

Accessibility Construction Progress Observation Report #3 Final

Mauldin Center Apartments

Mauldin, South Carolina

March 22, 2022

Terracon Project No. F8206013

SC Housing Project Number 2019-016



Prepared for:

Mercy Housing Southeast

260 Peachtree St Ste 1800

Atlanta, GA 30303

Prepared by:

Terracon Consultants, Inc.

Lawrenceville, Georgia

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Environmental



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Materials

March 22, 2022



Mercy Housing Southeast
260 Peachtree St Ste 1800
Atlanta, GA 30303

Attn: Ms. Ronit Hoffer
P: (404) 994-4042
E: RHoffer@mercyhousing.org

Re: **Accessibility Consulting Observation Report #3 Final**
Mauldin Center Apartments
221 E. Butler Road, Mauldin, South Carolina 29662
SC Housing Project Number 2019-016
Terracon Project No. F8206013

Dear Ms. Crippen:

Terracon is pleased to provide Accessibility Consulting Services for the referenced Development. This work was performed in general accordance with the scope of services outlined in Terracon Proposal Number PF8206013 as accepted on January 14, 2020.

We appreciate the opportunity to be of service to you on this project. In addition to Facilities Services, our professionals provide geotechnical, environmental, construction materials services on a wide variety of projects locally, regionally and nationally. For more detailed information on all of Terracon's services please visit our web site at <http://www.terracon.com>. If you have any questions concerning this Report, or if we may be of further service, please contact us.

Sincerely,
Terracon Consultants, Inc.


Katie Rich
Field Facilities Professional
Facilities Services


Melissa Middleton, AIA (AL, GA)
Project Architect
Facilities Services


Thom O'Brien
Senior Project Engineer
Facilities Engineering Service

Attachments: Accessibility Construction Observation Report #3 Final

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March 22, 2022 ■ Terracon Project No. F8206013



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1.0 PROJECT SUMMARY

1.1 Project Information

The proposed project consists of constructing a new family designated, multi-family development comprised of a three-story apartment building which contains a total of 46 one-, two-, and three-bedroom apartment units. All the dwelling units designed for the mobility impaired will have roll-in showers. The building does not have elevators. Site amenities include a multi-purpose room, fitness room, common-area laundry room and leasing office on the ground floor, detached free-standing gazebo and playground area with elevated play equipment. On-site parking is proposed for a total of 89 vehicles.

1.2 Development Team

Developer	Mercy Housing Southeast Ms. Ronit Hoffer 260 Peachtree St Ste 1800; Atlanta, GA 30303 Phone: (404) 994-4042 Email: RHoffer@mercyhousing.org
Contractor	Progress Builders Mr. Sai Datla, Project Manager Email sdatla@progressbuildersllc.com Mr. Stephen Newell, Site Superintendent Phone (843) 999-5272 Email snewell@progressbuildersllc.com Mr. Jerry Lambert, Sr. Construction Manager Email jlambert@progressbuildersllc.com
Architect/Engineer of Record	Neighboring Concepts Mr. Ian Shelton 1635 W. Trade Street, Suite 1A; Charlotte, North Carolina 28216 Phone (704) 374-0916 Email ian@neighboringconcepts.com
Civil Engineer	Site Design Inc. Mr. Wesley Bolin 800 E. Washington St., Suite B, Greenville, South Carolina 29601 Phone (864) 271-0496 Email wbolin@sitedesign-inc.com
MEP Engineer	Saber Engineering Mr. James Tribble 2923 South Tryon Street, Charlotte, North Carolina 28203 Phone (704) 373-0068 Email jat@saberengineering.com
Accessibility Consultant	Terracon Consultants Ms. Melissa Middleton 2105 Newpoint Place, Suite 600; Lawrenceville, Georgia 30043 Phone (770) 623-4637 email: Melissa.Middleton@terracon.com

1.3 Scope and Purpose

Our services included making a scheduled site visit to observe whether installed site and building elements meet general compliance with the 2020 SC Housing, Qualified Allocation Plan (QAP) and project design specifications relating to accessibility.

The accessibility features were compared to the requirements of:

- Section 504 of the Rehabilitation Act of 1973 - Uniform Federal Accessibility Standards (UFAS).
- ADA Title II – State and Local Government (programs and services).
- 2010 ADA standards (ADAS) for accessible design.
- The 2018 International Building Code (IBC) with SCBCC amendments.
- 2017 ANSI A117.1 (supersedes 2009 ANSI A117.1)

2.0 SITE OBSERVATIONS

2.1 Inspection Conditions

March 15, 2022, 11:30 AM - 3:30 PM; fairly cloudy; 64°

The purpose of our meeting was to conduct an inspection of the current construction conditions with regard to accessibility as previously reviewed by Terracon in the Accessibility Plan Review. With respect to accessibility, the project appeared to be generally constructed in accordance with the applicable accessibility codes with some exceptions noted in Section 3.0.

