

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

Housing Authority of Prince George's County
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Largo, Maryland 20774
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DATE OF REPORT:

July 18, 2021

ON-SITE DATE:

May 18, 2021

ADA TITLE II ASSESSMENT

OF

Newton Green
5300 Newton Street
Bladensburg, Maryland 20710

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of Newton Green. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Newton Green.

The site was visited on May 18, 2021. Weather conditions at the time of the on-site visit were clear, with temperatures in the 80s (°F) and negligible winds.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further detail is provided in Section 2 and Appendix B of the report.

Exterior Accessible Routes

- The accessible route has cross slopes greater than 2.08%.
- The maneuvering clearance at the entry door has slopes greater than 2.08%.
- The curb ramp is not compliant.

Interior Access

- A hi/lo drinking fountain is required.
- The grab bars in the common area restrooms are mounted at 36 ½" above the floor.
- There are objects that protrude into the accessible circulation route.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Newton Green. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

Facility / Building	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Newton Green												
EXTERIOR	\$15,768	12	\$238	1							\$16,006	13
INTERIOR COMMON AREAS	\$3,282	4	\$4,874	7	\$5,675	12	\$5,440	1			\$19,271	24
INTERIOR UNITS			\$850	1	\$4,605	5	\$800	2			\$6,255	8
Grand Total	\$19,050	16	\$5,962	9	\$10,280	17	\$6,240	3			\$41,532	45

Order of magnitude costs to address those elements are described individually in Appendix B.

1.3 PURPOSE

The purpose of this report is to assist the Client in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.

1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements. Bureau Veritas then produces a report which identifies each facility's observed compliance issues and specific barriers, along with proposed remedies. Bureau Veritas endeavors to include all barriers within the defined scope of work area, however, some barriers may not be identified in the report. Bureau Veritas provides order of magnitude cost estimates directly associated with each barrier but does not provide engineered construction documents or construction cost estimates of barrier removal.

The field observer will review of the facility's common areas to observe and identify representative barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer will meet with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. The ADA covers both public areas and employee-only areas for Title II entities. For the purposes of this portfolio, only public, non-tenant owned features of the property will be subject to observation and will not include employee-only areas. Public, non-tenant areas will include but not be limited to, parking lots, sidewalks, access ramps, and exterior and interior common areas accessible to the public.

Title II entities are obligated to remove barriers under the requirements of the ADA as follows:

Facilities constructed prior to January 26, 1992— elements that do not comply with the 2010 ADA Standards are not required to be made compliant, unless alteration to those elements takes place. If elements are altered, then compliance with the 2010 Standards is required.

Facilities constructed between January 26, 1992 and March 15, 2012 – were required to comply with 1991 ADA Standards when constructed. If full compliance with the 1991 ADA Standards was not achieved by March 15, 2012, then the facilities must comply with the 2010 Standards. If elements in compliance with the 1991 Standards were altered after March 15, 2012, then compliance with the 2010 Standards is required.

Facilities constructed on March 15, 2012 to present- new construction, additions and alterations must be fully compliant with the 2010 ADA Standards for Accessible Design.

Alterations and Additions-

Additions and alterations undertaken at existing facilities are covered by the 2010 ADA Standards for Accessible Design. The extent of application is largely determined by a project's scope of work as the standards apply to those elements or spaces that are altered or added. Additional requirements apply to projects that affect or could affect the usability of, or access to, an area containing a primary function.

Alterations are defined in the standards as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are covered as "alterations," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards. The Department of Justice has determined that restriping of parking lots is considered an alteration of the parking facility.

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

If alterations are limited only to elements in a room or space, then the standards apply only to the elements altered. Similarly, where spaces are altered, the standards apply to those spaces that are altered. If a room or space is completely altered (or built new as part of an alteration), the entire room or space is fully subject to the standards. Compliance is required to the extent that it is technically feasible.

Projects that increase, expand, or extend a facility's gross floor area or height of a facility are considered additions and must comply with the requirements of the standards applicable to new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Compliance in an alteration is not required where it is “technically infeasible.” The term is defined as “something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements.” Where technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible.

FIELD OBSERVATION PROCESS

The field observer will first review documents and information provided by the owner or owner’s representative that could supplement the consultant’s knowledge of the subject property’s physical improvements, extent and type of use, and/or assist in identifying barriers to accessibility.

During the site visit, the field observer will utilize a Survey Form that meets or exceeds the current ADAAG format, and will utilize a digital level, measuring tape, pressure gauge and digital camera. The field observer will identify and prioritize observed existing improvements which are not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ and refined by Bureau Veritas per client preferences. Typical priorities are as follows:

- Physical access to the property
- Access to areas of commerce or public accommodation

The Bureau Veritas team will assess exterior common areas and interior common areas that are defined as areas of public accommodation. Bureau Veritas will identify existing conditions that are not in accordance with the ADA Accessibility Guidelines, including the elements specified below (if applicable, where landlord is responsible for observed elements):

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Space allowance and reach ranges
- Restrooms
- Alarms (visual and audible) and warnings
- Signage- Braille, and visual characters
- Public telephones
- Switches and outlets

REPORT CONTENT

Bureau Veritas will deliver a consolidated AssetCalc™ database, which will be capable of exporting electronic (PDF) reports for each property surveyed which will include:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms);
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

The estimates for the non-compliant items noted within this report are summarized in Section 2.1, and individual barrier details are provided in Appendix B.

1.5 HISTORIC AMENITIES

This property does not contain any amenities which are listed on the National Register of Historic Places or a state or local registry of historic elements.

1.5.1 BASIS FOR ORDER OF MAGNITUDE COSTS

Order of magnitude estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stall, curb ramp, restroom). Architectural plans for renovation of areas requiring barrier removal or grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of estimated costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.

1.5.2 CRITERIA FOR PRIORITY LEVELS

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking and exterior accessible pedestrian paths of travel to and from the amenities and features provided at each site. This includes parking, public transportation, retail, restaurant, office and industrial space, where applicable. As such, Bureau Veritas prioritized each of the captured barriers based on modified, published Department of Justice (DOJ) criteria focusing on the primary scope of work. Interior spaces such as common corridors, restrooms, kitchens and other interior elements along the common path of travel, such as water fountains, that are the responsibility of the property owner, are included.

The ADA also regulates employee work areas. Common corridors used by employees, employee restrooms, employee kitchens and employee break rooms are not considered "employee work areas." Those areas, even if used by employees only, shall comply with the ADA regulations which govern corridors, restrooms, kitchens and break rooms. The scope of this project does not include employee-only areas.

Per DOJ Guidelines, *people with disabilities should be able to arrive on the site, approach the building or facility and its amenities, and enter as freely as everyone else.*

Priority 1:

Accessible Van Parking – Access to a facility begins with accessible parking. Van accessible parking is deemed an important barrier for parking. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, a minimum number of van accessible spaces is required. Barriers associated with the compliance of a van accessible space include signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Car accessible parking includes all barriers associated with the compliance of a car accessible space including signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – An entity providing accommodation to the public is required to take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. The DOJ and state building codes dictate the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp. At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: Elements along the Accessible Route- Barriers which occur along the path of travel shall be removed, where such a barrier removal is easily accomplishable. Examples include moving items within reach range, widening doors, installing accessible door hardware, and removing high-pile carpeting.

Priority 3: Restroom Facilities- Barrier removal may include widening of toilet stalls, installation of grab bars, replacement of sinks, and drinking fountains.

Priority 4: Access to All Other Features and Amenities – Measures are required to provide access to other areas. This priority is for items not required for basic access in the other three priorities.

Priority 5: Employee-Only Areas- Where employee-only areas are included in the assessment, employee only areas are designated as the lowest priority, as a method of placing public spaces as a higher priority for barrier removals.

2 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the programs, services, and activities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations to the maximum extent possible for providing programmatic access.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, and applicable state and local accessibility codes.

2.1 BARRIER SUMMARY TABLE

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix B.

