



# REPORT TO THE CITY OF SCOTTS VALLEY

## Section 7: Scotts Valley Community Center

December 4, 2015

### Legend of Abbreviations

**aff...** above the finished floor (or  
above the finished ground)  
**AR...** Accessible Route  
**CIL...** Change in Level  
**CFS...** Clear Floor Space  
**lbf...** Pounds of Force

**Background**

RAC staff conducted an access audit at the Scotts Valley Community Center. Our findings are below.

There are three format additions in this report. We included cells for these items: responsible employee (required by regulation), progress towards completion (best practice), and date of completion (required by regulation). We have added the projected costs of work as a best practice, and costs are found in the transition grid.

- 1.1 **Parking** - [\[CHECKLIST\]](#) lacks the words ‘no parking’ on access aisle [CC84](#); slopes-stall one 3.5% [CC87](#), [CC88](#), access aisle one 3% [CC85](#), [CC86](#), stall two 3.3% at drain [CC89](#), [CC90](#), stall at gardens 4.2% [CC93](#), [CC94](#), access aisle at gardens 2.4% [CC97](#), [CC98](#) second stall has a drain (checklist); lacks compliant signage (checklist); stall one sign too low at 50” [CC91](#)

***Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.1.1 through 1.1.4 is integral to compliance with title II program access test):***

- 1.1.1 **Repaint** access aisle with required “no parking” designation (CC84)
- 1.1.2 **Repair or correct slope** of parking spaces and access aisle to max 2.08% in any direction (CC87, CC88, CC85, CC86, CC89, CC90, CC93, CC94, CC97, CC98)
- 1.1.3 **Relocate** accessible stalls so sewer grate does not interfere with surface of stalls (checklist)
- 1.1.4 **Acquire and mount** at appropriate heights and locations accessible parking signs for all the stalls (CC91, checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

- 1.2 **Exterior Accessible Route (includes common area and stairs)-** [\[CHECKLIST-EAR\]](#) perpendicular curb ramp- 46.5” wide [CC50](#), [CC51](#), ramp slope 10.8% [CC48](#), [CC49](#), lacks detectable warning; parallel curb ramp- 9.1% curb flare on right [CC44](#), [CC45](#), 9.4% curb flare on left [CC46](#), [CC47](#), 5.5% slope on parallel ramp landing [CC42](#), [CC43](#), lacks detectable warning; mild plant growth on AR in back [CC39](#)

***Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.2.1 through 1.2.6 is integral to compliance with title II program access test):***

- 1.2.1 **Widen** existing perpendicular curb ramp to min 48” (CC50, CC51)
- 1.2.2 **Correct curb ramp slope** to max 8.33% (CC48, CC49)

- 1.2.3 **Install compliant detectable warning** at curb ramps and transitions from walkways to vehicular ways as a smart practice (checklist)
- 1.2.4 **Correct slope** of curb ramp side flares to max 8.33% (CC44, CC45, CC46, CC47)
- 1.2.5 **Create** a level landing, max 2.08%, at the bottom of the parallel curb ramp (CC42, CC43)
- 1.2.6 **Maintain** plant growth so it does not obstruct surface of AR (CC39)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.3 Exterior Entry Signage - [CHECKLIST]** accessible entries lack symbol of accessibility (checklist)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.3.1 is integral to compliance with title II program access test):**

- 1.3.1 **Mount signage** at entrance designating it as accessible (checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.4 Exterior Entry Doors - [CHECKLIST]**

Maneuvering Clearance: kitchen exit- fridge on pull [CC6](#); great room exit near closet narrow pad [CC12](#); exit to breezeway from main- 15.5" on pull side [CC16](#); chamber entry- table on push [CC60](#); chamber entry 2- storage, 6" to wall on pull [CC23](#); ED exit- bushes on pull [CC26](#); chamber ED to hall- storage and desk back on pull [CC27](#); back exit from chamber- wall on pull [CC29](#); kiln- counter back [CC138](#)

Floor Surface: kitchen exit- 2.7% slope [CC1](#), [CC2](#); great room exit near closet- 6% [CC9](#), [CC10](#); back exit from chamber- 2.7% slope [CC30](#), [CC32](#); breaker room by entry- 6.9% [CC35](#), [CC36](#); exterior storage by entry- 4.6% [CC37](#), [CC38](#)

Change in Level: kitchen exit- .5" [CC5](#); great room near kitchen- 1" [CC7](#), [CC8](#); great room exit near closet- .5" [CC11](#); exit to breezeway from main- 1.5" [CC18](#), [CC19](#); chamber entry 2- 1" [CC21](#), [CC22](#); back exit from chamber- 1" [CC31](#); exit from classrooms- .75" (checklist)