At the time of our site visit, we observed site work, locations of plumbing fixtures, locations of mechanical and electrical devices, and door sizes and locations in the constructed areas to observe whether they met the required accessibility regulations.

2.2 Meeting Attendees

Mr. Stephen Newell, Superintendent, Progress Builders LLC

Mr. Jerry Lambert, Sr. Construction Manager, Progress Builders LLC

Ms. Katie Rich, Field Facilities Professional, Terracon Consultants

Ms. Melissa Middleton, Accessibility Consultant, Terracon Consultants

3.0 FINDINGS AND CONCLUSIONS

The following summarizes our evaluation of the improvements and our opinion of their compliance with the current versions of: Section 504 of the Rehabilitation Act of 1973, as delineated in the Uniform Federal Accessibility Standards (UFAS); 2010 Americans with Disabilities Act (ADA); the Fair Housing Amendment Act (FHAA), the Georgia Accessibility Code (GAC) OR 2020 SC Housing QAP, 2018 IBC, 2017 ANSI 117.1 and our recommendations for any modifications.

Our Accessibility Plan Review, dated March 19, 2020, identified non-compliant items, which were addressed in the construction documents. Our comments below are pertinent to our observations of the current site conditions associated with the property and building elements.

The Accessibility Compliance Tables will be provided in Appendix A for the final observation report which will present a summary of our observations to applicable accessibility standards. Please refer to Appendix B for a site plan. Photographs are provided in Appendix C.

3.1 Parking

On-site parking is proposed for a total of 89 vehicles on open surface parking lots. Of the total provided, six (6) are to be standard-accessible, and one (1) to be van-accessible.

Any areas with slopes greater than 2% should be replaced.

Parking Summary					
Parking Type	# Non-Accessible Provided	# Standard Accessible Provided	# Van-Accessible Provided	Total Parking	Compliant
Surface	77	6	1	84	Yes

3.2 Exterior Site Features

The exterior site features include a dumpster, gazebo and a playground.

Exterior Common Area Amenities Summary					
Amenity	Description/ Location	In Progress or Complete	Issue(s) Observed	Issue / Photo Reference #(s)	Comments
Parking	Surface parking is to be provided at the northwest side of the building.	✓			
Sidewalks / Ramps	Sidewalks are to be located throughout the property.	✓	✓	24	Review Appendix C.
Dumpster / Compactor	The dumpster is to be located near the north side of the apartment building.	✓	✓	26	Review door maneuvering clearance at building exterior.
Courtyard / Pavilion / Picnic Areas	A gazebo is to be located next to the playground at the northwest side of the site.	✓			
Playground	A playground is to be located next to the gazebo at the northwest side of the site.	✓		25	Mulch Compliance

3.3 Interior Common Area Amenities

The interior common area amenities include a Leasing Office, lobby, multipurpose room, a fitness center, mail center, community laundry and restrooms. Work is in progress.

Interior Common Area Amenities Summary					
Amenity	Description/ Location	In Progress or Complete	Issue(s) Observed	Issue Reference #(s)	Comments
Leasing Office	The Leasing Office is located on the first floor of the apartment building.	✓			
Lobby	The lobby is located on the first floor.	✓			
Mail Center	The mailboxes are located in the lobby.	✓			
Multipurpose Room	The multipurpose room is located near the lobby on the first floor. The room contains a wet bar area.	✓			

Interior Common Area Amenities Summary					
Amenity	Description/ Location	In Progress or Complete	Issue(s) Observed	Issue Reference #(s)	Comments
Fitness Center	A fitness center is located on the first floor of the apartment building.	✓	✓	11	Review door maneuvering clearance.
Laundry	A laundry facility is accessed from inside the apartment building.	✓			
Restrooms	Two restrooms are provided in the lobby.	✓			

3.4 Dwelling Units

The project consists of a single, three-story apartment building with a total of 46, one-, two- and three-bedroom apartment units. The building does not contain an elevator. Accessible units include four (4) mobility units which are to be provided with roll-in showers. Two (2) of the mobility units are provided with equipment for the sensory impaired.

Due to the year of construction, all ground floor units are required to be “covered” or “Adaptable” (Type B) units under FHAA. According to the SC Housing QAP 5% of all units must meet ADA Title II, ADAS, HUD Section 504, and 2017 ANSI A117.1 standards and be equipped for the mobility disabled, including wheelchair residents and at least an additional 2% of the total units (but not less than one unit) must be equipped for hearing and sight-impaired residents.