Barrier Summary Report

Id	ADA Master		Building	Assembly	Type	Barrier Priority	Detail	GPS Marker	Lat/Long	Location Description	ADA Ref. Number	Quantity	Cost	Unit	Region	Manager	Total
	Cost Id	Facility															
239832	1780	Newton Green	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	1	38.93655813664645, -76.92736017790986	Main Entrance	ADA 403.3	50	\$19.82	SF			\$991
239882	3365	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The parallel curb ramp landing is not compliant.	51	38.93652754695528, -76.92734820122338	Curb Ramp CR5	ADA 304, 406.4	1	\$1289	EA			\$1,289
239883	1086	Newton Green	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	52	38.936568202136705, -76.92733893369484	Main Entrance	ADA 305.2; 404.2	1	\$1250	EA			\$1,250
239886	1941	Newton Green	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	55	38.93653664752395, -76.92750393865776	Sidewalk from CR3	ADA 302.3	10	\$19.82	SF			\$198
239888	1049	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	57	38.936511740989204, -76.92765617790985	Curb Ramp CR4	ADA 405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
239889	2299	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The counter slopes of adjoining gutters and streets at the curb ramp are greater than 1:20 (5%).	58	38.93648382021234, -76.92768583680535	Curb Ramp CR4	ADA 406.2	1	\$1750	EA			\$1,750
239891	1049	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	60	38.93637488466264, -76.92769231779099	Curb Ramp CR2b	ADA 405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
239892	1049	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	61	38.93638553221631, -76.92769349570084	Curb Ramp CR2a	ADA 405.2; Table 405.2; 406; 406.2	1	\$1750	EA			\$1,750
239893	1758	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	62	38.93637438853543, -76.92783247238731	Curb Ramp CR1	ADA 304; 406.4	1	\$1289	EA			\$1,289
239894	1794	Newton Green	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	63	38.93635513658675, -76.92784792394256	Near Curb Ramp CR1	ADA 403.3	100	\$19.82	SF			\$1,982
240466	1758	Newton Green	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	64	38.93651382732621, -76.92767629447746	Curb Ramp CR4	ADA 304; 406.4	1	\$1289	EA			\$1,289
240467	59	Newton Green	EXTERIOR	Accessible Parking	Parking Space-Car	1	The standard car access aisle is less than 60" wide.	65	38.9365042087275, -76.92729757175827	Accessible Parking Space P1	UFAS UFAS 4.6.3	1	\$480	EA			\$480
239857	1133	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.	26		Stairwell 1	ADA 404.2.8	2	\$366	EA			\$732
239858	1105	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	27		Stairwell 1	ADA 307.2	2	\$728	EA			\$1,456
239869	1133	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	38		Office	ADA 404.2.8	1	\$366	EA			\$366
240471	1105	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	69		Lobby	ADA 307.2	1	\$728	EA			\$728
240469	2334	Newton Green	EXTERIOR	Exterior Access Route	Exterior Accessible Route	2	Clear ground space is not provided at the operable part.	67	38.936559856794744, -76.92732552264977	Main Entrance	ADA 305, 309	12	\$19.82	SF			\$238
239834	315	Newton Green	INTERIOR UNITS	Residential Dwelling	Kitchen Cabinets	2	The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.	3		Unit 215 and 405	UFAS UFAS 4.2.6, 4.34.6.10	2	\$425	EA			\$850
239854	1286	Newton Green	INTERIOR COMMON AREAS	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	23		Vending machine	ADA 228.1; 305; 308; 309	1	\$3254	EA			\$3,254
239859	1102	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	28		Stairwell 1	ADA 703.2; 216.2; 703.3; 703.5	2	\$55	EA			\$110
239860	1137	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	29		Lobby	ADA 308, 309	1	\$500	EA			\$500
239863	1102	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	32		Lobby	ADA 703.2; 216.2; 703.3; 703.5	1	\$55	EA			\$55
239867	1137	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	36		2nd Floor Community Room	ADA 308, 309	1	\$200	EA			\$200
239868	1102	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	37		Room 111	ADA 703.2; 216.2; 703.3; 703.5	1	\$55	EA			\$55
241386	88	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	2	The object protrudes more than 4" from the wall.	73		Lobby Men's and Women's Restroom	UFAS UFAS 4.4.1	2	\$350	EA			\$700
239835	272	Newton Green	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The side grab bar is not compliant.	4		Unit 215 and 405	UFAS UFAS 4.16.4, 4.34.5.2 (3)	2	\$355	EA			\$710
239837	276	Newton Green	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Lavatory	3	The lavatory does not have knee and toe clearance.	6		Unit 215 and 405	UFAS UFAS 4.19.2, 4.34.5.3	2	\$720	EA			\$1,440

Total Barriers: 45, Total Cost: \$41,532

Id	ADA Master		Building	Assembly	Type	Barrier		GPS Marker	Lat/Long	Location		Quantity	Cost	Unit	Region	Manager	Total
	Cost Id	Facility				Priority	Detail			ADA	Ref. Number						
239838	292	Newton Green	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Bath Tub	3	A shower spray unit with 60" long hose is not provided in the bathtub.	7		Unit 215 and 405	UFAS	UFAS 4.34.5.4(5)	2	\$650	EA		\$1,300
239849	273	Newton Green	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The rear grab bar is not compliant.	18		Unit 405	UFAS	UFAS 4.34.5.2 (3)	1	\$355	EA		\$355
239856	268	Newton Green	INTERIOR UNITS	Residential Dwelling	Controls And Dispensers	3	The controls and operable parts are not within an allowable reach range.	25		Unit 215 and 405	UFAS	UFAS 4.2.5, 4.2.6, 4.27	4	\$200	EA		\$800
239861	2291	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	30		Lobby	ADA	216.4, 703.1, 703.4	2	\$55	EA		\$110
239870	1192	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	39		Lobby Women's Restroom	ADA	404.2.8	1	\$366	EA		\$366
239871	1192	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Door	3	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	40		Lobby Men's Restroom	ADA	404.2.8	1	\$366	EA		\$366
239872	1274	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	41		Lobby Men's and Women's	ADA	604.5.2	1	\$710	EA		\$710
239873	3542	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the wheelchair accessible toilet is not 16" minimum to 18" maximum from the side wall.	42		Lobby Men's Restroom	IBC	2009 ANSI A117.1-604.2	1	\$630	EA		\$630
239874	1207	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	43		Lobby Men's and Women's Restroom	ADA	604.7, 604.9, 609.3	2	\$280	EA		\$560
239875	1943	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	44		Lobby Men's and Women's Restroom	ADA	308	2	\$115	EA		\$230
239876	1212	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall door is not compliant.	45		Lobby Men's and Women's Restroom	ADA	309, 404.2.7, 604.8.1.2	2	\$500	EA		\$1,000
239879	1199	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	48		Lobby Women's Restroom	ADA	604.6	1	\$313	EA		\$313
239880	1274	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	49		Lobby Women's Restroom	ADA	604.5.2	1	\$710	EA		\$710
239881	211	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom	3	The height of controls and dispensers are not compliant.	50		Lobby Men's and Women's Restroom	UFAS	UFAS 4.23.7; 4.27.3	2	\$200	EA		\$400
240470	1207	Newton Green	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	68		Lobby Women's Restroom	ADA	604.7, 604.9, 609.3	1	\$280	EA		\$280
239840	296	Newton Green	INTERIOR UNITS	Residential Dwelling	Reach Range	4	The clothes rod is mounted higher than 54".	9		Unit 215 and 405	UFAS	UFAS 4.25.3	2	\$200	EA		\$400
240477	294	Newton Green	INTERIOR UNITS	Residential Dwelling	Storage	4	The shelving, drawers, cabinetry and operable parts are not within the allowable reach range in accessible storage spaces.	72		Unit 215 and 405	UFAS	UFAS 4.25	2	\$200	EA		\$400
239865	1157	Newton Green	INTERIOR COMMON AREAS	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	34		Mail room	ADA	211.1; 211.2; 602; 309	1	\$5439.5	EA		\$5,440

Total Barriers: 45, Total Cost: \$41,532

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Newton Green, 5300 Newton Street, Bladensburg, Prince Georges, Maryland 20710. The site was visited on May 18, 2021.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state and local requirements.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.

This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or order of magnitude estimated costs to remove barriers.

If you have any questions regarding this report, please contact Program Manager Bryon Scott at Bryon.Scott@BureauVeritas.com or at (800) 766-0660, x6625.

Prepared by: Jennifer Lieber
Field Observer

Reviewed by:



Susan D Lloyd
Susan.Lloyd@bureauveritas.com

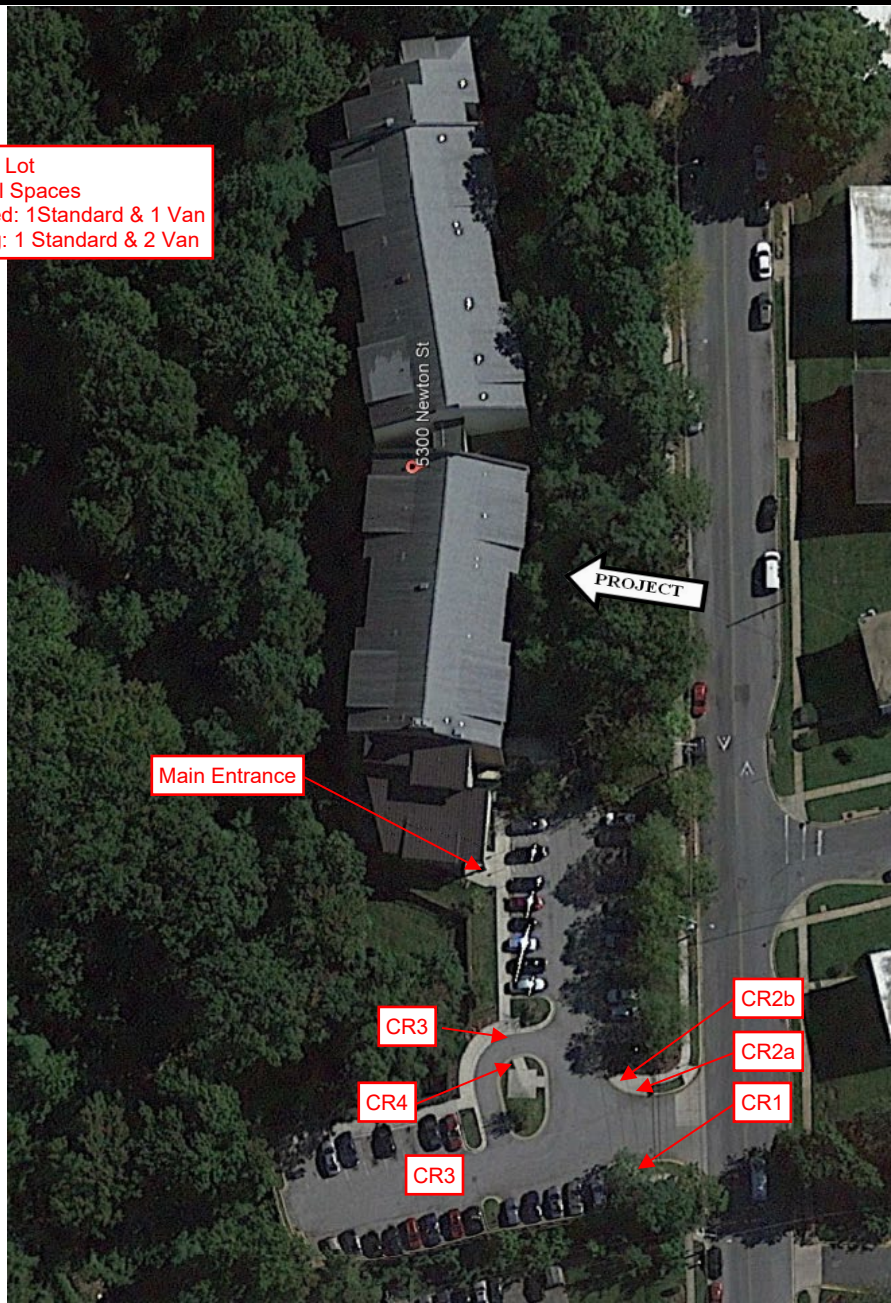
4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

APPENDIX A: SITE PLAN

Site Plan



Parking Lot
 43 Total Spaces
 Required: 1 Standard & 1 Van
 Existing: 1 Standard & 2 Van

Main Entrance

PROJECT

CR3

CR4

CR3

CR2b

CR2a

CR1



Source:
 Google Earth
Legend:
 CR#- Curb Ramp

Project Number:
 145366.21R000-002.160



The north arrow indicator is an approximation of 0° North.

