

Exhibit B – Accessibility Report prepared by Fenton Construction Services



*California State Certified Building Inspection
Construction Management & Quality Control
Special Inspection Services*

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February 13, 2019

Doris Stremberg
Stremberg Realty
785 East Washington Blvd., Suite 2
Crescent City, CA 95531

SUBJECT: Accessibility Report for 785 East Washington Blvd., Suite 5, Crescent City, CA 95519

- Owner:
- APN: 117-200-063-000
- Date of Construction: 1993
- Applicable Title 24 Code Cycle: 1992

Dear Ms. Stremberg:

I have assessed the accessibility features of the subject building and the adjacent parking lot for conformance with California Building Code (CBC) accessibility requirements. Per your description, this building is proposed to be leased to a public agency and subsequently used as a locale of "public accommodation", with possible future interior and/or exterior tenant improvements required for the proposed occupancy. No specific occupancy was provided and this, subsequently, has not been considered for our report. Since a public agency desires to lease and modify the premises, accessibility in conformance with the 2016 edition of the CBC was specified as the desired standard. A general narrative description for features of the building and parking areas follows, plus an attached spreadsheet specifically detailing the discussed requirements, with annotated photos for selected features of the premises. A brief comparison of the differences allowable for compliance with the "applicable standards" for the building, which would be the 1992 version of Title 24, is also included where there are measurable differences between the standards.

The subject building is similar to a "strip mall" type of building with 15 suites, arranged from 1 at the east end to 15 at the west end of the building. The exterior parking lot runs along the face of the building and is continuous along this line, with additional parking spaces marked perpendicular to, and adjacent to, the E. Washington Blvd. sidewalk. The lot is currently striped for 86 parking spaces, yielding a CBC requirement for four total disabled parking spaces, one of which is required to be a van accessible parking space with an adjacent access aisle located on the right hand side of the parking space. The onsite parking area is currently marked with six disabled parking spaces, two of which are noted to be

van accessible. The total number of six disabled parking spaces, with the included two van accessible spaces, complies with the number of spaces required for this size parking lot. The distribution of the spaces within the lot is uneven, as they are all positioned to the west of the Suite 5 entry door and are fairly well distributed over the length of the western portion of the building frontage. The existing drainage slopes within the eastern portion of the parking lot preclude providing further distribution of disabled parking spaces along the eastern portion of the building frontage without significant grading revisions to the parking lot. This results in the need to use the building's front accessible route walkway to access the eastern suites after parking in the western portion of the parking lot. The easternmost set of disabled parking spaces is between Suite 8 and 9, and the closest van accessible space is at the set in front of Suite 10. The western set of disabled parking spaces, including the other van accessible space, is in front of Suite 14, near the west end of the building.

The accessible route to the suite entrances has some cross slope deficiencies, varying at up to 2.6%, but it has an essentially level running slope across the face of the building and is sufficiently wide for easy two way passage. The maximum cross slope for an accessible route is regulated to be $\frac{1}{4}$ " per foot, or 2.08%. The existing accessible route serves the entire front of the building for access to all suites, and varies in cross slope with slight excesses in some areas. There are drilled holes in the concrete surface at regular intervals, probably intended to mount flagpoles or banners for advertising or special occasions. These holes should be permanently filled or suitably covered with removable plugs – typical along the entire front accessible route.

A pedestrian path of travel has been marked from the East Washington Blvd. sidewalk, across the parking lot, to the building's front accessible route. This walkway is marked at the public sidewalk with the International Symbol of Accessibility (ISA) signage and has detectible warning strips at both ends of the pathway to warn of the parking lot's hazardous vehicular area. I see no deficiencies other than to smooth and level some surface and slope irregularities at the transition of the asphalt paving to the concrete surfaces, and to repaint the faded and chipped pavement markings.

This pedestrian pathway, as it approaches the building, doubles as the access aisle for the easternmost two disabled parking spaces. It is five feet in width and, as such, it does not allow a "Van Accessible" parking space in this location. It has not been marked with "NO PARKING" pavement markings at the end of the access aisle and has, as noted above, some level and slope irregularities that should be corrected with asphalt surfacing materials prior to restriping. The restriping of the disabled parking spaces should include the use of blue paint at the outside parking space and access aisle lines, as the current use of white paint does not adequately set the spaces off from the balance of the parking spaces.

