

# **Barry Building ADA Upgrade Requirements**

## **Part 1 Analysis**

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## INTRODUCTION

At the request of Alston & Bird, LLP, Gruen Associates evaluated the ADA compliance requirements of the Barry Building and prepared this report. The Barry Building was constructed in 1951 and was designated as a Los Angeles Historic-Cultural Monument in 2007. The codes referenced in this report are from the 2019 California Building Code and the 2019 California Historical Building Code.

The Barry Building ADA compliance review effort includes the following activities: 1) original building plans review, 2) photo survey on site of the non-compliant elements, and 3) analysis based on comparison with the specific code sections.

Because the building has been protected from vandalism, all doors and windows have been covered by screwed-on plywood panels. Therefore, the field photo survey documents a random selection of five suites and the first floor main tenant space.

The final report consists of three parts. Part 1 is an analysis of the ADA issues that affect the use of the building the most. It also attempts to find common architectural solutions to overcome the use limitation. Part 2 is the illustrated findings. It covers the accessible route and the more specific building elements that are currently not compliant.

The premise is that in order to restore the building one needs to know what is currently not in compliance. Each one of the illustrated conditions may lead to one or multiple solutions. Some may be quick and inexpensive fixes that are simply to achieve code compliance. However, many conditions call for costly and systematic modifications to the building components which overlap with the key character definitive features. Thoughtful studies and discussions with AHJ are necessary to reach the ideal solutions and many of them may be a form of compromise. This report simply focuses on exposing the issues which we hope will eventually lead to good solutions for the building.

### East Sidewalk

At the east elevation, most of the ground floor tenants have a door that opens to a sidewalk that is less than 36" wide. CBC Section 11B-403.5.1.3 requires that sidewalks be a minimum width of 48". The 36" wide sidewalk makes these doors neither a public entry nor a legal accessible means of egress. Under these conditions, it is logical to discourage the public from accessing the units through these doors by clearly not making them doors. A fixed solid or glass panel would be the closest to the current solid door look and any door hardware should be removed. This is contrary to the character of a commercial window storefront which is part of the character-defining features of the building. Alternatively the existing doors could be fixed in place and made inoperable to maintain the historic visual character.

Currently, a standard single bay unit is small enough to require only one exit. However, if two or more spaces are leased together two exits may be required and that tenant will need to have both exits located at the courtyard. The courtyard will be burdened with a greater exit load, which will bottleneck the passageway. The owner loses the ability to attract desirable tenants that would want a better exit layout or visible access on the public side.

The current driveway width is 21'-6" based on the original plans. The minimum two-way driveway, based on LADBS Doc P/ZC 2002-001, is 19' wide; therefore, it is possible to reduce the driveway by 2'-6" and widen the sidewalk to 5'-6", assuming the owner of the building has a fee ownership of the

driveway. If so, an east facing door will open into a legal sidewalk. If not the doors and the sidewalk will need to remain not used. If the east sidewalk can be widened, the doors still need to provide the code required floor transition discussed below.

#### East Exterior Doors

East exterior doors are wood doors currently having an average of 4" vertical floor transition at the door threshold. CBC Sections 11B-303.2 and 303.3 only allow a combined, vertical and sloped, ½" height change at a door threshold. Therefore, these doorways cannot be made into a code compliant entry or egress without modifications. Such modifications could be either adding an exterior sloped alcove or adding a short ramp within the tenant space. The former will lessen the character of the existing window wall. The latter will require new doors at the east elevation due to the drop of the door sill.

The California Historical Building Code Section 8-603.4 allows a power assisted door to be considered as an equivalent alternative to level landing and strike side clearance. The 4" height change at the current door threshold exceeds a normal threshold's height change by a significant amount. Its' hazard level cannot be compensated by a power-assisted door mechanism. Even for the general public, it presents a tripping hazard. Alternatively the doors can be fixed in place and made inoperable. Tenant exiting would need to be accomplished entirely through the courtyard.