Project Name:
 Newton Green

On-Site Date:
 May 18, 2021

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

Newton Green EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The standard car access aisle is less than 60" wide.
Location Description	Accessible Parking Space P1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The access aisle is 56" wide.

Resolution

Restripe with an adjacent access aisle that is at least 60" wide and has a maximum slope of 1:50 (2%) in all directions. Parking spaces for disabled people shall be at least 96" wide and shall have an adjacent access aisle 60" wide minimum (see Fig. 9). [EXCEPTION: If accessible parking spaces for vans are provided, each should have an adjacent access aisle at least 96" wide.] Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	480	\$ 480
Priority	1	

Map for Barrier ID: AX240467



65 38.9365042087275,-76.92729757175827

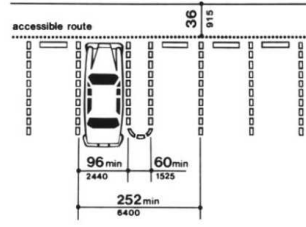


Figure 9
Dimensions of Parking Spaces



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	304; 406.4

Barrier Detail

The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).

Location Description	Curb Ramp CR1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The landing at the top of the curb ramp has a cross slope of up to 6.5%.

Resolution

Provide a level landing at the top of the curb ramp with maximum slope 1:48 (2.08%). The landing clear length shall be 36" minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted. [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.] The landing slope may have maximum 1:20 (5%) running slope, if the sidewalk is parallel/continuous with the running slope of the curb ramp, and a sidewalk with the dominant path of travel perpendicular to the dominant path of travel of the curb ramp is not provided.

Quantity	Unit Cost	Total Cost
1 EA	1289	\$ 1,289
Priority	1	

Map for Barrier ID: AX239893



62 38.93637438853543,-76.92783247238731



Newton Green EXTERIOR

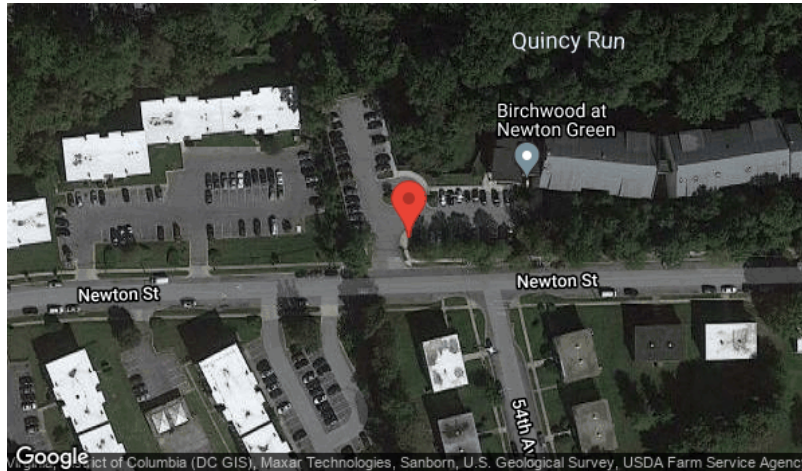
Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	405.2; Table 405.2; 406; 406.2
Barrier Detail	The curb ramp does not meet the slope requirements.
Location Description	Curb Ramp CR2a
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The curb ramp has a cross slope of up to 8.8%.

Resolution

The curb ramp should be removed and replaced with a compliant curb ramp with no greater than the maximum allowable slopes of a ramp. Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of curb ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 (8.33%) maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps and curb ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. In facilities built before 1/26/92, the running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where flares are provided, flare slopes shall not be greater than 1:10 (10%). [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.]

Quantity	Unit Cost	Total Cost
1 EA	1750	\$ 1,750
Priority	1	

Map for Barrier ID: AX239892



61 38.93638553221631,-76.92769349570084

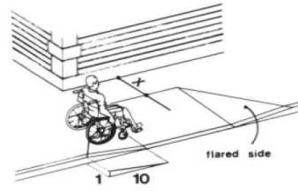
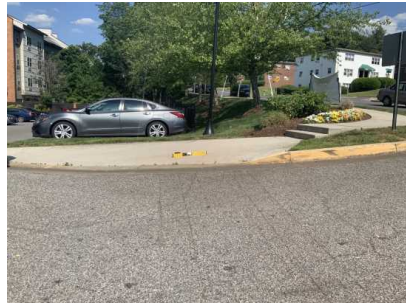


Figure 12(a)
Sides of Curb Ramps
Flared Sides



Table 2 – Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

* A slope steeper than 1:8 not allowed.

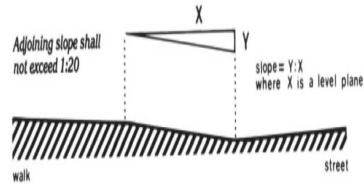


Figure 11
Measurement of Curb Ramp Slopes

Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	405.2; Table 405.2; 406; 406.2
Barrier Detail	The curb ramp does not meet the slope requirements.
Location Description	Curb Ramp CR2b
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

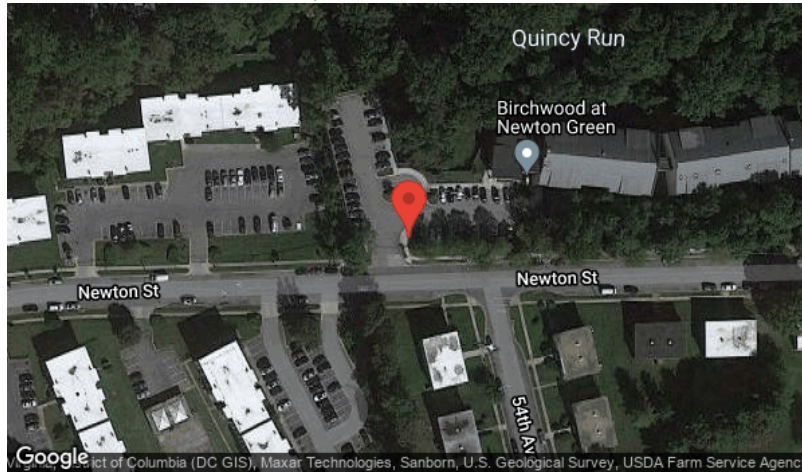
The curb ramp has a running slope of up to 9.1% and a cross slope of up to 2.7%.

Resolution

The curb ramp should be removed and replaced with a compliant curb ramp with no greater than the maximum allowable slopes of a ramp. Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of curb ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 (8.33%) maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps and curb ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. In facilities built before 1/26/92, the running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where flares are provided, flare slopes shall not be greater than 1:10 (10%). [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.]

Quantity	Unit Cost	Total Cost
1 EA	1750	\$ 1,750
Priority	1	

Map for Barrier ID: AX239891



60 38.93637488466264,-76.92769231779099

Table 2 -- Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

* A slope steeper than 1:8 not allowed.

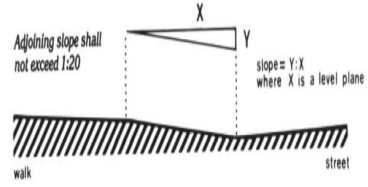


Figure 11
Measurement of Curb Ramp Slopes

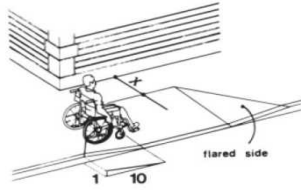


Figure 12(a)
Sides of Curb Ramps
Flared Sides



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	405.2; Table 405.2; 406; 406.2
Barrier Detail	The curb ramp does not meet the slope requirements.
Location Description	Curb Ramp CR4
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The curb ramp has a running slope of up to 9.0%.

Resolution

The curb ramp should be removed and replaced with a compliant curb ramp with no greater than the maximum allowable slopes of a ramp. Curb ramp runs shall have a running slope not steeper than 1:12 (8.33%). Cross slope of curb ramp runs shall not be steeper than 1:48. The running slope in new construction shall be 1:12 (8.33%) maximum. [EXCEPTION: In existing sites, buildings, and facilities built before 1/26/92, ramps and curb ramps shall be permitted to have running slopes steeper than 1:12 where such slopes are necessary due to space limitations. In facilities built before 1/26/92, the running slope can be 1:10 to 1:8 (10% to 12.5%) for a maximum rise of 3" OR 1:10 to 1:12 (8.3% to 10%) for a maximum rise of 6".] Where flares are provided, flare slopes shall not be greater than 1:10 (10%). [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.]