Current California Building Code (CBC) language for a "Van Accessible" space requires a minimum 12' wide parking space with a minimum 5' wide access aisle. By exception, this can also be a 9' wide parking space if a minimum 8' wide access aisle is provided to the right of the parking space. The current arrangement is in this latter configuration, but has deficiencies in parking space and access aisle slope, markings, and, in one location, signage. One of the current parking spaces (easternmost space) also

does not have a wheel stop to limit the travel of a vehicle's overhang from blocking a portion of the required width of the accessible route to the front door and to provide a separation of the accessible route pathway from the hazardous vehicular area. There are also excessive cross slopes and running slopes within portions of the easternmost parking spaces and the included access aisle, as all slopes are limited to 2.08% in any direction in these disabled parking and access aisle locations.

The typical parking space wheel stops provide some separation of the building's accessible path from the parking lot hazardous vehicular way by virtue of their six foot length, but the local Building Official should review this condition to determine if additional detectible warning strips or other curb-type separations are required to protect this grade level juncture to the parking lot, per CBC 11B-705.1.2.5.

A detectible warning strip is not currently installed at the juncture of the accessible route with the disabled parking space access aisles in the two westerly locations, although the easternmost access aisle that doubles as a pedestrian pathway to the public way or sidewalk does meet this requirement (CBC 11B-705.1.2).

Other noted parking lot issues:

- Missing "NO PARKING" pavement marking at base of access aisle in one location.
- Parking signage mounted too low on wall at column (60" to bottom required)
- Chipped and faded pavement markings in all locations (typical).

Note: The only change in requirements from the date of construction of the building would be the requirement for detectible dome warning strips where the accessible path enters "a hazardous vehicular area" and the height to the bottom of the disabled parking signage.

The interior building floor level is, essentially, at the same level as the accessible route along the front of the building and the near edge of the front parking lot. The door threshold is approximately 1/4" high and is compliant. Door size, exterior hardware, clear width, and exterior maneuvering space are all compliant. Although the entry door is somewhat recessed into a mildly angled alcove, it is an in-swinging door and there is the required 12" latch side maneuvering space at less than 8" depth of the alcove from the face of the door. The interior approach to this entry door has no structural deficiencies, with sufficient latch side clearances present, and lever type hardware present. The door itself has one minor deficiency, in that, the bottom 10" of the door face is required to be smooth, with no projections exceeding 1/16". This door has projecting wood trim around the window light on both sides that only leaves a 9 1/4" height of smooth door surface from the bottom edge. It appears that the trim on the door could be removed and modified to comply with this requirement without significant effort.

Required pressures for opening the entry door appeared to be under the 5# maximum force required at the time of this inspection, but this value and the required closing speed (5 seconds minimum to close to 12 degrees from the latch from a 90 degrees open position) should be rechecked after all modifications to the building are complete. This notation would also apply to the two toilet room doors. The remaining doors in the suite do not have closers installed.

The interior features of the general office areas of the suite have some minor issues.

- The entry/exit door does not have tactile exit signage per CBC 1011.4.
- The light switch and security control keyboard at the entry door are mounted beyond the maximum 48" high reach range.
- The fire extinguisher bracket at the entry is mounted above the 48" high reach range.
- The fire extinguisher mounted in the IT room is mounted above the 48" high reach range and projects into the clear maneuvering space for entry into this room.
- The IT equipment cabinet mounted on the back wall of the IT room extends 25" from the wall, with the bottom edge at 46½" height. Bottom should extend below 27" or to the floor to eliminate a potential hazard to the visually impaired.
- The wall phone rough-in, if used, is mounted above the 48" high reach range.
- The thermostat is mounted above the 48" high reach range.
- The electrical plug outlets and IT receptacles are mounted below the 15" low reach range (typical throughout suite).

The two single occupancy toilet rooms have multiple deficiencies and do not comply with the current or previous versions of the applicable regulations. They, overall, are too narrow in width and would need to be expanded about 6" to 7" each in order to fit the installed fixtures into a compliant space.

