



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 1



Field Condition	
10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.	1991 ADAAG 28 CFR 35.163(b)1
Existing Condition:	2004 ADAAG 216.6
	2007 CBC 1117B.5.8.1.2
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
404 - Entrance Sign - Provide compliant entrance sign with ISA.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of	By

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Office
 Photo # 1



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Keynote 2



Field Condition

10.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 4" non-fixed desk, pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab.404.2.4.1; Fig.404.2.4.1
2007 CBC	1133B.2.4.2; Fig. 11B-26
Other	-

Classification

DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Ch. 33 - Office Photo # 2



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 3



Location: Ch. 33 - Office
Photo # 1

Field Condition	
10.09A - > 1/4" Changes in Level - Threshold - Where threshold is 1/4" min.. to 1/2" max.. in height, change in level is not beveled at 1:2 or less.	1991 ADAAG 4.13.8
Existing Condition:	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
	Other -

Corrective Action	
064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 4



Location: Ch. 33 - Office
Photo # 2

Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Corrective Action	
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
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Keynote 5



Location: Ch. 33 - Office
Photo # 2

Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: 59 1/2" AFF.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 7 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 6



Location: Ch. 33 - Office
Photo # 2

Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: Number pad at 44 1/2" AFF, Deadbolt at 49 1/2" AFF & latch at 58".	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 7 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
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Keynote 7



Location: Ch. 33 - Office
 Photo # 2

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 8



Location: Ch. 33 - Office
 Photo # 2

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 72" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 7 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
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Keynote 9



Location: Photo #
 Ch. 33 - Office 9

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Security alarm at 57 1/4" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 10



Location: Photo #
 Ch. 33 - Office 10

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets and 1 data port at 12" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	4 EA
Total Cost	\$960
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
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Facility ID: # 02B - City Hall Buildings

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Keynote 11



Location: Ch. 33 - Office
Photo # 11

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

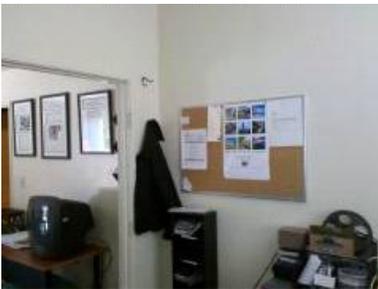
Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 12



Location: Ch. 33 - Back Room
Photo # 12

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 13



Location: Ch. 33 - Back Room
Photo # 13

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 14



Location: Ch. 33 - Back Room
Photo # 13

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets and 1 data port at 11" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	4 EA
Total Cost	\$960
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

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Keynote 15



Location: Photo #
Ch. 33 - Back Room 12

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 69" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Relocate coat hooks at compliant height.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 16



Location: Photo #
Ch. 33 - Sound Stage 16

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 19 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

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Keynote 17



Location: Ch. 33 - Sound Stage
Photo # 16

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action	
411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 18



Location: Ch. 33 - Sound Stage
Photo # 18

Field Condition	
11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: 5/8" change in level.	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
	Other -

Corrective Action	
064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Keynote 19



Location: Photo #
 Ch. 33 - Sound Stage 18

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 20



Location: Photo #
 Ch. 33 - Sound Stage 18

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Thermostat at 62 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
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Keynote 21



Location: Photo #
Ch. 33 - Sound Stage 21

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 22



Location: Photo #
Ch. 33 - Sound Stage 22

Field Condition	
11.05A - Clear Opening - Single-Leaf Door - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstop on the latch side.	1991 ADAAG 4.13.5
Existing Condition: 27 1/2" clear opening.	2004 ADAAG 404.2.3
	2007 CBC 1133B.1.1.1.1; 1133B.2.2
	Other -

Corrective Action
055B - Double Doors - Unequal Leaves - Double Doors: Provide new unequal doors with one leaf providing 32" min. clear width.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 23



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 22 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Sound Stage
 Photo # 23



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 24



Field Condition

11.21A - Required Exit Route Sign - At exit access door from an interior room or area that is required to have a visual exit sign, there is no tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door. (Visual exit signs are required when two or more exits are required. Generally, all occupants shall have access to two exits from a floor (CBC Table 1019.1). Exceptions: a) Single story building with maximum occupant load of 49 and less than 75 ft travel distance to exit (CBC Table 1019.2), and b) Two story building with maximum occupant load of 30 occupants per floor and maximum travel distance of 75 ft to exit. (CBC Table 1019.2). Two exit access doors are required from an office tenant space when the occupant load exceeds 49.)

Existing Condition:

1991 ADAAG	4.1.3(16); 4.30.1
2004 ADAAG	216.4; 703.2; 703.3; 703.4
2007 CBC	1011.3 item 4
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

415 - Exit Route Sign - At exit door identified with an illuminated EXIT sign and leading into an exit corridor, hallway, or space, provide a tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Ch. 33 - Sound Stage

Photo #
22



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 25



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Back Door Photo # 25

Keynote 26



Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Back Door Photo # 26



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 27



Location: Ch. 33 - Back Door
 Photo # 26

Field Condition	
10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 10 & 16 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 28 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 28



Location: Ch. 33 - Back Door
 Photo # 26

Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Panic rods obstruct kick plate area.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: Replace doors with internal locking mechanism doors.

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 29



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 30 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Ch. 33 - Storage Photo # 29

Keynote 30



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 7/8" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Ch. 33 - Storage Photo # 30



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 31



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob & twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 33 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Control Room
 Photo # 31

As of _____ By _____



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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 32



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 12 1/2" pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 33 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Ch. 33 - Control Room
 Photo # 32



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 33



Location: Photo #
Ch. 33 - Control Room 32

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 34



Location: Photo #
Ch. 33 - Control Room 32

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 35



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 6 power outlets at 6" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.

Additional Comments:

Costs and Funding

Qty ...Of:	6 EA
Total Cost	\$1,440
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Photo #
Ch. 33 - Control Room 35

Keynote 36



Field Condition

14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)

Existing Condition: 24" clearance due to non-fixed furniture.

1991 ADAAG	4.3.3; Fig. 7(a)(b)
2004 ADAAG	403.5.1; Fig. 403.5.1
2007 CBC	1133B.3.1
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Photo #
Ch. 33 - Control Room 36



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 37



Location: Photo #
Ch. 33 - Control Room 36

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 shelves at 57" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Lower shelves.

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 38



Location: Photo #
Ch. 33 - Control Room 38

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Observation window sill at 46 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Lower window.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$2,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 39



Location: Ch. 33 - Control Room
 Photo # 39

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 1 3/4" pull side & 43" landing at pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 43 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 40



Location: Ch. 33 - Control Room
Photo # 40

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob & twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 43 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 41



Location: Ch. 33 - Control Room
Photo # 39

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 42



Location: Photo #
Ch. 33 - Control Room 39

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 63" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: See keynote 43 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 43



Location: Photo #
Ch. 33 - Control Room 39

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 44



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 9" to counter at pull side.

1991 ADAAG	4.13.6
2004 ADAAG	404.2.4.1; Table 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2; Fig. 11B-26
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 47 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Ch. 33 - Restroom
 Photo # 44



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 45



Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob & twist-type locking mechanisms.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 47 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Restroom Photo # 45

Keynote 46



Field Condition	
16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 22 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 47 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Restroom Photo # 44



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Author: Vaish, B

Keynote 47



Location: Ch. 33 - Restroom
Photo # 44

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77" AFF & Closer at 71" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
050 - Infill Opening - Remove existing door and door frame, and cover opening with material to match existing.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,800
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 48



Location: Ch. 33 - Restroom
Photo # 48

Field Condition	
16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG -
Existing Condition:	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 47 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 49



Location: Ch. 33 - Restroom
Photo # 48

Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1(1)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 47 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 50



Location: Ch. 33 - Restroom
Photo # 48

Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 47 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 51



Location: Ch. 33 - Restroom
Photo # 44

Field Condition	
16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)	1991 ADAAG 4.22.3; Fig 3 2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
Existing Condition: 42" diameter circle provided.	2007 CBC 1115B.3.1(1); 1115B.3.2(1) Other -

Corrective Action
330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 52



Location: Ch. 33 - Restroom
Photo # 52

Field Condition	
16.01 - Toilet Rooms - Toilet room does not comply with all applicable ADAAG and CBC accessibility requirements.	1991 ADAAG 4.1.2(6); 4.1.3(11); 4.22.1
Existing Condition:	2004 ADAAG 213.2; Advisory 213.2 2007 CBC 1115B.1 Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 53

No photo associated

Field Condition	
16.69 - Width Between Screens at Urinal - Min. 36" Standard - Where urinal screens are provided and they extend more than 24" beyond the front edge of the urinal rim, there is less than 36" between the two panels.	1991 ADAAG 4.18.3; Fig. 4(e)
Existing Condition: 32" wide.	2004 ADAAG -
	2007 CBC 1115B.4.2(3); 1118B.4(1); Fig. 11B-5A
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Ch. 33 - Restroom

Keynote 54

No photo associated

Field Condition	
16.65D - Urinal Flush Controls - Height - Height of urinal flush controls exceeds 44" AFF.	1991 ADAAG 4.18.4
Existing Condition: 46" AFF.	2004 ADAAG 605.4; 604.6; Advisory 604.6
	2007 CBC 1115B.4.2(2)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Ch. 33 - Restroom



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 55



Location: Photo #
Ch. 33 - Restroom 55

Field Condition	
16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)	1991 ADAAG 4.22.6
	2004 ADAAG 213.3.4; 606.1
Existing Condition:	2007 CBC 1115B.4.3
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 56



Location: Photo #
Ch. 33 - Restroom 55

Field Condition	
16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)	1991 ADAAG 4.19.6; Fig. 31
	2004 ADAAG 213.3.5; 603.3; Advisory 603.3
Existing Condition: 51 1/2" AFF.	2007 CBC 1115B.8.1
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 57



Field Condition	
16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 45" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Ch. 33 - Restroom 44

Keynote 58



Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.1 Other -
Existing Condition: PTD protrudes 10" at 45" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	A
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 51 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Ch. 33 - Restroom 44



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 59



Field Condition	
16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.	1991 ADAAG 4.2.5
Existing Condition: 74" AFF.	2004 ADAAG 213.3.7; 308; 603.4
	2007 CBC 1117B.8
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 51 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Restroom Photo # 44

Keynote 60

No photo associated

Field Condition	
17.01 - Accessible Bathing or Showering Facilities - Where facilities for bathing or showering are provided, less than 1% of these facilities are accessible.	1991 ADAAG 4.23.1; 4.23.8
Existing Condition:	2004 ADAAG 213.3.6
	2007 CBC 1115B.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	High

Corrective Action	
356 - New Fiberglass Shower Enclosure - Provide new accessible fiberglass shower enclosure with flexible spray hose, grab bars and a folding seat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Restroom



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 61



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 35 1/2" landing at latch approach, pull side.

1991 ADAAG	4.13.6
2004 ADAAG	404.2.4.1; Table 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2; Fig. 11B-26
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Ch. 33 - Restroom

Photo #
61



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Author: Vaish, B

Keynote 62



Field Condition	
16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 11 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 61 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Restroom Photo # 61

Keynote 63



Field Condition	
16.88 - Other - Toilet Facilities - See Additional Comments	1991 ADAAG -
Existing Condition: Door cannot open 90 degrees.	2004 ADAAG -
	2007 CBC -
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 61 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Restroom Photo # 61



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 64

No photo associated

Field Condition	
16.88 - Other - Toilet Facilities - See Additional Comments	1991 ADAAG -
Existing Condition: 9" high kick plate and door stop at kick plate area.	2004 ADAAG -
	2007 CBC -
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 61 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Ch. 33 - Restroom

Keynote 65



Location:
Ch. 33 - Restroom

Photo #
61

Field Condition	
16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG -
Existing Condition:	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action	
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 66



Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 65 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
 Ch. 33 - Restroom 61

Keynote 67



Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 61 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
 Ch. 33 - Restroom 61



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 68



Location: Ch. 33 - Storage
Photo # 68

Field Condition	
10.05 - Clear Door Opening - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstep on the latch side.	1991 ADAAG 4.13.5
Existing Condition: 28" clear opening.	2004 ADAAG 404.2.3; Fig. 404.2.3
	2007 CBC 1133B.1.1.1.1; 1133B.2.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 71 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 69



Location: Ch. 33 - Storage
Photo # 69

Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stops and latch at kick plate area.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 71 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 70



Field Condition	
10.09B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: 1" change in level.	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
065D - Ramp Threshold - Where height differential between landings exceeds 1/2", provide an accessible metal threshold ramp with level saddle and slope of ramp not to exceed 8.33% along POT. Width of new threshold ramp shall be no less than door opening width plus 18" at interio
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$900
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Storage
Photo # 70

Keynote 71



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 78 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Ch. 33 - Storage
Photo # 68



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 72



Location: Comm. Dev. - Entrance
Photo # 72

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Unsecured floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action	
859D - Secure Floor Mat - Secure existing floor mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 73



Location: Comm. Dev. - Entrance
Photo # 72

Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Corrective Action	
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 74



Field Condition	
10.16 - Other - Building Entrances and Exits - See Additional Comments	1991 ADAAG -
Existing Condition: Motorized door actuator not functioning.	2004 ADAAG -
	2007 CBC -
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	High

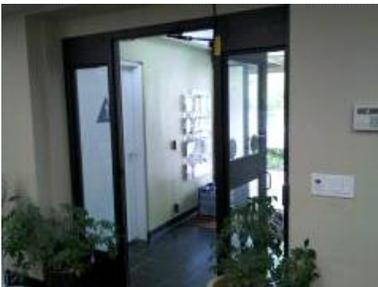
Corrective Action
062 - Motorized Opener - Disable existing closer(s), and provide new motorized door opener(s) with closer(s), operated by pedestal mounted door control pad(s).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Vestibule 74

Keynote 75



Field Condition	
10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 6 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 74 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Vestibule 75



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 76



Location: Photo #
 Comm. Dev. - Vestibule 75

Field Condition	
10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 15 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 74 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 77



Location: Photo #
 Comm. Dev. - Vestibule 77

Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 74 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 78



Location: Photo #
Comm. Dev. - Public Restroom 78

Field Condition		1991 ADAAG	4.22.2
16.08A - Door Swing - The door swing intrudes into the clear floor space of one or more fixtures.			
Existing Condition: Door swing encroaches lavatory clear floor space.		2004 ADAAG	603.2.3; Advisory 603.2.3
		2007 CBC	1115B.3.1 item 2; 1115B.3.2 item 2; 1115B.5
Other		-	

Corrective Action	
053 - Reverse Door Swing - Remove existing door and frame and replace with new frame. Reinstall existing door (reverse door swing). Provide new accessible door hardware.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,800
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 79



Location: Photo #
Comm. Dev. - Public Restroom 79

Field Condition		1991 ADAAG	4.13.11
16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).			
Existing Condition: 11 LBF.		2004 ADAAG	404.2.9
		2007 CBC	1133B.2.5
Other		-	

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 78 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 80



Field Condition

16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition: Braille on door sign.

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1115B.6
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Public Restroom 80

Keynote 81



Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG	4.30.1
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.1(1)
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 80 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Public Restroom 79



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 82



Location: Photo #
Comm. Dev. - Public Restroom 79

Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 80 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 83



Location: Photo #
Comm. Dev. - Public Restroom 83

Field Condition	
16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)	1991 ADAAG 4.22.3; Fig 3
Existing Condition:	2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
	2007 CBC 1115B.3.1(1); 1115B.3.2(1)
	Other -

Corrective Action
330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 84



Field Condition

16.88 - Other - Toilet Facilities - See Additional Comments

Existing Condition: Threshold.

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	-
Other	-

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty: Low to Moderate

Corrective Action

064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost: \$720

Funding Received: \$0

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By:

Location: Photo #
Comm. Dev. - Public Restroom 84

Keynote 85



Field Condition

16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.

Existing Condition: 17 1/4" clear.

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1115B.4.1(1); Fig. 11B-1A
Other	-

Classification

DOJ Location Type: 3

Use: PV

Severity: B

Level of Difficulty: Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of: 1 EA

Total Cost: \$0

Funding Received: \$0

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By:

Location: Photo #
Comm. Dev. - Public Restroom 83



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 86



Location: Photo #
 Comm. Dev. - Public Restroom 83

Field Condition	
16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.	1991 ADAAG 4.16.5
Existing Condition: Not on wide side.	2004 ADAAG 604.6; Advisory 604.6
	2007 CBC 1115B.4.1(5); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 87



Location: Photo #
 Comm. Dev. - Public Restroom 87

Field Condition	
16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)	1991 ADAAG 4.16.6; Fig. 29(b)
Existing Condition: 44 1/2" from back wall.	2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
	2007 CBC -
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 88



Location: Photo #
Comm. Dev. - Public Restroom 87

Field Condition	
16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: 35" AFF.	2004 ADAAG 604.5; Advisory 604.5; 604.5.2; Fig. 604.5.2; 609.4
	2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 89



Location: Photo #
Comm. Dev. - Public Restroom 87

Field Condition	
16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.	1991 ADAAG 4.17.6, 4.26.2; Fig. 39
Existing Condition: 1 5/8" clear.	2004 ADAAG 609.3
	2007 CBC 1115B.7.1; Fig. 11B-1C
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 90



Location: Photo #
Comm. Dev. - Public Restroom 87

Field Condition	
16.59 - Side Grab Bar - At WC providing front transfer, the side grab bar location is not compliant. (CBC Standards require the side grab bar to extend at least 54" min.. beyond the back wall while the other end is 12" max.. from the back wall. CBC also requires the grab bar's front end to be positioned 24" min.. in front of the WC.)	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: 50 1/2".	2004 ADAAG Fig. 604.5.1
	2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 83 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 91



Location: Photo #
Comm. Dev. - Public Restroom 78

Field Condition	
16.72 - Lavatory Apron Clearance - Lavatory does not provide accessible apron clearance (i.e. at least 29" clearance from the floor to the bottom of the apron).	1991 ADAAG 4.19.2; Fig. 31
Existing Condition: 28 1/2" clear.	2004 ADAAG 606.3
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 83 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 92



Location: Photo #
 Comm. Dev. - Public Restroom 78

Field Condition	
16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min.. measured from the front edge underneath the lavatory back towards the wall).	1991 ADAAG 4.19.2; Fig. 31
Existing Condition: 26 1/4" clear.	2004 ADAAG 306.3; Fig. 306.3
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 93



Location: Photo #
 Comm. Dev. - Public Restroom 78

Field Condition	
16.76 - Lavatory - Clearance near Sidewall - The centerline of the lavatory is not 18" min.. from the nearest sidewall or partition.	1991 ADAAG -
Existing Condition: 16" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 94



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 40 3/4" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Photo #
Comm. Dev. - Public Restroom 78

Keynote 95



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 40 1/2" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 83 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Photo #
Comm. Dev. - Public Restroom 78



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 96



Location: Photo #
Comm. Dev. - Public Restroom 78

Field Condition	
16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 40 1/2" AFF.	

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 97



Location: Photo #
Comm. Dev. - Public Restroom 97

Field Condition	
20.02 - Toilet, Bathroom, or Shower Room - Visual Alarms - Visual alarms are not provided at public or common use toilet, bathroom, or shower room.	1991 ADAAG 4.28.1 2004 ADAAG 215.1; Advisory 215.1; 702.1 2007 CBC 907.9.1.1 Other -
Existing Condition:	

Corrective Action
382 - Toilet or Bathroom Visual Alarm - Provide visual alarm at public or common use toilet or bathroom.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	PV
Severity:	B
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 98



Field Condition	
16.84D - Sanitary Napkin/Feminine Hygiene Dispenser - Operating Height - Mounting height of sanitary napkin/feminine hygiene dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one sanitary napkin/feminine hygiene dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one sanitary napkin/feminine hygiene dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 46" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 83 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Comm. Dev. - Public Restroom Photo # 98



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 Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 99



Field Condition	
20.02 - Toilet, Bathroom, or Shower Room - Visual Alarms - Visual alarms are not provided at public or common use toilet, bathroom, or shower room.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.1; Advisory 215.1; 702.1
	2007 CBC 907.9.1.1
	Other -

Classification	
DOJ Location Type:	4
Use:	PV
Severity:	B
Level of Difficulty	High

Corrective Action	
382 - Toilet or Bathroom Visual Alarm - Provide visual alarm at public or common use toilet or bathroom.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Men's Staff Restroom
 Photo # 99



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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 100



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 13" pull side, lavatory.