Quantity	Unit Cost	Total Cost
1 EA	1750	\$ 1,750
Priority	1	

Map for Barrier ID: AX239888



57 38.936511740989204,-76.92765617790985

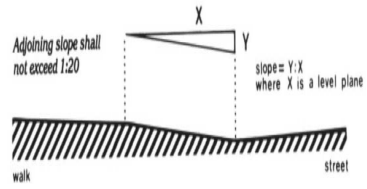


Figure 11
Measurement of Curb Ramp Slopes

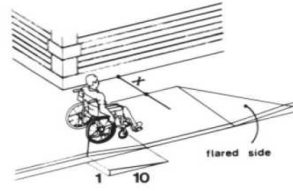


Figure 12(a)
Sides of Curb Ramps
Flared Sides

Table 2 – Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

* A slope steeper than 1:8 not allowed.

Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	406.2

Barrier Detail

The counter slopes of adjoining gutters and streets at the curb ramp are greater than 1:20 (5%).

Location Description	Curb Ramp CR4
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The mountable curb has slopes over 5% and gaps of up to 1" where it butts the curb ramp.

Resolution

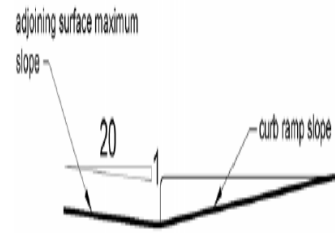
Relocate the curb ramp where the counter slopes of the adjacent gutters and streets are maximum 1:20 (5%), or regrade the counter slope area at the curb ramp. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
1 EA	1750	\$ 1,750
Priority	1	

Map for Barrier ID: AX239889



58 38.93648382021234,-76.92768583680535



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	304; 406.4

Barrier Detail

The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).

Location Description	Curb Ramp CR4
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The curb ramp landing has a slope of up to 4.4%.

Resolution

Provide a level landing at the top of the curb ramp with maximum slope 1:48 (2.08%). The landing clear length shall be 36" minimum. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted. [EXCEPTION: In alterations, where there is no landing at the top of curb ramps, curb ramp flares shall be provided and shall not be steeper than 1:12.] The landing slope may have maximum 1:20 (5%) running slope, if the sidewalk is parallel/continuous with the running slope of the curb ramp, and a sidewalk with the dominant path of travel perpendicular to the dominant path of travel of the curb ramp is not provided.

Quantity	Unit Cost	Total Cost
1 EA	1289	\$ 1,289

Priority	1
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Map for Barrier ID: AX240466



64 38.93651382732621,-76.92767629447746

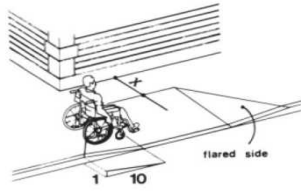


Figure 12(a)
Sides of Curb Ramps
Flared Sides



Table 2 -- Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

* A slope steeper than 1:8 not allowed.

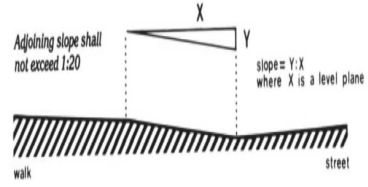


Figure 11
Measurement of Curb Ramp Slopes



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Curb Ramp
ADA Standard	304, 406.4
Barrier Detail	The parallel curb ramp landing is not compliant.
Location Description	Curb Ramp CR5
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The bottom landing of the parallel curb ramp has a slope of up to 4.5%.

Resolution

Reconstruct the landings at the bottom and top of the parallel curb ramp. The bottom landing clear width shall be 60" minimum to allow for a 90 degree turn. The top landing clear width shall be at least as wide as the curb ramp run leading to the landing, and minimum 36" long. The slope of landings shall be maximum 1:48 (2.08%) in any direction.

Quantity	Unit Cost	Total Cost
1 EA	1289	\$ 1,289
Priority	1	

Map for Barrier ID: AX239882



51 38.93652754695528,-76.92734820122338



Table 2 – Allowable Ramp Dimensions for Construction in Existing Sites, Buildings, and Facilities

Slope*	Maximum Rise	Maximum Run
Steeper than 1:10 but no steeper than 1:8	3 in 75 mm	2 ft 0.6 m
Steeper than 1:12 but no steeper than 1:10	6 in 150 mm	5 ft 1.5 m

* A slope steeper than 1:8 not allowed.

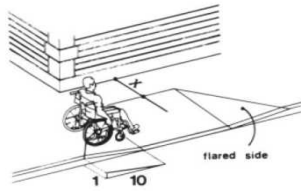
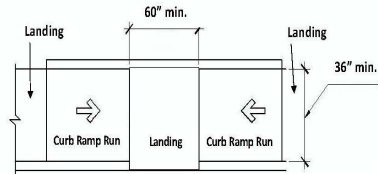


Figure 12(a)
Sides of Curb Ramps
Flared Sides

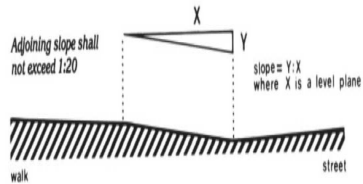


Figure 11
Measurement of Curb Ramp Slopes



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

Location Description	Lobby
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Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
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Site Conditions

The laundry card machine protrudes into the accessible route by 12-1/2" at a height of 35-1/2" above the floor.

Resolution

Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

Quantity	Unit Cost	Total Cost
1 EA	728	\$ 728
Priority	1	

Photos for Barrier ID: AX240471



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has running slopes greater than 1:20 (5%).
Location Description	Main Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route as a running slope of up to 5.2% for a distance of approximately 10 linear feet x 5'.

Resolution

Grade the accessible route to maximum 1:20 (5%) running slope. An accessible route has maximum 1:20 (5%) running slope, maximum 1:50 (2%) cross slope, and minimum clear width 36". [EXCEPTION: Cross slopes not greater than 1:48 (2.08%) are permitted.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. A compliant ramp has maximum 1:12 (8.3%) running slope, maximum ramp run rise 30", landings at the top and bottom of ramp runs, handrails where the ramp run rise is greater than 6", and edge protection with exceptions. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
50 SF	19.82	\$ 991
Priority	1	

Map for Barrier ID: AX239832



1 38.93655813664645,-76.92736017790986

Photos for Barrier ID: AX239832



Newton Green EXTERIOR

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	305.2; 404.2
Barrier Detail	The maneuvering clearance at the accessible door is not level and clear.
Location Description	Main Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

For a front approach on the pull side the maneuvering clearance at the entrance to the building has slopes of up to 3.1%

Resolution

Remove and replace the surface within the required maneuvering clearance area so that the surface is level and clear with maximum slope 1:48 (2.08%) in any direction. The required depth of the maneuvering clearance is X" minimum. The required side clearance is Y" minimum on the latch/hinge side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side or hinge side clearance. Floor or ground space within the required maneuvering clearance shall be maximum 1:48 (2.08%) slope. Changes in level are not permitted.

Quantity	Unit Cost	Total Cost
1 EA	1250	\$ 1,250
Priority	1	

Map for Barrier ID: AX239883



52 38.936568202136705,-76.92733893369484

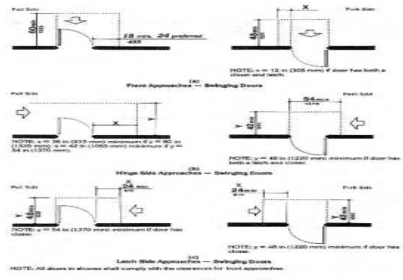


Figure 25
Maneuvering Clearances at Doors



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	Near Curb Ramp CR1
Observed	Jun 12, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has a cross slope of up to 2.5% for a distance of 25' by 4' wide.

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity	Unit Cost	Total Cost
100 SF	19.82	\$ 1,982
Priority	1	

Map for Barrier ID: AX239894



63 38.93635513658675,-76.92784792394256



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description	Office
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the leasing office requires up to 15 pounds of force to operate and has a closing speed of up to 3.18 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	366	\$ 366

Priority	1
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Photos for Barrier ID: AX239869



Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	302.3
Barrier Detail	The accessible route has gaps in the surface greater than 1/2" wide.
Location Description	Sidewalk from CR3
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The accessible route has gaps of up to 1".

Resolution

Repair the accessible route to eliminate openings in the surface greater than 1/2" wide. Openings in the ground surface of the accessible route shall not allow passage of a sphere more than 1/2" diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.

Quantity	Unit Cost	Total Cost
10 SF	19.82	\$ 198
Priority	1	

Map for Barrier ID: AX239886



55 38.93653664752395,-76.92750393865776

Photos for Barrier ID: AX239886



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch.

Location Description	Stairwell 1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door at the stairwell has a closing speed of up to 2.70 seconds from 90 degrees to a position 12 degrees from latch. The door requires up to 16 pounds of force to operate.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.

Quantity	Unit Cost	Total Cost
2 EA	366	\$ 732
Priority	1	

Photos for Barrier ID: AX239857



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	307.2

Barrier Detail

Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.

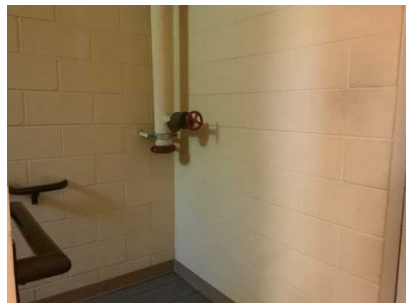
Location Description	Stairwell 1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The stanpipe protrudes into the accessible route by 22" at a height of 40 1/2".

