



# REPORT TO THE CITY OF SCOTTS VALLEY

## Section 9: Senior 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 Senior 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](#)] parking lot not painted in blue [SC57](#); icon in stall painted wrong [SC58](#); slopes- stall one 5.1% [SC59](#), [SC60](#), access aisle 5.6% [SC61](#), [SC62](#), stall two 6% [SC63](#), [SC64](#); signage lacks fine and mounted at 47.5" aff [SC65](#); signage lacks required additional text (checklist)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.1.1 through 1.1.3 is integral to compliance with title II program access test):**

- 1.1.1 **Repaint** stalls and access aisles with blue paint including compliant icon (SC57, SC58)
- 1.1.2 **Repair or correct slope** of parking spaces and access aisles to max 2.08% in any direction (SC59, SC60, SC61, SC62, SC63, SC64)
- 1.1.3 **Replace** existing signage with compliant signage mounted at compliant height (SC65, 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 TWO

- 1.2 **Exterior Accessible Route (includes common area and stairs)-** [[CHECKLIST-EAR](#)] steps to exterior access to deck [SC38](#); two benches lack CFS [SC55](#), [SC56](#); adjacent surface to main entry curb ramp 6.4% [SC66](#), [SC30](#); main entry curb ramp cross slope- left 3.6% [SC31](#), [SC32](#), 3.3% right [SC33](#), [SC34](#); perpendicular ramp at street 10.9% slope [SC40](#), [SC41](#); AR has gaps at utility cover [SC39](#); running slopes- 7.7% to shop entry [SC35](#), [SC36](#), 14.1% to back deck [SC37](#), [SC38](#)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.2.1 through 1.2.7 is integral to compliance with title II program access test):**

- 1.2.1 **Ramp** steps for access to deck (SC38)
- 1.2.2 **Construct firm, stable, and slip resistant pads** at least 36" by 48" adjacent to 20% of benches, and locate along an AR as a smart practice (SC55, SC56)
- 1.2.3 **Correct slope** of adjacent street surfaces to max 5% (SC66, SC30)
- 1.2.4 **Correct curb ramp cross slope** to max 2.08% (SC31, SC32, SC33, SC34)
- 1.2.5 **Correct curb ramp slope** to max 8.33% (SC40, SC41)

- 1.2.6 **Correct or fill** gaps along AR (SC39)
- 1.2.7 **Correct or repair** sidewalk running slope along AR to max 5% (SC35, SC36, SC37, SC38)

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

**1.3 Exterior Entry Signage - [CHECKLIST]** lacks directional signage indicating the nearest accessible entry (checklist); accessible entries lack symbol of accessibility (checklist)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.3.1 and 1.3.2 is integral to compliance with title II program access test):**

- 1.3.1 **Mount signage** at inaccessible entrances directing patrons in wheelchairs to accessible entrance (checklist)
- 1.3.2 **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 TWO

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

Maneuvering Clearance: entry door- garbage on pull [SC2](#); kitchen exit- wall/garbage on push [SC18](#), bushes back on pull [SC21](#); library exit- cabinet on push [SC26](#); shop exit- shelf on push [SC28](#)

Floor surface: entry door- 5.6% slope [SC3](#), [SC4](#); kitchen exit- 5.2% slope [SC19](#), [SC20](#)

Hardware: library exit- small on pull, 46" [SC25](#); shop exit- small on pull [SC29](#)

LBF: 2 of 4 doors with closers exceed 8.5 lbf (checklist)

Closer: 1 of 4 doors are fast (checklist)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.4.1 through 1.4.7 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 (SC2, SC26, SC28)
- 1.4.2 For all doors along the public circulation route, **provide** required maneuvering clearance on push and pull side of doors (SC18, SC21)
- 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 (SC3, SC4, SC19, SC20)
- 1.4.4 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated and **remount** between 34" to 48" aff (SC25, SC29)
- 1.4.5 For all doors along the public circulation route, **inspect, adjust, and maintain** 5 lbf to open exterior doors (checklist)
- 1.4.6 For all doors along the public circulation route, **inspect, adjust, and maintain** closing speed on door closers (checklist)
- 1.4.7 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 TWO

1.5 **Elevator or Lift** - not applicable

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

Maneuvering Clearance: office- furniture [SC7](#); storage- storage [SC10](#); janitor- wall on pull, interior small [SC11](#); women's restroom- 41.75" on pull [SC14](#); men's restroom- 41.75" on pull (checklist); kitchen- shelf back [SC43](#); pantry- pull side shelves, narrow room [SC17](#); library from main- cabinet on pull [SC24](#); library to shop- shelf back on pull side, counter on push [SC27](#); single user restroom- sink on pull [SC95](#)