1991 ADAAG	4.13.6
2004 ADAAG	404.2.4.1; Table 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2; Fig. 11B-26
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Corrective Action

053 - Reverse Door Swing - Remove existing door and frame and replace with new frame. Reinstall existing door (reverse door swing). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$4,800
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Comm. Dev. - Men's Staff Restroom
 Photo # 100



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 101



Location: Photo #
Comm. Dev. - Men's Staff Restroom 101

Field Condition	
16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 7 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 100 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 102



Location: Photo #
Comm. Dev. - Men's Staff Restroom 101

Field Condition	
16.13A - Men's RR Geometric Symbol Signage - Triangle - Doorway leading to a men's toilet room is not identified by an equilateral triangle 1/4" thick with edges 12" long. OR Equilateral triangle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG -
Existing Condition: Braille on sign.	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Corrective Action
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 103



Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 102 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Men's Staff Restroom 101

Keynote 104



Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 102 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Men's Staff Restroom 101



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 105



Location: Comm. Dev. - Men's Staff Restroom
Photo # 105

Field Condition	
16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)	1991 ADAAG 4.22.3; Fig 3
Existing Condition: 49" clear.	2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
	2007 CBC 1115B.3.1(1); 1115B.3.2(1)
	Other -

Corrective Action
330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 106



Location: Comm. Dev. - Men's Staff Restroom
Photo # 106

Field Condition	
16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.	1991 ADAAG -
Existing Condition: 16" to wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 107



Location: Comm. Dev. - Men's Staff Restroom
Photo # 106

Field Condition	
16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.	1991 ADAAG 4.22.4
Existing Condition: 18 1/2" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1)
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 108



Location: Comm. Dev. - Men's Staff Restroom
Photo # 105

Field Condition	
16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)	1991 ADAAG 4.16.6; Fig. 29(b)
Existing Condition: 41" from back wall.	2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
	2007 CBC -
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 109



Location: Photo #
 Comm. Dev. - Men's Staff Restroom 105

Field Condition	
16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: 35 1/4" AFF.	2004 ADAAG 604.5; Advisory 604.5; 604.5.2; Fig. 604.5.2; 609.4
	2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 110



Location: Photo #
 Comm. Dev. - Men's Staff Restroom 105

Field Condition	
16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.	1991 ADAAG 4.17.6, 4.26.2; Fig. 39
Existing Condition: 1 3/4" clear.	2004 ADAAG 609.3
	2007 CBC 1115B.7.1; Fig. 11B-1C
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes Rancho Palos Verdes ADA Assessment Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 111



Location: Comm. Dev. - Men's Staff Restroom
Photo # 105

Field Condition	
16.59 - Side Grab Bar - At WC providing front transfer, the side grab bar location is not compliant. (CBC Standards require the side grab bar to extend at least 54" min.. beyond the back wall while the other end is 12" max.. from the back wall. CBC also requires the grab bar's front end to be positioned 24" min.. in front of the WC.)	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: 51 1/2".	2004 ADAAG Fig. 604.5.1
	2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 112



Location: Comm. Dev. - Men's Staff Restroom
Photo # 106

Field Condition	
16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.	1991 ADAAG 4.16.5
Existing Condition: Not on wide side.	2004 ADAAG 604.6; Advisory 604.6
	2007 CBC 1115B.4.1(5); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 113



Field Condition	
16.72 - Lavatory Apron Clearance - Lavatory does not provide accessible apron clearance (i.e. at least 29" clearance from the floor to the bottom of the apron).	1991 ADAAG 4.19.2; Fig. 31
Existing Condition: 27 3/4" clear.	2004 ADAAG 606.3
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Men's Staff Restroom
Photo # 100

Keynote 114



Field Condition	
16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min.. measured from the front edge underneath the lavatory back towards the wall).	1991 ADAAG 4.19.2; Fig. 31
Existing Condition: 25 1/2" clear.	2004 ADAAG 306.3; Fig. 306.3
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Men's Staff Restroom
Photo # 100



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 115



Field Condition

16.75 - Clear Floor Space at Lavatory - There is no clear floor space at least 30" x 48" in front of the lavatory (extending a maximum of 19" underneath the lavatory) to allow a forward approach.

Existing Condition: Door swing encroaches clear floor space.

1991 ADAAG	4.19.3; 4.2.4
2004 ADAAG	606.2
2007 CBC	1115B.4.3(3); Fig 11B-1D
Other	-

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty: Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2019

Status Not Complete As of 05/09/2013

Reported By

Location: Photo #
 Comm. Dev. - Men's Staff Restroom 100

Keynote 116



Field Condition

16.76 - Lavatory - Clearance near Sidewall - The centerline of the lavatory is not 18" min.. from the nearest sidewall or partition.

Existing Condition: 17" from side wall.

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1115B.4.3(2); Fig 11B-1D
Other	-

Classification

DOJ Location Type: 3

Use: PV

Severity: C

Level of Difficulty: Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2019

Status Not Complete As of 05/09/2013

Reported By

Location: Photo #
 Comm. Dev. - Men's Staff Restroom 100



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 117



Field Condition	
16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)	1991 ADAAG 4.19.6; Fig. 31 2004 ADAAG 213.3.5; 603.3; Advisory 603.3 2007 CBC 1115B.8.1 Other -
Existing Condition: 40 1/4" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Men's Staff Restroom
Photo # 100

Keynote 118



Field Condition	
16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 41" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 105 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Men's Staff Restroom
Photo # 118



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 119



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 40 1/2" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 105 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

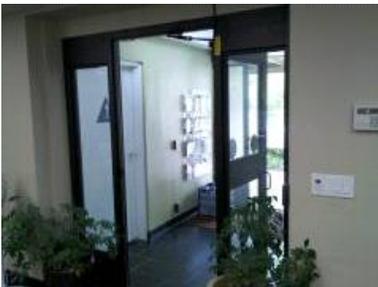
Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Photo #
Comm. Dev. - Men's Staff Restroom 118

Keynote 120



Field Condition

20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)

Existing Condition:

1991 ADAAG	4.28.1
2004 ADAAG	215.1; Advisory 215.1; 702.1
2007 CBC	907.9.1.1
Other	-

Classification

DOJ Location Type: 4
Use: PV
Severity: C
Level of Difficulty High

Corrective Action

383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Photo #
Comm. Dev. - Vestibule 120



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 121

No photo associated

Field Condition	
20.02 - Toilet, Bathroom, or Shower Room - Visual Alarms - Visual alarms are not provided at public or common use toilet, bathroom, or shower room.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.1; Advisory 215.1; 702.1
	2007 CBC 907.9.1.1
	Other -

Classification	
DOJ Location Type:	4
Use:	PV
Severity:	C
Level of Difficulty	High

Corrective Action	
382 - Toilet or Bathroom Visual Alarm - Provide visual alarm at public or common use toilet or bathroom.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location:
Comm. Dev. - Women's Staff Restroom

Keynote 122



Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
068 - Privacy Lock with Indicator - Remove existing lockset and replace with new accessible lever lockset that has "vacant and occupied" indicator feature.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff 122
Restroom



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 123



Location: Photo #
Comm. Dev. - Women's Staff Restroom 123

Field Condition	
16.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 11 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
072B - Replace Closer - Replace door closer.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,800
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 124



Location: Photo #
Comm. Dev. - Women's Staff Restroom 123

Field Condition	
16.13B - Women's RR Geometric Symbol Signage - Circle - Doorway leading to a women's toilet room is not identified by a circle, 1/4" thick and 12" in diameter. OR Circle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG -
Existing Condition: Braille on sign.	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Corrective Action
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 125



Field Condition	
16.14A - Mounting Height - Geometric Symbol Signage - The geometric symbol is not centered on the door leaf. OR The symbol is not mounted at a height of 60" AFF.	1991 ADAAG -
Existing Condition: 65" AFF.	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 124 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 123

Keynote 126



Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 124 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 123



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 127



Location: Photo #
 Comm. Dev. - Women's Staff Restroom 123

Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 124 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 128



Location: Photo #
 Comm. Dev. - Women's Staff Restroom 128

Field Condition	
16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.	1991 ADAAG -
Existing Condition: 16" to waste bin.	2004 ADAAG -
	2007 CBC 1115B.4.1(1); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: Relocate waste bin.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 129



Location: Photo #
Comm. Dev. - Women's Staff Restroom 128

Field Condition	
16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.	1991 ADAAG 4.22.4
Existing Condition: 21" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1)
	Other -

Corrective Action
319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$5,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 130



Location: Photo #
Comm. Dev. - Women's Staff Restroom 128

Field Condition	
16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.	1991 ADAAG 4.16.5
Existing Condition: Not on wide side.	2004 ADAAG 604.6; Advisory 604.6
	2007 CBC 1115B.4.1(5); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 129 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 131



Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 44" from back wall.

1991 ADAAG	4.16.6; Fig. 29(b)
2004 ADAAG	604.7; Advisory 604.7; Fig. 604.7
2007 CBC	-
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 131

Keynote 132



Field Condition

16.56 - Grab Bar Wall Clearance - The space between the grab bar and the wall is not 1-1/2" absolute.

Existing Condition: 1 5/8" clear.

1991 ADAAG	4.17.6, 4.26.2; Fig. 39
2004 ADAAG	609.3
2007 CBC	1115B.7.1; Fig. 11B-1C
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action

326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 131



City of Rancho Palos Verdes Rancho Palos Verdes ADA Assessment Facility Report with Photos



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 133



Location: Comm. Dev. - Women's Staff Restroom
Photo # 131

Field Condition

16.59 - Side Grab Bar - At WC providing front transfer, the side grab bar location is not compliant. (CBC Standards require the side grab bar to extend at least 54" min.. beyond the back wall while the other end is 12" max.. from the back wall. CBC also requires the grab bar's front end to be positioned 24" min.. in front of the WC.)

Existing Condition: 52 1/4".

1991 ADAAG	4.17.6; Figs. 29 & 30
2004 ADAAG	Fig. 604.5.1
2007 CBC	1115B.4.1(3.1); Fig. 11B-1A
Other	-

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 132 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 134



Location: Comm. Dev. - Women's Staff Restroom
Photo # 134

Field Condition

16.71 - Lavatory - Rim Height - Height of lavatory rim or counter surface exceeds 34" AFF.

Existing Condition: 34 3/8" AFF.

1991 ADAAG	4.19.2; Fig. 31
2004 ADAAG	606.3
2007 CBC	1115B.4.3(2); Fig 11B-1D
Other	-

Corrective Action

295 - Retrofit Counter and Lavatory - Retrofit existing counter top. Cut out opening in the face of the countertop. Remove burrs and smooth edges of cut opening. Provide insulation at hot water and waste pipes. Remove existing non-compliant faucet and provide center set lavatory faucet with c

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$1,800
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 135



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 42" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

291A - Mirror - Provide new surface mounted, framed mirror, 20"x30". Install so bottom of mirror is 40" above finish floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 134

Keynote 136



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41 3/8" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Women's Staff Restroom 134



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 137



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 42" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type: 3

Use: PV
Severity: C
Level of Difficulty Low to Moderate

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Photo #
Comm. Dev. - Women's Staff Restroom 134

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Keynote 138



Field Condition

14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)

Existing Condition: Feminine napkin dispenser protrudes 6 3/4" at 29 3/4" AFF.

1991 ADAAG	4.4.1
2004 ADAAG	307.2; Fig. 307.2
2007 CBC	1133B.8.6.1
Other	-

Classification

DOJ Location Type: 2

Use: PV
Severity: A
Level of Difficulty Low to Moderate

Corrective Action

292 - Relocate Sanitary Napkin/ Feminine Hygiene Dispenser - Women's Restroom - Relocate existing sanitary napkin/feminine hygiene dispenser so height of operating handles is no higher than 40" above finish floor. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$960
Funding Received	\$0

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Photo #
Comm. Dev. - Women's Staff Restroom 138

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 139



Location: Photo #
Comm. Dev. - Planning Dept. Counter 139

Field Condition	
12B.11C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is not at least 19" deep.	1991 ADAAG 4.32.3
Existing Condition: 4 1/2" knee depth.	2004 ADAAG 305; 306
	2007 CBC 1122B.3
	Other -

Corrective Action	
471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 140



Location: Photo #
Comm. Dev. - Planning Dept. Counter 139

Field Condition	
11.04 - Gates - Gate does not comply with all applicable ADAAG and CBC accessibility requirements for doors. (ADAAG and CBC accessibility requirements for doors apply to gates, including ticket gates.)	1991 ADAAG 4.13.3
Existing Condition: Bottom of swing gate is 16 1/4" AFF.	2004 ADAAG 404.2; 404.3
	2007 CBC 1133B.1.1.1.4
	Other -

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: Replace swing gate.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 141



Location: Photo #
Comm. Dev. - Planning Dept. Counter 141

Field Condition	
14.29C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 19" deep.	1991 ADAAG 4.32.3
Existing Condition: 3/4" knee depth at employee side.	2004 ADAAG 306.3.2; Fig. 306.3
	2007 CBC 1122B.3; Fig. 11B-13
	Other -

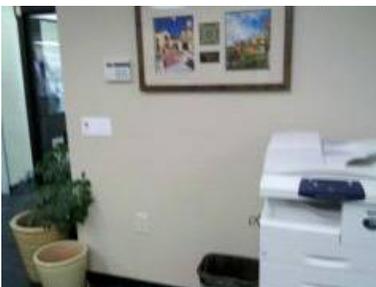
Corrective Action
478 - Dining Surfaces and Work Surfaces - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 139 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 142



Location: Photo #
Comm. Dev. - Lobby 142

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Security pad at 59 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 143



Location: Photo #
Comm. Dev. - Lobby 143

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Corrective Action	
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 144



Location: Photo #
Comm. Dev. - Server Room 144

Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Bottom of vent grill at 2 1/2" AFF.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 145



Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: Lock at 45 1/2" AFF.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 144 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Server Room 144

Keynote 146



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 146



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 147



Location: Photo #
Comm. Dev. - Office 147

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Corrective Action	
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 148



Location: Photo #
Comm. Dev. - Office 148

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mats.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action	
859D - Secure Floor Mat - Secure existing floor mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 149



Field Condition	
11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: 3/4" change in level.	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 146 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
 Photo # 146

As of _____ By _____



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 150



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 4" at pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864E - Move Obstruction - Move non-permanent obstruction.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
 Comm. Dev. - Office 148



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 151



Location: Comm. Dev. - Office
Photo # 146

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 152



Location: Comm. Dev. - Computer Station
Photo # 141

Field Condition	
14.29A - Counter - Knee Space Height - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 27" high.	1991 ADAAG 4.32.3
Existing Condition: 41 3/4" to top of counter at computer stations.	2004 ADAAG 306.3.1; Fig. 306.3
	2007 CBC 1122B.3; Fig. 11B-13
	Other -

Corrective Action
471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$8,640
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 153



Location: Photo #
Comm. Dev. - Computer Station 141

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 154



Location: Photo #
Comm. Dev. - Open Office 154

Field Condition	
14.29C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 19" deep.	1991 ADAAG 4.32.3
Existing Condition: 1/2" knee depth at employee side.	2004 ADAAG 306.3.2; Fig. 306.3
	2007 CBC 1122B.3; Fig. 11B-13
	Other -

Corrective Action
471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 155

No photo associated

Field Condition	
14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)	1991 ADAAG 4.3.3; Fig. 7(a)(b) 2004 ADAAG 403.5.1; Fig. 403.5.1
Existing Condition: 35 1/2" non-fixed furniture.	2007 CBC 1133B.3.1 Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action
864E - Move Obstruction - Move non-permanent obstruction.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Comm. Dev. - Open Office

Keynote 156

No photo associated

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1 2004 ADAAG 302.1; Advisory 302.1
Existing Condition: Floor mat.	2007 CBC 1124B.1 Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Comm. Dev. - Open Office



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 157



Field Condition	
11.04 - Gates - Gate does not comply with all applicable ADAAG and CBC accessibility requirements for doors. (ADAAG and CBC accessibility requirements for doors apply to gates, including ticket gates.)	1991 ADAAG 4.13.3 2004 ADAAG 404.2; 404.3 2007 CBC 1133B.1.1.1.4 Other -
Existing Condition: Bottom of swing gate at 16 1/4" AFF.	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: Replace swing gate.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Open Office
 Photo # 157

Keynote 158



Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.2, 3, 5, 6, 7 Other -
Existing Condition:	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action
411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Cashier
 Photo # 158



City of Rancho Palos Verdes
**Rancho Palos Verdes ADA Assessment
 Facility Report with Photos**



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 159



Location:
Comm. Dev. - Cashier

Photo #
159

Field Condition	
12B.11C - Counter - Knee Space Depth - Where seating for persons in wheelchairs is provided at table or counter, knee space is not at least 19" deep.	1991 ADAAG 4.32.3
Existing Condition: 6 1/2" knee depth.	2004 ADAAG 305; 306
	2007 CBC 1122B.3
	Other -

Corrective Action
471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 160



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches swing gate landing.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Comm. Dev. - Cashier
 Photo # 160



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 161



Location: Comm. Dev. - Cashier
Photo # 160

Field Condition

12A.03 - U-Turn - Where the accessible route of travel makes a U-turn around an obstacle which is less than 48" wide, the pathway width does not increase to at least 42" on the approaches or 48" in the turn.

Existing Condition: Non-fixed furniture does not provide adequate "U-Turn" space.

1991 ADAAG	Fig. 7(b)
2004 ADAAG	403.5.2; Fig. 403.5.2 (a)
2007 CBC	Fig 11B-5E
Other	-

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 160 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty: Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By:

Keynote 162

No photo associated

Field Condition

20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.

Existing Condition:

1991 ADAAG	4.28.1
2004 ADAAG	215.2; 702.1
2007 CBC	907.9.1.1
Other	-

Corrective Action

384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 4

Use: PV

Severity: C

Level of Difficulty: Moderate to High

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By:



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 163



Location: Photo #
Comm. Dev. - Open Office 163

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 164



Location: Photo #
Comm. Dev. - Hallway 164

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Key lockbox at 58" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower lockbox.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 165



Location: Photo #
Comm. Dev. - Hallway 164

Field Condition	
20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)	1991 ADAAG 4.28.1 2004 ADAAG 215.1; Advisory 215.1; 702.1
Existing Condition:	2007 CBC 907.9.1.1 Other -

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action	
383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Keynote 166



Location: Photo #
Comm. Dev. - Office 166

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6 2004 ADAAG 216.2; 703.1; 703.2; 703.5
Existing Condition:	2007 CBC 1117B.5.2, 3, 5, 6, 7 Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 167

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 53" door landing at pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Comm. Dev. - Office



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 168



Location: Photo #
Comm. Dev. - Office 168

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 169



Location: Photo #
Comm. Dev. - Office 166

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Corrective Action
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 170



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Power outlets at less than 15" AFF.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Office 170

Keynote 171



Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
Comm. Dev. - Office 171



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 172



Location:
Comm. Dev. - Office

Photo #
171

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

As of _____ By _____



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 173



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 12" pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Comm. Dev. - Office

Photo #
173



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 174



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 67" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Provide coat hook at compliant height.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
Photo # 173

Keynote 175



Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
Photo # 175



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 176



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$540
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
 Comm. Dev. - Office 176

Keynote 177



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 4 power outlets and 1 data port between 12" & 14" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	5 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
 Comm. Dev. - Office 173



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 178



Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.1 Other -
Existing Condition: Shelf-type desk protrudes 13 1/2" at 28 3/4" AFF.	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate

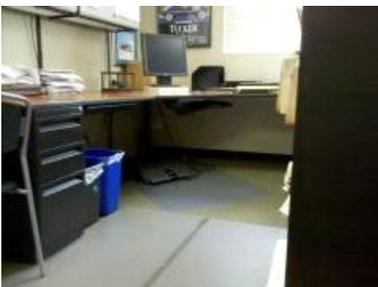
Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Provide cane detectable element.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
Photo # 173

Keynote 179



Field Condition	
14.29A - Counter - Knee Space Height - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 27" high.	1991 ADAAG 4.32.3 2004 ADAAG 306.3.1; Fig. 306.3 2007 CBC 1122B.3; Fig. 11B-13 Other -
Existing Condition: Knee space at 26 3/4".	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Moderate

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Raise desk top.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
Photo # 176



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 Rancho Palos Verdes ADA Assessment
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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 180



Location:
Comm. Dev. - Office

Photo #
180

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete
As of	05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 181



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches pull side door landing.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
 Comm. Dev. - Office 180



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 182



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type lock.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

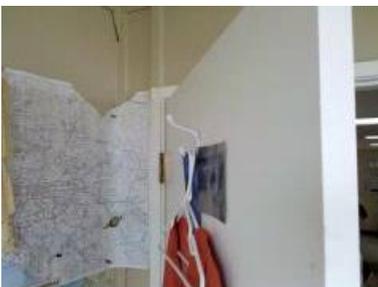
Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 182

Keynote 183



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 72" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
039 - Operable Parts - Miscellaneous - See Additional Comments	
Additional Comments: Relocate coat hook.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 183



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 184



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Power outlet at 13 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office Photo # 184

Keynote 185



Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office Photo # 185



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 186



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches door landing at pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Photo #
 Comm. Dev. - Office 186



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Facility Report with Photos



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 187



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 187

Keynote 188



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 69 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Relocate coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 188



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 189



Location:
Comm. Dev. - Office

Photo #
189

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of	By

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 190



Field Condition	
11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)	1991 ADAAG 4.13.6; Fig. 25 2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1 2007 CBC 1133B.2.4.2 Fig. 11B-26 Other -
Existing Condition: 3" maneuvering space at pull side, wall.	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 190 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Comm. Dev. - Office Photo # 190



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 191



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type lock.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 193 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
Photo # 191

Keynote 192

No photo associated

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action	
859D - Secure Floor Mat - Secure existing floor mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office



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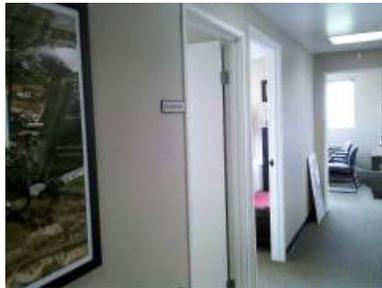


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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 193



Location:
Comm. Dev. - Office

Photo #
189

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 194



Location:
Admin. - Office

Photo #
194

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 195



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Corrective Action	
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Keynote 196



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition	
10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 7 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action	
072B - Replace Closer - Replace door closer.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,800
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
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Author: Vaish, B

Keynote 197



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Corrective Action	
859D - Secure Floor Mat - Secure existing floor mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Back Door 197

Keynote 198



Field Condition	
10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 11 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
072D - Replace Hardware with Panic Device - Replace door hardware with panic device.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 PER DOOR
Total Cost	\$2,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Back Door 195



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 199



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action	
066A - Retrofit Kick plate - Provide a retrofit kick plate, 10" in height on both sides of the door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 200



Location: Photo #
Comm. Dev. - Back Door 197

Field Condition	
10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.	1991 ADAAG 28 CFR 35.163(b)1
Existing Condition:	2004 ADAAG 216.6
	2007 CBC 1117B.5.8.1.2
	Other -

Corrective Action	
404 - Entrance Sign - Provide compliant entrance sign with ISA.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 201



Location: Photo #
Comm. Dev. - Back Door 195

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Light switch at 62" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 202



Location: Photo #
Comm. Dev. - Open Office 195

Field Condition	
20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.1; Advisory 215.1; 702.1
	2007 CBC 907.9.1.1
	Other -

Corrective Action
383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 203



Location:
Comm. Dev. - Office

Photo #
203

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 204



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 9 1/4" pull side, CMU wall.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
 Photo # 203



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Keynote 205



Field Condition

11.05A - Clear Opening - Single-Leaf Door - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstop on the latch side.