Threshold: exit to breezeway from main- lipped (checklist); back exit from chamber- lipped (checklist)

Hardware: chamber entry 2- knob (checklist); two storage rooms by entry- knob (checklist)

LBF: 8 of 8 doors with closers exceed 5 lbf (checklist)

Closer: 1 of 8 doors is fast (checklist)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.4.1 through 1.4.9 is integral to compliance with title II program access test):**

**NOTE: providing maneuvering clearance is sometimes accomplished by removing temporary barriers such as garbage cans or chairs, or removing and rehanging doors to open in opposite direction, removing closers, providing power door openers, or other similar means. For reference to the technical standards for doorway maneuvering clearance, see Chapter 4, [section 404](#) of the 2010 Standards.**

- 1.4.1 For all doors along the public circulation route, **relocate storage, furniture, and other obstacles** to create 60" maneuvering space around doors (CC6, CC60, CC27)
- 1.4.2 For all doors along the public circulation route, **provide** required maneuvering clearance on push and pull side of doors (CC12, CC16, CC23, CC26, CC29, CC138)
- 1.4.3 For all doors along the public circulation route, **correct or repair slope** at doorway landing to max 2.08% in any direction for level CFS (CC1, CC2, CC9, CC10, CC30, CC32, CC35, CC36, CC37, CC38)
- 1.4.4 For all doors along the public circulation route, **repair, bevel, or ramp CIL** at door entries to max .25" (CC5, CC7, CC8, CC11, CC18, CC19, CC21, CC22, CC31, checklist)
- 1.4.5 For all doors along the public circulation route, **replace thresholds** at exterior doors with ADA thresholds (checklist)
- 1.4.6 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated (checklist)
- 1.4.7 For all doors along the public circulation route, **inspect, adjust, and maintain 5** lbf to open exterior doors (checklist)
- 1.4.8 For all doors along the public circulation route, **inspect, adjust, and maintain** closing speed on door closers (checklist)
- 1.4.9 For employee only doors; make above corrections **upon renovation**

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**1.5 Elevator or Lift - not applicable**

1.6 Interior Doors - [\[CHECKLIST\]](#)

Maneuvering Clearance: kitchen- fire extinguisher and counter back [CC3](#); closet-storage on interior [CC13](#); storage with sink from great room- counter on pull [CC14](#); janitor closet- too small [CC15](#); chamber office- desk on pull [CC20](#); office to short hall- desk on pull, storage on push [CC24](#); ED chamber office- counter and storage on both sides [CC25](#); chamber ED to hall- storage and desk back on pull [CC27](#)

Hardware: men’s restroom- small [CC100](#); women’s restroom- small (checklist); janitor closet- knob (checklist)

Sidelights/windows: kiln room/2 classrooms- 55” [CC34](#)

LBF: 4 of 4 doors with closers exceed 5 lbf (checklist)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.6.1 through 1.6.6 is integral to compliance with title II program access test):**

**NOTE: providing maneuvering clearance is sometimes accomplished by removing temporary barriers such as garbage cans or chairs, or removing and rehanging doors to open in opposite direction, removing closers, providing power door openers, or other similar means. For reference to the technical standards for doorway maneuvering clearance, see Chapter 4, [section 404](#) of the 2010 Standards.**

- 1.6.1 For all doors along the public circulation route, **provide** required maneuvering clearance on push and pull side of doors (CC3, CC14, CC15, CC25)
- 1.6.2 For all doors along the public circulation route, **relocate storage, furniture, and other obstacles** to create 60” maneuvering space around doors (CC13, CC20, CC24, CC27)
- 1.6.3 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated (CC100, checklist)
- 1.6.4 For all doors along the public circulation route, **replace doors** with ones having sidelight viewing windows max 43” aff (CC34)
- 1.6.5 For all doors along the public circulation route, **inspect, adjust, and maintain 5** lbf to open interior doors (checklist)
- 1.6.6 For employee only doors; make above corrections **upon renovation**

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

1.7 Interior Accessible Route (includes common area and stairs) -

[\[CHECKLIST-INTERIOR\]](#) 62” to thermostat in chamber [CC61](#); great room door blocks dimmer switch when open [CC56](#); single bowl drinking fountain [CC55](#); drinking fountain

spout 37" aff [CC53](#); water flow lower than 4" (checklist); alcove of drinking fountain 30" wide [CC52](#); exits lack compliant signage (checklist)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.7.1 through 1.7.5 is integral to compliance with title II program access test):**