#### Courtyard Stairs and Ramp

At the ground floor, the courtyard is in two levels separated by two steps with approximately a one-foot height change. Currently, a ramp connects the two levels. The steps in the courtyard do not have handrails and all stairs in the courtyard do not have code required handrail extensions, per CBC Sections 11B-505.10.2 and 505.10.3. The existing stair and balcony guardrail design has very large openings between the rails and will most likely require modification due to the high hazard level. If the railing is modified, it would be natural to update the extension to meet the current code. The stairs do not have the proper contrasting stripes required for the upper approach and all treads per CBC Section 11B-504.4.1.

#### Second Floor Access

All four levels of the second floor are not currently accessible. To make the space rentable, they will need to be made accessible, which will require at least one or multiple elevators or lifts. The four height transitions at the balcony, theoretically, can be dealt with by ramps or wheelchair lifts if a continuous circulation loop is maintained for exiting purposes or for a communal experience.

#### 2 Elevators, 2 LULA Elevators or 2 Lifts Scenario

At least one elevator or a wheelchair lift will be required to take people from the ground floor to the second floor. This paragraph explores the possibility of utilizing the two elevators to connect all four second floor levels by putting each at a diagonal opposite corner of the courtyard. Each will have two arrival lobbies at the second floor and the elevator will have two doors in 180 degrees or 90 degrees. The 90-degree version is more uncommon, but can utilize the balcony as one of the two lobbies, so it is more efficient. An elevator lobby is about the same size as an elevator shaft which is about 85 sf. Each elevator will need a small room to house a control panel or a machine. At the end, the two elevators for

the entire project will take away at least 660 sf and possibly 800 sf, which is about the area of two to three rental units.

The shortest elevator shaft height is 12'-6" from the top of the arrival floor to the underside of the roof, whether it is a hydraulic or a machine room less type of elevator. This dimension exceeds the height of any of the four wings of the current second floor. Because the north and south wings are taller, it would make sense to put the elevator in those wings to minimize its visual impact to the courtyard elevations. Because the shafts would be the tallest building element, it is important to push it far back from the south elevation to avoid it being seen from any parts of the street. Two ideal corner locations that work with the sightline happen to coincide with the entry point of the two ground floor tenant spaces on San Vicente. This would be a big compromise and may make the prime units less leasable.

An elevator also requires a pit, two guiderail supports and a hoist beam. Therefore, the ground floor will need to be dug out at least six feet deep to install the pit and two guiderail supports. Such an intervention may not be proportional to a building of this size. Due to the lower cost of the hydraulic elevator, many owners choose to use it for two-stop application. The hydraulic elevators are much slower so putting two elevators next to each other can reduce the wait time. Putting one elevator at opposite corners of the balcony diminishes such a benefit.

This scenario can be substituted with two Limited Use Limited Application elevators traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and can save some overhead space and substantial pit depth. The advantage is that they can still be used by general public. This type of elevator's cab has less wheelchair maneuvering space and weight capacity.

This scenario can also be substituted with two lifts traveling between the ground floor and the second floor. They will take up about half of the total square footage required for a regular elevator and will not require a pit. The disadvantage is that they are less likely to be used by the general public.

### 1 Elevator + Ramps Scenario

The following explores the possibility that only one elevator or lift will be installed to travel between the first and second floors and from there the other three levels are reached by ramps. The change of the level in the second floor is approximately 2'-6" at the southeast and the southwest, and 1'-6" at the northeast and the northwest. Under CBC, it will require two 30' long ramps to transition at 1:12 slope for the south wing and two 18' long ramps for the north wing. California Historical Building Code Section 8-603.6 provides Alternatives 1 and 2 which allows greater slope. They do not offer any advantage because they cannot achieve the current height change without adding intermediate landings. Although advantageous in terms of maintaining the historic character of the building, locating the ramps at the interior of the second floor spaces, even with slightly steeper slopes as permitted under the Historic Building Code, is problematic considering the quantity of usable space they would displace.

The ramps are not a workable option because they will literally wipe out most of the second floor unit's entries. These units cannot be individually adjusted to a new level because they don't have the ceiling height to accommodate a raised floor. It will take too much space to provide an ADA entry transition at

each unit from the ramp. A ramp will also destroy many wood window's bases. It would be a significant change of character if all the window's bases become sloped or stepped.