Unit types are distributed as follows:

Unit Breakdown Summary				
Unit Type	#	Unit Description	# Mobility	# Sensory
Unit 1A	16	1 Bedroom, 1 Bath (4 Type B)		
Unit 1A-HC	2	1 Bedroom, 1 Bath with accessible roll-in shower (Type A)	1 (Unit # 113)	1 (Unit # 114)
1 Bedroom Totals	18		1	1
Unit 2A	16	2 Bedroom, 1 Bath (2 Type B)		
Unit 2A-HC	3	2 Bedroom, 2 Bath with accessible roll-in shower (Type A)	2 (Unit # 115 & 117)	1 (Unit # 116)
Unit 2B	3	2 Bedroom, 2 Bath (1 Type B)		
2 Bedroom Totals	22		2	1
Unit 3A	2	3 Bedroom, 2 Bath		
Unit 3A-HC	1	3 Bedroom, 2 Bath with accessible roll-in shower	1 (Unit # 111)	
Unit 3B	3	3 Bedroom, 2 Bath (1 Type B)		
3 Bedroom Totals	6		1	0

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Mauldin Center Apartments ■ Mauldin, South Carolina

March 22, 2022 ■ Terracon Project No. F8206013



Unit Breakdown Summary				
Unit Type	#	Unit Description	# Mobility	# Sensory
Total Units	46	Total Accessible	4	2

See Appendix C for issues identified with the dwelling units. Any issues for a specific unit type may need to be addressed in all units of that type. We have the following comments concerning the units:

Dwelling Unit Summary					
Unit #	Unit Type	In Progress or Complete	Issue(s) Observed	Issue Reference #(s)	Comments
Mobility Units					
113 (103)	1A-HC	✓			
115 (105)	2A-HC	✓	✓	28	Relocate toilet paper dispenser.
117 (107)	2A-HC	✓			
111 (107)	3A-HC	✓			
Sensory Units					
114 (104)	1A-HC	✓	✓	29	Doorbell and notifier to be installed.
116 (106)	2A-HC	✓	✓	29	Doorbell and notifier to be installed.
FHA Units					
Various	1A	✓			
Various	2A	✓			
Various	2B	✓			
Various	3A	✓			
Various	3B	✓			

Unless noted otherwise, the toilet locations, blocking, electrical outlets and switches appeared to be correct.

4.0 REPORT QUALIFICATIONS

4.1 Limitations

Our review of installed work is limited to what can be visually observed. The findings and recommendations presented in this report are based upon our observations and our experience with similar projects and with the knowledge that there are certain limitations and exceptions within the report that are reflective of the scope of services. Only limited quantitative measurements were obtained. It is possible that there may be deficiencies at the facility which were not readily accessible, not visible or otherwise inadvertently overlooked. The discovery of supplemental information concerning conditions at the site should be reported to us. Based on this information, we can reassess potential impacts and if necessary, modify our recommendations.

The services Terracon performed were general in scope and nature. They have been performed using that degree of skill and care normally exercised by reputable consultants performing similar work. The findings and conclusions within this Report are based on our professional judgment; interpretation of the applicable standards, guidelines or regulations; and evaluation of the limited information provided. This Report should not be construed in any way to constitute a warranty or guarantee regarding absolute compliance with applicable regulations or standards.

4.2 Reliance

This Report was prepared pursuant to the contract Terracon has with Mercy Housing Southeast (Client). This Report is for the exclusive use and benefit of and may be relied upon by the Client and the DCA for their purposes at the subject facility only. No other party shall have any right to rely on any service provided by Terracon Consultants, Inc. without our prior written consent. Neither is the information in this report authorized for use at facilities other than the subject facility.

This Report may be relied upon as a description of the observed current conditions of the building and site improvements, as of the date of this Report, and with the knowledge that there are certain limitations and exceptions within this Report that are reflective of the scope of services as defined in our contract. Any unauthorized reliance on or use of this Report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this Report, are made to any such third party.

Reliance on this Report by the Client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of Terracon's liability to the client and all relying parties.

APPENDIX A

ACCESSIBILITY COMPLIANCE TABLES

SRDP Appendix DD

Final Accessibility Inspection Checklist

The Information outlined in the SC Housing Final Accessibility Inspection Checklist form is required to be Included as part of the minimum SC Housing reporting standards as identified in Appendix CC: SC Housing Certification of Minimum Scope and Reporting Standards.

Property Information:

Award Number(s): 2019-016
 Project Name: Mauldin Center Apartments
 Address: 221 E. Butler Road City: Mauldin Zip: 29662

Number of Buildings: 1 Total number of units: 46

The SRDP project will have the following minimum sensory (A/V) and mobility units at a rate of 2% and 5% (rounded up) of the total project units, respectively.