1991 ADAAG	4.13.5
2004 ADAAG	404.2.3
2007 CBC	1133B.1.1.1.1; 1133B.2.2
Other	-

Existing Condition: 26" clear.

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
 Comm. Dev. - Office 203

Status Update (check one)
 Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Keynote 206



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

1991 ADAAG	-
2004 ADAAG	404.2.10
2007 CBC	1133B.2.6
Other	-

Existing Condition: 8 1/2".

Classification

DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 203 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Photo #
 Comm. Dev. - Office 203

Status Update (check one)
 Completed **In Progress** **Not Complete** **As of** _____ **By** _____



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Author: Vaish, B

Keynote 207



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type lock.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 203 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 207

Keynote 208



Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: Twist-type lock at 48" AFF.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 203 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 203



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 209

No photo associated

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Comm. Dev. - Office

Keynote 210

No photo associated

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Comm. Dev. - Office



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 211



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 75" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Replace coat hook at compliant height.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Office 211

Keynote 212



Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Open Office 212



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 213



Location:
Comm. Dev. - Office

Photo #
213

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 214



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 51" door landing at pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office
 Photo # 213



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 215



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 213 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
 Comm. Dev. - Office 215

Keynote 216



Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
 Comm. Dev. - Office 213



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 217



Location: Photo #
 Comm. Dev. - Break Room 217

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Corrective Action
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 218



Location: Photo #
 Comm. Dev. - Break Room 218

Field Condition	
14.37 - Kitchen Sink - Sink does not provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep).	1991 ADAAG 4.24.3
Existing Condition:	2004 ADAAG 305; 306; 606.2
	2007 CBC 1115B.4.7(2); 1122B.4
	Other -

Corrective Action
480A - New Counter Top and Sink - Remove existing cabinetry, and provide new counter at 34" above the finished floor. Remove and replace sink and faucet with new accessible sink and faucet. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) under the sink.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 219

No photo associated

Field Condition	
20.03 - General Use Areas - Visual Alarms - Visual alarms are not provided at public use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies. (Visual alarms are not required in enclosed exit stairways, exterior exit stairs and exterior exit ramps.)	1991 ADAAG 4.28.1 2004 ADAAG 215.1; Advisory 215.1; 702.1 2007 CBC 907.9.1.1 Other -
Existing Condition:	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action	
383 - Visual Alarm - General Use Areas - Provide visual alarm at general use area(s) of the building such as waiting areas, assembly areas, meeting rooms, corridors, stairways, hallways, and lobbies.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Comm. Dev. - Hallway

Keynote 220



Location: Photo #
Comm. Dev. - Hallway 220

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3 2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1 2007 CBC 1118B.4(1); 1118B.5; 1118B.6 Other -
Existing Condition: 52" AFF.	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 221



Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2
Existing Condition: Fire extinguisher protrudes 4 3/4" at 39 1/4" AFF.	2007 CBC 1133B.8.6.1 Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 220 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Hallway
 Photo # 220

Keynote 222

No photo associated

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1 2004 ADAAG 215.2; 702.1
Existing Condition:	2007 CBC 907.9.1.1 Other -

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Office



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 223



Field Condition

11.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.

1991 ADAAG 4.13.6; Fig. 25

2004 ADAAG 305; 404.2.4.4

2007 CBC 1133B.2.4

Other -

Existing Condition: Non-fixed furniture encroaches door landing at pull side.

Classification

DOJ Location Type: 1

Use: EC

Severity: C

Level of Difficulty Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$0

Funding Received \$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2019

Status Not Complete As of 05/09/2013

Reported By

Location:
Comm. Dev. - Office

Photo #
223



City of Rancho Palos Verdes
**Rancho Palos Verdes ADA Assessment
 Facility Report with Photos**



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 224



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 2 3/4" maneuvering space at pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 225 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Photo #
 Comm. Dev. - Office 224



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 225



Location:
Comm. Dev. - Office

Photo #
225

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 226



Location:
Comm. Dev. - Office

Photo #
226

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type lock.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 225 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
**Rancho Palos Verdes ADA Assessment
 Facility Report with Photos**



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 227



Location: Comm. Dev. - Office
 Photo # 223

Field Condition	
14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)	1991 ADAAG 4.3.3; Fig. 7(a)(b) 2004 ADAAG 403.5.1; Fig. 403.5.1 2007 CBC 1133B.3.1 Other -
Existing Condition: 33" clear.	

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 223 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 228

No photo associated

Location: Comm. Dev. - Office

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1 2004 ADAAG 302.1; Advisory 302.1 2007 CBC 1124B.1 Other -
Existing Condition: Floor mat.	

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 229



Location: Comm. Dev. - Conference Rm
 Photo # 229

Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Corrective Action	
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 230



Location: Comm. Dev. - Conference Rm
 Photo # 230

Field Condition	
10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.	1991 ADAAG 28 CFR 35.163(b)1
Existing Condition:	2004 ADAAG 216.6
	2007 CBC 1117B.5.8.1.2
	Other -

Corrective Action	
404 - Entrance Sign - Provide compliant entrance sign with ISA.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 231



Location: Comm. Dev. - Conference Rm
 Photo # 229

Field Condition	
10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 16 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 232



Location: Comm. Dev. - Conference Rm
 Photo # 230

Field Condition	
10.05 - Clear Door Opening - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstop on the latch side.	1991 ADAAG 4.13.5
Existing Condition: 28" clear.	2004 ADAAG 404.2.3; Fig. 404.2.3
	2007 CBC 1133B.1.1.1.1; 1133B.2.2
	Other -

Corrective Action
055B - Double Doors - Unequal Leafs - Double Doors: Provide new unequal doors with one leaf providing 32" min. clear width.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 233



Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Conference Rm 233

Keynote 234



Field Condition	
11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)	1991 ADAAG -
Existing Condition: 60" AFF.	2004 ADAAG 404.2.11
	2007 CBC -
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Photo #
Comm. Dev. - Conference Rm 230



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 235



Location: Comm. Dev. - Conference Rm
Photo # 229

Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: 75" to latch.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 236



Location: Comm. Dev. - Conference Rm
Photo # 233

Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Latch.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 232 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 237



Location: Comm. Dev. - Conference Rm
Photo # 238

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 238



Location: Comm. Dev. - Conference Rm
Photo # 238

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 239

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 11" maneuvering space at pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location:
 Comm. Dev. - Conference Rm



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 240



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Existing Condition:

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450H - Portable ALS - Provide a portable assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$3,600
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location:
Comm. Dev. - Conference Rm

Photo #
229



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 241

No photo associated

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
	2004 ADAAG 215.2; 702.1
Existing Condition:	2007 CBC 907.9.1.1
	Other -

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action	
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Comm. Dev. - Conference Rm

Keynote 242



Location: Photo #
Comm. Dev. - Conference Rm 229

Field Condition	
14.21A - 44" Width Standard - The accessible route of travel is not at least 44" wide where the occupancy load is ? 10. (For a depth of 24" max..., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)	1991 ADAAG 4.3.3; Fig. 7(a)(b)
	2004 ADAAG 403.5.1; Fig. 403.5.1
Existing Condition: 21" clear around conference table and chairs.	2007 CBC 1133B.3.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action	
864E - Move Obstruction - Move non-permanent obstruction.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 243



Location: Comm. Dev. - Copy Rm
 Photo # 243

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/8" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

As of _____ By _____



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 244



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 0" maneuvering space at pull side, copy machine.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Comm. Dev. - Copy Rm
 Photo # 243



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 245

No photo associated

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Comm. Dev. - Copy Rm

Keynote 246



Location: Photo #
Comm. Dev. - Copy Rm 246

Field Condition	
14.28 - Fixed/Built-in Seating, Tables or Counters - At fixed or built-in seating, tables, or counters in public or common employee areas, less than 5% of the provided seating spaces are wheelchair accessible and have a 30" by 48" clear space which overlaps an accessible route of travel. (Wheelchair accessible seating spaces are between 28" - 34" high and with knee space measuring at least 27" high, 30" wide, and 19" deep.) (These elements include study carrels and student laboratory stations.)	1991 ADAAG 4.1.3(18); 4.32.1; 4.32.4
Existing Condition: 42 1/2" to counter top, 0" knee space.	2004 ADAAG 226.1; Advisory 226.1; 305; 306; 902.2
	2007 CBC 1122B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Corrective Action
471A - Retrofit Counter - Modify existing counter and provide a 36" wide accessible plastic laminate-faced counter at 34" above the finished floor with an operable pass-thru window. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). Provide ISA adj
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 247



Location: Photo #
Comm. Dev. - Copy Rm 247

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: First aid kit at 73" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Relocate first aid kit.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 248



Location: Photo #
Comm. Dev. - Copy Rm 243

Field Condition	
20.04 - Common Use Areas - Visual Alarms - Visual alarms are not provided in common use area(s) of the building such as meeting and conference rooms, open office space, classrooms, cafeterias, filing and photocopy rooms, employee break rooms, dressing, examination, and treatment rooms, and similar spaces that are not used solely as employee work areas.	1991 ADAAG 4.28.1
Existing Condition:	2004 ADAAG 215.2; 702.1
	2007 CBC 907.9.1.1
	Other -

Corrective Action
384 - Visual Alarm - Common Use Areas - Provide visual alarm at common use area(s) of the building.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 249



Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition: Mounted on door	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 194 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 194

Keynote 250



Field Condition	
10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.	1991 ADAAG 28 CFR 35.163(b)1
Existing Condition:	2004 ADAAG 216.6
	2007 CBC 1117B.5.8.1.2
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
404 - Entrance Sign - Provide compliant entrance sign with ISA.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Comm. Dev. - Copy Rm Photo # 250



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 251



Location: Comm. Dev. - Copy Rm
 Photo # 250

Field Condition	
10.05 - Clear Door Opening - When the door is open 90 degrees, clear opening width is not at least 32" measured between the face of the door and the doorstep on the latch side.	1991 ADAAG 4.13.5
Existing Condition: 28" clear.	2004 ADAAG 404.2.3; Fig. 404.2.3
	2007 CBC 1133B.1.1.1.1; 1133B.2.2
	Other -

Corrective Action
055B - Double Doors - Unequal Leafs - Double Doors: Provide new unequal doors with one leaf providing 32" min. clear width.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 252



Location: Admin. - Office
 Photo # 252

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 77 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 253



Location: Comm. Dev. - Copy Rm
Photo # 247

Field Condition	
10.08 - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG - 2004 ADAAG 404.2.10 2007 CBC 1133B.2.6 Other -
Existing Condition: Door stop.	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 254



Location: Admin. - Office
Photo # 254

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6 2004 ADAAG - 2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D Other -
Existing Condition: 2 data, 1 power strip.	

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 255



Location: Comm. Dev. - Copy Rm
Photo # 250

Field Condition	
10.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Thumb latch.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 256



Location: Comm. Dev. - Copy Rm
Photo # 247

Field Condition	
10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 6 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
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Author: Vaish, B

Keynote 257



Location: Comm. Dev. - Copy Rm
 Photo # 247

Field Condition	
10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 9 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 258



Location: Comm. Dev. - Copy Rm
 Photo # 247

Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Corrective Action
417 - Exit Ramp Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit ramp, provide a tactile and CA Braille exit sign with the words "EXIT RAMP UP/DOWN" mounted on the wall adjacent to the latch side of the door.
Additional Comments: Per City Hall Grounds Report, provide access to door via ramp.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 259



Location: Comm. Dev. - Copy Rm
Photo # 250

Field Condition	
11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)	1991 ADAAG - 2004 ADAAG 404.2.11 2007 CBC - Other -
Existing Condition: 54" AFF.	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 260



Location: Comm. Dev. - Copy Rm
Photo # 247

Field Condition	
10.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9 2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7 2007 CBC 1133B.2.5.2 Other -
Existing Condition: Pinching latch lock.	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
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Author: Vaish, B

Keynote 261



Location: Comm. Dev. - Copy Rm
Photo # 247

Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: Latch lock at 75" AFF.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 251 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 262



Location: Comm. Dev. - Copy Rm
Photo # 262

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 263



Location: Admin. - Reception
Photo # 263

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: 2 floor mats	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

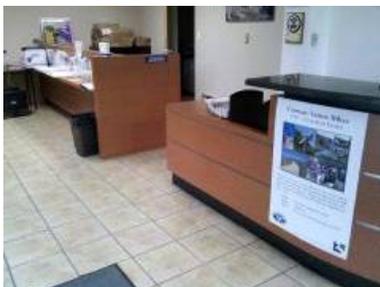
Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 264



Location: Admin. - Reception
Photo # 264

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: 2 twist type thermostat	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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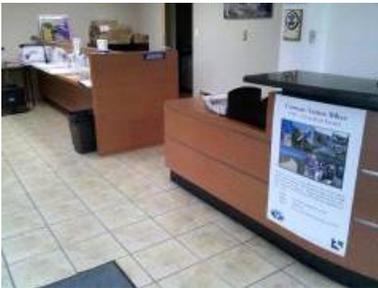


Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 265



Location: Admin. - Reception
Photo # 264

Field Condition

14.28 - Fixed/Built-in Seating, Tables or Counters - At fixed or built-in seating, tables, or counters in public or common employee areas, less than 5% of the provided seating spaces are wheelchair accessible and have a 30" by 48" clear space which overlaps an accessible route of travel. (Wheelchair accessible seating spaces are between 28" - 34" high and with knee space measuring at least 27" high, 30" wide, and 19" deep.) (These elements include study carrels and student laboratory stations.)

Existing Condition:

1991 ADAAG	4.1.3(18); 4.32.1; 4.32.4
2004 ADAAG	226.1; Advisory 226.1; 305; 306; 902.2
2007 CBC	1122B.1
Other	-

Classification

DOJ Location Type: 2
Use: PV
Severity: B
Level of Difficulty: Moderate to High

Corrective Action

501A - Counter - Knee Space at Both Sides - Provide new 34" high plastic laminate-faced counter. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) at both public and employee sides of counter. Modify existing interior cabinetry to accommodate new counter.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$3,600
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status: Not Complete **As of:** 05/09/2013
Reported By

Keynote 266

No photo associated

Location: Admin. - Reception

Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 68" high brochures.

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Classification

DOJ Location Type: 2
Use: PV
Severity: C
Level of Difficulty: Low to Moderate

Corrective Action

890 - Miscellaneous - See Additional Comments

Additional Comments: Lower brochures to 48" max.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status: Not Complete **As of:** 05/09/2013
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 267



Location: Admin. - Elevator
Photo # 267

Field Condition	
13.04A - Call Buttons - Mounting Height - The hallway call buttons are not centered at 42" above the floor.	1991 ADAAG 4.10.3
Existing Condition: 42 1/4" high at 1st flr. & 41 1/2" at 2nd flr.	2004 ADAAG 308; 407.2.1.1
	2007 CBC 1116B.1.10
	Other -

Corrective Action
156A - Hallway Call Buttons - Provide hallway call buttons. Install at 42" above the finished floor to center of device.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 PER FLOOR
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 268



Location: Admin. - Elevator
Photo # 267

Field Condition	
13.05B - Call Buttons - Internal Illumination - The hall call buttons are not internally illuminated with a white light over the entire surface of the button.	1991 ADAAG -
Existing Condition: illuminated w/ red light	2004 ADAAG -
	2007 CBC 1116B.1.10
	Other -

Corrective Action
158 - Elevators - Miscellaneous - See Additional Comments
Additional Comments: See keynote 267 for corrective action.

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 269



Location: Admin. - Elevator
Photo # 267

Field Condition	
13.08 - Visible Hall Signals - Visible signals are not provided. OR They are provided, however they are: mounted so that the centerline is less than 72" AFF; less than 2-1/2" in the smallest dimension; or, not visible from the vicinity of the hall call button.	1991 ADAAG 4.10.4(1)(2)
Existing Condition:	2004 ADAAG 407.2.2.2
	2007 CBC 1116B.1.13; Fig. 11B-40C
	Other -

Corrective Action	
154A - Visual Hall Signal Devices - Provide compliant visual hall signal device(s).	
Additional Comments:	

Costs and Funding	
Qty ...Of:	2 PER FLOOR
Total Cost	\$2,880
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 270



Location: Admin. - Elevator
Photo # 270

Field Condition	
13.10 - Door Jamb Signs - Braille - California Grade 2 Braille is not placed below the corresponding raised characters or symbols.	1991 ADAAG 4.30.4
Existing Condition: Braille space to wide at 1st & 2nd floor	2004 ADAAG 703.3
	2007 CBC 1116B.1.14; 1117B.5.6
	Other -

Corrective Action	
150 - Jamb Signs / Floor Designation Signage - Provide compliant floor designation signage at all levels adjacent to elevator doors.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	2 PER FLOOR
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 271



Field Condition	
13.16A - Handrail - There is no handrail installed at 32" AFF (+/-1").	1991 ADAAG -
Existing Condition: 31" AFF.	2004 ADAAG -
	2007 CBC 1116B.1.11
	Other -

Classification	
DOJ Location Type:	1
Use:	PV
Severity:	A
Level of Difficulty	Moderate

Corrective Action	
153 - Handrail - Provide new compliant handrails inside cab at two walls. Mount at 33" above the finished floor. Maintain existing non-compliant handrail(s) in place.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 PER PAIR
Total Cost	\$2,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Elevator Photo # 271

As of _____ By _____



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 272



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 42 1/2" deep landing at pull side

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	MS
Severity:	C
Level of Difficulty	High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 273 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Central Stairwell
 Photo # 273



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 273



Location: Admin. - Central Stairwell
Photo # 273

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 78 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	MS
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 274



Location: Admin. - Open Office
Photo # 274

Field Condition	
11.04 - Gates - Gate does not comply with all applicable ADAAG and CBC accessibility requirements for doors. (ADAAG and CBC accessibility requirements for doors apply to gates, including ticket gates.)	1991 ADAAG 4.13.3
Existing Condition: 18" wide gate & 26 3/4" toe space.	2004 ADAAG 404.2; 404.3
	2007 CBC 1133B.1.1.1.4
	Other -

Corrective Action
054A - Replace Door - Remove existing door and replace with new door and door frame. Provide new accessible door hardware.
Additional Comments: replace with one compliant gate.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 275



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist type thermostat	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 275

Keynote 276



Field Condition	
14.28 - Fixed/Built-in Seating, Tables or Counters - At fixed or built-in seating, tables, or counters in public or common employee areas, less than 5% of the provided seating spaces are wheelchair accessible and have a 30" by 48" clear space which overlaps an accessible route of travel. (Wheelchair accessible seating spaces are between 28" - 34" high and with knee space measuring at least 27" high, 30" wide, and 19" deep.) (These elements include study carrels and student laboratory stations.)	1991 ADAAG 4.1.3(18); 4.32.1; 4.32.4
Existing Condition:	2004 ADAAG 226.1; Advisory 226.1; 305; 306; 902.2
	2007 CBC 1122B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Corrective Action	
501A - Counter - Knee Space at Both Sides - Provide new 34" high plastic laminate-faced counter. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) at both public and employee sides of counter. Modify existing interior cabinetry to accommodate new counter.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$3,600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 276



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 277



Location: Admin. - Open Office
 Photo # 276

Field Condition	
14.29B - Counter - Knee Space Width - Where seating for persons in wheelchairs is provided at table or counter, knee space is less than 30" wide.	1991 ADAAG 4.32.3
Existing Condition: 20" wide	2004 ADAAG 306.3.5; Fig. 306.3
	2007 CBC 1122B.3; Fig. 11B-13
	Other -

Corrective Action
501Z - Check-Out Aisles and Sales and Service Counters - Miscellaneous - See Additional Comments
Additional Comments: See keynote 276 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 278



Location: Admin. - Open Office
 Photo # 278

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 12" high outlets	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	8 EA
Total Cost	\$1,920
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 279



Location: Admin. - Office
 Photo # 279

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 280



Location: Admin. - Office
 Photo # 279

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 279 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 281



Location: Admin. - Office
Photo # 279

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 282



Location: Admin. - Office
Photo # 282

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition:	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 283



Location: Admin. - Office
Photo # 283

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 284



Location: Admin. - Office
Photo # 283

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 279 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 285



Location: Admin. - Office
Photo # 283

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

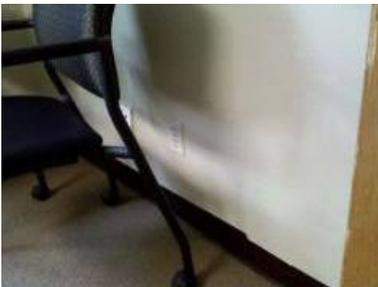
Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 286



Location: Admin. - Office
Photo # 286

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition:	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 287



Location: Admin. - Office
Photo # 287

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 288



Location: Admin. - Office
Photo # 287

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 279 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 289



Location: Admin. - Office
 Photo # 287

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 290



Location: Admin. - Office
 Photo # 290

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition:	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 291



Location: Admin. - Office
Photo # 291

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 292



Location: Admin. - Office
Photo # 291

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 279 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 293



Location: Admin. - Office
Photo # 291

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 294



Location: Admin. - Office
Photo # 294

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition:	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 295



Location: Admin. - Office
 Photo # 295

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 296



Location: Admin. - Office
 Photo # 295

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 279 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 297



Location: Admin. - Office
 Photo # 295

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 298

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 outlets.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 299



Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 302 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 299

Keynote 300



Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 300



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 301



Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 300 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 300

Keynote 302



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 302



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 303



Location: Admin. - Office
Photo # 303

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 outlets	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 304



Location: Admin. - Office
Photo # 304

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 308 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 305



Location: Admin. - Office
Photo # 304

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 306



Location: Admin. - Office
Photo # 304

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 305 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 307



Location: Admin. - Office
Photo # 307

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 outlet & 3 Data, 1 thermostat	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments: Also provide one compliant thermostat

Costs and Funding	
Qty ...Of:	7 EA
Total Cost	\$1,680
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 308



Location: Admin. - Office
Photo # 304

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 309



Location: Admin. - Office
Photo # 309

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 313 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 310



Location: Admin. - Office
Photo # 309

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 311



Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition:	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
429 - Signs - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 310 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 309

Keynote 312



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 outlet & 3 data	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).	
Additional Comments:	

Costs and Funding	
Qty ...Of:	6 EA
Total Cost	\$1,440
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 312



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Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 313



Location:
Admin. - Office

Photo #
309

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 314



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 4" push side

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

062 - Motorized Opener - Disable existing closer(s), and provide new motorized door opener(s) with closer(s), operated by pedestal mounted door control pad(s).