- 1.7.1 **Lower operating mechanisms** along the interior AR to max 48" aff to the highest operable part (CC61)
- 1.7.2 **Relocate** dimmer switch to have required CFS outside swing of door (CC56)
- 1.7.3 **Replace drinking fountain** with hi-lo bowl and assure spout heights meet technical standards (CC55, CC53, checklist)
- 1.7.4 **Widen** alcove to provide 32" clear width centered on the low bowl of the new fountain (CC52)
- 1.7.5 **Mount** compliant signage at all doors along the egress route (checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.8 Public Designated Use Spaces (includes classrooms, meeting rooms, special purpose rooms, and other spaces intended for use by the public) - [\[CHECKLIST\]](#)**

36" Access Aisle: closet in great room- storage placement [CC125](#)

60" Turning Space: closet in great room- storage (checklist)

Floor Surfaces: great room- no access to raised area 7.25" step [CC139](#), [CC140](#)

Clear Floor Space: great room- switch [CC121](#); closet in great room- light switch blocked by storage [CC126](#), [CC127](#)

Reach Range: great room- 61" to light switch [CC120](#)

Operable Parts: great room- knob on wall requires pinch [CC124](#)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.8.1 through 1.8.5 is integral to compliance with title II program access test):**

- 1.8.1 **Relocate obstacles** to create AR and turning space through closet in great room (CC125, checklist)
- 1.8.2 **Repair, bevel or ramp** CIL in rooms indicated (CC139, CC140)
- 1.8.3 **Remove, or relocate storage** in CFS at fixtures and operable parts (CC121, CC126, CC127)

- 1.8.4 **Lower operating mechanisms** to max 48" aff to highest operable part; leave as is if employee only operated (CC120)
- 1.8.5 **Replace** knob hardware with hardware that does not require a tight pinch or grasp (CC124)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.9 Employee Offices and Spaces - [\[CHECKLIST\]](#)**

36" Access Aisle: admin office- furniture and storage [CC134](#); outdoor storage left- electrical room [CC141](#); outdoor storage right- small closet no entry [CC142](#); chamber ED office- storage [CC133](#)

60" Turning Space: janitor room- too small [CC15](#), [CC131](#); storage with sink- small (checklist); admin office- storage and furniture (checklist)

Clear Floor Space: storage with sink- storage under light [CC128](#); admin office- brochures behind door [CC132](#); janitor- slop sink blocking shelves [CC131](#)

Reach Range: outdoor storage left- high panel [CC141](#)

Operable Parts: outdoor storage left- panel requires pinch [CC141](#)

Sinks: storage with sink- 36" aff [CC129](#); kiln- 36" aff [CC136](#), [CC137](#)

Other: three rooms to be occupied by church are currently being painted and are unused [CC138](#)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.9.1 through 1.9.3 is integral to compliance with title II program access test):**

- 1.9.1 Employee only area permit approach, entry, and exit, **relocate obstacles** to create AR through spaces indicated (CC134, CC141, CC142, CC133)
- 1.9.2 Employee only areas permit approach, entry, and exit, **relocate obstacles** to create turning space of 60" in spaces indicated (CC15, CC131, checklist)
- 1.9.3 For all other deficits, **leave as is**, employee work area pursuant to 2010 Standards 106.5 Defined Terms, until an employee with a disability works here (CC128, CC132, CC131, CC141, CC129, CC136, CC137, CC138)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.10 Assembly Areas** - not applicable

**1.11 Restrooms** - [\[CHECKLIST-MULTIPLE USERS\]](#)

*Both:* signage mounted at 66" to bottom of letters [CC102](#); pipes lack insulation under sink [CC111](#); hook in stalls 66.5" aff [CC104](#); accessible compartments 57" wide [CC106](#); lack 60" clearance from side wall to toilet [CC108](#); rear grab bars mounted incorrectly [CC108](#), [CC116](#); small exterior hardware on stall doors [CC109](#)

*Men's:* flush controls 44.5" aff [CC99](#); toilet centerline 18.5" [CC105](#); toilet paper dispenser greater than 9" away [CC108](#)

*Women's:* toilet centerline 19.5" [CC115](#); flush controls mounted on incorrect side [CC117](#); toilet paper dispenser less than 7" away [CC117](#); door swings into CFS at paper towels and feminine hygiene dispenser [CC118](#), [CC119](#)

***Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.11.1 through 1.11.11 is integral to compliance with title II program access test): (Multiple Users)***