Dimension (32"X80"): storage- 30" [SC8](#); janitor- 29" [SC12](#)

Hardware: janitor- knob (checklist); women's restroom- small on pull (checklist); men's restroom- small on pull (checklist); kitchen- small on pull [SC16](#); pantry- knob (checklist)

LBF: 3 of 5 doors with closers exceed 5 lbf (checklist)

**Recommendations (Scotts Valley Senior 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, **relocate storage, furniture, and other obstacles** to create 60" maneuvering space around doors (SC7, SC10, SC43, SC24)
- 1.6.2 For all doors along the public circulation route, **provide** required maneuvering clearance on push and pull side of doors (SC11, SC14, SC17, SC27, SC95, checklist)
- 1.6.3 For all doors along the public circulation route, **widen doors to 32"** for any doors indicated (SC8, SC12)
- 1.6.4 For all doors along the public circulation route, **replace hardware** with lever hardware where indicated (SC16, checklist)
- 1.6.5 For all doors along the public circulation route, **inspect, adjust, and maintain 5 lbf** to open exterior doors as a smart practice (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 TWO

**1.7 Interior Accessible Route (includes common area and stairs) - not applicable**

**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: main room- reduces to 25" at storage in corner [SC127](#), [SC128](#), [SC129](#)

Protruding Objects: main room- overhead cabinets 77", TV and shelf 17" deep [SC99](#), [SC100](#); library- 12.5" shelf [SC116](#), [SC117](#)

Floor Surfaces: main room- stage [SC101](#)

Clear Floor Space: main room- table at coffee station [SC103](#); library- table in CFS of book shelf at 24.5" [SC118](#), [SC119](#), thermostat in middle of book case [SC120](#), light switch behind cabinet [SC121](#)

Reach Range: main room- thermostat at 59" [SC96](#), 59" to electrical box [SC113](#);  
 library- thermostat at 56" [SC120](#)

Operable Parts: main room- electrical box by men's [SC113](#)

Work Surfaces: shop- 43" counter [SC123](#), [SC134](#)

Sinks: main room- single bowl drinking fountain [SC105](#)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.8.1 through 1.8.8 is integral to compliance with title II program access test):**

- 1.8.1 **Relocate obstacles** to create AR through main room (SC127, SC128, SC129)
- 1.8.2 **Relocate protruding objects** in spaces indicated or place cane detectable warning or bollard at foot of protrusions (SC99, SC100, SC116, SC117)
- 1.8.3 **Provide ramp** for access to stage in main room (SC101)
- 1.8.4 **Remove, or relocate storage** in CFS at fixtures and operable parts (SC103, SC118, SC119, SC120, SC121)
- 1.8.5 **Lower operating mechanisms** in spaces indicated to max 48" aff to highest operable part; leave as is if employee only operated (SC96, SC113, SC120)
- 1.8.6 **Replace** hardware on operable parts to be able to be used without tight pinch or grasp (SC113)
- 1.8.7 **Lower** 36" wide segment of service counter to max 34" aff (SC123, SC134)
- 1.8.8 **Replace** drinking fountain with hi-lo bowl (SC105)

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

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

36" Access Aisle: janitor- too small for entry [SC112](#); office- reduces to 28" to chairs [SC108](#), [SC109](#); pantry- room only 34" wide [SC114](#)

80" Overhead: storage- shelf at 68.5" [SC110](#)

60" Turning Space: janitor- too small for entry [SC112](#); storage- small, storage [SC111](#); pantry- narrow (checklist); office- furniture (checklist)

Clear Floor Space: storage- storage [SC111](#); pantry- hooks behind door (checklist)

Reach Range: pantry- hooks at 70.5" [SC115](#)

**Recommendations (Scotts Valley Senior 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 (SC112, SC108, SC109, SC114)
- 1.9.2 Employee only areas permit approach, entry, and exit, **relocate obstacles** to create turning space of 60" in spaces indicated (SC112, SC111, 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 (SC110, SC111, SC115, 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 TWO

**1.10 Assembly Areas - not applicable**

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

*Both:* signage mounted 66.5" to bottom text [SC67](#), [SC77](#) and lacks Braille; sinks 34.5" aff [SC69](#); pipes lack insulation (checklist); rear grab bars not mounted 12" to the centerline of the toilet [SC86](#), [SC75](#); stall doors not self-closing with small hardware (checklist); rooms lack accessible means of egress due to door issues (checklist)

