounted flip-up grab bar.		FY26 Due to budgeting	RGO	General contractor to do tile removal/replace and wall demo.
5.7	Grab Bar at Rear Wall	At all six restrooms, the grab bar behind the toilet is located either too close or too far from the side wall	604.5.2 Rear Wall. 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.	Relocate the grab bar to extend 12 inches minimum from the centerline towards the adjacent wall and 24 inches minimum on the open side.		FY26 Due to budgeting	RGO	General contractor to do tile removal/replace and wall demo.

5.8	Toilet Paper Dispensers	Toilet paper dispensers at all restrooms except the Men's Restroom on the 2nd Floor are positioned too far from the front of the toilet	604.7 Dispensers. Toilet paper dispensers shall comply with 309.4 and shall be 7 inches (180 mm) minimum and 9 inches (230 mm) maximum in front of the water closet measured to the centerline of the dispenser	Remove and re-install the existing toilet paper dispenser so that the toilet paper dispenser is located with its centerline between 7 and 9 inches from the front of the toilet.		FY26 Due to budgeting	RGO	General contractor to do tile removal/replace and wall demo.
7 Kitchenettes and Break Rooms								
7.1	Sinks – Clear Floor Space	The clear floor space in front of the sink at the 2nd Floor kitchenette is obstructed by a shelving unit supporting a microwave oven and a toaster over.	305.3 Size. The clear floor or ground space shall be 30 inches (760 mm) minimum by 48 inches (1220 mm) minimum.	Remove the shelving unit to provide a minimum 48-inch-wide by 30-inch-deep clear floor area in front of the sink.	removed shelving	Complete	RGO	completed
7.2	Sinks – Height	The counter surface at the 1st Floor kitchenette is approximately 34–1/8 inches above the floor with the rim of the stainless steel drop-in sink approximately 5/32-inch above the countertop surface. The sink at the 2nd Floor kitchenette is a stainless steel recessed sink, but the front of the countertop is 34–1/4 inch above the floor.	606.3 Height. Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches (865 mm) maximum above the finish floor or ground.	Raise the flooring in front of the sinks as needed to limit sink rim or countertop height to no more than 34 inches above the floor finish. Transition flooring to ensure maximum 1:48 slope.		FY26 Due to budgeting	RGO	Address when GC vendor is procured
7.3	Shelf Space	At the kitchenettes and break rooms, the shelf space at the base cabinets is typically reduced by sink cabinets. The shelf space at the 2nd Floor kitchenette is also reduced by space for a waste receptacle in the base cabinet. In addition, the lowest shelf at the wall cabinets is typically at 59 inches above the floor, therefore providing less than the required amount of accessible shelf space between 15 inches and 46 inches above the floor. Less than 50% of shelf space is accessible at both kitchenettes.	804.5 Storage. At least 50 percent of shelf space in storage facilities shall comply with 811. 308.3.2 Obstructed High Reach Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum	Option 1: Add additional shelves no higher than 46 inches above the floor. Option 2: Lower the existing wall cabinets so that the lowest shelf is no higher than 46 inches above the floor. Option 3: Provide a new 10-inch-deep pantry with shelving between 15 inches and 48 inches above the floor. Option 4: Install swing-down shelves at the bottom of wall cabinets.		FY26 Due to budgeting	RGO	Address when GC vendor is procured
7.4	Controls and Operable Parts	Toaster ovens and toasters at both kitchenettes are operated by dials which require pinching and rotating the wrist.	309.4 Operation. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist	Replace dial-operated toaster ovens and toasters with digitally-operated appliances.	Replaced with digital	Complete	RGO	Completed