- 1.11.1 **Remount** signage on wall, latch side of the door, 48" to baseline of Braille characters and 60" to baseline of highest character (CC102)
- 1.11.2 **Insulate exposed pipes** under one sink in in both (CC111)
- 1.11.3 **Lower hooks** in accessible stalls to max 48" aff in both (CC104)
- 1.11.4 **Widen** accessible stalls to min. 60" clear width, 59" depth in both (CC106, CC108)
- 1.11.5 **Remount rear grab bar** to behind the toilet, 12" to one side of center and 24" to the other and 33" to 36" aff in both (CC108, CC116)
- 1.11.6 **Replace** stall hardware on door exterior with hardware operable without a tight pinch or grasp in both (CC109)
- 1.11.7 **Lower** urinal so that flush control height is max 44" aff in men's (CC99)
- 1.11.8 **Remount** toilet to 17" to 18" from the side wall to centerline in both (CC105, CC115)
- 1.11.9 **Remount toilet paper dispenser** max 7" to 9" from front of toilet, 15" to 48" aff and min 12" above or 1.5" below grab bar in both (CC108, CC117)
- 1.11.10 **Replace** toilet tank with one having flush mechanism on the open side, in the alternative, install an auto flush unit in women's (CC117)
- 1.11.11 **Relocate** dispensers to have required CFS outside of stall door swing in women's (CC118, CC119)

<b>Responsible Employee</b>	<b>Progress Towards Completion</b>	<b>Recommended Phase</b>
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.12 Kitchen - [CHECKLIST]** access aisle narrows to 33.25” at sink island [CC64](#), [CC65](#); sink 36” aff [CC66](#); sink lacks knee clearance due to cabinet [CC67](#); controls on side of oven [CC68](#); exhaust door controls protruding 6” [CC71](#); garbage in CFS of outlets [CC73](#); counter at 36” [CC62](#), [CC63](#); exhaust control buttons 73” aff [CC72](#); phone 58.5” aff [CC74](#); oven control 61” aff [CC75](#); kitchen lacks accessible means of egress (checklist)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.12.1 through 1.12.9 is integral to compliance with title II program access test):**

- 1.12.1 **Relocate** sink island to create required 36” AR throughout (CH64, CH65)
- 1.12.2 **Lower** sinks to max 34” aff to front of rim (CC66)
- 1.12.3 **Remove under sink cabinets** to provide knee and toe clearances under sinks and insulate exposed pipes (CC67)
- 1.12.4 **Replace oven** with one having controls on the front of the unit (CC68)
- 1.12.5 **Relocate protruding objects** in kitchen or place cane detectable warning or bollard at foot of protrusions (CC71)
- 1.12.6 **Remove, or relocate storage** in CFS at fixtures and operable parts (CC73)
- 1.12.7 **Lower** 36” wide segment of service counter to max 34” aff (CC62, CC63)
- 1.12.8 **Lower operating mechanisms** in kitchen to max 48” aff to highest operable part; leave as is if employee only operated (CC72, CC74, CC75)
- 1.12.9 **See doors above** for egress correction (checklist)

<b>Responsible Employee</b>	<b>Progress Towards Completion</b>	<b>Recommended Phase</b>
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.13 Locker Rooms - not applicable**

**1.14 Aural and Visual Alarms - [CHECKLIST]** all rooms lack alarms (checklists)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.14.1 is integral to compliance with title II program access test):**

- 1.14.1 Upon renovation **install audible and visual** alarms in all rooms and spaces (checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.15 Directional and Permanent Space Signs - [CHECKLIST]** exits lack compliant signage (checklist); RR signs at 66" lacking Braille [CC102](#); accessible entries lack the symbol of accessibility (checklist)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.15.1 through 1.15.3 is integral to compliance with title II program access test):**

- 1.15.1 **Create template for signs** that addresses height of sign, size of characters, location of Braille, and other requirements (checklist)
- 1.15.2 **Implement a sign revision program** throughout the building, discriminating between directional signs and signs for permanent spaces (checklist)
- 1.15.3 **Mount signage** at all permanent rooms/spaces having Braille and the international symbol of accessibility, mounted 48" to baseline of lowest character and 60" to the baseline of the highest character sign and on the latch side of the door (CC102, checklist)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE

**1.16 Other - Park Site [CHECKLIST]** grill- no issues; garbage cans (8)- no issues; community gardens- 8 of 49 accessible, 41 plots with 8 raised beds [CC79](#), [CC80](#), [CC81](#), [CC82](#)

**Recommendations (Scotts Valley Community Center is a site designated as accessible so 1.16.1 is integral to compliance with title II program access test):**

- 1.16.1 **Create** more raised plots at community garden to satisfy 20% of total accessible as a smart practice (CC79, CC80, CC81, CC82)

Responsible Employee	Progress Towards Completion	Recommended Phase
Kristin Ard Division Manager 831/438-3251	(insert periodic notes regarding steps taken or work completed)	PHASE ONE