From a planning perspective, internal or balcony ramps can work if all the in-line units are combined into one larger unit so it can have a single entry and an exit point occurring at the ramp landings. Since many interior partitions are structural, it is unrealistic to assume the removal of large sections of the wall to create larger rentable units. Above all, changing from steps to a ramp will significantly alter the look of the courtyard facing elevations and the railing, a character defining feature, will need to slope to follow the ramp slope.

### 1 Elevator + Wheelchair Lifts Scenario

The following explores the possibility that only one elevator will be installed and from its second floor Lobby the other three levels are connected by lifts. The second floor balcony width is about 50" which is not wide enough to allow a wheelchair lift to be added while maintaining the required exit width. If a wheelchair lift needs to be added, it will need to be located at an adjacent tenant space. Under this scenario not only will significant rentable square footage be lost, but the exterior wall will need to be pushed in to create the space for the lift and the landings. The structural enhancements at the lift floor and the mast will need to be added, as well. All can alter the courtyard character. The look of the lift itself may not be compatible with the building's character.

### Two Accessible Means of Egress

If the second floor tenants can be served by any combination of the above vertical transportations, two means of accessible egress will still be required for the tenants and that will trigger the requirement of the Exterior Area of Assisted Rescue along the second floor balcony per CBC Section 1009.7. The Interior Area of Refuge is not a logical option because the circulation of the units is exterior. A minimum width of a combined exit path and the Area of Assisted Rescue is 68" (44"+24") and that exceeds the current balcony width which is consistently at about 50". Unless two of the Interior Areas of Refuge can be accepted by AHJ and reached by all tenants, a total of two Area of Assisted Rescues will be required. The slanted guardrail takes away some of the exit width, so the wheelchair spaces for this requirement will need to be created by carving into the existing window wall which is along the balcony. A one-hour rated solid wall offering the fire protection adjacent to the wheelchair spaces will need to be provided. This will impact the courtyard elevations and change the building character.

### Restrooms

Currently, there is no accessible women's restroom on the site. The only women's restroom is on the second floor which is not on the accessible route due to the lack of an elevator. It has not been upgraded to meet ADA. This is not in compliance with CBC Section 11B-213.2.

California Historical Building Code allows an accessible unisex toilet facility to replace separate-gender toilet facilities required in the regular code. Since the Interior Character Defining Features Inventory does not include the interior of the current restrooms, bringing the existing toilet facilities to full ADA compliance may be an option provided that the current space enclosed by the restroom walls is workable. Based on the field survey, the current dimensions of the restrooms appear not to be

sufficient to achieve such a layout. Some dimensions between the fixtures are already under the code requirement.

If the existing restrooms are upgraded, there still could be a long distance for a person in a wheelchair to get to them, even though the restroom is in full compliance with the applicable codes. The Plumbing Code allows restrooms to be located within one vertical floor travel distance. The current men's and women's restrooms on each floor are in compliance to that code. However, for a male in a wheelchair on the second floor, if the elevator is located in the opposite wing, he will have to travel through two lifts (or ramps) and the elevator to arrive to the men's restroom.

Vice versa for a female in a wheelchair at the ground floor, she may have to take the elevator and two lifts to get to a women's restroom, if the only elevator is located in the east wing. Such a convenience issue is beyond what a code can prevent or address. Fixes do exist for the code compliance, but the same fixes may never be able to provide a satisfactory user experience.

### Building Access

The Barry Building's San Vicente arrival point and its' wide open connection, under the floating second floor to the courtyard, is the most recognized character defining feature. However, the building has two accessible arrival points and the two are unconnected by an outdoor pedestrian path. For someone in a wheelchair arriving from a private vehicle, the arrival point is the rear parking lot and a 5' wide corridor. For someone in a wheelchair arriving from the sidewalk or public transportation, the arrival point is the grander San Vicente entrance.

The two-lane San Vicente Blvd and its current bike lane makes it quite challenging for the front sidewalk to be made into a Passenger Drop-off and a Loading Zone in compliance with CBC Section 11B-503. There is also no easy way for a driver to get to the back parking lot after dropping off someone. The driver will need to make two U-turns on the already congested San Vicente to get back to the driveway to the rear parking lot. Going through the residential block behind to get back to San Vicente is not an option.