Minimum number of A/V accessible units: 1 Minimum number of mobility accessible units: 3

	1 BR	2BR	3BR	4BR	SRO
Number of each bedroom type:	18	22	6	NA	NA
Number of H/C accessible units:	2	3	1	NA	NA

Short*	Type	Address/Building**	Unit**	Beds	SqFt
S-1	Sensory	Bldg 1 / Unit type 1A-HC (S+H)	104	1 BR	718
S-2	Sensory	Bldg 1 / Unit type 2A-HC (S+H)	106	2 BR	953
M-1	Mobility	Building 1 / Unit type 3A-HC	101	3 BR	1203
M-2	Mobility	Building 1 / Unit type 1A-HC	103	1 BR	718
M-3	Mobility	Building 1 / Unit type 2A-HC	105	2 BR	953
M-4	Mobility	Building 1 / Unit type 2A-HC	107	2 BR	953

* This designation will be used to identify the unit in the sections on following pages.

** Projects could have multiple address/buildings with or without units.

Parking Spaces: Total: 84 Accessible: 7

Check All Applicable Accessibility Policies:

ADA ☒ Fair Housing ☒ Section 504/UFAS SC (Section 504/UFAS) Housing ☒
 *** Every project, at minimum, is subject to SC Housing policy (which adopts Section 504/UFAS and recommends Visitability) and ADA. Consult SC Housing's Appendix B Development Design Criteria for further information.

Legend:

(UFAS) Uniform Federal Accessibility Standards, page numbers noted - download Standards and Checklist at:
<http://www.access-board.gov/indexes/pubsindex.htm>
 (ADA/AG) American with Disabilities Act / Accessibility Guide, page numbers noted.-download Guide and Checklist at:
<http://www.access-board.gov/indexes/pubsindex.htm>
 (ADA) American with Disabilities Act
 (DM) Fair Housing Act Design Manual, page numbers noted. ANSI references listed are specifically noted in the Fair Housing Act Design Manual. -download at <http://www.huduser.org/>

Note: The most restrictive code or regulation applies

SRDP Appendix DD
Final Accessibility Inspection Checklist

For the remaining sections, select whether the units are in compliance with the corresponding features for the appropriate units.

Sensory (A/V) Units Equipped for Sight/Hearing Impaired (2%)

S-1	S-2		
Yes	Yes	1	All rooms equipped with smoke detectors have strobe lights.
No	No	2	Doorbell with light indicator.
Yes	Yes	3	Capability for light indicator at phone.
N/A	N/A	4	If these items are not provided in the units, they may be kept in storage on site.

Comments:

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SRDP Appendix DD
Final Accessibility Inspection Checklist

All Accessible Units

Accessible Units						References	
S-1	S-2	M-1	M-2	M-3	M-4		Fair Housing (DM) Sect 504/UFAS (UFAS)
Yes	Yes	Yes	Yes	Yes	Yes	1	Entrance threshold max. 1/2" at entry (4.13.8)
Yes	Yes	Yes	Yes	Yes	Yes	2	All rooms on an accessible route (min. 32" clear openings) (3.5 & 4.3) (4.32.2)
Yes	Yes	Yes	Yes	Yes	Yes	3	Lowered peephole (recommended) DM
Yes	Yes	Yes	Yes	Yes	Yes	4	Lever type hardware on doors on accessible route (3.5 & 4.3) (4.25.4)
Yes	Yes	Yes	Yes	Yes	Yes	5	Switches, electric outlets, phone outlets, thermostat within reach range (15" from floor for outlets-48" max. height for others) (5.3) (4.27.3)
Yes	Yes	Yes	Yes	Yes	Yes	6	Clothes closets-rod within reach (max. 54") (4.2.5, 4.25.3)
Yes	Yes	Yes	Yes	Yes	Yes	7	Storage (linen, etc.) - shelving within reach (between 9" and 54" above the floor. for side approach, between 9" and 48" for front)
N/A	N/A	N/A	N/A	N/A	N/A	8	Required low pile carpeting
Yes	Yes	Yes	Yes	Yes	Yes	9	Walk in closets, if provided, Min. 32" doors (3.15)

Kitchen						References	
S-1	S-2	M-1	M-2	M-3	M-4		Fair Housing (DM) Sect 504/UFAS (UFAS)
Yes	Yes	Yes	Yes	Yes	Yes	1	Clearances / turning circles (4.34.6.1)
Yes	Yes	Yes	Yes	Yes	Yes	2	30" X 48" clear space at appliances (4.34.6.2)
Yes	Yes	Yes	Yes	Yes	Yes	3	One counter 30" long and 34" above floor-clear knee space (4.34.6.4)
Yes	Yes	Yes	Yes	Yes	Yes	4	Sink no more than 34" above floor or adjustable in height & 30" wide min. (4.34.6.5(1))
Yes	Yes	Yes	Yes	Yes	Yes	5	Accessible sink control (height and lever type controls) (4.27), 4.34.6.5(4))
Yes	Yes	Yes	Yes	Yes	Yes	6	Knee / toe clearance under sink (4.34.6.5(5-7))
Yes	Yes	Yes	Yes	Yes	Yes	7	Sink pipes insulated / covered (4.34.6.5(8))
Yes	Yes	Yes	Yes	Yes	Yes	8	Cabinet hardware accessible (4.34.6.10)
Yes	Yes	Yes	Yes	Yes	Yes	9	Front mounted range controls (4.34.6.6)
Yes	Yes	Yes	Yes	Yes	Yes	10	Refrigerator meets requirements (4.34.6.8)
Yes	Yes	Yes	Yes	Yes	Yes	11	Separate switch for range hood / light within reach areas (height from floor and NOT on back wall above counter unless counter is 34" max. height) (4.34.6.3, 4.27, 4.1.2(12))
Yes	Yes	Yes	Yes	Yes	Yes	12	Cabinet storage accessible (48" max height for at least one shelf) (4.34.6.10, 4.25.3)