Resolution

Install cane detectors. Objects with leading edges higher than 27" and not more than 80" above the finish floor or ground shall protrude 4" maximum horizontally into the circulation path. [EXCEPTION: Handrails shall be permitted to protrude 4-1/2" maximum.]

Quantity	Unit Cost	Total Cost
2 EA	728	\$ 1,456
Priority	1	

Photos for Barrier ID: AX239858



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	308, 309

Barrier Detail

Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.

Location Description	2nd Floor Community Room
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The paper towel dispenser is mounted at 60" above the floor.

Resolution

Remove and lower to a compliant reach range. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	200	\$ 200
Priority	2	

Photos for Barrier ID: AX239867



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	308, 309

Barrier Detail

Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.

Location Description	Lobby
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

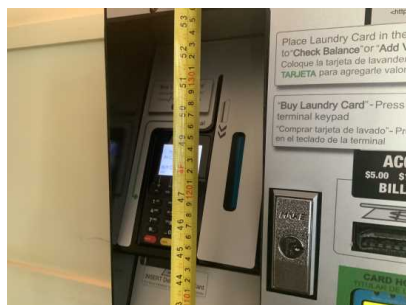
The swipe bar on the laundry card machine is mounted up to 51" above the floor.

Resolution

Remove and lower to a compliant reach range. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	500	\$ 500
Priority	2	

Photos for Barrier ID: AX239860



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	703.2; 216.2; 703.3; 703.5

Barrier Detail

The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.

Location Description	Lobby
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The signage at the office door is mounted on the hinge side and does not have tactile characters.

Resolution

Remove and replace signage with compliant signage. Raised characters shall be compliant and shall be duplicated in Braille. Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.]

Quantity	Unit Cost	Total Cost
1 EA	55	\$ 55
Priority	2	

Photos for Barrier ID: AX239863



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	UFAS 4.4.1
Barrier Detail	The object protrudes more than 4" from the wall.
Location Description	Lobby Men's and Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The paper towel dispenser protrudes more than 4" into the accessible route at a height of 54" to 58" above the floor.

Resolution

Lower object so that the bottom leading edge is maximum 27" above finish floor, replace with a non-protruding model, or install cane detectors. Objects projecting from walls (for example, telephones) with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig. 8(e)). Ensure objects do not protrude more than 4" into the accessible route when mounted at 27" or above from the finished floor to their leading edge. Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27" high, 30" wide, and 17" to 19" deep. Such units shall also have a minimum clear floor space 30" by 48" to allow a person in a wheelchair to approach the unit facing forward.

Quantity	Unit Cost	Total Cost
2 EA	350	\$ 700
Priority	2	

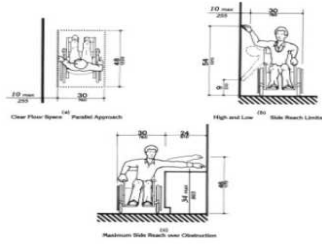


Figure 6
Side Reach

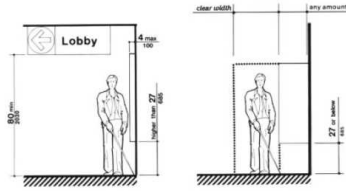


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

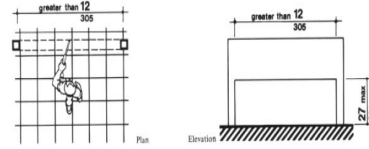


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects

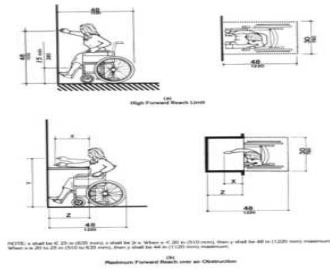


Figure 5
Forward Reach

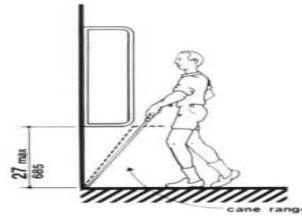


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

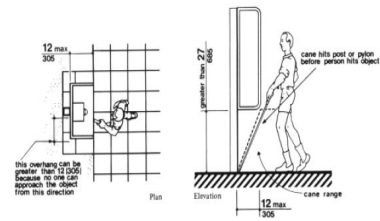


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

Newton Green EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	305, 309
Barrier Detail	Clear ground space is not provided at the operable part.
Location Description	Main Entrance
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The clear space at the door opener has a slope of up to 3.0%.

Resolution

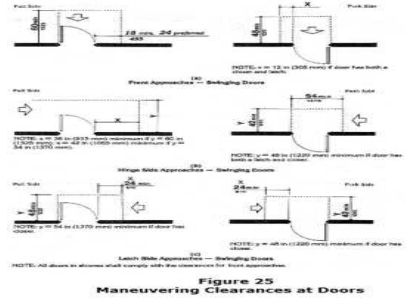
Provide clear ground space at the operable part. The clear ground space shall be 30" minimum by 48" minimum, with a maximum slope of 2.08% in all directions. Clear ground space shall be positioned for either a forward or parallel approach to the operable part. The clear ground space shall be permitted to include knee and toe clearance. The clear ground space shall adjoin an accessible route or another clear ground space. Where a clear ground space is located in an alcove or otherwise confined on 3 or more sides, additional maneuvering clearance shall be provided. Alcoves shall be 36" wide minimum where the depth exceeds 24" for a forward approach. Alcoves shall be 60" wide minimum where the depth exceeds 15" for a parallel approach.

Quantity	Unit Cost	Total Cost
12 SF	19.82	\$ 238
Priority	2	

Map for Barrier ID: AX240469



67 38.936559856794744,-76.92732552264977



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	703.2; 216.2; 703.3; 703.5

Barrier Detail

The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.

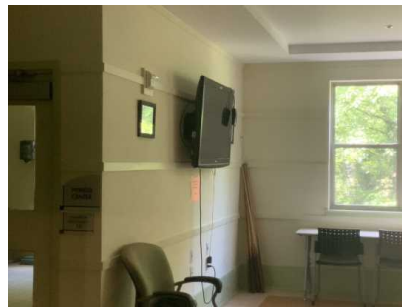
Location Description	Room 111
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The provided signage does not have tactile characters.

Resolution

Remove and replace signage with compliant signage. Raised characters shall be compliant and shall be duplicated in Braille. Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.]

Quantity	Unit Cost	Total Cost
1 EA	55	\$ 55
Priority	2	

Photos for Barrier ID: AX239868



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	703.2; 216.2; 703.3; 703.5

Barrier Detail

The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.

Location Description	Stairwell 1
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

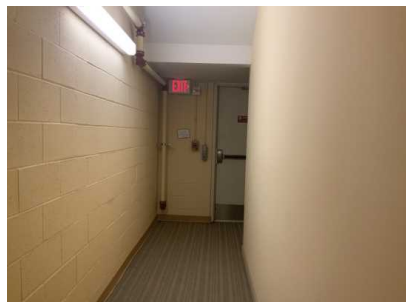
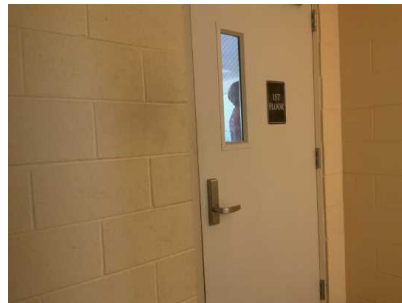
The signage at the stairway is mounted on the door surface and does not have tactile characters.

Resolution

Remove and replace signage with compliant signage. Raised characters shall be compliant and shall be duplicated in Braille. Raised characters shall be as follows: Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55 % minimum and 110 % maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.] Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.]

Quantity	Unit Cost	Total Cost
2 EA	55	\$ 110
Priority	2	

Photos for Barrier ID: AX239859



Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Kitchen Cabinets
ADA Standard	UFAS 4.2.6, 4.34.6.10

Barrier Detail

The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.

Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The lower shelf of the upper cabinets is mounted at 55" above the floor.

Resolution

Configure the shelving to provide at least one accessible shelf in each cabinet, shelf area and drawers. Cabinets, drawers, and shelf areas shall comply. Provide clear floor space at least 30" by 48" that allows either a forward or a parallel approach. Cabinets shall have the following features: (1) Maximum height shall be 48" for at least one shelf of all cabinets and storage shelves mounted above work counters (see Fig. 50). (2) Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible. Shelving shall be located no higher than 48" for an unobstructed side approach or 48" for an unobstructed frontal only approach. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48" (see Figure 5(a)). The minimum low forward reach is 15". If the high forward reach is over an obstruction, where the horizontal obstruction is less than 20" the maximum high forward reach is 48". Where the horizontal obstruction is from 20" to maximum 25", the high forward reach shall be 44" maximum. Forward obstructed reaches shall comply with Figure 5(b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54", and the low side reach shall be no less than 9" above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the maximum horizontal reach shall be 24" and the high side reach shall be 46" maximum. Side obstructed clearances shall be as shown in Figure 6(c).