*Men's:* mirror 41.25" aff [SC79](#); bench in CFS of stall door, sink, and paper towels [SC83](#); urinal rim 23.5" aff [SC82](#); 60.25" to hook [SC84](#); side grab bar extends to 52.5" [SC85](#); paper towel dispenser protruding 8.5" [SC88](#), [SC89](#)

*Women's:* mirror 42" aff [SC68](#); 51" to knob on paper towels [SC70](#); hook at 60.5" [SC71](#); side grab bar extends to 51.5" [SC72](#); flush controls on closed side [SC74](#); toilet paper dispenser greater than 9" from toilet [SC73](#); soap lacks CFS [SC76](#)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.11.1 through 1.11.15 is integral to compliance with title II program access test): (Multiple Users)**

- 1.11.1 **Acquire and mount** signage, including Braille and access symbol mounted on wall, latch side of door, 48" to baseline of Braille characters and 60" to baseline of highest character at both (SC67, SC77)
- 1.11.2 **Lower** sinks to max 34" aff to front of rim in both (SC69)
- 1.11.3 **Insulate exposed pipes** under one sink in both (checklist)
- 1.11.4 **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 (SC86, SC75)
- 1.11.5 **Replace** stall hardware with hardware operable without a tight pinch or grasp and **adjust** stall doors to be self-closing in both (checklist)

- 1.11.6 **See doors above** for correction to egress (checklist)
- 1.11.7 **Lower mirror** so reflective surface is max 40" aff in both (SC79, SC68)
- 1.11.8 **Relocate** bench to create required CFS at restroom elements in men's (SC83)
- 1.11.9 **Lower** urinal so that rim height is max 17" aff in men's (SC82)
- 1.11.10 **Lower** paper towel dispenser in women's and hooks in both to max 48" to highest operable part (SC84, SC70, SC71)
- 1.11.11 **Remount** side grab bar to max 12" from the rear wall at the close end and min 54" on the far end, and 33" to 36" aff in both (SC85, SC72)
- 1.11.12 **Relocate or recess** towel dispenser to not interfere with general circulation path in men's, protrusions can't be greater than 4" (SC88, SC89)
- 1.11.13 **Replace** toilet tank with one having flush mechanism on the open side, in the alternative, install an auto flush unit in women's (SC74)
- 1.11.14 **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 women's (SC73)
- 1.11.15 **Relocate** soap dispenser to have required 30"x48" CFS in women's (SC76)

<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 TWO

**[CHECKLIST-SINGLE USER]**

*In library:* dimension too small to be accessible- 67" X 57" [SC92](#), [SC93](#); lacks signage; no accessible features except one grab bar [SC91](#)

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

- 1.11.1 Restroom not accessible, **acquire and mount** signage directing patrons to accessible restroom (SC92, SC93, SC91)

<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 TWO

- 1.12 Kitchen - [CHECKLIST]** access aisle 40.5" to oven [SC44](#), [SC42](#); sink 36.5" aff on island [SC46](#); all sinks lack CFS due to cabinets under (checklist); lacks overhead clearance due to oven hood at 76" [SC47](#), [SC48](#); microwave in CFS of fridge [SC49](#), [SC50](#); light switches blocked by garbage [SC51](#); cooking tools blocked by fridge [SC53](#); 65.5" to cooking tools [SC52](#)

**Recommendations (Scotts Valley Senior Center is a site designated as accessible so 1.12.1 through 1.12.5 is integral to compliance with title II program access test):**

- 1.12.1 **Widen** clearance between counters to min 60", if feasible (SC44, SC42)
- 1.12.2 **Remove** base cabinet and **lower** sink height to max 34" aff (SC46, checklist)
- 1.12.3 **Raise** exhaust hood to min 80", or pad object to prevent hazard in overhead clearance (SC47, SC48)
- 1.12.4 **Relocate** obstructions in CFS of operable parts (SC49, SC50, SC51, SC53)
- 1.12.5 **Lower operating mechanisms** in kitchen to max 48" aff to highest operable part (SC52)

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

1.13 **Locker Rooms** - not applicable

1.14 **Aural and Visual Alarms** - [\[CHECKLIST\]](#) lacks compliant alarm systems (checklist)

**Recommendations (Scotts Valley Senior 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 TWO

1.15 **Directional and Permanent Space Signs** - [\[CHECKLIST\]](#) restroom signage mounted 66.5" to bottom text [SC67](#), [SC77](#) and lacks Braille

**Recommendations (Scotts Valley Senior 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 (SC67, SC77)

<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 TWO

**1.16 Other** - not applicable

CITY OF SCOTTS VALLEY SENIOR CENTER

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