Bathroom						References	
S-1	S-2	M-1	M-2	M-3	M-4		Fair Housing (DM) Sect 504/UFAS (UFAS)
Yes	Yes	Yes	Yes	Yes	Yes	1	Maneuvering space (4.22.3)
Yes	Yes	Yes	Yes	Yes	Yes	2	Clearances at toilet (4.34.5.2(1))
Yes	Yes	Yes	Yes	Yes	Yes	3	Clearances at tub / shower (4.34.5.4, 4.34.5.5)
Yes	Yes	Yes	Yes	Yes	Yes	4	Knee / toe clearance under lavatory (4.34.5 & 4.19.2)
Yes	Yes	Yes	Yes	Yes	Yes	5	Grab bars properly placed and anchored securely (4.34.5)*
Yes	Yes	Yes	Yes	Yes	Yes	6	Mirror 40" off floor or tilt / accessible (4.22.6)
Yes	Yes	Yes	Yes	Yes	Yes	7	Lavatory pipes insulated / covered (4.34.5.3, 4.19.4)
Yes	Yes	Yes	Yes	Yes	Yes	8	Tub controls located properly (4.34.5.4(4))
Yes	Yes	Yes	Yes	Yes	Yes	9	Tub seat provided (4.34.5.4(2))
Yes	Yes	Yes	Yes	Yes	Yes	10	Hand held shower nozzle (4.34.5.4(5))

All Accessible Units (continued)

Comments:

SRDP Appendix DD

Final Accessibility Inspection Checklist

Site

Parking			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
Yes	1	Proper number of accessible spaces?	(2.23)**	(4.1.(5)(d))		
Yes	2	Proper width? (8' wide min.)	(2.21)	(4.6.3)		
Yes	3	Access aisle adjacent? (5' wide min.)	(2.21)	(4.6.3)		
Yes	4	Visible designation sign (not obscured by vehicle in parking space due to placement on pavement or height of sign post)	(2.21)	(4.6.4)		
Yes	5	Shortest distance (closest space to apt or office)	(2.2)	(4.6.2)		
Yes	6	Slope of accessible parking / access aisle (1:50 in all directions)		(4.6.3)		
Yes	7	Accessible space provided at each separate site amenity that has parking (community room, laundry, etc.)	(2.23)			
Yes	8	Covered parking meets requirements, if provided	(2.25)			

** (minimum 2% of parking)

*** (minimum 1/accessible unit +1 visitor/office space)

Comments:

Public Areas - (on site office, community room / etc. if open to more than tenants and guests)			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
Yes	1	Van accessible parking space with proper width (8' wide min.)?	(2.6 & 2.8)		(4.6.3)	
Yes	2	Visible H/C designation sign and "Van-accessible" sign? (not obscured by vehicle in parking space due to placement on pavement or height of sign post)		(4.6.4)	(4.6.4)	
Yes	3	Access aisle adjacent to van space (8" wide)?	(2.21)		(4.6.6)	
Yes	4	Slope of accessible parking / access aisle (1: 50 all directions)?	(2.8)		(4.6.3)	
Yes	5	Accessible parking located on shortest accessible route to			(4.6.2)	

Comments:

SRDP Appendix DD
Final Accessibility Inspection Checklist

COMMON AREAS- (Halls, community rooms, laundries, lobby, etc.)			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
Yes	1	Entrance threshold max, 1/2" at entry	(1.11)	(4.13.8)		(4.13.8)
Yes	2	Doorways 32" min. wide	(1.11)	(4.13.5)		(4.13.5)
Yes	3	Required lever hardware provided	(1.11)	(4.13.9)		(4.13.9)
Yes	4	Interior stairs: uniform risers and treads, closed risers, handrails both sides	(2.17)	(4.9.2)		(4.9)
Yes	5	Handrail extensions		(4.9.4)		
Yes	6	Cane detection barrier under stairs		(4.4.1)		
Yes	7	Toilets fully accessible- 18" clearance pull side of door, maneuvering room (5' circle or T-shape), grab bars, 34" high lavatory, open beneath, pipes	(2.28 - 2.30)	(4.19 & 4.22, fig 28,29 &30)		(4.22)
N/A	8	Required low pile carpeting provided		(4.5.3)		
Yes	9	Laundry-at least one front loading washer and dryer		(4.34.7.2)		
Yes	10	Laundry- washer/dryer controls within reach, maneuvering room at doors /	(2.26 - 2.27)			
Yes	11	Switches / outlets / thermostats / controls within reach range (15" from floor for outlets-48" max. height for others, CA)				
Yes	12	Kitchen-access route through, sink accessible	(2.14)			
Yes	13	Playground - if provided, must be on an accessible route	(2.9)			
Yes	14	Mailboxes - interior or exterior - 30" X 48" access space, some boxes within 15" - 48" reach (both postal delivery and postal drop boxes, if provided)	(1.6 & 2.10)			