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Conf. Photo # 314



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Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 315



Location: Admin. - Conf. Photo # 314

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 319 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 316



Location: Admin. - Conf. Photo # 314

Field Condition	
11.13B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition:	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 319 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 317



Location: Admin. - Conf. Photo # 314

Field Condition	
11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).	1991 ADAAG 4.13.10
Existing Condition:	2004 ADAAG 404.2.8.1
	2007 CBC 1133B.2.5.1
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 319 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 318



Location: Admin. - Conf. Photo # 314

Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition:	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 319 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 319



Location: Admin. - Conf. Photo # 314

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 79" high at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 320



Location: Admin. - Conf. Photo # 320

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
067A - Replace Knob(s) with Lever Hardware - Remove knobs and existing latch and lock set. Provide new levers with new latch and lock sets.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA SET
Total Cost	\$2,880
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 321



Location: Admin. - Conf. Photo # 321

Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.1 Other -
Existing Condition: 16" deep at 31" high audio equipment	

Corrective Action
862D - Wing Walls - Construct wing walls around protruding object.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 322



Location: Admin. - Conf. Photo # 321

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6 2004 ADAAG - 2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D Other -
Existing Condition: 5 outlets, 4 data, 3 audio	

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	12 EA
Total Cost	\$2,880
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 323



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: twist type thermostat	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Conf. Photo # 321

Keynote 324



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
067A - Replace Knob(s) with Lever Hardware - Remove knobs and existing latch and lock set. Provide new levers with new latch and lock sets.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$1,440
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Conf. Photo # 324



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 325



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Existing Condition:

Classification

DOJ Location Type:	2
Use:	GS
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450G - FM Radio Frequency ALS - Provide wireless FM radio frequency assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Conf. Photo # 325



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 326



Location: Admin. - Conf. Photo # 326

Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2
Existing Condition: 4" at 53" high LCD screen	2007 CBC 1133B.8.6.1 Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: provide wider table under LCD screen.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	A
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 327



Location: Admin. - Conf. Photo # 326

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6 2004 ADAAG -
Existing Condition:	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: provide compliant projector screen.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 328



Location: Admin. - East Stairwell
Photo # 328

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 7 lb.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 333 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 329



Location: Admin. - East Stairwell
Photo # 328

Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 333 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	A
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keystone 330



Field Condition	
11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)	1991 ADAAG - 2004 ADAAG 404.2.11 2007 CBC - Other -
Existing Condition: 59 3/4" high	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 333 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin - East Stairwell
Photo # 328

Keystone 331



Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7) 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.1 item 1 Other -
Existing Condition:	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin - East Stairwell
Photo # 331



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 332



Location: Admin. - East Stairwell
Photo # 328

Field Condition	
11.20A - Exit Enclosure / Passageway - Required Exit Route Sign - At exit access door that leads to a grade-level exterior exit by means of an exit enclosure that does not utilize a stair or ramp, or by means of an exit passageway, there is no tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1 2004 ADAAG 216.4; 703.2; 703.3; 703.4 2007 CBC 1011.3 item 3 Other -
Existing Condition:	

Corrective Action
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 333



Location: Admin. - East Stairwell
Photo # 328

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.2 Other -
Existing Condition: 79" at door	

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 334



Location: Admin. - East Stairwell
 Photo # 334

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 78 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 335



Location: Admin. - East Stairwell
 Photo # 334

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 334 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 336



Location: Admin. - East exit doors
Photo # 336

Field Condition	
10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.	1991 ADAAG 28 CFR 35.163(b)1
Existing Condition:	2004 ADAAG 216.6
	2007 CBC 1117B.5.8.1.2
	Other -

Corrective Action	
404 - Entrance Sign - Provide compliant entrance sign with ISA.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 337



Location: Admin. - East exit doors
Photo # 336

Field Condition	
10.07A - Landing - Level and Clear - Floor is not level (slope is greater than 2% in some or all directions). OR Floor is not clear within the required maneuvering space.	1991 ADAAG 4.13.6; Fig. 25
Existing Condition: 3.0% @ threshold & 2.7% at landing	2004 ADAAG 305; 404.2.4.4
	2007 CBC 1133B.2.4
	Other -

Corrective Action	
077B - Modify Door Landing - Modify floor or paving to provide level landing.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	25 SF
Total Cost	\$1,050
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 338



Location: Admin. - East exit doors
Photo # 336

Field Condition	
10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 10 lbs.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 342 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 339



Location: Admin. - East exit doors
Photo # 336

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition:	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 342 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 340



Field Condition	
11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).	1991 ADAAG 4.13.10
Existing Condition: 2.5 secs.	2004 ADAAG 404.2.8.1
	2007 CBC 1133B.2.5.1
	Other -

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 342 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - East exit doors
Photo # 336

Keynote 341



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: 2 floor mats	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
075B - Surface-Mounted Walk-Off Mat - Remove existing walk-off mat and replace with new surface-mounted walk-off mat. Permanently attach mat to floor. Edges of mat shall be beveled with a slope no greater than 1:2 or shall not exceed 1/4" in height.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - East exit doors
Photo # 336



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Author: Vaish, B

Keynote 342



Location: Admin. - East exit doors
 Photo # 336

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 78 1/2" at doors	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	GS
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 343



Location: Admin. - East Stairwell
 Photo # 343

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 64" high	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

Corrective Action
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	GS
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 344



Location: Admin - East Stairwell
Photo # 344

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 345 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 345



Location: Admin - East Stairwell
Photo # 344

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 78 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 346



Field Condition

08.04B - Interior Stairs - Color Strip Standards - Contrasting color strips are not compliant. (At interior stairs, CBC Standards require a solid contrasting color strip 2" wide parallel to and not more than 1" away from the nosing on the upper approach and the lower tread of the stairway. The strip shall be of material that is at least as slip resistant as the other treads of the stair.)

Existing Condition: 43" x 4

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1133B.4.4
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action

255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi

Additional Comments:

Costs and Funding

Qty ...Of:	16 LF
Total Cost	\$154
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - East Stair
Photo # 346

Keynote 347



Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition:

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.2; Fig. 505.10.2
2007 CBC	1133B.4.2.2
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - East Stair
Photo # 347



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 348



Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Existing Condition:	Other -

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty: High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By:

Location: Admin. - East Stair
Photo #: 347

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Keynote 349



Field Condition

08.09E - Handrails - Height above Stair Nosings - The tops of handrails are not between 34" and 38" above the stair nosings.

Existing Condition:

1991 ADAAG	4.9.4(5)
2004 ADAAG	505.4; Advisory 505.4; Fig. 505.4
2007 CBC	1133B.4.2.1
Other	-

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty: High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By:

Location: Admin. - East Stair
Photo #: 347

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____



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Author: Vaish, B

Keynote 350



Field Condition

08.10A - Profile of Handrails - The diameter of the handrail is not between 1-1/4" and 1-1/2" in cross-sectional nominal dimension. OR The shape does not provide an equivalent gripping surface (equivalent gripping surfaces are 4" to 6-1/4" in perimeter, and 2-1/4" max. in any direction). (Note: Standard pipe sizes designated by the industry as 1-1/4" to 1-1/2" are acceptable).

Existing Condition: 2" dia.

1991 ADAAG	4.9.4; 4.26.2
2004 ADAAG	505.7.1; 505.7.2; Fig. 505.7.2
2007 CBC	1133B.4.2.6
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

241 - Wall-Mounted Stair Handrails - Provide new wall-mounted handrails. Handrails shall be of powder coated steel tubing 1 1/2" outside diameter mounted 36" above the nosing of the stair treads. Handrails shall extend a minimum of 12" beyond the top nosing and to extend a minimum of tread w

Additional Comments:

Costs and Funding

Qty ...Of:	40 LF
Total Cost	\$7,200
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - East Stair
Photo # 350

Keynote 351



Field Condition

08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)

Existing Condition: 2" clr.

1991 ADAAG	4.9.5(3)
2004 ADAAG	505.5
2007 CBC	1133B.4.2.5
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 350 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - East Stair
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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 352



Field Condition	
08.11A - 48" Stairway Width Standard - Stairway serving an area of rescue assistance is less than 48" wide between handrails.	1991 ADAAG 4.3.11.3
Existing Condition: 35" wide.	2004 ADAAG -
	2007 CBC 1007.3; 1007.6
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Corrective Action
257A - Replace Stairs - Replace stairs to comply with rise/run requirements.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 PER RUN
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - East Stair
Photo # 352

As of _____ By _____

Keynote 353



Field Condition	
08.13A - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.	1991 ADAAG 4.8.7
Existing Condition:	2004 ADAAG 505.1; 505.1 Advisory
	2007 CBC 1013; 1133B.5.7
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 350 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - East Stair
Photo # 347

As of _____ By _____



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Author: Vaish, B

Keynote 354



Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 12 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 505 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of	By

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Hallway
 Photo # 354



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 355



Field Condition

11.21A - Required Exit Route Sign - At exit access door from an interior room or area that is required to have a visual exit sign, there is no tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door. (Visual exit signs are required when two or more exits are required. Generally, all occupants shall have access to two exits from a floor (CBC Table 1019.1). Exceptions: a) Single story building with maximum occupant load of 49 and less than 75 ft travel distance to exit (CBC Table 1019.2), and b) Two story building with maximum occupant load of 30 occupants per floor and maximum travel distance of 75 ft to exit. (CBC Table 1019.2). Two exit access doors are required from an office tenant space when the occupant load exceeds 49.)

Existing Condition:

1991 ADAAG	4.1.3(16); 4.30.1
2004 ADAAG	216.4; 703.2; 703.3; 703.4
2007 CBC	1011.3 item 4
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

415 - Exit Route Sign - At exit door identified with an illuminated EXIT sign and leading into an exit corridor, hallway, or space, provide a tactile and CA Braille exit sign with the words "EXIT ROUTE" mounted on the wall adjacent to the latch side of the door.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Hallway

Photo #
354



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 356



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 505 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Hallway
Photo # 356

Keynote 357



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: First aid kit at 65" AFF & infection control kit at 78" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
039 - Operable Parts - Miscellaneous - See Additional Comments	
Additional Comments: Relocate first aid & infection control kits.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Hallway
Photo # 357



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 358



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: Security pad at 61 1/2" AFF.

1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6

2004 ADAAG -

2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D

Other -

Classification

DOJ Location Type: 2

Use: EC

Severity: C

Level of Difficulty Low to Moderate

Corrective Action

031B - Replace Control - Replace control. Repair/refinish as required.

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA

Total Cost \$240

Funding Received \$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2019

Status Not Complete **As of** 05/09/2013

Reported By

Location: Admin. - Hallway Photo # 354



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 359



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 42 1/2" landing at push side, 51 1/2" landing at pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Stairwell Photo # 359



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 360



Location: Admin. - Stairwell
Photo # 359

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 6 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 359 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 361



Location: Admin. - Stairwell
Photo # 361

Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: Key pad at 47 3/4" AFF.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 359 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 362



Location: Admin. - Stairwell
 Photo # 361

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 78 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 359 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 363



Location: Admin. - Stairwell
 Photo # 365

Field Condition	
08.04B - Interior Stairs - Color Strip Standards - Contrasting color strips are not compliant. (At interior stairs, CBC Standards require a solid contrasting color strip 2" wide parallel to and not more than 1" away from the nosing on the upper approach and the lower tread of the stairway. The strip shall be of material that is at least as slip resistant as the other treads of the stair.)	1991 ADAAG -
Existing Condition: 46" X 4.	2004 ADAAG -
	2007 CBC 1133B.4.4
	Other -

Corrective Action
255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi
Additional Comments:

Costs and Funding	
Qty ...Of:	16 LF
Total Cost	\$154
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 364



Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: Extensions not provided.

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.2; Fig. 505.10.2
2007 CBC	1133B.4.2.2
Other	-

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
 Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
 Reported By

Location: Admin. - Stairwell
 Photo # 364



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 365



Location: Admin. - Stairwell
Photo # 273

Field Condition

08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: Extensions not provided.

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.3; Fig. 505.10.3
2007 CBC	1133B.4.2.2
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 366 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty: High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By

Keynote 366



Location: Admin. - Stairwell
Photo # 364

Field Condition

08.10A - Profile of Handrails - The diameter of the handrail is not between 1-1/4" and 1-1/2" in cross-sectional nominal dimension. OR The shape does not provide an equivalent gripping surface (equivalent gripping surfaces are 4" to 6-1/4" in perimeter, and 2-1/4" max. in any direction). (Note: Standard pipe sizes designated by the industry as 1-1/4" to 1-1/2" are acceptable).

Existing Condition: 1 3/4" diameter.

1991 ADAAG	4.9.4; 4.26.2
2004 ADAAG	505.7.1; 505.7.2; Fig. 505.7.2
2007 CBC	1133B.4.2.6
Other	-

Corrective Action

230A - Wall-Mounted Handrails - Provide new handrails, wall mounted.
Additional Comments:

Costs and Funding

Qty ...Of:	48 LF
Total Cost	\$8,640
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2
Use: EC
Severity: C
Level of Difficulty: High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 367



Location: Admin. - Stairwell
Photo # 359

Field Condition	
08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)	1991 ADAAG 4.9.5(3)
Existing Condition: 2" clear.	2004 ADAAG 505.5
	2007 CBC 1133B.4.2.5
	Other -

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 366 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 368



Location: Admin. - Stairwell
Photo # 368

Field Condition	
08.11A - 48" Stairway Width Standard - Stairway serving an area of rescue assistance is less than 48" wide between handrails.	1991 ADAAG 4.3.11.3
Existing Condition: 39 3/4" clear.	2004 ADAAG -
	2007 CBC 1007.3; 1007.6
	Other -

Corrective Action
257A - Replace Stairs - Replace stairs to comply with rise/run requirements.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 PER RUN
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 369



Location: Admin. - Stairwell
Photo # 369

Field Condition	
08.13A - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.	1991 ADAAG 4.8.7
Existing Condition: Not provided.	2004 ADAAG 505.1; 505.1 Advisory
	2007 CBC 1013; 1133B.5.7
	Other -

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 366 for corrective action.

Costs and Funding	
Qty ...Of:	14 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 370



Location: Admin. - Stairwell
Photo # 364

Field Condition	
08.09E - Handrails - Height above Stair Nosings - The tops of handrails are not between 34" and 38" above the stair nosings.	1991 ADAAG 4.9.4(5)
Existing Condition: 32" above nosing.	2004 ADAAG 505.4; Advisory 505.4; Fig. 505.4
	2007 CBC 1133B.4.2.1
	Other -

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 366 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 371



Location: Admin. - Stairwell
Photo # 359

Field Condition	
08.15 - Landing Size - Landing depth in the direction of travel is not at least equal to the width of the stairway.	1991 ADAAG -
Existing Condition: 42 1/2" bottom landing.	2004 ADAAG -
	2007 CBC 1009.4
	Other -

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 359 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 372



Location: Admin. - Office
Photo # 372

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 373



Location: Admin. - Office
Photo # 372

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.2, 3, 5, 6, 7 Other -
Existing Condition:	

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 374



Location: Admin. - Office
Photo # 372

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6 2004 ADAAG 703.4.2 2007 CBC 1117B.5.7 Other -
Existing Condition: On door.	

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 373 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 375



Location: Admin. - Office
Photo # 372

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 372 corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 376



Location: Admin. - Office
Photo # 376

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 5 power outlets.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	5 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 377



Location: Admin. - Men's Restroom
Photo # 377

Field Condition	
16.04 - Accessible Path of Travel - Toilet room is not located on an accessible route of travel.	1991 ADAAG 4.22.1
Existing Condition:	2004 ADAAG 206.2.4; Advisory 206.2.4
	2007 CBC 1115B.1
	Other -

Corrective Action
092 - Concrete Ramp - Provide exterior concrete ramp. The ramp slope shall not exceed 8.33% along the POT and cross slope shall not exceed 2%.
Additional Comments: Provide ramp to restrooms and storage room.

Costs and Funding	
Qty ...Of:	116 SF
Total Cost	\$2,227
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 378



Location: Admin. - Men's Restroom
Photo # 378

Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 395 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 379



Field Condition	
16.13A - Men's RR Geometric Symbol Signage - Triangle - Doorway leading to a men's toilet room is not identified by an equilateral triangle 1/4" thick with edges 12" long. OR Equilateral triangle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG - 2004 ADAAG - 2007 CBC 1115B.6 Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action	
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 379

Keynote 380



Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.1(1) Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
429 - Signs - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 379 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 379



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 381



Location: Admin. - Men's Restroom
 Photo # 379

Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 379 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 382



Location: Admin. - Men's Restroom
 Photo # 382

Field Condition	
16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)	1991 ADAAG 4.22.3; Fig 3
Existing Condition: 51" diameter.	2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
	2007 CBC 1115B.3.1(1); 1115B.3.2(1)
	Other -

Corrective Action
330 - New Single Occupant Restroom - Retrofit existing room(s) to provide new accessible single occupant restroom with new toilet, lavatory, and restroom accessories.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
**Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 383



Field Condition	
16.42 - 28" Wide Standard - Side Transfer Space - Where the WC is not in a stall and there is another fixture alongside the toilet, the clear floor space is less than 28" wide.	1991 ADAAG -
Existing Condition: 25" clear.	2004 ADAAG -
	2007 CBC 1115B.4.1(1); Fig. 11B-1A
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom
 Photo # 382

Keynote 384



Field Condition	
16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.	1991 ADAAG 4.22.4
Existing Condition: 17 1/2" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom
 Photo # 384



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 385



Location: Admin. - Men's Restroom
 Photo # 384

Field Condition	
16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF. Existing Condition: 15" AFF.	1991 ADAAG 4.16.3; Fig. 29(b) 2004 ADAAG 604.4 2007 CBC 1115B.4.1(4); Fig. 11B-1A Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one) Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 386



Location: Admin. - Men's Restroom
 Photo # 384

Field Condition	
16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF. Existing Condition: 43" AFF.	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG - 2007 CBC 1115B.8.3 Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one) Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 387



Field Condition	
16.54A - Grab Bar - Grab bar is not provided.	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition:	2004 ADAAG 604.5; Advisory 604.5; 609.4
	2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 382 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom Photo # 384

Keynote 388



Field Condition	
16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)	1991 ADAAG 4.16.6; Fig. 29(b)
Existing Condition: 20" & 51"	2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
	2007 CBC -
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 382 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom Photo # 384



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 389



Location: Admin. - Men's Restroom
Photo # 382

Field Condition	
16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)	1991 ADAAG 4.22.6
	2004 ADAAG 213.3.4; 606.1
Existing Condition: Knee space not provided.	2007 CBC 1115B.4.3
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 390



Location: Admin. - Men's Restroom
Photo # 382

Field Condition	
16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.19.5; 4.27.4
	2004 ADAAG 309.4; 606.4
Existing Condition: Twist-type faucet control.	2007 CBC 1115B.4.3(1)
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 391



Location: Admin. - Men's Restroom
Photo # 391

Field Condition	
16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)	1991 ADAAG 4.19.6; Fig. 31 2004 ADAAG 213.3.5; 603.3; Advisory 603.3 2007 CBC 1115B.8.1 Other -
Existing Condition: 56 1/2" AFF.	