Quantity	Unit Cost	Total Cost
2 EA	425	\$ 850
Priority	2	

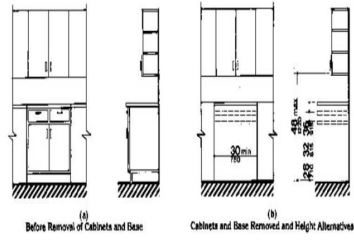


Figure 50
Counter Work Surface

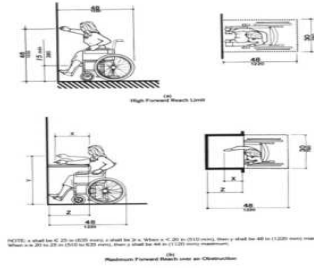


Figure 5
Forward Reach

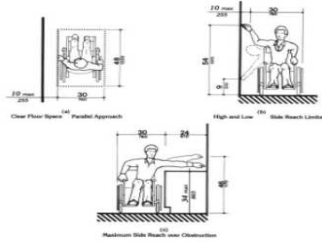


Figure 6
Side Reach



Newton Green INTERIOR COMMON AREAS

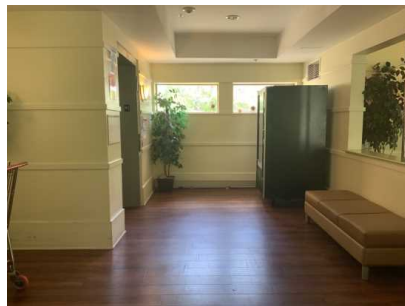
Assembly	Common Areas
Type	Vending Machine
ADA Standard	228.1; 305; 308; 309
Barrier Detail	The vending machines have operable parts which are not within reach range.
Location Description	Vending machine
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The vending machine has controls up to 54" above the floor.

Resolution

Where provided, at least one of each type of depository, vending machine, change machine, and fuel dispenser shall comply. A clear floor or ground space shall be provided. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
1 EA	3254	\$ 3,254
Priority	2	

Photos for Barrier ID: AX239854



Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703.1, 703.4
Barrier Detail	Means of egress signage is not provided.
Location Description	Lobby
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

Compliant means of egress signage with tactile characters is not provided at the exits.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55% minimum and 110% maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity	Unit Cost	Total Cost
2 EA	55	\$ 110
Priority	3	

Photos for Barrier ID: AX239861



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	604.5.2
Barrier Detail	The grab bars at the water closet are not compliant.
Location Description	Lobby Men's and Women's
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The grab bars in the restrooms are mounted at 36-1/2" above the floor.

Resolution

Remove and install compliant grab bars. Grab bars shall be installed in a horizontal position at height of 33" minimum to 36" maximum above the finish floor, measured to the top of the gripping surface. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	710	\$ 710
Priority	3	

Photos for Barrier ID: AX239872



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	604.7, 604.9, 609.3
Barrier Detail	The toilet paper dispenser is not at a compliant location.
Location Description	Lobby Men's and Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

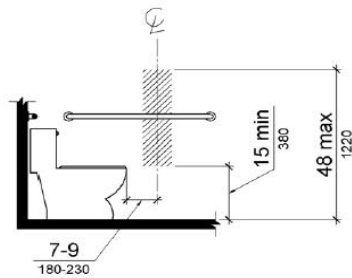
The centerline of the toilet paper dispenser is mounted 14-1/2" in from of the water closet.

Resolution

Remove and relocate the toilet paper dispenser. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
2 EA	280	\$ 560
Priority	3	

Photos for Barrier ID: AX239874



Newton Green INTERIOR COMMON AREAS

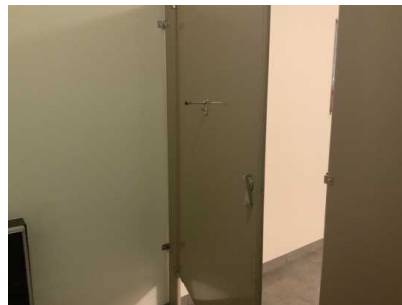
Assembly	Restroom
Type	Restroom/Bathroom-Coat Hook
ADA Standard	308
Barrier Detail	The coat hook is not within an allowable reach range.
Location Description	Lobby Men's and Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The coat hook is mounted at 50" above the floor.

Resolution

Install the coat hook within an allowable reach range. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity	Unit Cost	Total Cost
2 EA	115	\$ 230
Priority	3	

Photos for Barrier ID: AX239875



Newton Green INTERIOR COMMON AREAS

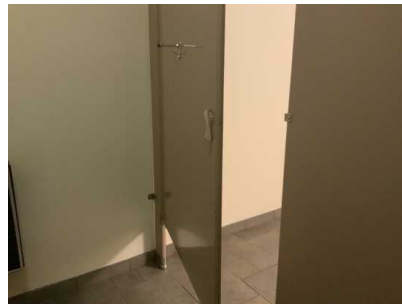
Assembly	Restroom
Type	Restroom/Bathroom-Toilet Stall
ADA Standard	309, 404.2.7, 604.8.1.2
Barrier Detail	The wheelchair stall door is not compliant.
Location Description	Lobby Men's and Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	Loop handles are not provided on both sides of the stall door.

Resolution

Toilet compartment doors for wheelchair stalls, including door hardware, shall comply except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42" minimum. Doors shall be located in the front partition or in the side wall or partition farthest from the water closet. Where located in the front partition, the door opening shall be 4" maximum from the side wall or partition farthest from the water closet. Where located in the side wall or partition, the door opening shall be 4" maximum from the front partition. The door shall be self-closing. A compliant door pull shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area, 60" wide minimum measured perpendicular to the side wall, and 56" deep minimum for a wall hung water closet or 59" deep minimum for a floor mounted water closet measured perpendicular to the rear wall.

Quantity	Unit Cost	Total Cost
2 EA	500	\$ 1,000
Priority	3	

Photos for Barrier ID: AX239876



Newton Green INTERIOR COMMON AREAS

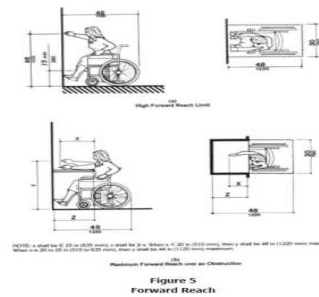
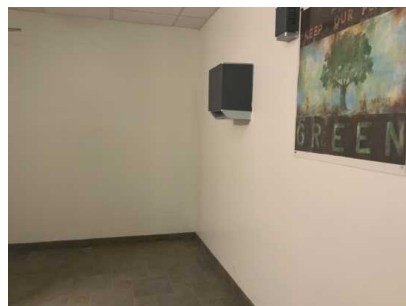
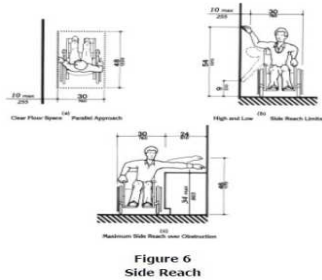
Assembly	Restroom
Type	Restroom/Bathroom
ADA Standard	UFAS 4.23.7; 4.27.3
Barrier Detail	The height of controls and dispensers are not compliant.
Location Description	Lobby Men's and Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The paper towel dispenser is mounted 54" to 58" above the floor.

Resolution

Remove and relocate dispensers so that the highest operable part is within an allowable reach range. Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the allowable reach ranges. If controls, dispensers, receptacles, or other equipment is provided, then at least one of each shall be on an accessible route and shall be operable. A clear floor space 30" by 48" for a forward or parallel approach shall be provided. For a forward approach, the maximum high reach shall be 48" with an obstruction less than 20 in deep. For an obstructed high forward reach with a horizontal obstruction from 20" to 25" deep, the maximum high reach shall be 44". The minimum forward low reach shall be 15". For a side approach, the maximum side high reach shall be 54" with a horizontal obstruction maximum 10" deep. The maximum side high reach shall be 46" with a horizontal obstruction greater than 10" to maximum 24". The minimum low side reach shall be 9".

Quantity	Unit Cost	Total Cost
2 EA	200	\$ 400
Priority	3	

Photos for Barrier ID: AX239881



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description	Lobby Men's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the restroom requires up to 14 pounds to operate and has a closing speed of up to 3.36 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	366	\$ 366

Priority	3
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Photos for Barrier ID: AX239871



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	2009 ANSI A117.1- 604.2

Barrier Detail

The centerline of the wheelchair accessible toilet is not 16" minimum to 18" maximum from the side wall.

Location Description	Lobby Men's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The centerline of the water closet is 15-1/2" away from the side wall.

Resolution

Provide a water closet with centerline 16" minimum to 18" maximum from the side wall or partition. The water closet shall be positioned with a wall or partition to the rear and to one side. The water closet shall be located with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum and 18 inches maximum from the side wall or partition.

Quantity	Unit Cost	Total Cost
1 EA	630	\$ 630
Priority	3	

Photos for Barrier ID: AX239873



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description	Lobby Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the restroom requires up to 15 pounds of force to operate and has a closing speed of up to 2.85 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity	Unit Cost	Total Cost
1 EA	366	\$ 366

Priority	3
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Photos for Barrier ID: AX239870



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	604.6

Barrier Detail

The flush control is located on the closed side and/or is not within reach range.

Location Description	Lobby Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The flush valve is on the closed side of the water closet.

Resolution

Remove and install a flush control that is on the open side of the water closet. Flush controls shall be hand operated or automatic. Hand operated flush controls shall be within a compliant reach range. Flush controls shall be located on the open side of the water closet, except in ambulatory accessible compartments.

Quantity	Unit Cost	Total Cost
1 EA	313	\$ 313

Priority	3
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Photos for Barrier ID: AX239879



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	604.5.2
Barrier Detail	The grab bars at the water closet are not compliant.
Location Description	Lobby Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The grab bars are mounted up to 36-1/2" above the floor.