Comments:

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Accessible Route:			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
Yes	1	Site / building impracticality test for accessibility?	(1.40-1.55)			
Yes	2	Accessible route linked all elements on site (min. 3' wide, 5% slope max.)- to each building	(2.8-2.9)			
Yes		- site amenity, common areas, mailboxes	(1.6)			
No		- trash areas	(2.16)			
Yes		- common laundry		(4.34.7.1)		
No		- public street / transportation, etc		(4.3.2,4.3.3)		
Yes		<i>(other requirements for some site amenities may be mentioned elsewhere)</i>				
Yes	3	Curb cuts with flared sides (1:10 max) from parking to sidewalk	(2.22)	(4.7.5)		(4.7.7)
Yes	4	All curb cuts have access aisle or means to avoid cars parking to obstruct	(2.11 & 2.15)	(4.7.8)		
N/A	5	If accessible route greater than 200', is there a 5'X5' min. passing area provided?(required if width less than 5')		(4.3.4)		
Yes	6	If sidewalk less than 48" wide beyond curb cut, max. slope less than 1:12		(4.7.5 Fig. 12(a))		
Yes	7	Curb cuts with flared sides wherever required by accessible route (between unit and amenities if walk is accessible route)		(4.7.1)		
Yes	8	Ramps provided have max. 8% (1:12) slope?		(4.8.2)		
Yes	9	Ramps provided have max. height 30" rise without a level "rest area"		(4.8.2)		
Yes	10	Ramps- min. 36" width and cross slope max. 1:50		(4.8.6)		
No	11	Ramps with greater than a 6" rise have handrails on both sides	(1.8)	(4.8.6)		(4.8.5)

Comments:

ACCESSIBLE UNITS - (entire site)			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
Yes	1	5% of total units fully accessible (ALWAYS ROUND UP)		(Section 504) (UFAS 4.1.4(11))		
Yes	2	Unit mix of accessible units reflects unit mix of all apartments		(Section 504)		
Yes	3	Accessible units located within the complex so that common and public use facilities are easily accessible, but not so that the accessible units are all in one area or segregated from the others		(Section 504)		

Comments:

SRDP Appendix DD **Final Accessibility Inspection Checklist**

ADAPTABLE UNITS (Fair Housing ONLY) - (Remaining first floor units in buildings of 4+ units or all units in buildings with elevator)

General:			References			
Compliant			Fair Housing (DM)	Sect 504/UFAS (UFAS)	ADA (ADA/AG)	ANSI (ANSI)
Yes	1	Switches, outlets, controls in accessible locations	(7.33)			
Yes	2	Accessible route to the unit				(4.13.11)
Yes	3	Entrance thresholds	(3.10)			
Yes	4	Accessible through the unit to all rooms				

Kitchen:			References			
Yes	1	30" X 48" clear floor space at each fixture				
Yes	2	32" min. entrance to kitchen				
Yes	3	Min. 40" between facing counters (in "U" kitchen, min. 60" if any fixture at bottom of "U" OR 40" min. if sink has removable	(7.7-7.11)	(4.34.6.2)		