The two-lane driveway on the east does not have a legal sidewalk width; therefore, it cannot be a drop-off point. The rear access is separated from the public street and the public transportation stops due to the lack of a legal sidewalk providing a pedestrian connection outside the building. The only pedestrian connection between the street and the rear parking lot is through the courtyard. One needs to enter the building to get to the courtyard and the experience of getting into the courtyard is very different from the front versus the rear. However, the rear parking lot is sufficient in size, so it has the potential to provide the required accessible parking spaces and even a drop off.

The rear passageway is lined with electrical closet doors. It offers a more utilitarian access to the building, which is not comparable to the San Vicente entry in the arrival experience. This dual entry character may be in conflict with CBC Section 11B-206.3, which requires accessible routes to coincide with or be located in the same area as the general circulation paths. It is reasonable to assume that the building's main entrance is the San Vicente entrance. All who must park their car on site will have to park their car in the rear. Although most of them will likely choose entering the building through the rear corridor, due to the shorter path, the lack of ability for a wheelchair user to experience the main entrance arrival seems to be non-compliant with the code. While the Historic Building Code allows an

## Barry Building ADA Upgrade Requirements – Part 1, Analysis

accessible entrance to be located within 200 feet of an inaccessible main entrance the rear arrival experience is clearly inferior to that of the main or front entry. To address this issue, the sidewalk should be upgraded.

### Conclusion

To upgrade The Barry Building to be fully ADA compliant for both floors the following will be required.

#### Accessible Path

- Provide a compliant parking layout and the required number of accessible stalls. Provide marking and signs required.
- Improve parking lot paving at the ADA stalls and insure floor levelness all the way to building's entries.
- The current building code contains electrical car charging stations requirements. If this section applies due to the extent of the building's ADA upgrade, provide the required number of ADA accessible charging stations.
- Widen sidewalks to 5' at the east elevation to make the storefronts commercially accessible and to allow a wheelchair user to have a direct outdoor access to the front sidewalk.
- Modify exterior doorways at the east elevation to create only a ½" height change. Depress the concrete floor in the unit to create a concrete ramp at the doorway. Modify or replace the existing door and frame to the increased height. If the ramp has greater than 5% slope provide handrails. Alternatively these doors could be fixed in place and made inoperable if exiting through the courtyard can handle the exiting load and required exit separations for larger tenants.
- Add a floor mounted handrail at the steps between the two courtyard levels, one on each end for each set of steps.
- Fill in the missing edge protection at the courtyard ramp by adding a concrete curb or a welded steel plate between the posts.
- Add a post mounted horizontal rail or a landscape element where the stair underside is lower than 80" above the ground.
- Add a set of handrails for the ramp leading to the CMU addition.

#### Plumbing

- Upgrade the men's room on the first floor to compliance. Relocate all accessories and fixtures that are not mounted at the right place.
- Upgrade the women's room on the second floor to compliance. Relocate all fixtures and accessories that are not mounted at the right place. Enlarge the entry doorway to provide the required strike side clearance or provide a button activated automatic door. Replace the door threshold with an ADA compliant type.
- Add a unisex single restroom at the ground floor.
- Add a unisex single restroom at the second floor.
- Install code compliant signs for all restrooms.
- Add a wall mounted drinking fountain at the first floor in a new alcove. As an alternative, provide a freestanding ADA compliant dual fountain in the courtyard.

### Stairs and Balcony Railing

- Upgrade the two main stairs by adding a solid or perforated steel panel at the each open riser.
- Upgrade the two main stairs by adding a contrasting stripe at each riser.
- Replace the existing stair's steel guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max. Provide new stair handrails with top and bottom handrail extensions integrated into the guardrail.
- Replace the existing second floor balcony guardrails with new ones of the right height. The design should be in the same spirit as the current railing design but the gaps need to be limited to 4" max.
- Provide a wall mounted handrail at each one of the 4 stairs between the second floor levels. Provide a handrail integrated into the balcony guardrail on the open side of these stairs.
- If the building official determines that the stair or handrail conditions do not present a distinct hazard some aspects could remain or be modified in a less obtrusive manner, e.g. adding transparent infill materials or adding rails on top of the existing.