- Maneuvering space in front of the entry doors is required to be 48" minimum, and the existing hallway wall restricts this to 46". Note: If door closers are not installed, this required dimension is reduced to 44".
- The existing toilet room door hardware is a round knob type and is non-compliant.
- There is no disabled signage or identifying tactile signage on the door or wall at either toilet room.
- The rooms lack sufficient width in order to accommodate the single toilet fixture and lavatory fixture that are located in each room. The toilets, at 17¼" and 17½" from the side wall, are mounted closer to the side walls than was allowable when the building was constructed, but they would comply with the current code regulation of 17" to 18".
- The space between the toilet fixtures and the lavatory fixtures, at 2'-6½" and 2'-7½", is not compliant with either set of regulations. Past code versions required 2'-8" clearance between these two fixtures and current code also requires additional space, although it is now referenced as 60" clear from the side wall of the toilet. The deficiency from current code is 4½" and 5½", respectively.
- The lavatories, at 17" and 17¼", are mounted less than the required 18" to centerline from the side walls. One of them is also loose on the wall mount, creating an unsafe condition. It should be noted that if these elements were mounted in their proper position from the side wall, that this relocation would further reduce the clear space available between the lavatory and water closet fixtures in each room.

NOTE: These lavatories are an older style that project significantly from the back wall and cause some overlap of the required 60" diameter turning space within the toilet room. Newer style lavatories are available that provide access without an excessive projection from the back wall.

- Toilet paper dispensers project excessively from the sidewall and are mounted approximately 18" ahead of the toilet fixture. Previous code was 12" to centerline and current code is 7" to 9" to centerline from the front of the toilet bowl.
- The flush valve lever on one of the toilet fixtures is on the wrong side of the tank. Both code versions required it to be on the "open" or transfer side of the fixture.
- The grab bars are too short and mounted at incorrect heights, per both versions of the code regulations. The side bar is too short (36") to meet regulations of 24" extension in front of the toilet bowl and 54" minimum extension from the back wall. The rear bar needs to extend from the centerline of the toilet fixture a minimum of 24" to the "open" side and a minimum of 12" towards the side wall. It also needs to be mounted at a height that allows a minimum of 1½" of clear space between the bottom of the bar and the top of the toilet tank. The existing bars are mounted with less than 1" clearance.
- The toilet seat cover dispenser is mounted behind the toilet fixture on the rear wall and is outside the allowable reach ranges for forward or side approaches.
- The coat hooks are mounted above the 48" maximum high reach range.
- The paper towel dispenser is mounted above the high reach range and projects from the wall, restricting access to the lavatory.
- The required piping insulation is missing to protect the p-trap and water supplies from contact at both lavatories.

Our review of this facility was performed using standard industry accepted practices and procedures. Although some suggestions for accessibility compliance may be made within this report, Fenton Construction Services, Inc. makes no representation of their full compliance if used for any specific modification. Design services of a licensed Architect or Engineer should be utilized for all modifications and improvements, as Fenton Construction Services, Inc. is not licensed to design building modifications or accessibility improvements.

Thank you for the opportunity to be of service to you on this project. Please contact me should you have any additional questions or concerns.