7.5	Operable Parts – Reach Height	Operable parts or slots at the following items at the 1st Floor Break Room are higher than 48 inches above the floor: • Suggestion box • Compliments box • Dayforce scanner To be accessible, operable parts for items on or above counters must be no higher than 46 inches above the floor when reaching over a 24-inch-deep counter from a parallel approach The hot water control at the coffee makers, paper towel holders, and soap dispensers are located beyond the high reach range specified by the ADA Standards.	308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum 308.3.2 Obstructed High Reach. Where the reach depth exceeds 10 inches (255 mm), the high side reach shall be 46 inches (1170 mm) maximum for a reach depth of 24 inches (610 mm) maximum.	1. Relocate wall-mounted items at the 1st Floor Break Room so operable parts are 48 inches maximum above the floor. 2. Provide paper towel dispensers on the counter. 3. Provide alternate coffee makers or hot water dispensers with control 46 inches maximum above the floor. 4. Relocate existing soap dispensers or provide separate soap dispensers on the counter.		Complete	RGO	Facilities to address options
7.6	Movable Tables	The movable tables at the 1st Floor Break Room and the Break Room Patio have metal legs that encroach into the required toe space.	306.2.3 Minimum Required Depth. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430mm) minimum under the element.	Provide additional tables at the 1st Floor Break Room and patio that provide knee and toe space complying with the ADA Standards.		FY26 Due to budgeting	RGO	Facilities to address options
7.7	Vending Machines	The bill slots, credit card readers, and key pads at both vending machines at the 1st Floor Break Room are more than 48 inches above the floor	308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum	Replace existing vending machines with ADA-compliant vending machines.		Complete	RGO	Current provider does not provide that machine. Will have to search for new vendor.
7.8	Telephone	The telephone at the 1st Floor Break Room is installed with the handset and all of the controls more than 48 inches above the floor.	308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum	Relocate the telephone so that all operable parts are no more than 48 inches above the floor.		1/1/2025	RGO	Address when GC vendor is procured

8 Showers								
8.1	Shower Stalls – Size	The entry to both shower stalls is approximately 29–3/4inches wide, which is less than the required 36-inch minimum width	608.2.3 Alternate Roll-In Type Shower Compartments. A 36 inch (915 mm) wide minimum entry shall be provided at one end of the long side of the compartment.	Modify the walls of the shower compartments to provide a 36-inch-wide entry.		FY27 Due to budgeting	RGO	Address when GC vendor is procured
8.2	Shower Grab Bars	The grab bars on the back wall (opposite the shower seat) of the two shower stalls on the Basement level do not extend to within six inches of the side wall at the entry end. In addition, the grab bars at the side walls at the control wall extend above the shower seats.	608.3.3 Alternate Roll-In Type Shower Compartments. Grab bars shall not be provided above the seat. Grab bars shall be installed 6 inches (150 mm) maximum from adjacent walls.	Replace existing grab bars with new grab bars extending to within six inches of adjacent walls, except not over the shower seat.		FY26 Due to budgeting	RGO	Address when GC vendor is procured
8.3	Shower Seats	At the two Basement showers, the rear edge of the “L” portion of the seats is 1–3/4 inches from the wall.	610.3 Shower Compartment Seats. Where a seats provided in an alternate roll-in type shower compartment, it shall be a folding type, shall be installed on the front wall opposite the back wall, and shall extend from the adjacent side wall to a point within 3 inches (75mm) of the compartment entry. 610.3.2 L-Shaped Seats The rear edge of the “L” portion of the seat shall be 1-1/2inches (38 mm) maximum from the wall	1. Modifying the wall at the shower entry as recommended in Item 8.1 will reduce the distance from the edge of the shower seat to the entry opening. Further modifications would be required to fully comply with the ADA Standards. 2. Adjust the location of the shower seat so that the rear edge of the “L” portion of the seat is no more than 1–1/2 inches from the end wall.		FY27 Due to budgeting	RGO	Address when GC vendor is procured
8.4	Shower Controls	It is not known if the handle must be turned clockwise or counterclockwise to turn on the hand-held shower spray. If the handle must be turned counterclockwise, it will extend more than 48 inches above the shower floor.	608.5.3 Alternate Roll-In Type Shower Compartments. In alternate roll-in type shower compartments, the controls, faucets, and shower spray unit shall be located above the grab bar, but no higher than 48 inches (1220 mm) above the shower floor.	Check the control handle for the hand-held shower spray unit. If the handle must be turned counterclockwise to operate the hand-held shower spray, re-orient the handle so that its entire range of movement is below 48 inches.		N/A	RGO	Address when GC vendor is procured