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 392



Location: Admin. - Men's Restroom
Photo # 391

Field Condition	
16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 53" AFF.	

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 393



Location: Admin. - Men's Restroom
Photo # 391

Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.1 Other -
Existing Condition: P.T.D. protrudes 5"	

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 394



Location: Admin. - Men's Restroom
Photo # 394

Field Condition	
16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.	1991 ADAAG 4.2.5 2004 ADAAG 213.3.7; 308; 603.4 2007 CBC 1117B.8 Other -
Existing Condition: 75" AFF.	

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 382 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 395



Location: Admin. - Men's Restroom
Photo # 379

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 396



Location: Admin. - Women's Restroom
Photo # 377

Field Condition	
16.04 - Accessible Path of Travel - Toilet room is not located on an accessible route of travel.	1991 ADAAG 4.22.1
Existing Condition:	2004 ADAAG 206.2.4; Advisory 206.2.4
	2007 CBC 1115B.1
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 377 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 397



Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 414 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 397

Keynote 398



Field Condition	
16.13B - Women's RR Geometric Symbol Signage - Circle - Doorway leading to a women's toilet room is not identified by a circle, 1/4" thick and 12" in diameter. OR Circle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG -
Existing Condition:	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action	
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 398



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 399



Field Condition	
16.15B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.30.1
Existing Condition:	2004 ADAAG 216.2; Advisory 216.2; 703.1; 703.2; 703.5.
	2007 CBC 1117B.5.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 398 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 398

Keynote 400



Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 398 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 398



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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 401



Field Condition

16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 8" to lavatory, pull side.

1991 ADAAG	4.13.6
2004 ADAAG	404.2.4.1; Table 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2; Fig. 11B-26
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 414 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom Photo # 401



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 402



Field Condition	
16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.	1991 ADAAG 4.22.4
Existing Condition: 20" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action	
319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$5,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
 Photo # 402

Keynote 403



Field Condition	
16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF.	1991 ADAAG 4.16.3; Fig. 29(b)
Existing Condition: 15 1/2" AFF.	2004 ADAAG 604.4
	2007 CBC 1115B.4.1(4); Fig. 11B-1A
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 402 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
 Photo # 402



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 404



Location: Admin. - Women's Restroom
Photo # 402

Field Condition	
16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF.	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
Existing Condition: 44" AFF.	2004 ADAAG -
	2007 CBC 1115B.8.3
	Other -

Corrective Action
294C - Relocate Dispenser - Relocate existing dispenser on an accessible route. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 405



Location: Admin. - Women's Restroom
Photo # 402

Field Condition	
16.54A - Grab Bar - Grab bar is not provided.	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition:	2004 ADAAG 604.5; Advisory 604.5; 609.4
	2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A
	Other -

Corrective Action
326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.
Additional Comments: Also, provide rear grab bar.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 406



Field Condition	
16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)	1991 ADAAG 4.16.6; Fig. 29(b)
	2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
Existing Condition: 37" from back wall.	2007 CBC -
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 402

Keynote 407



Field Condition	
16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)	1991 ADAAG 4.22.6
	2004 ADAAG 213.3.4; 606.1
Existing Condition: Knee space not provided.	2007 CBC 1115B.4.3
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action	
300C - Replace Lavatory - Replace existing lavatory with new compliant model.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 401



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 408



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 54" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

291A - Mirror - Provide new surface mounted, framed mirror, 20"x30". Install so bottom of mirror is 40" above finish floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
Photo # 401

Keynote 409



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 52" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
Photo # 397



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 410



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 401

Keynote 411



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG	-
2004 ADAAG	404.2.10
2007 CBC	1133B.2.6
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 414 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 398



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 412



Field Condition	
16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.	1991 ADAAG 4.2.5
Existing Condition: 64" AFF.	2004 ADAAG 213.3.7; 308; 603.4
	2007 CBC 1117B.8
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: Lower coat hook.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 397

Keynote 413



Field Condition	
14.27 - > 1/2" Changes in Level - Ramps or elevators are not used for changes in level greater than 1/2". (Lifts may only be used in certain limited situations.)	1991 ADAAG 4.1.3(5); 4.5.2
Existing Condition: 3/4" change in level,	2004 ADAAG 303.4; 406
	2007 CBC 1124B.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
858A - Slip-Resistant Floor - Replace existing flooring with slip-resistant flooring.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	4 SF
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 402



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 414



Location: Admin. - Women's Restroom
Photo # 398

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
056 - Widen Door Opening - Remove existing door and replace with new door and door frame. Cut existing wall to widen door opening. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 415



Location: Admin. - Stairs
Photo # 415

Field Condition	
08.04A - Interior Stairs - Color Strip - Contrasting color strips have not been provided.	1991 ADAAG -
Existing Condition:	2004 ADAAG -
	2007 CBC 1133B.4.4
	Other -

Corrective Action
255B - Carpet Warning Striping - Top and Bottom - Provide contrasting-color carpet strips a minimum of 2" in width, a maximum of 1" from the tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Stripes shall be of clearly contrasting color (70% minimum contrast)
Additional Comments:

Costs and Funding	
Qty ...Of:	14 LF
Total Cost	\$168
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 416



Location: Admin. - Stairs
Photo # 415

Field Condition	
08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.	1991 ADAAG 4.9.4
Existing Condition: Not provided on both sides.	2004 ADAAG 504.6; 505.2
	2007 CBC 1133B.4.1.1
	Other -

Corrective Action
230A - Wall-Mounted Handrails - Provide new handrails, wall mounted.
Additional Comments:

Costs and Funding	
Qty ...Of:	10 LF
Total Cost	\$1,800
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 417



Location: Admin. - Stairs
Photo # 415

Field Condition	
08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)	1991 ADAAG 4.9.4(2)
Existing Condition: Not provided.	2004 ADAAG 505.10; 505.10.2; Fig. 505.10.2
	2007 CBC 1133B.4.2.2
	Other -

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 416 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 418



Field Condition	
08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)	1991 ADAAG 4.9.4(2) 2004 ADAAG 505.10; 505.10.3; Fig. 505.10.3 2007 CBC 1133B.4.2.2 Other -
Existing Condition: Not provided.	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 416 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairs Photo # 415

Keynote 419



Field Condition	
08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)	1991 ADAAG 4.9.5(3) 2004 ADAAG 505.5 2007 CBC 1133B.4.2.5 Other -
Existing Condition: 1 3/4" clear.	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 416 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairs Photo # 419



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 420



Location: Admin. - Hallway
Photo # 420

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition:	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 421



Location: Admin. - Hallway
Photo # 421

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 422



Location: Admin. - Hallway
Photo # 421

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 61" AFF.	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

Corrective Action
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 423



Location: Admin. - Hallway
Photo # 423

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 4 power outlets at 13" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	4 EA
Total Cost	\$960
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Keynote 424



Location: Admin. - Storage
 Photo # 424

Field Condition	
14.02 - Accessible Route - Accessible routes of travel do not connect the room or space to an accessible entrance within the building or facility.	1991 ADAAG 4.1.3(1); 4.3.2(3)
Existing Condition: 5 3/4" change in level.	2004 ADAAG 206.2.4; Advisory 206.2.4
	2007 CBC 1114B.1.2
	Other -

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Remove concrete lip.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$2,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 425



Location: Admin. - Storage
 Photo # 425

Field Condition	
11.30 - Other - Doors and Gates - See Additional Comments	1991 ADAAG -
Existing Condition: Door knob.	2004 ADAAG -
	2007 CBC -
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 427 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 426

No photo associated

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Storage

Keynote 427



Location:
Admin. - Storage

Photo #
425

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 428



Field Condition	
11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)	1991 ADAAG 4.13.6; Fig. 25 2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1 2007 CBC 1133B.2.4.2 Fig. 11B-26 Other -
Existing Condition: 14" to non-fixed shelving, pull side.	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action
864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Storage Photo # 428



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 429



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 9 3/4" pull side

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 430 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Storage
Photo # 453



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 430



Location: Admin. - Storage
Photo # 453

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 77 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

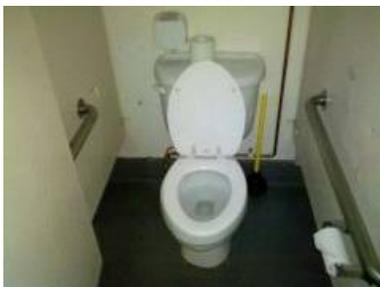
Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 431



Location: Admin. - Unisex Restrm.
Photo # 431

Field Condition	
16.01 - Toilet Rooms - Toilet room does not comply with all applicable ADAAG and CBC accessibility requirements.	1991 ADAAG 4.1.2(6); 4.1.3(11); 4.22.1
Existing Condition: No accessible stall.	2004 ADAAG 213.2; Advisory 213.2
	2007 CBC 1115B.1
	Other -

Corrective Action
331 - New Multi Accommodation Restroom - Retrofit existing room(s) to provide new accessible multi-accommodation restroom. See floor plan for number of plumbing fixtures and layout.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$24,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 432



Field Condition	
16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)	1991 ADAAG 4.13.6 2004 ADAAG 404.2.4.1; Table 404.2.4.1; Fig. 404.2.4.1 2007 CBC 1133B.2.4.2; Fig. 11B-26 Other -
Existing Condition: 53 1/2" Latch pull side	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See keynote 431 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 432



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Author: Vaish, B

Keynote 433



Field Condition	
16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG - 2004 ADAAG - 2007 CBC 1115B.6 Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	D
Level of Difficulty	Low

Corrective Action	
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 433

Keynote 434



Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.1(1) Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low

Corrective Action	
429 - Signs - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 433 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 433



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Author: Vaish, B

Keynote 435



Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See keynote 433 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 433

Keynote 436



Field Condition	
16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)	1991 ADAAG 4.22.3; Fig 3
Existing Condition:	2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
	2007 CBC 1115B.3.1(1); 1115B.3.2(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See keynote 431 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 436



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 437



Field Condition	
16.72 - Lavatory Apron Clearance - Lavatory does not provide accessible apron clearance (i.e. at least 29" clearance from the floor to the bottom of the apron).	1991 ADAAG 4.19.2; Fig. 31
Existing Condition: 27 1/2" high	2004 ADAAG 606.3
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See keynote 431 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 437

Keynote 438



Field Condition	
16.73 - Lavatory Knee Clearance - Lavatory does not provide accessible knee clearance (i.e. at least 27" clearance from the floor to the underside of the lavatory, extending 8" min.. measured from the front edge underneath the lavatory back towards the wall).	1991 ADAAG 4.19.2; Fig. 31
Existing Condition: 25 1/4" high	2004 ADAAG 306.3; Fig. 306.3
	2007 CBC 1115B.4.3(2); Fig 11B-1D
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See keynote 431 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 437



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Author: Vaish, B

Keynote 439



Field Condition	
16.78 - Pipe Insulation at Lavatory - Drainpipes and hot water pipes are not insulated to protect against contact.	1991 ADAAG 4.19.4
Existing Condition:	2004 ADAAG 606.5
	2007 CBC 1115B.4.3(4)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	A
Level of Difficulty	Low

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 431 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 437

Keynote 440



Field Condition	
16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.19.5; 4.27.4
Existing Condition:	2004 ADAAG 309.4; 606.4
	2007 CBC 1115B.4.3(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 431 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 437



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 441



Field Condition	
16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)	1991 ADAAG 4.19.6; Fig. 31 2004 ADAAG 213.3.5; 603.3; Advisory 603.3 2007 CBC 1115B.8.1 Other -
Existing Condition: 52 1/2" high	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See keynote 431 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 437

Keynote 442



Field Condition	
16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.	1991 ADAAG 4.2.5 2004 ADAAG 213.3.7; 308; 603.4 2007 CBC 1117B.8 Other -
Existing Condition: 57" high	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See keynote 431 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 442



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 443



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 44" high

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 443

Keynote 444



Field Condition

16.84C - Soap Dispenser - Operating Height - Mounting height of soap dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one soap dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one soap dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 41" high

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See keynote 431 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 437



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 445



Field Condition	
16.66 - Clear Floor Space at Urinal - There is no clear floor space at least 30" x 48" to allow a forward approach to the urinal.	1991 ADAAG 4.18.3
Existing Condition: 43" deep clr floor space	2004 ADAAG 605.3; 305.3
	2007 CBC 1115B.4.2(3); 1118B.4(1); Fig. 11B-5A
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 431 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 436

Keynote 446



Field Condition	
16.65D - Urinal Flush Controls - Height - Height of urinal flush controls exceeds 44" AFF.	1991 ADAAG 4.18.4
Existing Condition: 52" high	2004 ADAAG 605.4; 604.6; Advisory 604.6
	2007 CBC 1115B.4.2(2)
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 431 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Unisex Restrm. Photo # 443



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 447



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: 2 mats	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	A
Level of Difficulty	Low

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 431 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 436

Keynote 448



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 53" high power switch	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 431 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 448



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 449



Field Condition	
17.01 - Accessible Bathing or Showering Facilities - Where facilities for bathing or showering are provided, less than 1% of these facilities are accessible.	1991 ADAAG 4.23.1; 4.23.8
Existing Condition: Non compliant shower	2004 ADAAG 213.3.6
	2007 CBC 1115B.2
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	High

Corrective Action	
357 - Showers - Retrofit existing shower with a hand-held flexible shower spray hose 60" long, at accessible height. Provide grab bars extending along two adjacent walls, and a folding seat adjacent to the shower head.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 449

Keynote 450



Field Condition	
18.05B - Fixed Bench Size - Fixed bench is not 24" wide and 48" long.	1991 ADAAG 4.35.4
Existing Condition: 15"x37" bench	2004 ADAAG 903.3
	2007 CBC 1117B.8
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
493 - Fixed Bench - Provide fixed bench at least 24" wide and 48" long and set 17" to 19" above the finished floor.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restrm. Photo # 449



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 451



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 77 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Location: Admin. - Unisex Restrm. Photo # 433



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 Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 452



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 6" at push side

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 455 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Hallway
 Photo # 452



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 453



Location: Admin. - Hallway
Photo # 453

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Lock on lever.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 455 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 454



Location: Admin. - Hallway
Photo # 453

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 9 Lb	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 455 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 455



Location: Admin. - Hallway
Photo # 452

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 77 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 456



Location: Admin. - Office
Photo # 456

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 459 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 457



Location: Admin. - Office
 Photo # 457

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: D

Level of Difficulty: Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By

Keynote 458



Location: Admin. - Office
 Photo # 457

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG	4.30.6
2004 ADAAG	703.4.2
2007 CBC	1117B.5.7
Other	-

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 457 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
 Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty: Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 459



Location: Admin. - Office
Photo # 459

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 460



Location: Admin. - Office
Photo # 460

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 1 outlet, 1 power strip, & 57" high thermostat.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 461



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition:	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: See keynote 460 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 460



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 462

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 5" pull side, pipes

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See keynote 468 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
 Admin. - S. Stairwell



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 463



Location: Admin. - S. Stairwell
Photo # 463

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: knob	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 464



Location: Admin. - S. Stairwell
Photo # 463

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 6 Lb	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 465



Location: Admin. - S. Stairwell
Photo # 463

Field Condition	
11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).	1991 ADAAG 4.13.10
Existing Condition: 2 sec.	2004 ADAAG 404.2.8.1
	2007 CBC 1133B.2.5.1
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 466



Location: Admin. - S. Stairwell
Photo # 463

Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition:	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 467



Location: Admin. - S. Stairwell
Photo # 463

Field Condition	
11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)	1991 ADAAG - 2004 ADAAG 404.2.11 2007 CBC - Other -
Existing Condition: 59" high	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 468



Location: Admin. - S. Stairwell
Photo # 468

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.2 Other -
Existing Condition: 77 1/2" high	

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 469



Field Condition	
11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: 3/4" high	
	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
Other	-

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 468 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell
Photo # 468

Keynote 470



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition:	
	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
Other	-

Classification	
DOJ Location Type:	4
Use:	MS
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
067A - Replace Knob(s) with Lever Hardware - Remove knobs and existing latch and lock set. Provide new levers with new latch and lock sets.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$1,440
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Private Rm.
Photo # 470



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 471



Location: Admin. - S. Stairwell Exit Doors
Photo # 471

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 65 3/4" high Security Pad.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 472



Location: Admin. - S. Stairwell Exit Doors
Photo # 472

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor Mat	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
075B - Surface-Mounted Walk-Off Mat - Remove existing walk-off mat and replace with new surface-mounted walk-off mat. Permanently attach mat to floor. Edges of mat shall be beveled with a slope no greater than 1:2 or shall not exceed 1/4" in height.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 473



Field Condition	
10.02 - Entrance Sign - Accessible entrance is not identified by an ISA.	1991 ADAAG 28 CFR 35.163(b)1
Existing Condition:	2004 ADAAG 216.6
	2007 CBC 1117B.5.8.1.2
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
402 - Entrance Gate Sign - Provide visual sign on or adjacent to gate with text that states "This gate is to remain locked in the open position during business/school hours or during any public function."	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - S. Stairwell Exit Doors
Photo # 472

Keynote 474



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 78 1/4" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Corrective Action	
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - S. Stairwell Exit Doors
Photo # 472



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 475



Location: Admin. - S. Stairwell Exit Doors
Photo # 472

Field Condition	
10.09B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: 1 1/2" high	
	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
Other	-

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 474 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 476



Location: Admin. - S. Stairwell Exit Doors
Photo # 476

Field Condition	
10.11A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 8 Lb. x2	
	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
Other	-

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 474 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Author: Vaish, B

Keynote 477



Field Condition	
10.11B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 8 Lb. x 2	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 474 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell Exit Doors
Photo # 476

Keynote 478



Field Condition	
10.13A - Required Exit Door Sign - At grade level exterior exit door, there is no tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 1
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
414 - Exit Sign - Ground Floor - At ground floor door which exits to exterior, provide a tactile and CA Braille exit sign with the word "EXIT" mounted on the wall adjacent to the latch side of the door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell Exit Doors
Photo # 472



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 479



Field Condition	
11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).	1991 ADAAG 4.13.10
Existing Condition: 2.4 sec.	2004 ADAAG 404.2.8.1
	2007 CBC 1133B.2.5.1
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 474 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell Exit Doors
Photo # 476

Keynote 480



Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: 47" high push pad	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 474 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell Exit Doors
Photo # 472



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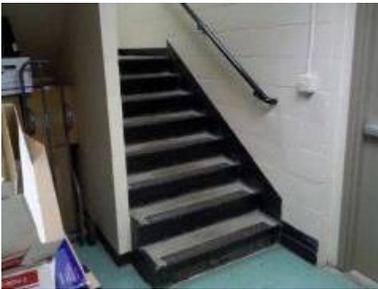


Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 481



Field Condition

08.04B - Interior Stairs - Color Strip Standards - Contrasting color strips are not compliant. (At interior stairs, CBC Standards require a solid contrasting color strip 2" wide parallel to and not more than 1" away from the nosing on the upper approach and the lower tread of the stairway. The strip shall be of material that is at least as slip resistant as the other treads of the stair.)

Existing Condition:

1991 ADAAG -
 2004 ADAAG -
 2007 CBC 1133B.4.4
 Other -

Corrective Action

255C - Paint-Applied Warning Striping - Top and Bottom - Paint 2" wide stripes a maximum of 1" from tread nosing on both top landing and bottom tread. Stripes shall extend the full width of stair. Apply epoxy paint of clearly contrasting color (70% minimum contrast) with band grit to achieve compliant slip resi

Additional Comments:

Costs and Funding

Qty ...Of: 16 LF
 Total Cost \$154
 Funding Received \$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Classification

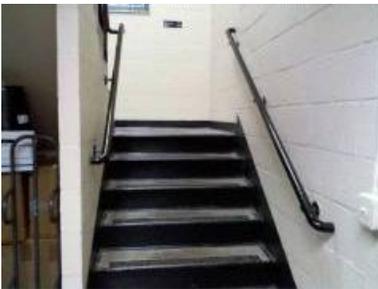
DOJ Location Type: 1
Use: EC
Severity: B
Level of Difficulty Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
 Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
 Reported By

Location: Admin. - S. Stairwell
 Photo # 481

Keynote 482



Field Condition

08.07A - Continuous Handrails - Continuous handrails are not provided along both sides.