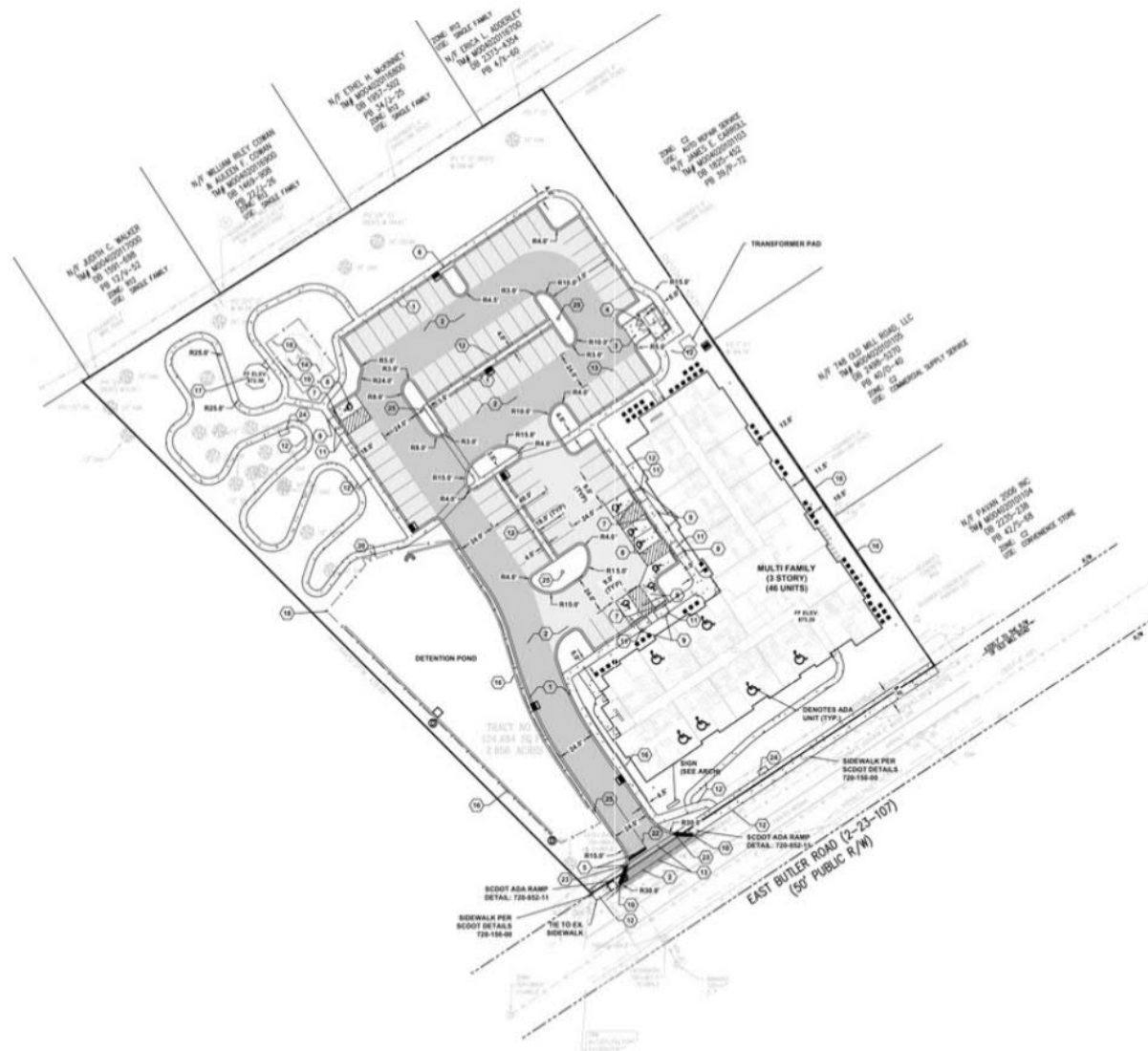
Bathroom:			References			
Yes	1	Blocking for grab bars in place				
Yes	2	32" min. entrance to bath	(7.33)			
Yes	3	Maneuvering space	(7.33)	(4.22.3)		

Comments:

Additional Project Comments:

APPENDIX B

SITE PLAN



APPENDIX C

FIELD ASSESSMENT ISSUES AND PHOTOGRAPHS

Table of contents

Fitness Center

#	Description	Plan	Assignee	Status	Page
11	Fitness Center	A111	@SSA	Field Issue - 09-07-2021	3

Site-Paths

#	Description	Plan	Assignee	Status	Page
24	Path to Building Entrance	C201	@KRI	Field Issue - 03-16-2022	4
26	Path to Dumpster	C201	@KRI	Field Issue - 03-21-2022	6

Site-Playground

#	Description	Plan	Assignee	Status	Page
25	Playground	C201	@KRI	Field Issue - 03-16-2022	7

Unit-Mobility

#	Description	Plan	Assignee	Status	Page
28	Unit Type 2A-HC Unit# 115 (105)	A111	@KRI	Field Issue - 03-21-2022	8

Unit-Sensory

#	Description	Plan	Assignee	Status	Page
29	Unit Type 1A-HC & 2A-HC Unit# 114 (104) & 116 (106) (S+H)	A111	@KRI	Field Issue - 03-21-2022	9

Fitness Center

#11 - Fitness Center

Field Issue | Sahand Saljooghi | Fitness Center
Plan: A111 - First Floor Plan - Area A



Task messages (time in PDT)

Katie Rich	Photo 1	16 Mar 11:55 AM
Katie Rich	Photo 2	16 Mar 11:55 AM
Katie Rich	Issue: The fitness room door does not have at least 18" of maneuvering clearance from the pull side of the door.	16 Mar 11:55 AM