### Vertical Transportation

- Implement one of the following scenarios to provide access to all floors:
  - Adding two 2-door elevators, each with 2 stops at the second floor.
  - Adding two 2-door limited use limited application elevators, each with 2 stops at the second floor.
  - Adding two 2-door lifts between the ground floor and second floor, each with 2 stops at the second floor.
  - Adding one 2 door elevator + 2 wheelchair lifts that connect with the other two second floor levels
- Add two exterior areas of assisted rescue along the 2<sup>nd</sup> floor balcony. If AHJ (authority having jurisdiction) allows make one or both an interior area of refuge. The AHJ in this case includes at least a Fire and an ADA plan checker.

### Tenant Space

- Widen all tenant doorways that do not have the required maneuvering space outside the door.
- For all doors lacking proper interior door landing, modify landing to meet the requirements.
- For all tenant interior steps provide the required handrails on both sides of the steps.
- Other than reach-in closet doors, for all interior doors that are less than 32" wide, replace with new door and frame of minimum 32" width so the clear opening width is 29.5" min. to meet the Historic Bulding Code requirement
- For all interior doors that cannot open to 90 degree, modify and reinstall the door and door frame so they can open to 90 degree.
- For all tenant entry door identification, provide code compliant signs.
- Change all door handles to a lever type.
- For door hardware mounted outside the reach range, relocate or replace with new hardware. Modify door as required so the new hardware can be installed in right range.
- For the glazed wood doors that has only a 9" high door bottom, modify to a smooth 10" high bottom.



## Barry Building ADA Upgrade Requirements – Part 1, Analysis

- For the doors that has a door mail slot mounted below 10", remove the slot, patch and refinish the door.
- For the wood door with a vertically mounted mail slot above 10" height, provide an alternative mail receiving system. Remove or fill in the current slot in the door.
- Adjust all switches and outlets not in the right height to within the required reach range.
- For a unit with the steel and wood windows that have the operating parts all above the reach range, modify or replace at least one window with the operating parts within the required reach range.
- For any of the above modifications alternative means or mitigations can be discussed with the building official.

## Barry Building ADA Upgrade Requirements – Part 2

### Accessible Route

There is no passenger drop-off or a loading zone provided at the street or along the alley. This is not a code violation. If there is no passenger loading zone provided, then CBC Section 11B-503 does not apply.



The south sidewalk is lined with metered parking spaces. The east sidewalk has no passenger loading zone either.

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**The East sidewalk is 34" wide only. This is not in compliance with CBC Section 11B-403.5.** This sidewalk is not a legal sidewalk for public access to the building and it is not an accessible route.



The east sidewalk width is 34".

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**The parking lot has 1 ADA stall. The marking is faded beyond recognition. It cannot be measured to verify compliance with CBC Sections 11B-502.1, 502.2 and 502.3.**

The sign posted in front of the stall is missing the lettering required in CBC Section 11B-502.6.2.



The accessible parking space has a faded marking and a pole mounted sign.

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**The paving adjacent to the ADA stall shows the asphalt cracks and settlement, which may not be in compliance with CBC Section 11B-502.4.**

The accessible route marking terminates at the passageway and the ramp leading to the CMU Addition.



The cracked asphalt adjacent to the accessible parking space and the marking leading to the building's rear entrance and the CMU Addition.

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## Barry Building ADA Upgrade Requirements – Part 2

The site arrival point is in the rear parking lot and the only accessible route is through a passageway. Such accessible route does not coincide with and is not in the same area as the general circulation paths because the building's main entrance is in the front. The front entry is accessed by the pedestrians from the street, the meter parking, the sidewalk and the public transportation. **This may not comply with CBC Section 11B-206.3.**



The contrast between the front entrance and the accessible entrance from the rear parking lot.

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The only accessible building entrance is the 5' wide passageway which is next to the electrical closets and a service ramp. **This may not comply with CBC Section 11B-206.3.**



The Accessible Route/Building Entrance adjacent to the electrical closets and the service area.