Existing Condition:

1991 ADAAG 4.9.4
 2004 ADAAG 504.6; 505.2
 2007 CBC 1133B.4.1.1
 Other -

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments:

Costs and Funding

Qty ...Of: 1 EA
 Total Cost \$0
 Funding Received \$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Moderate to High

Implementation

Plan Nbr: DBB
Priority:
 Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
 Reported By

Location: Admin. - S. Stairwell
 Photo # 482



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 483



Field Condition

08.09A - Handrail Extensions - Top Landing - At ends of handrails, less than 12" of handrail extends beyond the top nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)

Existing Condition: None provided

1991 ADAAG	4.9.4(2)
2004 ADAAG	505.10; 505.10.2; Fig. 505.10.2
2007 CBC	1133B.4.2.2
Other	-

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty Moderate to High

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Admin. - S. Stairwell Photo # 482



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 484



Field Condition	
08.09B - Handrail Extensions - Bottom Landing - At ends of handrails, less than 12" plus the tread width extends beyond the bottom nosing. (Top and bottom handrail extensions are important safety features for persons with balance problems and must extend in the direction of the stair run to permit the intended use.) (Per ADA/CBC Standards, in existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.)	1991 ADAAG 4.9.4(2) 2004 ADAAG 505.10; 505.10.3; Fig. 505.10.3 2007 CBC 1133B.4.2.2 Other -
Existing Condition: None provided	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell Photo # 482

Keynote 485



Field Condition	
08.10A - Profile of Handrails - The diameter of the handrail is not between 1-1/4" and 1-1/2" in cross-sectional nominal dimension. OR The shape does not provide an equivalent gripping surface (equivalent gripping surfaces are 4" to 6-1/4" in perimeter, and 2-1/4" max. in any direction). (Note: Standard pipe sizes designated by the industry as 1-1/4" to 1-1/2" are acceptable).	1991 ADAAG 4.9.4; 4.26.2 2004 ADAAG 505.7.1; 505.7.2; Fig. 505.7.2 2007 CBC 1133B.4.2.6 Other -
Existing Condition: 1 3/4" dia	

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
241 - Wall-Mounted Stair Handrails - Provide new wall-mounted handrails. Handrails shall be of powder coated steel tubing 1 1/2" outside diameter mounted 36" above the nosing of the stair treads. Handrails shall extend a minimum of 12" beyond the top nosing and to extend a minimum of tread w
Additional Comments:

Costs and Funding	
Qty ...Of:	40 LF
Total Cost	\$7,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell Photo # 482



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 486



Field Condition	
08.10B - Clearance - The clear space between handrails and walls is not 1-1/2" absolute. (ADA/CBC Standards apply an absolute dimension of 1-1/2", which provides knuckle clearance while generally disallowing entrapment of the forearm or elbow.)	1991 ADAAG 4.9.5(3)
Existing Condition: 2 1/8" clr	2004 ADAAG 505.5
	2007 CBC 1133B.4.2.5
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

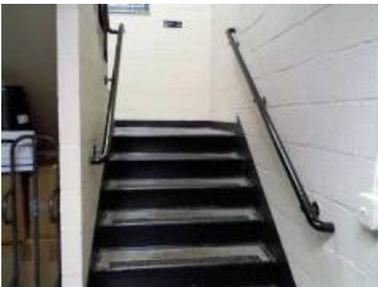
Corrective Action
260 - Stairways - Miscellaneous - See Additional Comments
Additional Comments: See keynote 485 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell
Photo # 482

Keynote 487



Field Condition	
08.11A - 48" Stairway Width Standard - Stairway serving an area of rescue assistance is less than 48" wide between handrails.	1991 ADAAG 4.3.11.3
Existing Condition: 34 3/4" high	2004 ADAAG -
	2007 CBC 1007.3; 1007.6
	Other -

Classification	
DOJ Location Type:	1
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Corrective Action
257A - Replace Stairs - Replace stairs to comply with rise/run requirements.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 PER RUN
Total Cost	\$18,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - S. Stairwell
Photo # 482



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 488



Location: Admin. - S. Stairwell
Photo # 488

Field Condition

08.13A - Guards - Where drop exceeds 30", a min.. 42" high guard has not been provided as a vertical barrier along the open edges of ramp or landing to prevent persons from falling off the open edge.

Existing Condition:

1991 ADAAG	4.8.7
2004 ADAAG	505.1; 505.1 Advisory
2007 CBC	1013; 1133B.5.7
Other	-

Corrective Action

251A - Retrofit Guardrail - Retrofit existing guardrail. Maximum vertical picket spacing shall be 4" o.c., and guardrail height shall be 42" minimum above the finished floor. Match existing material and finish.

Additional Comments:

Costs and Funding

Qty ...Of:	14 LF
Total Cost	\$1,680
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: A
Level of Difficulty: Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By:

Keynote 489



Location: Admin. - S. Stairwell
Photo # 488

Field Condition

08.09E - Handrails - Height above Stair Nosings - The tops of handrails are not between 34" and 38" above the stair nosings.

Existing Condition: 29 1/2" high

1991 ADAAG	4.9.4(5)
2004 ADAAG	505.4; Advisory 505.4; Fig. 505.4
2007 CBC	1133B.4.2.1
Other	-

Corrective Action

260 - Stairways - Miscellaneous - See Additional Comments

Additional Comments: See keynote 485 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 1
Use: EC
Severity: C
Level of Difficulty: Moderate to High

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By:



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 490



Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition:	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See keynote 495 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. Conference Rm. Photo # 490

Keynote 491



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Corrective Action	
075C - Remove Walk-Off Mat - Remove existing walk-off mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. Conference Rm. Photo # 491



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 492



Field Condition

14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.

Existing Condition: 4 outlets

1991 ADAAG	4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
2004 ADAAG	-
2007 CBC	1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. Conference Rm. Photo # 492



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 493



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Existing Condition:

Classification

DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450G - FM Radio Frequency ALS - Provide wireless FM radio frequency assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. Conference Rm. Photo # 493



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 494



Location: Admin. Conference Rm.
Photo # 490

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 495



Location: Admin. Conference Rm.
Photo # 490

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 77 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 496



Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2 2007 CBC 1133B.8.6.1 Other -
Existing Condition: 11 1/4" at 47 1/2" high Blueprint hanger	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action	
862D - Wing Walls - Construct wing walls around protruding object.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. S. Corridor
Photo # 496

Keynote 497



Field Condition	
14.33 - Electrical Switches - The grip of the operating handle of electrical controls or switches intended to be used by occupants of the room or area is not centered at 48" above the floor or working platform. (This requirement applies to controls for lighting and receptacle outlets, appliances, and cooling, heating and ventilating equipment.)	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6 2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1; 309.3 2007 CBC 1117B.6(5.1) Other -
Existing Condition: Thermostat twist type.	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. Office
Photo # 497



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 498



Location: Admin. Office
Photo # 498

Field Condition

11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.

Existing Condition:

1991 ADAAG	4.1.2(7); 4.30.1, 4, 5, 6
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.2, 3, 5, 6, 7
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: D

Level of Difficulty: Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By

Keynote 499



Location: Admin. Office
Photo # 498

Field Condition

11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.

Existing Condition:

1991 ADAAG	4.30.6
2004 ADAAG	703.4.2
2007 CBC	1117B.5.7
Other	-

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See keynote 498 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 2

Use: EW

Severity: C

Level of Difficulty: Low to Moderate

Implementation

Plan Nbr: DBB

Priority:

Planned Completion: 6/30/2019

Status: Not Complete As of 05/09/2013

Reported By



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 500



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: knob	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. Office Photo # 497

Keynote 501



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: 3 floor mats	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action	
075C - Remove Walk-Off Mat - Remove existing walk-off mat.	
Additional Comments: Remove mats	

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. Office Photo # 501



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 502



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 outlets	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. Office Photo # 502

Keynote 503



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 53" high panel	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. Office Photo # 497



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 504



Location: Admin. Receptionist
Photo # 504

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: 77 1/2" at door	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 505



Location: Admin. - Hallway
Photo # 354

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 506

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 outlets.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. S. Corridor

Keynote 507



Location: Admin. S. Corridor
Photo # 490

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 61" high.	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 508



Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1 2004 ADAAG 307.2; Fig. 307.2
Existing Condition: Shelf-type desk protrudes 31" at 29 1/2" AFF.	2007 CBC 1133B.8.6.1 Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Moderate

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Provide cane-detectable element.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 753

Keynote 509



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6 2004 ADAAG -
Existing Condition: 1 power outlet at 13 1/2" AFF.	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 755



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 510



Location: Admin. - Conference Room
 Photo # 756

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 511



Location: Admin. - Conference Room
 Photo # 757

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 510 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 512



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 1 power outlet, 2 data ports.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Conference Room
 Photo # 758

Keynote 513



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Conference Room
 Photo # 758



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 514

No photo associated

Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

Existing Condition:

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Classification

DOJ Location Type: 2
Use: PV
Severity: B
Level of Difficulty Moderate

Corrective Action

450H - Portable ALS - Provide a portable assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$3,600
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr: DBB
Priority:
 Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
 Reported By

Location:
 Admin. - Conference Room



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 515

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 48" to large conference table at pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	1
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments: Replace large conference table with smaller model to allow door maneuvering space.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$1,200
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Conference Room



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 516



Location: Admin. - Conference Room
Photo # 758

Field Condition	
15B.18B - 36" Width Standard - The accessible route of travel is less than 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)	1991 ADAAG 4.3.3 2004 ADAAG 403.5.1 2007 CBC 1133B.3.1 Other -
Existing Condition: 21", 22", 27 1/2", & 30 1/2" clear.	

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 761 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 517



Location: Admin. - Copy Room
Photo # 763

Field Condition	
14.36A - Counter Height - Where provided in public or common use areas, countertops are not between 28" - 34" high. (Common use areas are those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, the occupants of an office building, or the guests of such occupants).	1991 ADAAG 4.32.4 2004 ADAAG 902.3 2007 CBC 1122B.4 Other -
Existing Condition: Counter top at 38" AFF.	

Corrective Action
473B - Counter Modifications - Height - Modify counter to provide accessible countertop height.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 518



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
	2004 ADAAG 309.4
Existing Condition: Twist-type thermostat.	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Copy Room
Photo # 647

Keynote 519



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
	2004 ADAAG -
Existing Condition: Storage box at 67" AFF & mail bin at 60" AFF.	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
890 - Miscellaneous - See Additional Comments	
Additional Comments: Lower storage box and mail bin.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$90
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Copy Room
Photo # 765



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 520



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 10" maneuvering space, guard rail.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Elevator Platform Photo # 520



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 521



Location: Admin. - Elevator Platform
Photo # 521

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 10 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 520 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 522



Location: Admin. - Elevator Platform
Photo # 521

Field Condition	
11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).	1991 ADAAG 4.13.10
Existing Condition: 1.8 second closer.	2004 ADAAG 404.2.8.1
	2007 CBC 1133B.2.5.1
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 520 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 523



Location: Admin. - Elevator Platform
Photo # 520

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 78" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 520 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 524



Location: Admin. - Elevator Platform
Photo # 369

Field Condition	
11.09 - Door Swings - Doors in Series - Doors in a series do not swing in the same direction. OR The doors do not swing away from each other. (2004 ADAAG permits doors to swing towards each other when the clear space between doors is at least 48" plus the width of both doors swinging into the space.)	1991 ADAAG 4.13.7; Fig. 26
Existing Condition: 22 1/2" between doors opening toward one another.	2004 ADAAG 404.2.6 Fig. 404.2.6
	2007 CBC 1133B.2.4.4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 525



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 4 power outlets and 7 data ports at less than 15" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	11 EA
Total Cost	\$2,640
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office Photo # 525

Keynote 526



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office Photo # 526



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 527



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	4 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 525

Keynote 528



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: Remove door jamb, patch and repair to match existing.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$3,600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 528



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 529



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 530 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 529

Keynote 530



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Corrective Action	
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.	
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 529



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 531



Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 60" AFF.	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

Classification	
DOJ Location Type:	4
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 531

Keynote 532



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office
Photo # 532



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 533



Location: Admin. - Open Office
Photo # 533

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$540
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 534



Location: Admin. - Open Office
Photo # 534

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 5 power outlets at less than 15" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	5 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 535



Location: Admin. - Open Office
Photo # 535

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 536



Location: Admin. - Open Office
Photo # 535

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook above required reach range limit.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 537



Location: Admin. - Open Office
Photo # 537

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 538

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Power outlet at 14" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Open Office



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 539

No photo associated

Location:
Admin. - Office

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 540

No photo associated

Location:
Admin. - Office

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 1 power outlet, 1 data port at 11" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 541

No photo associated

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition:	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Office

Keynote 542



Location:
Admin. - Hallway

Photo #
542

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Key lock box at 64" AFF, mail box at 62" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower lock box and mail box.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 543



Location: Admin. - Office
Photo # 543

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 544



Location: Admin. - Office
Photo # 544

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 545



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 543

Keynote 546



Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 561 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 546



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 547



Field Condition	
16.13A - Men's RR Geometric Symbol Signage - Triangle - Doorway leading to a men's toilet room is not identified by an equilateral triangle 1/4" thick with edges 12" long. OR Equilateral triangle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG - 2004 ADAAG - 2007 CBC 1115B.6 Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action	
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 547

Keynote 548



Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.1(1) Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
429 - Signs - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 547 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 547



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 549



Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
429 - Signs - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 547 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 547

Keynote 550



Field Condition	
16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.	1991 ADAAG 4.22.4
Existing Condition: 19 3/4" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Corrective Action	
319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$5,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 550



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 551



Location: Admin. - Men's Restroom
Photo # 550

Field Condition	
16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF. Existing Condition: 15 1/2" AFF.	1991 ADAAG 4.16.3; Fig. 29(b) 2004 ADAAG 604.4 2007 CBC 1115B.4.1(4); Fig. 11B-1A Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments Additional Comments: See Keynote 550 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one) Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 552



Location: Admin. - Men's Restroom
Photo # 550

Field Condition	
16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF. Existing Condition: 46" AFF.	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG - 2007 CBC 1115B.8.3 Other -

Corrective Action
294C - Relocate Dispenser - Relocate existing dispenser on an accessible route. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces. Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one) Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 553



Location: Admin. - Men's Restroom
Photo # 550

Field Condition	
16.54A - Grab Bar - Grab bar is not provided.	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition:	2004 ADAAG 604.5; Advisory 604.5; 609.4
	2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A
	Other -

Corrective Action	
326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.	
Additional Comments: Also, provide rear grab bar.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 554



Location: Admin. - Men's Restroom
Photo # 550

Field Condition	
16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)	1991 ADAAG 4.16.6; Fig. 29(b)
Existing Condition: 39" from back wall.	2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
	2007 CBC -
	Other -

Corrective Action	
325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 555



Field Condition	
16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)	1991 ADAAG 4.22.6
	2004 ADAAG 213.3.4; 606.1
Existing Condition: Knee space not provided.	2007 CBC 1115B.4.3
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Corrective Action
296 - Lavatory Counter with Sink - Provide new 34" high counter with sink. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). under the sink. Insulate hot water and drain pipes, and provide compliant sink and faucet controls.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom
 Photo # 555

Keynote 556



Field Condition	
16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.19.5; 4.27.4
	2004 ADAAG 309.4; 606.4
Existing Condition: Twist-type faucet controls.	2007 CBC 1115B.4.3(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 555 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom
 Photo # 555



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 557



Field Condition	
16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)	1991 ADAAG 4.19.6; Fig. 31 2004 ADAAG 213.3.5; 603.3; Advisory 603.3 2007 CBC 1115B.8.1 Other -
Existing Condition: 46" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: Lower mirror.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom
 Photo # 555

Keynote 558



Field Condition	
16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 49" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Men's Restroom
 Photo # 555



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 559



Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG - 2004 ADAAG 404.2.10 2007 CBC 1133B.2.6 Other -
Existing Condition: Door stop.	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 561 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 559

Keynote 560



Field Condition	
16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.	1991 ADAAG 4.2.5 2004 ADAAG 213.3.7; 308; 603.4 2007 CBC 1117B.8 Other -
Existing Condition: Coat hook at 65" AFF.	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: Lower coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 560



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 561



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action	
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Men's Restroom
Photo # 547

Keynote 562



Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 578 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 562



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 563



Field Condition

16.13B - Women's RR Geometric Symbol Signage - Circle - Doorway leading to a women's toilet room is not identified by a circle, 1/4" thick and 12" in diameter. OR Circle is provided, however it is accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)

Existing Condition:

1991 ADAAG	-
2004 ADAAG	-
2007 CBC	1115B.6
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action

412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 563

Keynote 564



Field Condition

16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG	4.30.1
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.1(1)
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action

429 - Signs - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 563 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 563



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 565



Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
429 - Signs - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 563 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 563

Keynote 566



Field Condition	
16.47A - WC Location from Sidewall - The centerline of the WC is not 18" absolute from a wall or partition.	1991 ADAAG 4.22.4
Existing Condition: 19" from side wall.	2004 ADAAG -
	2007 CBC 1115B.4.1(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Corrective Action	
319C - Water Closet - New Location - Replace existing water closet with compliant model in new location.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$5,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 566



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 567



Location: Admin. - Women's Restroom
Photo # 566

Field Condition	
16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF. Existing Condition: 15 1/2" AFF.	1991 ADAAG 4.16.3; Fig. 29(b) 2004 ADAAG 604.4 2007 CBC 1115B.4.1(4); Fig. 11B-1A Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments Additional Comments: See Keynote 566 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one) Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 568



Location: Admin. - Women's Restroom
Photo # 566

Field Condition	
16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF. Existing Condition: 46" AFF.	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG - 2007 CBC 1115B.8.3 Other -

Corrective Action
294A - Lower Dispenser - Lower existing dispenser to 40" above the finished floor. Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one) Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 569



Field Condition	
16.54A - Grab Bar - Grab bar is not provided.	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition:	2004 ADAAG 604.5; Advisory 604.5; 609.4
	2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.	
Additional Comments: Also, provide rear grab bar.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 566

Keynote 570



Field Condition	
16.49B - WC Flush Controls - Location - Flush controls are not located on the wide side of the WC where the clear floor space is provided.	1991 ADAAG 4.16.5
Existing Condition: Flush valve not on wide side.	2004 ADAAG 604.6; Advisory 604.6
	2007 CBC 1115B.4.1(5); Fig. 11B-1A
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 566 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 566



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 571



Location: Admin. - Women's Restroom
Photo # 566

Field Condition	
16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)	1991 ADAAG 4.16.6; Fig. 29(b)
	2004 ADAAG 604.7; Advisory 604.7; Fig. 604.7
	2007 CBC -
	Other -
Existing Condition: 39" from back wall.	

Corrective Action
325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 572



Location: Admin. - Women's Restroom
Photo # 572

Field Condition	
16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)	1991 ADAAG 4.22.6
	2004 ADAAG 213.3.4; 606.1
	2007 CBC 1115B.4.3
	Other -
Existing Condition: Knee space not provided.	

Corrective Action
300C - Replace Lavatory - Replace existing lavatory with new compliant model.
Additional Comments: Provide wall mounted or pedestal lavatory to allow for 60" diameter circle.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 573



Field Condition

16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)

Existing Condition: Twist-type faucet controls.

1991 ADAAG	4.19.5; 4.27.4
2004 ADAAG	309.4; 606.4
2007 CBC	1115B.4.3(1)
Other	-

Classification

DOJ Location Type: 3
Use: PV
Severity: B
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 572 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Admin. - Women's Restroom
Photo # 572

Keynote 574



Field Condition

16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)

Existing Condition: 46" AFF.

1991 ADAAG	4.19.6; Fig. 31
2004 ADAAG	213.3.5; 603.3; Advisory 603.3
2007 CBC	1115B.8.1
Other	-

Classification

DOJ Location Type: 3
Use: PV
Severity: C
Level of Difficulty Moderate

Corrective Action

337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments

Additional Comments: Lower mirror.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr: DBB
Priority:
Planned Completion 6/30/2019
Status Not Complete **As of** 05/09/2013
Reported By

Location: Admin. - Women's Restroom
Photo # 572



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 575



Field Condition

16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)

Existing Condition: 49" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	308; 309
2007 CBC	1115B.8.3
Other	-

Classification

DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
Photo # 572

Keynote 576



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG	-
2004 ADAAG	404.2.10
2007 CBC	1133B.2.6
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments

Additional Comments: See Keynote 578 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
Photo # 563



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 577



Field Condition	
16.83 - Coat Hook - Height - Where a coat hook is provided In an accessible stall, height of coat hook exceeds 48" AFF.	1991 ADAAG 4.2.5
Existing Condition: 65" AFF.	2004 ADAAG 213.3.7; 308; 603.4
	2007 CBC 1117B.8
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: Lower coat hook.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 577

Keynote 578



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action	
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Women's Restroom
Photo # 563



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 579



Field Condition	
14.27 - > 1/2" Changes in Level - Ramps or elevators are not used for changes in level greater than 1/2". (Lifts may only be used in certain limited situations.)	1991 ADAAG 4.1.3(5); 4.5.2
Existing Condition: 1/2" change in level from carpet to vinyl flooring.	2004 ADAAG 303.4; 406
	2007 CBC 1124B.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
 Photo # 563

Keynote 580



Field Condition	
16.27A - 60" Wide Circle or T-Shaped Maneuvering Space - The toilet room does not include an unobstructed turning space (a 60" diameter, 27" high circle or T-shaped space). (Note: The clear floor space of fixtures and controls, the accessible path of travel, and the turning space may overlap.)	1991 ADAAG 4.22.3; Fig 3
Existing Condition: Approx. 40" diameter circle.	2004 ADAAG 304.3.2; Fig.304.3.2; 603.2.1
	2007 CBC 1115B.3.1(1); 1115B.3.2(1)
	Other -

Classification	
DOJ Location Type:	3
Use:	PV
Severity:	C
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynotes 566 & 572 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Women's Restroom
 Photo # 566



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 581



Location:
Admin. - Storage Room

Photo #
581

Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Door knob and lock.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.

Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 582



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 11 1/2" push side, wall.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Stairwell
 Photo # 582



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 583



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 582 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairwell Photo # 581

Keynote 584



Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 582 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairwell Photo # 581



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Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 585



Location: Admin. - Stairwell
Photo # 581

Field Condition	
11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)	1991 ADAAG - 2004 ADAAG 404.2.11 2007 CBC - Other -
Existing Condition: 61" AFF.	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 582 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 586



Location: Admin. - Stairwell
Photo # 581

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11 2004 ADAAG 404.2.9 2007 CBC 1133B.2.5 Other -
Existing Condition: 6 LBF.	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 582 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 587



Location: Admin. - Stairwell
 Photo # 581

Field Condition	
11.14 - Closers - Door closer is not adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3" from the latch (measured to the leading edge of the door).	1991 ADAAG 4.13.10
Existing Condition: 2.5 second closer.	2004 ADAAG 404.2.8.1
	2007 CBC 1133B.2.5.1
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 582 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 588



Location: Admin. - Stairwell
 Photo # 582

Field Condition	
11.19A - Required Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, there is no tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 2
	Other -

Corrective Action
416 - Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, provide a tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 589



Location: Admin. - Stairwell
 Photo # 582

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 78 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 582 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of	By

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 590



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 5" at push and pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type: 2

Use: PV

Severity: C

Level of Difficulty Moderate to High

Corrective Action

057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0

Status Update (check one)
 Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr: DBB

Priority:

Planned Completion 6/30/2019

Status Not Complete **As of** 05/09/2013

Reported By

Location: Admin. - Hallway Photo # 590



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 591



Location: Admin. - Hallway
Photo # 590

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 6 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 590 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 592

No photo associated

Location: Admin. - Hallway

Field Condition	
11.12 - Hardware Mounting Height - Mounting height of all operating hardware is not 30" min.. or 44" max., as measured to the highest operable part. (1994 ADA Standards permit a max.. height of 48"; CBC Standards permit a range of 30" min.. to 44" max..)	1991 ADAAG 4.13.9
Existing Condition: Keypad at 46" AFF.	2004 ADAAG -
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 590 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 593



Location: Admin. - Hallway
Photo # 590

Field Condition	
11.13B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 7 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 590 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 594



Location: Admin. - Stair Well
Photo # 581

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 59" AFF.	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

Corrective Action
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 595

No photo associated

Field Condition	
14.21B - 36" Width Standard - The accessible route of travel is not at least 36" wide where the occupancy load is < 10. (For a depth of 24" max., clear opening width may be reduced to 32" min..) (Doorways are compliant when the door, open 90 degrees, affords a clear opening width of at least 32".)	1991 ADAAG 4.3.3; Fig. 7(a)(b) 2004 ADAAG 403.5.1; Fig. 403.5.1
Existing Condition: 31 1/2" clear, non-fixed partitions.	2007 CBC 1133B.3.1 Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action
864E - Move Obstruction - Move non-permanent obstruction.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Break Room

Keynote 596



Location: Admin. - Break Room
Photo # 596

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4 2004 ADAAG 309.4
Existing Condition: Twist-type thermostat.	2007 CBC 1117B.6(4) Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 597



Field Condition	
14.37 - Kitchen Sink - Sink does not provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep).	1991 ADAAG 4.24.3
Existing Condition: Knee space not provided.	2004 ADAAG 305; 306; 606.2
	2007 CBC 1115B.4.7(2); 1122B.4
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Corrective Action	
480A - New Counter Top and Sink - Remove existing cabinetry, and provide new counter at 34" above the finished floor. Remove and replace sink and faucet with new accessible sink and faucet. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) under the sink.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Break Room Photo # 597

Keynote 598



Field Condition	
16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6
Existing Condition: 54" AFF.	2004 ADAAG 308; 309
	2007 CBC 1115B.8.3
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Break Room Photo # 597



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 599



Location: Admin. - Break Room
Photo # 596

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 power outlets, 1 data port at less than 15" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 600



Location: Admin. - Break Room
Photo # 600

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Vending machine coin slot at 67" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Replace vending machine with new compliant model.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 601



Location: Admin. - Conference Room
Photo # 601

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 602

No photo associated

Location: Admin. - Conference Room

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
411 - Room Identification Sign - Remove old room signage, if applicable, and provide a new room identification sign with contrasting raised lettering and California Grade II Braille. Install sign 60" above finish floor to center of signage on wall adjacent to latch side of door (right wa
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 603



Location: Admin. - Conference Room
 Photo # 603

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 604



Location: Admin. - Conference Room
 Photo # 603

Field Condition	
14.30A - Wall-Mounted Protruding Objects - Wall-mounted object(s) with leading edges between 27 and 80" from the floor project more than 4" into the pathway. (Wall mounted objects with leading edges at or below 27" may project any amount as long as the required clear width of an accessible route is not reduced.)	1991 ADAAG 4.4.1
Existing Condition: Flat screen TV protrudes at 54" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.1
	Other -

Corrective Action
862D - Wing Walls - Construct wing walls around protruding object.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA SET
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 605



Field Condition

15B.19 - Assistive Listening Systems (ALS) - For assembly areas without fixed seats (e.g., conference or meeting rooms), a permanently installed assistive listening system or a portable assistive listening system, including an adequate number of electrical outlets or other supplementary wiring necessary to support a portable ALS, has not been provided. (A permanently installed ALS is required where (1) the assembly area accommodates 50 or more persons or has an audio-amplification system and (2) it has fixed seats.) (If portable assistive-listening systems are used for conference or meeting rooms, the system may serve more than one room.)

1991 ADAAG	4.1.3(19)(b)
2004 ADAAG	219.2; 219.3; Tab. 219.3
2007 CBC	1104B.2 item 6
Other	-

Existing Condition:

Classification

DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Moderate

Corrective Action

450H - Portable ALS - Provide a portable assistive listening system.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$3,600
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location:
Admin. - Conference Room

Photo #
603



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 606



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 6 power outlets, 3 data ports.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	9 EA
Total Cost	\$2,160
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Conference Room
Photo # 606

Keynote 607



Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 607



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 608



Location: Admin. - Office
Photo # 607

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

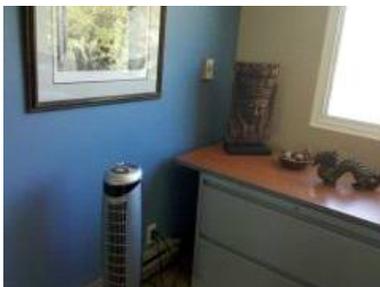
Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 609



Location: Admin. - Office
Photo # 609

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 1 power outlet, 2 data ports.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 610



Location: Admin. - Office
Photo # 609

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 611

No photo associated

Location: Admin. - Office

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 612



Location: Admin. - Office
Photo # 612

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 613



Location: Admin. - Office
Photo # 612

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 612 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 614



Location: Admin. - Office
 Photo # 614

Field Condition	
11.17B - Room/Space Identification Signs (Visual/Tactile Signs) - Sign designating the permanent room or space does not comply with ADAAG and CBC requirements for tactile signs.	1991 ADAAG 4.1.2(7); 4.30.1, 4, 5, 6
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.2, 3, 5, 6, 7
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	D
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 615



Location: Admin. - Office
 Photo # 614

Field Condition	
11.23A - Mounting Location (Visual/Tactile Signs) - Sign is not mounted on the wall adjacent to the latch side of the door. OR At double leaf doors, the sign is not placed on the nearest adjacent wall.	1991 ADAAG 4.30.6
Existing Condition: Mounted on door.	2004 ADAAG 703.4.2
	2007 CBC 1117B.5.7
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 614 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 616



Location: Admin. - Office
Photo # 614

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 5/8" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 617



Location: Admin. - Office
Photo # 617

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 4 power outlets, 1 data port.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	5 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 618



Location: Admin. - Office
 Photo # 618

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 65" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

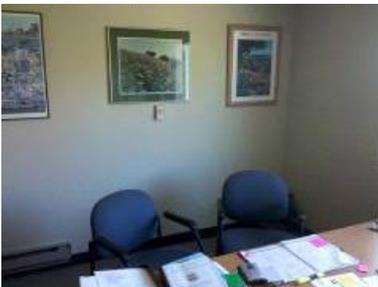
Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 619



Location: Admin. - Office
 Photo # 619

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 4 power outlets, 1 data port at 11" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	5 EA
Total Cost	\$1,200
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 620



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 620

Keynote 621



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 619



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 622

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. - Office

Keynote 623



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob and twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 625 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. - Office

Photo #
623



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 624



Location: Admin. - Office
 Photo # 624

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

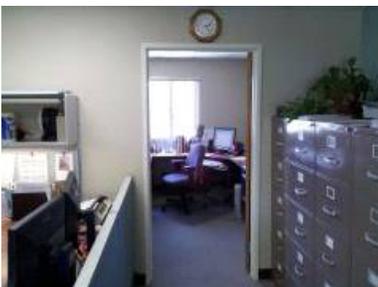
Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 625



Location: Admin. - Office
 Photo # 624

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 626



Location: Admin. - Office
 Photo # 626

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 627



Location: Admin. - Office
 Photo # 627

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 power outlets, 1 data port.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 628



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 2 1/2" pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office
 Photo # 626



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 629



Location: Admin. - Office
 Photo # 626

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 630



Location: Admin. - Office
 Photo # 630

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 631



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 631

Keynote 632



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 630



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 633



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 12" pull side, wall.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 632 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 633



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 634



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Office
Photo # 631

Keynote 635

No photo associated

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action	
859D - Secure Floor Mat - Secure existing floor mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Office



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 636

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 71" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

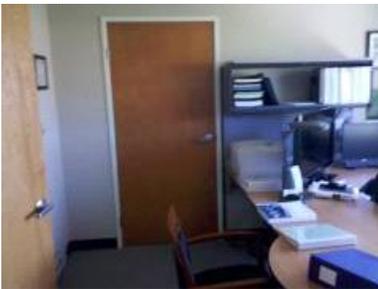
Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. - Office

Keynote 637



Location:
Admin. - Office

Photo #
637

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 638



Field Condition

11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)

Existing Condition: Twist-type locking mechanism.

1991 ADAAG	4.13.9
2004 ADAAG	309.4; 404.2.7; Advisory 404.2.7
2007 CBC	1133B.2.5.2
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 637 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 638

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____

Keynote 639



Field Condition

11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.

Existing Condition:

1991 ADAAG	4.1.2(7)
2004 ADAAG	216.2; 703.1; 703.2; 703.5
2007 CBC	1117B.5.1 item 1
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action

889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 639

Status Update (check one)
Completed In Progress Not Complete As of _____ By _____



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 640



Location: Admin. - Office
 Photo # 639

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 641



Location: Admin. - Office
 Photo # 641

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 6 power outlets, 3 data ports.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	9 EA
Total Cost	\$2,160
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 642



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 642

Keynote 643



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action	
859D - Secure Floor Mat - Secure existing floor mat.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 643



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 644



Location: Admin. - Supply Room
Photo # 644

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 645



Location: Admin. - Supply Room
Photo # 644

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 646



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 40" deep landing at pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete	As of 05/09/2013
Reported By	

Location:
Admin. - Supply Room

Photo #
646



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 647



Location: Admin. - Copy Room
Photo # 647

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 648



Location: Admin. - Copy Room
Photo # 647

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: First aid kit at 66 1/2" AFF and infection control kit at 77 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Relocate first aid kit infection control kit.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 649



Location: Admin. - Copy Room
 Photo # 649

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 power outlets at 11" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 650



Location: Admin. - Copy Room
 Photo # 650

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Phone at 61 1/2" AFF behind obstruction and alarm key pad at 64" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments: Also, relocate phone.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 651



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 2 1/2" pull side, non-fixed furniture.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 637



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 652



Location: Admin. - Hallway
Photo # 520

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 61" AFF.	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

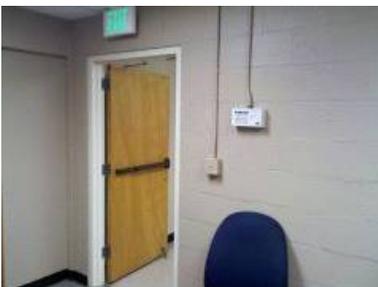
Corrective Action
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 653



Location: Admin. - Hallway
Photo # 653

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Security pad at 61" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031C - Relocate Control for Compliant Height - Raise or lower otherwise compliant control.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 654



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Thumb latch.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

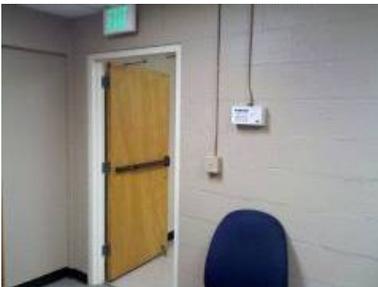
Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Stairwell Photo # 654

Keynote 655



Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Stairwell Photo # 653



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 656



Location: Admin. - Stairwell
Photo # 653

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 10 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

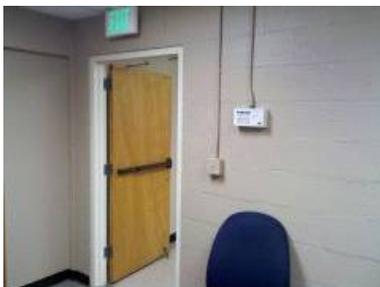
Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 657



Location: Admin. - Stairwell
Photo # 653

Field Condition	
11.13B - Hardware Operating Effort - The force required to activate handles, pulls, latches, locks, and other operable parts of door exceeds 5 lbs.	1991 ADAAG 4.27.4
Existing Condition: 7 LBF.	2004 ADAAG 309.4
	2007 CBC 1117B.6 item 4
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 658 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 658



Location: Admin. - Stairwell
Photo # 653

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 659



Location: Admin. - Stairwell
Photo # 653

Field Condition	
11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: Change in elevation between 1/2" & 3/4" AFF.	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
	Other -

Corrective Action
064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 660



Location: Admin. - Stairwell
Photo # 653

Field Condition	
11.19A - Required Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, there is no tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.	1991 ADAAG 4.1.3(16); 4.30.1
Existing Condition:	2004 ADAAG 216.4; 703.2; 703.3; 703.4
	2007 CBC 1011.3 item 2
	Other -

Corrective Action	
416 - Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, provide a tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Keynote 661



Location: Admin. - Hallway
Photo # 661

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Door knob.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 662 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 662



Location: Admin. - Hallway
Photo # 661

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 663

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 power outlets at 11" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Hallway



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 664



Location: Admin. - Office
 Photo # 664

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 665



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: Non-fixed furniture encroaches door maneuvering space.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 664



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 666



Location: Admin. - Office
 Photo # 664

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 78 3/8" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 667



Location: Admin. - Office
 Photo # 667

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 668



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type lock.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 667 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 668

Keynote 669



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 668



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Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 670

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets, 3 data ports.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	6 EA
Total Cost	\$1,440
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. - Office

Keynote 671



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. - Office

Photo #
671



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 672

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 70" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Office

Keynote 673



Location:
Admin. - Hallway

Photo #
673

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: Remove door jamb. Patch and repair to match existing.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$2,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 674



Location: Admin. - Office
Photo # 674

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 675



Location: Admin. - Office
Photo # 675

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 676



Field Condition	
14.02 - Accessible Route - Accessible routes of travel do not connect the room or space to an accessible entrance within the building or facility.	1991 ADAAG 4.1.3(1); 4.3.2(3)
Existing Condition: 6" change in level between office and storage room.	2004 ADAAG 206.2.4; Advisory 206.2.4
	2007 CBC 1114B.1.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate

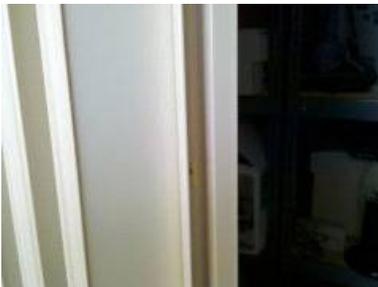
Corrective Action
890 - Miscellaneous - See Additional Comments
Additional Comments: Remove 6" lip at storage room door to allow for access.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$2,400
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 676

Keynote 677



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Accessible hardware not provided.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See keynote 674 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 677



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 678

No photo associated

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location:
Admin. - Office

Keynote 679



Location:
Admin. - Break Room

Photo #
679

Field Condition	
14.36B - Kitchen Counter/Sink Height - Where provided in public or common use areas, countertops and sinks are not mounted at 34" AFF. max..(Common use areas are those interior and exterior rooms, spaces, or elements that are made available for the use of a restricted group of people (for example, the occupants of an office building, or the guests of such occupants).	1991 ADAAG 4.24.2
Existing Condition: Counter top at 36" AFF.	2004 ADAAG 212.3; 606.3
	2007 CBC 1115B.4.7(2); 1122B.4
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	High

Corrective Action
480B - New Lower Cabinet with Counter Top and Kitchen Sink - Remove portion of existing cabinetry, and provide new counter at 34" above the finished floor. Remove and replace sink and faucet with new accessible sink and faucet. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep) under
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$6,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 680



Field Condition	
14.37 - Kitchen Sink - Sink does not provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep).	1991 ADAAG 4.24.3
Existing Condition: Knee space not provided.	2004 ADAAG 305; 306; 606.2
	2007 CBC 1115B.4.7(2); 1122B.4
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Corrective Action	
489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 679 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Break Room Photo # 679

Keynote 681



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Non-compliant faucet controls.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Moderate to High

Corrective Action	
489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 679 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Break Room Photo # 679



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 682



Location: Admin. - Break Room
Photo # 679

Field Condition	
16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 51" AFF.	

Corrective Action
290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 683



Location: Admin. - Break Room
Photo # 683

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6 2004 ADAAG - 2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D Other -
Existing Condition: Microwave at 64 1/2" AFF.	

Corrective Action
489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments
Additional Comments: Relocate microwave to compliant height.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 684



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Non-compliant controls at stove.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
031B - Replace Control - Replace control. Repair/refinish as required.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	6 EA
Total Cost	\$1,440
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Break Room Photo # 684

Keynote 685



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Upper cabinets at 72" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Moderate to High

Corrective Action	
489 - Kitchens and Kitchenettes - Miscellaneous - See Additional Comments	
Additional Comments: Provide cane-detectable element under overhead obstruction.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Break Room Photo # 685



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 686



Location: Admin. - Unisex Restroom
 Photo # 686

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 79 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 687 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of	By

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 687



Field Condition	
16.09A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)	1991 ADAAG 4.13.6 2004 ADAAG 404.2.4.1; Table 404.2.4.1; Fig. 404.2.4.1 2007 CBC 1133B.2.4.2; Fig. 11B-26 Other -
Existing Condition: 7" to CMU wall at pull side, & 47" landing at pull side.	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate to High

Corrective Action
057 - Door and Wall(s) - Retrofit this area and provide new door and wall(s). Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restroom Photo # 687



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 688



Field Condition	
16.10 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand. OR They are not operable without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action	
079 - Doors - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 687 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restroom
 Photo # 688

Keynote 689



Field Condition	
16.13C - Unisex RR Geometric Symbol Signage - Circle/Triangle - Doorway leading to a unisex toilet room is not identified by a 12" circle, 1/4" with a 1/4" thick triangle superimposed and within the circle. OR Circle and triangle are provided, however they are accompanied by words in raised characters and Braille. (ADA and CBC Standards require a separate sign with raised characters and Braille mounted on the wall adjacent to the latch side of the door.)	1991 ADAAG -
Existing Condition:	2004 ADAAG -
	2007 CBC 1115B.6
	Other -

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	D
Level of Difficulty	Low to Moderate

Corrective Action	
412 - Toilet Room Door and Wall Signage - Remove existing door and wall signage depicting gender and provide new gender signage. Signs on door are: for women's, circle, 12" diameter; for men's, equilateral triangle, edges 12" long, and vertex upward. Include visual text only on geometric signs. W	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Unisex Restroom
 Photo # 686



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 690



Location: Admin. - Unisex Restroom
Photo # 686

Field Condition	
16.15A - Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.30.1
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1(1)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 689 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 691



Location: Admin. - Unisex Restroom
Photo # 686

Field Condition	
16.18A - ISA - Accessible toilet room is not identified by an ISA.	1991 ADAAG 4.1.3(16)(b)
Existing Condition:	2004 ADAAG 216.8
	2007 CBC 1117B.5.1(3)
	Other -

Corrective Action
429 - Signs - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 689 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 692



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition	
16.41 - 32" Wide Standard - Side Transfer Space - The clear space from a wall at one side of the WC is less than 32" wide.	1991 ADAAG -
Existing Condition: 18" to non-fixed furniture.	2004 ADAAG -
	2007 CBC 1115B.4.1(1); Fig. 11B-1B
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: Relocate obstruction.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 693



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition	
16.48 - WC Seat Height - The top of the WC seat is not between 17" and 19" AFF.	1991 ADAAG 4.16.3; Fig. 29(b)
Existing Condition: 16" AFF.	2004 ADAAG 604.4
	2007 CBC 1115B.4.1(4); Fig. 11B-1A
	Other -

Corrective Action
323A - Replace Toilet Seat - Remove existing toilet seat and retrofit a new toilet seat so that the top of the seat is 17" to 19" above finish floor.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 694



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.50 - TP Dispenser - Location - Pre-2007 CBC Facility - Location of the toilet paper dispenser does not comply with the Standard in effect at the time of construction. (The 2001 CBC required toilet tissue dispensers located on the wall within 12" of the front edge of the toilet seat, measured to the centerline of the dispenser; mounted below the grab bar; and centered at a min. height of 19" AFF.)