Photos



Site-Paths

#24 - Path to Building Entrance

Field Issue | Katie Rich | Site-Paths
Plan: C201 - ACCESSIBLE ROUTE PLAN | Location: Site

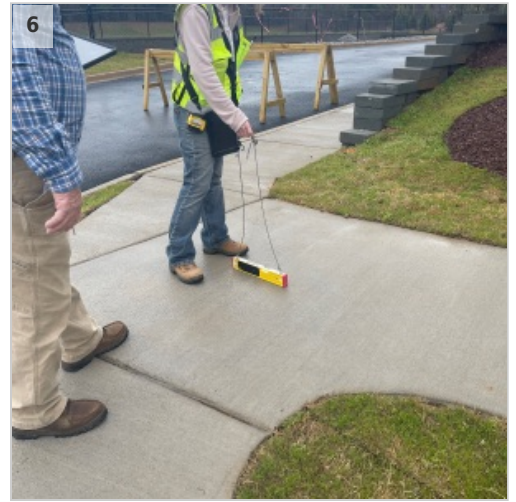


Task messages (time in PDT)

Katie Rich	Photo 1	16 Mar 12:18 PM
Katie Rich	Photo 2	16 Mar 12:18 PM
Katie Rich	Photo 3	16 Mar 12:19 PM
Katie Rich	Photo 4	16 Mar 12:19 PM
Katie Rich	Photo 5	16 Mar 12:19 PM
Katie Rich	Photo 6	16 Mar 12:20 PM
Katie Rich	Issue: The path leading to street level has a slope greater than 5% past the turn. Handrails with handrail extensions would be required at this area that extend to a level landing. However, per the contractor, the sidewalk closest to road is city property and will be removed soon due to highway expansion. The road expansion may make this change in elevation worse.	16 Mar 12:21 PM
Katie Rich	Photo 7	16 Mar 12:22 PM
Katie Rich	The slope of the path from the Olii Place sign to the front door is compliant.	16 Mar 12:22 PM
Katie Rich	Photo 8	16 Mar 12:25 PM

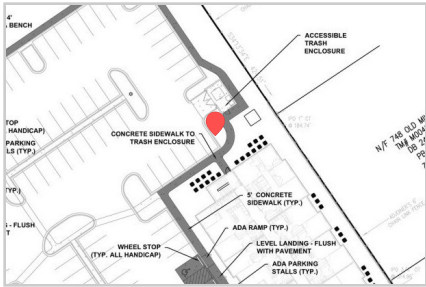
Photos





● #26 - Path to Dumpster

Field Issue | Katie Rich | Site-Paths
Plan: C201 - ACCESSIBLE ROUTE PLAN | Location: Site



Task messages (time in PDT)

Melissa Middleton	Photo 1	21 Mar 06:37 AM
Melissa Middleton	Photo 2	21 Mar 06:37 AM
Melissa Middleton	Photo 3	21 Mar 06:37 AM
Melissa Middleton	Issue: The paving at the door to the dumpster does not have at least 18" of maneuvering clearance past the latch side of the door on the pull side. Extend paving.	21 Mar 06:38 AM

Photos



● #25 - Playground

Field Issue | Katie Rich | Site-Playground
Plan: C201 - ACCESSIBLE ROUTE PLAN



Photos



Unit-Mobility

● #28 - Unit Type 2A-HC Unit# 115 (105)
Field Issue | Katie Rich | Unit-Mobility
Plan: A111 - First Floor Plan - Area A | Location: Unit Type 2A-HC



Task messages (time in PDT)

Katie Rich	Photo 1	21 Mar 07:33 AM
Katie Rich	Photo 2	21 Mar 07:34 AM
Katie Rich	Issue: The toilet paper dispenser should be located 7" to 9" forward from the lip of the toilet to the center of the dispenser.	21 Mar 07:34 AM
Katie Rich	Photo 3	21 Mar 07:35 AM

Photos

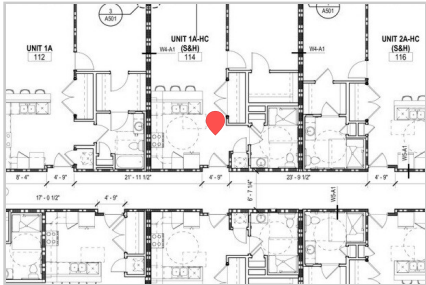


Unit-Sensory

● #29 - Unit Type 1A-HC & 2A-HC Unit# 114 (104) & 116 (106) (S+H)

Field Issue | Katie Rich | Unit-Sensory

Plan: A111 - First Floor Plan - Area A | Location: Unit Type 1A-HC Sensory



Task messages (time in PDT)

Katie Rich	Photo 1	21 Mar 07:40 AM
Katie Rich	Issue: A lighted doorbell button connected to an audible and strobe alarm installed is required for each sight- and hearing- impaired unit.	21 Mar 07:41 AM

Photos