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## Barry Building ADA Upgrade Requirements – Part 2

The ramp to the CMU Addition also leads to a north wing tenant's door. The ramp's slope is greater than 5% based on 10" rise and 12' length. **If the ramp is an accessible path as marked, it is not in compliance with CBC Section 11B-505.2 due to the lack of handrails.**



The ramp to CMU Addition and the North Wing Tenant Door has a greater than 5% slope (12' long with 10" rise).

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**A portion of the courtyard ramp is missing the edge protection to be in full compliance with CBC Section 11B-405.9**



Courtyard ramp is missing the edge protection on one side.

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## Barry Building ADA Upgrade Requirements – Part 2

Only the men’s restroom is in the accessible route. The only women’s restroom is on the second floor, which is not accessible. There is no accessible, single unisex restrooms in the building. **This is not in compliance with CBC Section 11B-213.2.**



The only men’s restroom is accessible. The only women’s restroom is in a floor that is not accessible.

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The second floor is not accessible and the building is over 3,000 sf per story. **This may not comply with CBC Section 11B-206.2.3.** Exception 1.2 applies *if a reasonable portion of all facilities and accommodations normally sought and used by public in such a building are accessible to and usable by persons with disabilities.* The first floor is 50% of the overall building area, so it may not satisfy the definition of a reasonable portion. The women’s restroom is a facility normally sought and used by the public, but is not available on the first floor.



Only 50% of the building area is accessible. The first floor does not offer an accessible women’s restroom.

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## Barry Building ADA Upgrade Requirements – Part 2

The second floor balcony is 50" wide. It is not wide enough to provide an Area of Assisted Rescue because a minimum of a 44" exit width and additional 24" wheelchair space will be required. **If 1009.7 Area of Assisted Rescue cannot be satisfied, then the second floor is not in compliance with CBC Section 11B-207.**



The balcony width is 50". The slanted railing reduces the balcony's clear width.

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### Building Blocks - Doors

The door threshold is not in compliance with CBC Section 11B-303.2.



A few doors at the east elevation have a straight drop at the sidewalk which exceeds the maximum allowed, such as the 7" shown.

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**The door threshold is not in compliance with CBC Sections 11B-404.2.5 & 11B-303.3.**



The women's restroom door threshold has a bevel that exceeds the 1:2 slope.

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**The door width is not in compliance with CBC Section 11B-404.2.3.**



The tenant interior doors are only 28" and 24" wide.

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Barry Building ADA Upgrade Requirements – Part 2

**The door landing is not in compliance with CBC Section 11B-404.2.4.4**



A first floor tenant's interior does not have a level landing at the entry door maneuvering space.



A second floor tenant's interior does not have a landing at a door. The door may have not be used due to the lack of a door knob.

**The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1**



A first floor tenant's entry door only has 42" deep maneuvering clearance due to a projected wall.



A first floor tenant's door does not have the code required 12" push side clearance.

At least two second floor tenant's doors do not have the code required 12" push side clearance.

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Barry Building ADA Upgrade Requirements – Part 2

**The door maneuvering clearance is not in compliance with CBC Section 11B-404.2.4.1 at a restroom.**



The women's restroom does not have pull side and push side clearance at the entry and the vestibule door.

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**The door opening degree is not in compliance with CBC Section 11B-404.2.3.**



Some of the first floor tenant doors cannot open 90 degrees due to the door jamb installed into the wall.

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Barry Building ADA Upgrade Requirements – Part 2

**The door bottom is not in compliance with CBC Section 11B-404.2.10.**



The original glass door's bottom is less than 10" high. The mail slot is not a smooth surface for a wheelchair.

**The door hardware mounting height is not in compliance with CBC Section 11B-404.2.7 & 11B-309**



A first floor tenant's lock is mounted at 46" above floor.

Barry Building ADA Upgrade Requirements – Part 2

**The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.**



The first floor men's restroom does not have a lever activated lock. The push plate is accessible if the door is not latched and remains unlocked.