Sincerely,



Richard R. Fenton, CASp #484

Attachments: Item List Spreadsheet
Annotated Photos

ATTACHMENT TO FEBRUARY 13, 2018 ASSESSMENT REPORT

| 785 East Washington Blvd., Suite 5 - ACCESS ITEM LIST SCHEDULE | | | |
|--|---|---|---|
| ITEM | DESCRIPTION | CODE REFERENCE | COMMENT |
| 1 | Exterior Entry Door and Toilet Room Doors - adjust door closers (verify only) | CBC 11B-404.2.9 and 11B-404.2.8.1 | Verify opening force of 5 lbs. maximum; closing time from 90 to 12 degrees = 5 seconds minimum. |
| 2 | Provide smooth surface on entry door within 10" of bottom | CBC 11B-404.2.10 | Verify that all door surfaces within 10" of the finish floor are within 1/16" of the same surface plane. |
| 3 | Provide detectable warning surfaces at entry to hazardous vehicular areas | CBC 11B-705.1.2 | Provide 36" deep detectable warning strips at entry points to hazardous vehicular areas from accessible route - missing at two access aisle locations. |
| 4 | Accessible parking space - development and markings | CBC 11B-208, 11B-302, 11B-502 (various subsections) | Provide compliant slopes (2.0% maximum) and appropriate markings at six existing marked disabled parking spaces and three access aisles. |
| 5 | Accessible parking space - signage | CBC 11B-502.6 | Provide disabled parking signage at minimum 60" height to bottom of signage in one column location. |
| 6 | Exterior accessible route to entry door from parking | CBC 11B-403, 11B-302 and 11B-303 | Provide 5% maximum running slope/2.0% maximum cross slope accessible path to entry points - existing walk has excessive cross slope in some locations. |
| 7 | Accessible entrance/walk signage | CBC 11B-216.6 and 3013.4 | Provide ISA signage outside at single accessible entrance and corresponding tactile exit path signage inside of door; no signage exists. |
| 8 | Accessible restroom facilities | CBC 302.1.1, CPC 412.2, CBC 11B-213, 11B-603, 11B-604 | Provide accessible toilet facilities - B occupancy per CBC 303.1.1; Note: Number and type of Toilet Rooms will depend upon eventual occupancy type. |
| 9 | Provide compliant signage at Toilet Room facilities | CBC 11B-703.A and 11B-703.7.2.6 | Accessible Toilet Rooms required to be identified with visual and tactile signage, plus geometric signage per CBC. |
| 10 | Provide compliant lever style hardware for Toilet Room entry doors | CBC 11B-305.4 | Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Maximum force to operate shall be 5 lbs. |
| 11 | Provide compliant toilet paper dispensers in Toilet Room | CBC 11B-604.7 | Dispenser to be mounted 7" to 9" to centerline of dispenser from front of bowl and 19" minimum AFF to paper outlet (old code 12" to centerline of dispenser). |
| 12 | Provide accessible coat hooks in Toilet Room | CBC 11B-603.4 | Provide coat hook within accessible reach range of 48" AFF to top of hook/relating hooks are mounted outside of high reach range. |
| 13 | Provide compliant side grab bars in Toilet Room | CBC 11B-604.5.1 | Existing side bar does not extend 24" in front of fixture nor 54" from back wall. |
| 14 | Provide compliant back grab bars in Toilet Room | CBC 11B-604.5.2 | Existing back bar does not extend 12" towards wall and 24" away from wall from centerline of fixture and doesn't have minimum 1-1/2" clearance from tank top. |
| 15 | Provide paper towel dispensers within reach range in Toilet Room | CBC 11B-603.5 | Provide paper towel dispenser at maximum 48" AFF to controls - Existing dispenser exceeds 48" and restricts front access to lavatory. |
| 16 | Provide required 60" wide x 56" from back wall clear space for toilet fixtures | CBC 11B-604.2.1 | Old code allowed 32" clear space from toilet fixture to lavatories. Existing do not comply at 30.5" and 31.5" clear to toilet or 54.5" and 55.25" to side wall. |
| 17 | Provide flush control lever on open side of toilet fixture in north toilet room | CBC 11B-604.9.5 | Flush control required to be on the wide or "open" side of fixture. |
| 18 | Provide protective insulation on piping in knee space below lavatories | CBC 11B-606.5 | Lavatories are required to be mounted a minimum of 18" to centerline of drain outlet from an adjacent wall. |
| 19 | Provide lavatories mounted a minimum of 18" from side wall to centerline | CBC 11B-606.6 | Existing hallway restricts maneuvering space to 48". Note: 44" minimum is allowable if doors do not have installed closers. |
| 20 | Provide maneuvering space at outside of toilet room entry doors | CBC 11B-404.2.4 | Low reach unobstructed dimension shall be 15" minimum above finish floor (AFF). |
| 21 | Provide electrical receptacles and data outlets within low reach range | CBC 11B-308.2.1 | High reach unobstructed dimension shall be 48" maximum above finish floor (AFF). |
| 22 | Provide switches, controls, and accessories within high reach range | CBC 11B-308.2.1 | Obstacles that project more than 4" from the wall surface shall extend below 27" AFF or to finish floor. |
| 23 | Provide extension below 27" AFF for IT equipment cabinet | CBC 11B-307.2 | |