Resolution

Remove and install compliant grab bars. Grab bars shall be installed in a horizontal position at height of 33" minimum to 36" maximum above the finish floor, measured to the top of the gripping surface. The rear wall grab bar shall be 36" long minimum and extend from the centerline of the water closet 12" minimum on one side and 24" minimum on the other side. [EXCEPTIONS: 1. The rear grab bar shall be permitted to be 24" long minimum, centered on the water closet, where wall space does not permit a length of 36" minimum due to the location of a recessed fixture adjacent to the water closet. 2. Where an administrative authority requires flush controls for flush valves to be located in a position that conflicts with the location of the rear grab bar, then the rear grab bar shall be permitted to be split or shifted to the open side of the toilet area.] The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall and extending 54" minimum. A continuous grab bar is allowable in lieu of rear and side grab bars. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	710	\$ 710
Priority	3	

Photos for Barrier ID: AX239880



Newton Green INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	604.7, 604.9, 609.3
Barrier Detail	The toilet paper dispenser is not at a compliant location.
Location Description	Lobby Women's Restroom
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The toilet paper dispenser is mounted 3" above the side grab bar.

Resolution

Remove and relocate the toilet paper dispenser. Toilet paper dispensers shall be 7" minimum and 9" maximum in front of the water closet, measured to the centerline of the dispenser. The outlet of the dispenser shall be 15" minimum and 48" maximum above the finish floor and shall not be located behind grab bars. Where located below the side grab bar, the top of projecting toilet paper dispensers shall be located 1-1/2" minimum below the grab bar. Where located above the side grab bar, the bottom of the projecting toilet paper dispenser shall be located 12" minimum above the top of the gripping surface of the grab bar. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity	Unit Cost	Total Cost
1 EA	280	\$ 280
Priority	3	

Photos for Barrier ID: AX240470



Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Water Closet
ADA Standard	UFAS 4.16.4, 4.34.5.2 (3)
Barrier Detail	The side grab bar is not compliant.
Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The side grab bar extends 45" from the rear wall.

Resolution

Install a compliant grab bar at the water closet. Grab bars not located in stalls shall comply with Figure 29. A 42" minimum length grab bar shall be located on the side wall of the water closet. The grab bar shall be spaced 12" maximum from the back wall behind the water closet, and extend minimum 54" from the back wall. Horizontal grab bars shall be located between 33" and 36" above the finished floor. Adaptable residential units shall have structural reinforcement or other provisions that will allow installation of grab bars. Structural reinforcement shall be provided in the locations shown in Figure 47 (b). If provided in adaptable dwelling units, grab bars shall be installed as shown in Figure 29. The diameter or width of the gripping surfaces of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface. If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2" (see Figure 39 (a), (b), and (c)). Handrails may be located in a recess if the recess is a maximum of 3" deep and extend at least 18" above the top of the rail (see Figure 39 (d)). The structural strength of grab bars shall meet the following specification: (1) Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat. (2) Shear stress induced in a grab bar or seat by the application of 250 lbf (1112N) shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. (3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load. (4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal and the supporting structure. (5) Grab bars shall not rotate within their fittings.

Quantity	Unit Cost	Total Cost
2 EA	355	\$ 710
Priority	3	

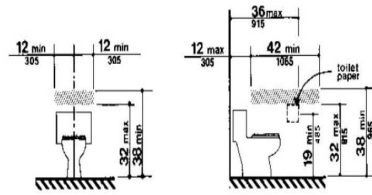
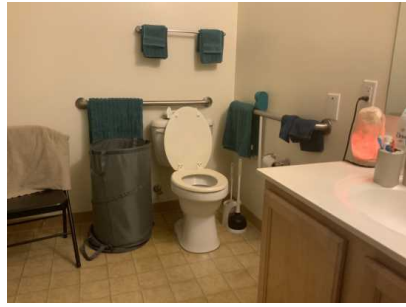


Figure 47(b)
Reinforced Areas for Installation of Grab Bars

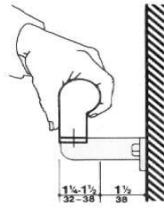


Figure 39(c)
Size and Spacing of Handrails and Grab Bars Handrail

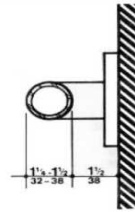


Figure 39(e)
Size and Spacing of Handrails and Grab Bars Grab Bar

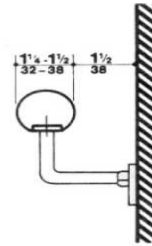


Figure 39(a)
Size and Spacing of Handrails and Grab Bars Handrail

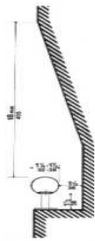


Figure 39(d)
Size and Spacing of Handrails and Grab Bars Handrail

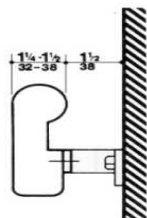


Figure 39(b)
Size and Spacing of Handrails and Grab Bars Handrail

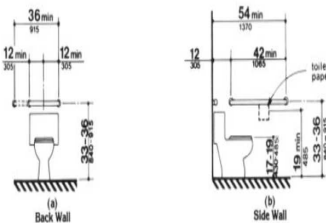


Figure 29
Grab Bars at Water Closets

Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Lavatory
ADA Standard	UFAS 4.19.2, 4.34.5.3
Barrier Detail	The lavatory does not have knee and toe clearance.
Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The lavatory cabinets provided in the restrooms are not removable and do not provide knee clearance,

Resolution

Relocate lavatory to provide compliant knee clearance. Provide knee clearance of at least 29" from the floor to the bottom of the apron. Knee clearance at a height of 27" shall be minimum 8" deep. Lavatories shall be mounted with the rim or counter surface no higher than 34" above the finished floor. The lavatory shall be minimum 17" from the rear to the front edge. If a cabinet is provided under the lavatory in adaptable bathrooms, then it shall be removable to provide the required clearances.

Quantity	Unit Cost	Total Cost
2 EA	720	\$ 1,440
Priority	3	

Photos for Barrier ID: AX239837

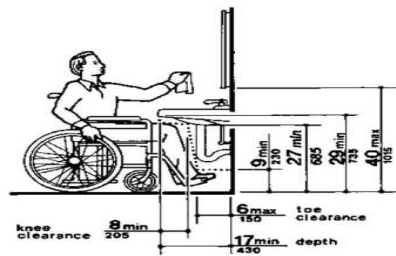
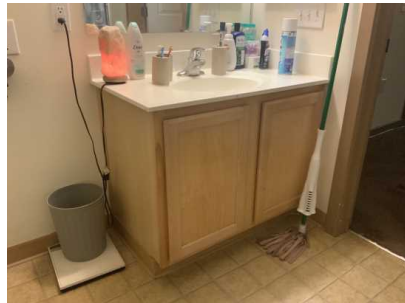


Figure 31
Lavatory Clearances

Newton Green INTERIOR UNITS

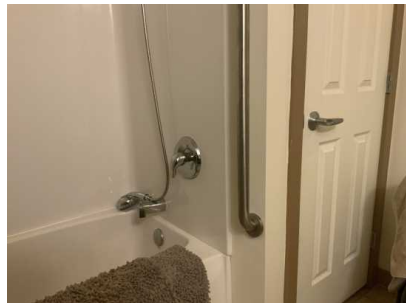
Assembly	Residential Dwelling
Type	Restroom/Bathroom-Bath Tub
ADA Standard	UFAS 4.34.5.4(5)
Barrier Detail	A shower spray unit with 60" long hose is not provided in the bathtub.
Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	A spray hose is not provided at the bath tub.

Resolution

A shower spray unit with a hose at least 60" long that can be used as a fixed shower head or as a hand-held shower shall be provided.

Quantity	Unit Cost	Total Cost
2 EA	650	\$ 1,300
Priority	3	

Photos for Barrier ID: AX239838



Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Controls And Dispensers
ADA Standard	UFAS 4.2.5, 4.2.6, 4.27
Barrier Detail	The controls and operable parts are not within an allowable reach range.
Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The reach range for the outlets is 25" over the kitchen counters.

Resolution

Provide controls and operable parts within an allowable reach range. A clear floor space 30" by 48" shall be provided that allows either a front approach or a parallel approach by a person using a wheelchair at controls, dispensers, receptacles, and other operable equipment. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48" (see Figure 5(a)). The minimum low forward reach is 15". If the high forward reach is over an obstruction, where the horizontal obstruction is less than 20" the maximum high forward reach is 48". Where the horizontal obstruction is from 20" to maximum 25", the high forward reach shall be 44" maximum. Forward obstructed reaches shall comply with Figure 5(b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54", and the low side reach shall be no less than 9" above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the maximum horizontal reach shall be 24" and the high side reach shall be 46" maximum. Side obstructed clearances shall be as shown in Figure 6(c). Those portions of heating, ventilating and air conditioning equipment requiring regular, periodic maintenance and adjustment by the resident of a dwelling shall be accessible people in wheelchairs. If air distribution registers must be placed in or close to ceiling for proper air circulation, this specification shall not apply to the registers.

Quantity	Unit Cost	Total Cost
4 EA	200	\$ 800
Priority	3	

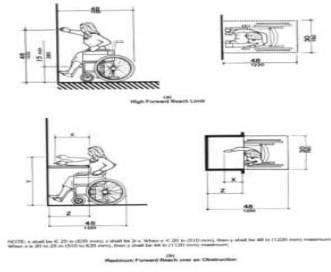


Figure 5 Forward Reach

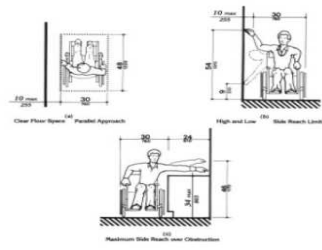


Figure 6 Side Reach



Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Water Closet
ADA Standard	UFAS 4.34.5.2 (3)
Barrier Detail	The rear grab bar is not compliant.
Location Description	Unit 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	A rear grab bar is not provided.