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**The door hardware type is not in compliance with CBC Section 11B-404.2.7 and 11B-309.4.**



The original wood framed glass doors and the exterior wood doors all have non-lever type hardware.

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### Stairs and Handrails

The four second floor stairs connecting the balconies do not have handrails on both sides. **This is not in compliance with CBC Section 11B-505.2.**

**The four second floor stairs are not in compliance with CBC Section 11B-504.4.1 due to the lack of the contrasting stripes.**



The four second floor stairs do not have a handrail on the wall side. They also do not have the contrasting stripe at the top approach and at all the treads.

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**The four second floor stairs do not have handrail extensions at the bottom landing; therefore, they are not in compliance with CBC Section 11B-505.10.3.**



A second floor stair is missing a handrail extension at the bottom landing.

**The two main stairs connecting the first floor and the second floor have handrails less than 34” high; therefore, they are not in compliance with CBC Section 11B-505.4.**



The main stair’s handrail is 32” high measured from the nosing.

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**The two main stairs do not have bottom handrail extensions; therefore, they are not in compliance with CBC Section 11B-505.10.3.**

**The two main stairs do not have contrasting stripes; therefore, they are not in compliance with CBC Section 11B-504.4.1.**



The main stair’s handrail has no extension at the bottom and no contrasting stripes at the treads.

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The two main stairs connecting the first and second floors have open risers; therefore, they are not in compliance with CBC Section 11B-504.3.



Main stairs have open risers.

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The second floor's balcony guardrail height is 32". This is not in compliance with CBC Section 1015.3 (Chapter 10). The handrail configuration does not offer the edge protection or a barrier at the balcony edge. **CBC Section 11B-405.9 or 11B-405.9.2 (handrail for ramp) may apply due to concern of the wheel entrapment.**



The balcony guard rail height and the lack of the edge protection.

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**The courtyard steps do not have handrails; therefore, the courtyard steps are not in compliance with CBC Section 11B-504.6.**



The courtyard steps have no handrails.

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**The courtyard step's contrasting stripe is not in full compliance with CBC Section 11B-504.4.1.**



The contrasting stripe placed on both the treads and the risers, while only the treads require it.

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**A barrier shall be provided where the vertical clearance is less than 80" high, per CBC Section 11B-307.4.**



The space under one of the main stairs has less than 80" vertical clearance and does not have a barrier.

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**The stair does not have the uniform riser heights; therefore, it is not in compliance with CBC Section 11B-504.2.**

**The stair does not have handrails; therefore, it is not in compliance with CBC Section 11B-504.6**



One concrete stair inside a unit has a 6" and 4" tall risers. The stair does not have handrails.

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## Restroom

The first floor men's restroom lavatories do not have the required clearance from the adjacent wall to the center of the fixtures; **therefore, it is not in compliance with CBC Section 11B-606.6.**



The distance from the adjacent wall to the center of the fixture is only 12" for each lavatory.

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The side wall grab bar shall be 42" long minimum, located 12" maximum from the rear wall. **The ADA stall side grab bar is not in compliance with CBC Section 11B-604.5.1.**



The distance from the rear wall to the end of the grab bar is 17" and the grab bar length is 36".

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The rear wall grab bar shall be 36" long min and extend from the center line of the water closet 12" min on one side and 24" min on the other side. Exception 2: Where an administrative authority requires flush controls for the 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. **The rear grab bar may conflict with the flush valve and is not located per CBC Section 11B-604.5.2.**



The rear grab bar is not split or shifted to the open side at the flush valve.

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The toilet paper dispenser shall be 7" minimum and 9" maximum in the front of the water closet measured to the center line of the dispenser. The outlet of the dispenser shall be 14" minimum and 19" maximum above the finish floor. **The toilet paper dispenser mounting is not in compliance with CBC Section 11B-604.7.1.**



The toilet paper dispenser is 19" in front of the water closet and is 24" above floor at the outlet.

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**The second floor women’s restroom** (The only women’s restroom on the site is not on an accessible floor).

The women’s restroom lavatories are spaced close to each other and to the adjacent wall. **The mirror height is more than 40” above the floor; therefore, it is not in compliance with CBC Section 11B-603.3.**



The mirror height is 45” above the floor.