8.5	Shower Spray Units	It is not known whether the shower spray units at the shower stalls on the Basement level have an on/off control.	608.6 Shower Spray Unit and Water The shower spray unit shall have an on/off control with a non-positive shut-off.	Check the shower spray units. If they do not have an on/off control with a non-positive shut-off, replace existing shower spray units with new units having an on/off control with a non-positive shut-off		N/A	RGO	Address when GC vendor is procured
8.6	Clothes Hooks	At the north shower on the Basement level, the clothes hook is mounted approximately 65 inches above the floor.	803.5 Coat Hooks and Shelves. Coat hooks provided within the room shall be located within one of the reach ranges specified in 308 308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum	Relocate all hooks to be no higher than 48 inches above the floor	Removed existing hook	Complete	RGO	Completed
9 Circulating Areas								
9.1	Operable Parts – Height	The after-hours delivery button at the front entrance is approximately 62–1.2 inches above the paving	308.2.1 Unobstructed. Where a forward reach is unobstructed, the high forward reach shall be 48 inches (1220 mm) maximum	1. Relocate the after-hours button to no more than 48 inches above the paving. 2. Relocate the badge return box so that the slot is no more than 48 inches above the floor.	Relocated button and return box	Complete	RGO	Completed

9.2	Protruding Objects	<p>The following wall-mounted objects were determined to protrude more than four inches into circulation paths:</p> <ul style="list-style-type: none"> • 1st Floor, West Corridor – Defibrillator cabinet and sign • 1st Floor, West Corridor – Fire extinguisher sign • 1st Floor, West Corridor – Scanning thermometer • 2nd Floor, West Corridor – Fire extinguisher sign • 2nd Floor, West Corridor – Defibrillator case and sign • Basement – Defibrillator case and sign • Basement – First aid cabinet • Basement – Fire extinguisher sign 	<p>307.2 Protrusion Limits above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.</p> <p>The United States Access Board’s Guide to the ADA Standards clarifies that this requirement applies to circulation paths within rooms and hallways.</p>	<p>1. Replace existing signs with signs that project no more than four inches from the wall.</p> <p>2. Option 1: Recess protruding items into the wall.</p> <p>Option 2: Provide rails, wall pop-outs, or other permanent elements extending to within 27 inches of the floor below each protruding object.</p>		FY26 Due to budgeting	RGO	Will be looked into if any alterations are made to the space
9.3	Drinking Fountains – Knee Clearance	<p>The clearance under the lower drinking fountain at the 1st Floor is approximately 26–3/4 inches</p> <p>The clearance under the lower drinking fountain at the 2nd Floor is approximately 26–1/2 inches.</p>	<p>306.3.1 General. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance and shall comply with 306.3</p>			Complete	RGO	Will be looked into if any alterations are made to the space
9.4	Drinking Fountains – Operating Force	<p>The forces required to activate the push bar at the two drinking fountains on the 1st Floor were 5.34 pounds and 8.78 pounds</p> <p>The forces required to activate the push bar at the two drinking fountains on the 2nd Floor were 5.31 pounds and 6.41 pounds.</p>	<p>309.4 Operation. 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</p>	Adjust the activating force at the drinking fountains to a maximum of five pounds		Complete	RGO	Address when GC vendor is procured
9.5	Signs	<p>There is a sign with tactile characters at the “Employee Entry” at the west side of the building. The baseline of the highest tactile characters is approximately 60–1/2 inches above the door landing</p>	<p>703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 60 inches (1525mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.</p>	Adjust the sign so that the baseline of the highest tactile characters is no more than 60 inches above the landing.		FY26 Due to budgeting	RGO	Address when GC vendor is procured