Existing Condition: 40 1/2" from back wall.

1991 ADAAG	4.16.6; Fig. 29(b)
2004 ADAAG	604.7; Advisory 604.7; Fig. 604.7
2007 CBC	-
Other	-

Corrective Action

325A - Relocate Toilet Paper Dispenser - Modify height of toilet paper dispenser to 19" above finish floor and 12" from toilet face.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC
Severity: B
Level of Difficulty: Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By:

Keynote 695



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition

16.53 - SC Dispenser Height - Mounting height of seat cover dispenser's highest operable part exceeds 40" AFF.

Existing Condition: 56" AFF.

1991 ADAAG	4.22.7; 4.27.3; 4.2.5; 4.2.6
2004 ADAAG	-
2007 CBC	1115B.8.3
Other	-

Corrective Action

294C - Relocate Dispenser - Relocate existing dispenser on an accessible route. Patch and repair wall substrate and finishes, to match adjacent undisturbed surfaces.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$120
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Classification

DOJ Location Type: 3

Use: EC
Severity: C
Level of Difficulty: Low to Moderate

Implementation

Plan Nbr: DBB
Priority:
Planned Completion: 6/30/2019
Status: Not Complete As of 05/09/2013
Reported By:



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 696



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition	
16.54A - Grab Bar - Grab bar is not provided.	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: Rear grab bar not provided.	2004 ADAAG 604.5; Advisory 604.5; 609.4
	2007 CBC 1115B.4.1(3.1) & (3.2); Fig. 11B-1A
	Other -

Corrective Action
326B - Rear Grab Bar - Provide rear grab bar. 1-1/2" O.D. and 36" long. Install at 33" above the finished floor.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Keynote 697



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition	
16.54B - Side Grab Bar Length - Side grab bar is less than 42" long. (ADA Standards require the side grab bar for WC's not located in stalls to be 42" long min...; ADA Standards require the side grab bar for WC's located in stalls to be 40" to 42" long min...; CBC Standards require the side grab bar to be 42" long min.)	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: 37" long.	2004 ADAAG 604.5; Advisory 604.5; 604.5.1; Fig. 604.5.1; 609.4
	2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
	Other -

Corrective Action
326A - Side Grab Bar - Provide side grab bar. 1-1/2" O.D. and 42" long. Install at 33" above the finished floor.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$600
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 698



Location: Admin. - Unisex Restroom
Photo # 692

Field Condition	
16.55A - Side Grab Bar Height - Side grab bar is not centered at 33" AFF. (ADA Standards require side grab bars to be centered from 33" to 36" AFF; CBC Standards require side grab bars to be centered at 33" AFF.)	1991 ADAAG 4.17.6; Figs. 29 & 30
Existing Condition: 29" AFF.	2004 ADAAG 604.5; Advisory 604.5; 604.5.2; Fig. 604.5.2; 609.4
	2007 CBC 1115B.4.1(3.1); Fig. 11B-1A
	Other -

Corrective Action
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 697 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 699



Location: Admin. - Unisex Restroom
Photo # 699

Field Condition	
16.70 - Lavatories - Lavatory does not comply with ADAAG and CBC requirements. (ADA Standards require at least one lavatory to be accessible. CBC Standards prior to August 1, 2009 required all lavatories to be accessible. Effective August 1, 2009, amended CBC Standards require at least 5% of lavatories, but not less than one lavatory, to be accessible.)	1991 ADAAG 4.22.6
Existing Condition:	2004 ADAAG 213.3.4; 606.1
	2007 CBC 1115B.4.3
	Other -

Corrective Action
296 - Lavatory Counter with Sink - Provide new 34" high counter with sink. Provide accessible knee clearance (i.e. at least 27" high, 30" wide, and 19" deep). under the sink. Insulate hot water and drain pipes, and provide compliant sink and faucet controls.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$4,320
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 700



Field Condition	
16.80 - Faucet Operation at Lavatory - The faucet is not compliant. (Accessible faucets shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.19.5; 4.27.4 2004 ADAAG 309.4; 606.4 2007 CBC 1115B.4.3(1) Other -
Existing Condition:	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	B
Level of Difficulty	Moderate

Corrective Action	
337 - Toilet and Bathing Rooms - Miscellaneous - See Additional Comments	
Additional Comments: See Keynote 699 for corrective action.	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Unisex Restroom
Photo # 699

Keynote 701



Field Condition	
16.82A - Mirror Height - Max. 40" AFF Standard - Mirror above accessible lavatory or countertop is mounted so the bottom edge of the reflective surface is not 40" max.. AFF. (ADA Standards require at least one mirror to be accessible; CBC Standards prior to August 1, 2009 required all mirrors to be accessible. Effective August 1, 2009, amended CBC Standards require all mirrors above accessible lavatories or countertops to be accessible.)	1991 ADAAG 4.19.6; Fig. 31 2004 ADAAG 213.3.5; 603.3; Advisory 603.3 2007 CBC 1115B.8.1 Other -
Existing Condition: 52 1/2" AFF.	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
291A - Mirror - Provide new surface mounted, framed mirror, 20"x30". Install so bottom of mirror is 40" above finish floor.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	As of _____ By _____

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of	05/09/2013
Reported By	

Location: Admin. - Unisex Restroom
Photo # 699



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 702



Location: Admin. - Unisex Restroom
 Photo # 699

Field Condition	
16.84A - Paper Towel Dispenser - Operating Height - Mounting height of paper towel dispenser's highest operable part exceeds 40" AFF. (Where provided, ADA Standards require at least one paper towel dispenser to be accessible with the highest operable part placed within at least one of the reach ranges specified in 4.2.5 and 4.2.6; where provided, CBC Standards require at least one paper towel dispenser to be accessible with the highest operable part no higher than 40" AFF.)	1991 ADAAG 4.22.7; 4.27.3; 4.2.5; 4.2.6 2004 ADAAG 308; 309 2007 CBC 1115B.8.3 Other -
Existing Condition: 52 1/2" AFF.	

Corrective Action
290C - Lower Towel Dispenser - Lower existing paper towel dispenser to 40" above finished floor.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$60
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	3
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 703



Location: Admin. - Unisex Restroom
 Photo # 703

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4 2004 ADAAG 309.4 2007 CBC 1117B.6(4) Other -
Existing Condition: Lights above mirror require grasping to power on.	

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 704



Location: Admin. - Unisex Restroom
Photo # 686

Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 687 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 705



Location: Admin. - Server Room
Photo # 705

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 706



Location: Admin. - Server Room
Photo # 705

Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG - 2004 ADAAG 404.2.10 2007 CBC 1133B.2.6 Other -
Existing Condition: Vent at 4 1/2" AFF.	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 705 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 707



Location: Admin. - Office
Photo # 707

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7) 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.1 item 1 Other -
Existing Condition:	

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 708



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 713 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 708

Keynote 709



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 67" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Relocate coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office
Photo # 709



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 710

No photo associated

Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 7" to non-fixed furniture, pull side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action

864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.

Additional Comments:

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed **In Progress** **Not Complete** **As of** _____ **By** _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Office



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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 711



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 2 power outlets.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$480
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 711

Keynote 712



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Dry erase board at 51 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Moderate

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower board.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 712



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Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 713



Location: Admin. - Office
Photo # 707

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 714



Location: Admin. - Office
Photo # 714

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 715



Location: Admin. - Office
Photo # 714

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 716



Location: Admin. - Office
Photo # 716

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 715 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 717



Field Condition	
11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)	1991 ADAAG 4.13.6; Fig. 25 2004 ADAAG 404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1 2007 CBC 1133B.2.4.2 Fig. 11B-26 Other -
Existing Condition: 11" to non-fixed furniture, pull side.	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low

Corrective Action
864D - Remove Obstruction - Maneuvering Clearance - Remove non-permanent obstruction to provide maneuvering clearance.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 717



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 718



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 1 power outlet at 6 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 718

Keynote 719



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 719



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 720



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

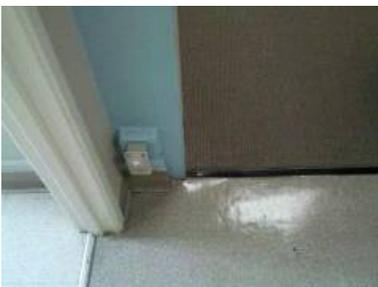
Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 720

Keynote 721



Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets at 9 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Hallway Photo # 721



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 722



Location: Admin. - Hallway
Photo # 722

Field Condition	
20.16B - Surface-Mounted Fire Extinguisher - Mounting Height - Where fire extinguishers are surface-mounted, mounting height of the extinguisher is not compliant. (Compliant surface-mounted extinguisher is 48" AFF maximum, as measured to the highest operable part, or in existing buildings, when the extinguisher is 54" AFF and parallel approach is provided)	1991 ADAAG 4.27.3
Existing Condition: 59" AFF.	2004 ADAAG 308.2.1; Fig. 308.2.1; 308.3.1; Fig. 308.3.1
	2007 CBC 1118B.4(1); 1118B.5; 1118B.6
	Other -

Corrective Action
388D - Relocate Fire Extinguisher - Relocate existing fire extinguisher. Repair and refinish.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	4
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 723



Location: Admin. - Hallway
Photo # 723

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Bottom of board at 54 1/2" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Lower board.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 724



Location: Admin. - Office
 Photo # 724

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Coat hook at 71" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: Relocate coat hook.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$30
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 725



Location: Admin. - Office
 Photo # 725

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 3/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 726



Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9
Existing Condition: Twist-type locking mechanism.	2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7
	2007 CBC 1133B.2.5.2
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 725 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 726

Keynote 727



Field Condition	
11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)	1991 ADAAG -
Existing Condition: Door stop.	2004 ADAAG 404.2.10
	2007 CBC 1133B.2.6
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 725 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Office Photo # 726



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 728



Location: Admin. - Office
Photo # 725

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7)
Existing Condition:	2004 ADAAG 216.2; 703.1; 703.2; 703.5
	2007 CBC 1117B.5.1 item 1
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 729



Location: Admin. - Office
Photo # 729

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments: Locate new control at compliant height.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 730



Location: Admin. - Office
Photo # 729

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Thermostat at 58" AFF behind obstruction.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 729 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 731

No photo associated

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets, 1 data port at 7" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	4 EA
Total Cost	\$960
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 732



Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

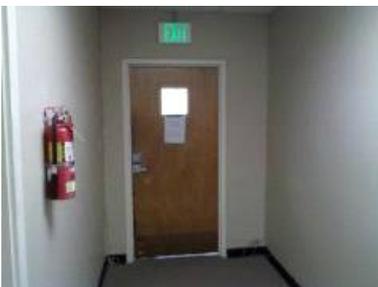
Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	2 EA
Total Cost	\$360
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 732

Keynote 733



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77 1/4" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
055 - New Door Opening - Cut existing wall for new door opening. Provide new door and door frame. Provide new accessible door hardware.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$9,000
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairwell Photo # 733



City of Rancho Palos Verdes
 Rancho Palos Verdes ADA Assessment
 Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 734



Field Condition

11.15A - Kick Plate - Bottom 10" of door does not have a smooth, uninterrupted surface on the push side to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. (This requirement does not apply to automatic and sliding doors.)

Existing Condition: Door stop.

1991 ADAAG	-
2004 ADAAG	404.2.10
2007 CBC	1133B.2.6
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 733 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Stairwell Photo # 733



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rclds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 735



Field Condition

11.06A - Door Maneuvering Space - Door that is not automatic or power-assisted does not have compliant maneuvering space relative to the direction of approach as shown in CBC Fig. 11B-26. (Approach // Side // Width // Depth) (Front // Pull // D + 24" * // 60") (Front // Push // D + 0" ** // 48") (Latch // Pull // D + 24" // 60") (Latch // Push // D + 24" // 44" ***) (Hinge // Pull // D + 36" // 60") (Hinge // Push // 54" **** // 44" *****) (* D + 18" at interior doors.) (** D + 12" if door has both a latch and a closer.) (***) 48" if door has closer.) (**** Measured from latch toward hinge.) (***** 48" if door has both a latch and a closer.)

Existing Condition: 10" to wall, push side.

1991 ADAAG	4.13.6; Fig. 25
2004 ADAAG	404.2.4.1; Tab. 404.2.4.1; Fig. 404.2.4.1
2007 CBC	1133B.2.4.2 Fig. 11B-26
Other	-

Classification

DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action

079 - Doors - Miscellaneous - See Additional Comments
 Additional Comments: See Keynote 733 for corrective action.

Costs and Funding

Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0

Status Update (check one)

Completed In Progress Not Complete As of _____ By _____

Implementation

Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location: Admin. - Stairwell Photo # 733



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 736



Location: Admin. - Stairwell
Photo # 736

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 737



Location: Admin. - Stairwell
Photo # 733

Field Condition	
11.13A - Door Operating Effort - The force required to operate door exceeds 5 lbs. (Fire doors may have up to 15 lbs to achieve positive latching).	1991 ADAAG 4.13.11
Existing Condition: 12 LBF.	2004 ADAAG 404.2.9
	2007 CBC 1133B.2.5
	Other -

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 733 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 738



Field Condition	
11.15B_04AG - Vision Lights - Door, gate, or adjacent sidelight, containing one or more vision lights, does not include at least one vision light mounted with the bottom edge of the glazed panel at 43" max.. AFF. (Exception: Vision lights with the lowest part more than 66" AFF.)	1991 ADAAG - 2004 ADAAG 404.2.11 2007 CBC - Other -
Existing Condition: 59 3/4" AFF.	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 733 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairwell Photo # 733

Keynote 739



Field Condition	
11.19A - Required Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, there is no tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.	1991 ADAAG 4.1.3(16); 4.30.1 2004 ADAAG 216.4; 703.2; 703.3; 703.4 2007 CBC 1011.3 item 2 Other -
Existing Condition:	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
416 - Exit Stairway Sign - At exit door, identified with an illuminated EXIT sign, leading to an exit stairway, provide a tactile and CA Braille exit sign with the words "EXIT STAIRS UP/DOWN" mounted on the wall adjacent to the latch side of the stairway door.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$300
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Stairwell Photo # 733



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 740

No photo associated

Field Condition	
11.10B - Threshold - Height - The threshold at doorway exceeds 1/2" in height.	1991 ADAAG 4.13.8
Existing Condition: 3/4" change in level.	
	2004 ADAAG 303.3; Advisory 303.3; Fig. 303.3
	2007 CBC 1133B.2.4.1
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
064 - Threshold - Provide an accessible threshold with a height no higher than 1/2 inch and beveled with a slope no greater than 1:2.	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Location:
Admin. - Stairwell

Keynote 741



Location:
Admin. - Stairwell

Photo #
741

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 1 power outlet at 7" AFF.	
	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action	
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).	
Additional Comments:	

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
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Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 742

Field Condition	
11.11 - Single-Action Hardware - Handles, locks, and latches or other operative devices are not operable with one hand and without tight grasping, pinching, or twisting of the wrist. (U-shaped handles, levers, and push/pull type mechanisms are acceptable designs.)	1991 ADAAG 4.13.9 2004 ADAAG 309.4; 404.2.7; Advisory 404.2.7 2007 CBC 1133B.2.5.2 Other -
Existing Condition: Twist-type locking mechanism.	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Corrective Action
079 - Doors - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 744 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

No photo associated

Location:
Admin. - Office

Keynote 743

Field Condition	
11.17A - Recommendation: Providing Room/Space ID Sign - A sign designating the permanent room or space has not been provided.	1991 ADAAG 4.1.2(7) 2004 ADAAG 216.2; 703.1; 703.2; 703.5 2007 CBC 1117B.5.1 item 1 Other -
Existing Condition:	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	E
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status Not Complete As of 05/09/2013	
Reported By	

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	



Location:
Admin. - Office

Photo #
743



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 744



Location: Admin. - Office
Photo # 743

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 77" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 745



Location: Admin. - Office
Photo # 745

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets at 7" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	C
Level of Difficulty	Low to Moderate

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	3 EA
Total Cost	\$720
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 746



Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	B
Level of Difficulty	Low to Moderate

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 746

Keynote 747



Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	High

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Location: Admin. - Office Photo # 743



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 748



Location: Admin. - Office
Photo # 748

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 749



Location: Admin. - Office
Photo # 748

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: 3 power outlets, 1 data port at 9" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
031H - Raise Power Receptacle - Raise existing power receptacle. Install outlet at 18" above the finished floor (CBC and ADAAG require 15" minimum above the finished floor).
Additional Comments:

Costs and Funding	
Qty ...Of:	4 EA
Total Cost	\$960
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 750



Location: Admin. - Office
Photo # 750

Field Condition	
14.35 - Controls - Operation - The controls are not accessible. (Accessible controls shall be operable with one hand, and without tight grasping, pinching, or twisting of the wrist, and the force to operate the controls shall be no greater than 5 lbs.)	1991 ADAAG 4.27.4
Existing Condition: Twist-type thermostat.	2004 ADAAG 309.4
	2007 CBC 1117B.6(4)
	Other -

Corrective Action
031B - Replace Control - Replace control. Repair/refinish as required.
Additional Comments: Locate new control at compliant height.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$240
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	B
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 751



Location: Admin. - Office
Photo # 750

Field Condition	
14.32A - Reach Range - Controls - Controls, dispensers, and similar devices are not between 9" and 54" AFF when the clear floor space allows a parallel approach. OR They are not between 15" and 48" AFF when the clear floor space allows only a forward approach.	1991 ADAAG 4.1.3(13); 4.27.3; 4.2.5; 4.2.6 ; Fig. 5; Fig. 6
Existing Condition: Thermostat at 60" AFF.	2004 ADAAG -
	2007 CBC 1117B.6(3); 1118.5; 1118.6; Fig. 11B-5C; Fig. 11B-5D
	Other -

Corrective Action
039 - Operable Parts - Miscellaneous - See Additional Comments
Additional Comments: See Keynote 750 for corrective action.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/> As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EC
Severity:	C
Level of Difficulty	Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	



City of Rancho Palos Verdes
Rancho Palos Verdes ADA Assessment
Facility Report with Photos



Reporting: 753 of 4367 Rcds

Facility ID: # 02B - City Hall Buildings

Author: Vaish, B

Keynote 752



Location: Admin. - Office
Photo # 752

Field Condition	
14.31 - Head Room - Clear head room is at less than 80" within the pedestrian circulation area, including the accessible route of travel.	1991 ADAAG 4.4.2
Existing Condition: Door jamb at 76 1/2" AFF.	2004 ADAAG 307.2; Fig. 307.2
	2007 CBC 1133B.8.6.2
	Other -

Corrective Action
889 - Relocate Activity, Service, or Program - Relocate activity, service, or program into a nearby, fully accessible facility or room on an accessible route.
Additional Comments: Existing room function is employee-only. City accommodations may include relocation of function or reassignment of employee to an alternate work environment.

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$0
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	PV
Severity:	A
Level of Difficulty	Low to Moderate

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	

Keynote 753



Location: Admin. - Office
Photo # 753

Field Condition	
14.23B - Floor Surface - Accessible route surfaces are not stable, firm and slip-resistant.	1991 ADAAG 4.5.1
Existing Condition: Floor mat.	2004 ADAAG 302.1; Advisory 302.1
	2007 CBC 1124B.1
	Other -

Corrective Action
859D - Secure Floor Mat - Secure existing floor mat.
Additional Comments:

Costs and Funding	
Qty ...Of:	1 EA
Total Cost	\$180
Funding Received	\$0
Status Update (check one)	
Completed <input type="checkbox"/> In Progress <input type="checkbox"/> Not Complete <input type="checkbox"/>	
As of _____ By _____	

Classification	
DOJ Location Type:	2
Use:	EW
Severity:	A
Level of Difficulty	Low

Implementation	
Plan Nbr:	DBB
Priority:	
Planned Completion	6/30/2019
Status	Not Complete As of 05/09/2013
Reported By	