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**The women’s restroom water supply and the drain pipes under the lavatory are not insulated; therefore, it is not in compliance with CBC Section 11B-606.5.**



There is no insulation for the water supply and the drain pipes.

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Barry Building ADA Upgrade Requirements – Part 2

The second floor women’s restroom has three regular stalls, no ADA stall or the minimum ADA clearance outside the stalls. **It is not in compliance with CBC Sections 11B-213.2 and 11B-603.2.**



There are three regular toilet stalls. There is no ADA stall or the minimum ADA clearance outside the stalls.

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**The second floor women’s paper towel dispenser has operable part higher than 40” above the floor; therefore, it is not in compliance with CBC Section 11B-603.5.**

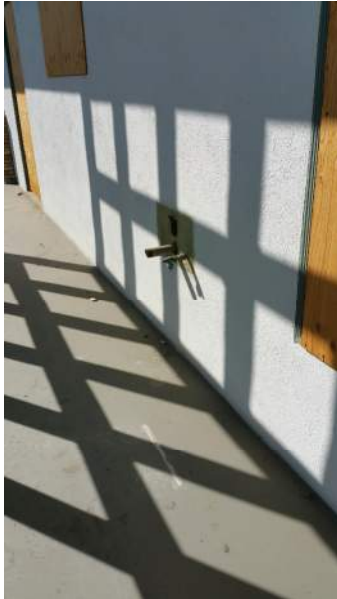


The paper towel dispenser’s highest operable part is at 53” above the floor.

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**Drinking Fountain:**

Currently, there is no drinking fountain on the site. The plumbing code requires drinking fountains. **CBC Section 11B-202.4 requires drinking fountains to be in the Accessible Path of Travel.**



A removed drinking fountain was spotted at the second floor balcony which is not accessible.

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ISA should not contain HANDICAPPED letters. The door mounted triangular or the circular restroom sign normally does not have Braille letters. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned on the room sign below the corresponding tactile letters. **The men's restroom sign is not in full compliance with CBC Section 11B-703.**



The ISA symbol does not contain the letter HANDICAPPED. The Braille letters should be on wall-mounted room sign.

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## Barry Building ADA Upgrade Requirements – Part 2

The women's restroom door sign commonly is a circle. A tactile room sign should also be located alongside the door at the latch side. The Braille letters should be positioned in the room sign below the corresponding tactile letters. **The original women's restroom sign does not comply with CBC Section 11B-703.** It may be preserved; however, an additional sign adjacent to the door should be provided to serve the visually impaired.



The original ladies' room sign is not the circular symbol nor a pictogram. It is not of raised characters and it does not contain Braille letters. It does not have a color contrast and the type is not San Serif.

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Under CBC Section 11B-703.4.1, the code required room sign should be centered at 60" above the floor and should be located next to a door. It requires a certain visual and tactile characters including a color contrast. These original suite numbers may not comply with the current code requirements.



The original suite numbers are mounted above the door and have a low color contrast.

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### Reaching Range

The electrical receptacle outlets' mounting height should be 15" minimum. **The majority of the original outlets do not comply with CBC Section 11B-308.1.**



The original outlets are mounted at typical 12" above the floor. One outlet is mounted higher than 48" above the floor.

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The electrical switches' mounting height should be 48" maximum. **Some of the switches are mounted too high to be in compliance with CBC Section 11B-308.1.**



A switch is mounted at 67" above the floor.

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Barry Building ADA Upgrade Requirements – Part 2

Mail boxes provide at least five percent, but none less than one of each type should comply with **CBC Section 11B-309**. Some of the original mail slots are mounted lower than 15” from the floor; therefore, they do not comply.



An original mail slot mounted at about 9” from the floor.

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Per Section 11B-229.1, when glazed openings are provided at least one opening shall comply with **CBC Section 11B-309**. Almost all steel and wood window latches are mounted at more than 48” above the floor; therefore, latches are not in compliance.



Second floor steel window’s latch is mounted at 62” above the floor.

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## Barry Building ADA Upgrade Requirements – Part 2



Most of the floor wood window's operable parts are mounted above the door height.

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