Resolution

Install a 36" minimum length grab bar behind the water closet. The grab bar must extend a minimum of 12" beyond the center of the water closet toward the side wall and a minimum of 24" toward the open side for either a left or right side approach. Grab bars not located in stalls shall comply with Figure 29. A 42" minimum length grab bar shall be located on the side wall of the water closet. The side grab bar shall be spaced 12" maximum from the back wall behind the water closet, and extend minimum 54" from the back wall. Horizontal grab bars shall be located between 33" and 36" above the finished floor. Adaptable residential units shall have structural reinforcement or other provisions that will allow installation of grab bars. Structural reinforcement shall be provided in the locations shown in Figure 47 (b). If provided in adaptable dwelling units, grab bars shall be installed as shown in Figure 29. The diameter or width of the gripping surfaces of a handrail or grab bar shall be 1-1/4" to 1-1/2", or the shape shall provide an equivalent gripping surface. If handrails or grab bars are mounted adjacent to a wall, the space between the wall and the grab bar shall be 1-1/2" (see Figure 39 (a), (b), and (c)). Handrails may be located in a recess if the recess is a maximum of 3" deep and extend at least 18" above the top of the rail (see Figure 39 (d)). The structural strength of grab bars shall meet the following specification: (1) Bending stress in a grab bar or seat induced by the maximum bending moment from the application of 250 lbf (1112N) shall be less than the allowable stress for the material of the grab bar or seat. (2) Shear stress induced in a grab bar or seat by the application of 250 lbf (1112N) shall be less than the allowable shear stress for the material of the grab bar or seat. If the connection between the grab bar or seat and its mounting bracket or other support is considered to be fully restrained, then direct and torsional shear stresses shall be totaled for the combined shear stress, which shall not exceed the allowable shear stress. (3) Shear force induced in a fastener or mounting device from the application of 250 lbf (1112N) shall be less than the allowable lateral load of either the fastener or mounting device or the supporting structure, whichever is the smaller allowable load. (4) Tensile force induced in a fastener by a direct tension force of 250 lbf (1112N) plus the maximum moment from the application of 250 lbf (1112N) shall be less than the allowable withdrawal and the supporting structure. (5) Grab bars shall not rotate within their fittings.

Quantity	Unit Cost	Total Cost
1 EA	355	\$ 355
Priority	3	

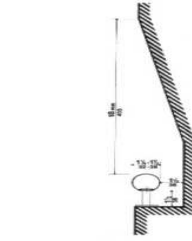


Figure 39(d)
Size and Spacing of Handrails and Grab Bars
Handrail

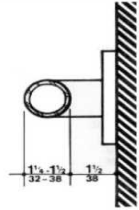


Figure 39(e)
Size and Spacing of Handrails and Grab Bars
Grab Bar

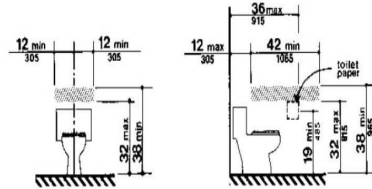


Figure 47(b)
Reinforced Areas for Installation of Grab Bars

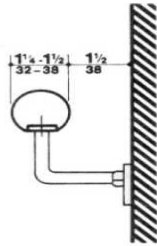


Figure 39(a)
Size and Spacing of Handrails and Grab Bars
Handrail

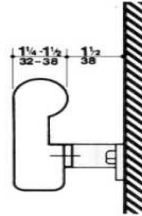


Figure 39(b)
Size and Spacing of Handrails and Grab Bars
Handrail

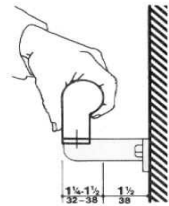


Figure 39(c)
Size and Spacing of Handrails and Grab Bars
Handrail

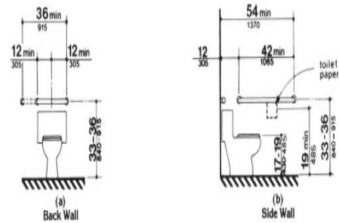


Figure 29
Grab Bars at Water Closets

Newton Green INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Drinking Fountain/Water Cooler
ADA Standard	211.1; 211.2; 602; 309

Barrier Detail

The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.

Location Description	Mail room
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	A standing height drinking fountain is not provided.

Resolution

Install accessible drinking fountain(s). No fewer than two drinking fountains shall be provided; at two levels or one hi-lo unit. If more than two fountains are provided, 50% should be high (standing height) and 50% low (wheelchair) units. Low (wheelchair) units shall have a clear floor or ground space positioned for a forward approach and centered on the unit. Knee and toe clearance shall be provided. Knee clearance shall be minimum 30" wide, and extend to 27" height minimum above finished floor. Knee clearance shall be 11" deep minimum at 9" height, and 8" deep minimum at 27" height. Toe clearance requirement is 25" deep at 9" above grade. [EXCEPTION: A parallel approach shall be permitted at units for children's use (12 and under) where the spout is 30" maximum above the finish floor or ground and is 3- 1/2" maximum from the front edge of the unit, including bumpers.] Spout outlets of drinking fountains for wheelchairs shall be 36" maximum above the finish floor or ground. The spout shall be located 15" minimum from the vertical support and 5" maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4" high minimum and shall be located 5" maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3" from the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3" and 5" maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Spout outlets of drinking fountains for standing persons shall be 38" minimum and 43" maximum above the finish floor or ground. Operable parts shall be placed within one or more of the allowable reach ranges. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force required to activate operable parts shall be 5 pounds (22.2 N) maximum.

Quantity	Unit Cost	Total Cost
1 EA	5439.5	\$ 5,440
Priority	4	

Photos for Barrier ID: AX239865



Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Reach Range
ADA Standard	UFAS 4.25.3
Barrier Detail	The clothes rod is mounted higher than 54".
Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The closet rods and shelves are mounted up to 65" above the floor.

Resolution

Relocate the clothes rod with the centerline of the clothes rod maximum 54" above the finished floor. Clothes rods shall be a maximum of 54" above the finished floor, measured to the centerline of the rod.

Quantity	Unit Cost	Total Cost
2 EA	200	\$ 400
Priority	4	

Photos for Barrier ID: AX239840



Newton Green INTERIOR UNITS

Assembly	Residential Dwelling
Type	Storage
ADA Standard	UFAS 4.25

Barrier Detail

The shelving, drawers, cabinetry and operable parts are not within the allowable reach range in accessible storage spaces.

Location Description	Unit 215 and 405
Observed	May 18, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The towel bar is mounted at 56-1/2" above the floor.

Resolution

Reconfigure shelves, drawers, cabinetry and operable parts in storage areas not contained in the kitchen. Accessible storage spaces shall be within at least one of the allowable reach ranges. If the clear floor space only allows forward approach to an object by a person in a wheelchair, the maximum high forward reach allowed shall be 48". The minimum low forward reach is 15". If the high forward reach is over an obstruction, reach and clearances shall be maximum 48" where the horizontal reach is less than 20", or maximum 44" where the horizontal reach is between 20" and 25". If the clear floor space allows a parallel approach by a person in a wheelchair with maximum 10" horizontal obstruction, the maximum high side reach allowed shall be 54" and the low side reach shall be no less than 9" above the floor. If the side reach is over an horizontal obstruction maximum 25" wide, the reach shall be 46" maximum above the floor. Clear floor space at least 30" by 48" that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage spaces. Clothes rods shall be maximum 54" above the finished floor. Hardware for accessible storage facilities shall not require tight grasping, pinching, or twisting of the wrist, and shall be operable with one hand. Touch latches and U-shaped pulls are acceptable. The force required to activate hardware shall be no greater than 5 LBF. The highest operable part of all hardware controls and other operable equipment shall be placed within at least one of the allowable reach ranges. Except where the use of special equipment dictates otherwise, electrical and communication system receptacles on walls shall be mounted no less than 15" above the finished floor.

Quantity	Unit Cost	Total Cost
2 EA	200	\$ 400
Priority	4	

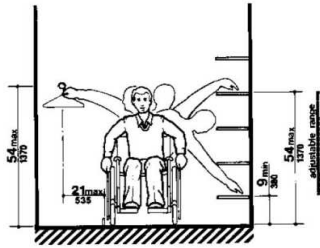


Figure 38
Storage Shelves and Closets

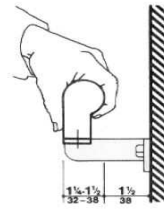


Figure 39(c)
Size and Spacing of Handrails and Grab Bars
Handrail

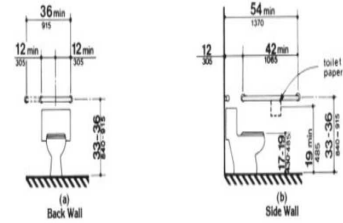


Figure 29
Grab Bars at Water Closets

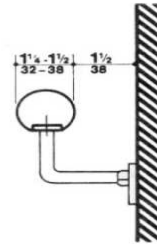


Figure 39(a)
Size and Spacing of Handrails and Grab Bars
Handrail

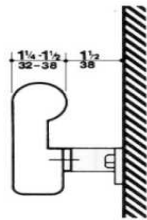


Figure 39(b)
Size and Spacing of Handrails and Grab Bars
Handrail



Figure 39(d)
Size and Spacing of Handrails and Grab Bars
Handrail

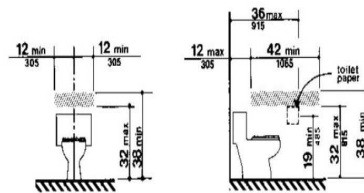


Figure 47(b)
Reinforced Areas for Installation of Grab Bars

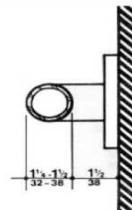


Figure 39(e)
Size and Spacing of Handrails and Grab Bars
Grab Bar