Site Survey Report & Recommendations

Accessibility Report

Project: Leopold Park

Building:

Location: 200 Leopold Park Altoona PA 16601

Date: 4/3/2015

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This confidential report was produced by the Lehigh Valley Center for Independent Living (LVCIL) and is based on the 2010 ADA Standards for Accessible Design. This Accessibility Report is funded by a grant from the Pennsylvania Developmental Disabilities Council.

Report Overview

This document outlines the results and recommendations of the accessibility site survey conducted on **April 3, 2015**. The site survey was completed utilizing the current Americans with Disabilities Act (ADA) standards for accessibility. A comprehensive report of all areas will be provided upon request.

What is the intent of this report?

This site survey report is not intended to be a replacement for the current ADA laws; rather, this report is a reference tool for the owner or duly appointed representative on Readily Achievable Barrier Removal. The report highlights specific areas and provides recommendations on ways to improve overall accessibility for persons with all types of disabilities.

This report is confidential and all improvements suggested in this document are at the sole discretion of the owner or duly appointed representatives. This document is not shared with any government agency, local, state or federal, and is not disseminated to any third party for review.

What is Readily Achievable Barrier Removal?

The Americans with Disabilities Act (ADA) requires public accommodations (businesses and non-profit organizations) to provide goods and services to people with disabilities on an equal basis to persons without disabilities.

Businesses and non-profit organizations that serve the public are to remove architectural barriers when it is "readily achievable" to do so; in other words, when barrier removal is "easily accomplishable and able to be carried out without much difficulty or expense."

The decision of what is readily achievable is made considering the size, type, and overall finances of the public accommodation and the nature and cost of the access improvements needed. Barrier removal that is difficult now may be readily achievable in the future as finances change.

This checklist is intended to assist public accommodations as the first step in a planning process for readily achievable barrier removal.

Public accommodations' ADA obligations for barrier removal can be found in the Department of Justice's ADA Title III regulations 28 CFR Part 36.304.

Explanation of Priorities for Barrier Removal

A site survey is conducted based on Title III regulations of the Americans with Disabilities Act (ADA). This section of the law outlines four priorities for barrier removal, including:

- Priority 1: Accessibly Approach and Entrance
- Priority 2: Access to Goods and Services
- Priority 3: Access to Public Toilet Rooms
- Priority 4: Access to Other Items (i.e. water fountains, public telephones)

The purpose of these priorities is to identify areas where the most common accessibility mistakes are made. The priorities provide surveyors clear direction and guidelines when completing a site survey report. Identifying areas in the aforementioned priorities can assist public accommodations in determining Readily Achievable Barrier Removal measures.

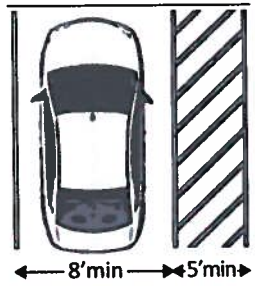
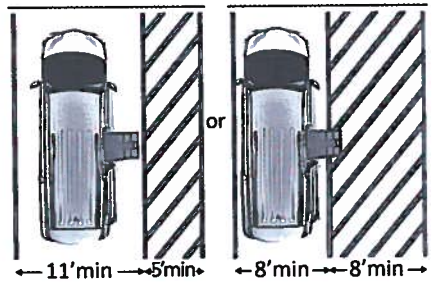
Results & Recommendations

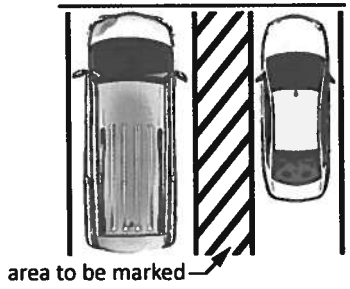
The following information is a detailed account of the results of the site survey, as well as recommendations for improvement. This information is broken down by priority areas:

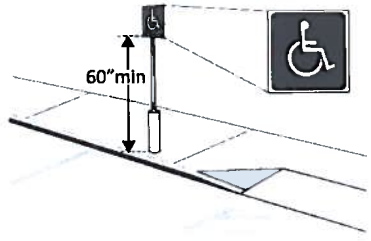
Priority 1: Accessibility Approach & Entrance

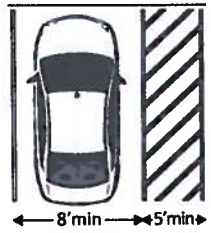
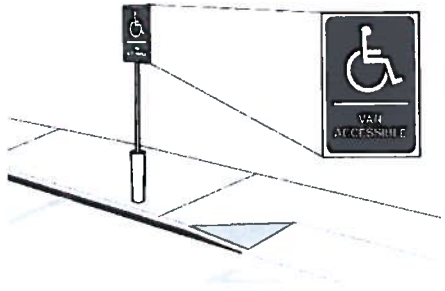
<table>
<tr><th>Ref. #</th><th>Findings</th><th>Recommendations</th></tr>
<tr>
<td>1.2</td>
<td>If parking is provided for the public, an adequate number of accessible spaces must be provided.
<table>
<tr><th>Total Spaces</th><th>Accessible Spaces</th></tr>
<tr><td>1 - 25</td><td>1</td></tr>
<tr><td>26 - 50</td><td>2</td></tr>
<tr><td>51 - 75</td><td>3</td></tr>
<tr><td>76 - 100</td><td>4</td></tr>
<tr><td>101 -150</td><td>5</td></tr>
<tr><td>151 - 200</td><td>6</td></tr>
<tr><td>201 - 300</td><td>7</td></tr>
<tr><td>301 - 400</td><td>8</td></tr>
<tr><td>401 - 500</td><td>9</td></tr>
<tr><td>501 - 1000</td><td>2% of Total</td></tr>
<tr><td>1000+</td><td>20, + 1 for each 100, or fraction thereof, over 1000</td></tr>
</table>
(2010 ADAAG 208.2)</td>
<td>Current striping is faded.

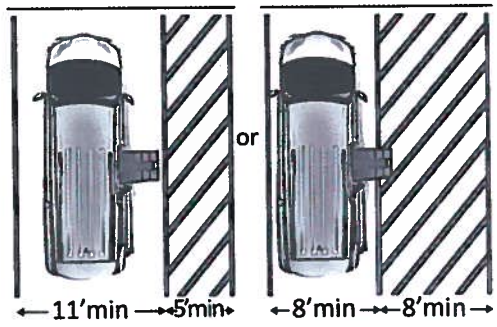
Restripe the parking lot and ensure that an adequate number of spaces is provided following the chart.
 </td>
</tr>
</table>

1.4	Accessible spaces should be at least 8 feet wide with an access aisle at least 5 feet wide. Two spaces can share an access aisle.  *(2010 ADAAG 502.2) (2009 ICC/ANSI A117.1- 502.2)*	For your edification when restriping the accessible parking spaces.
1.5	Van accessible spaces must be at least 11 feet wide with an access aisle at least 5 feet wide—OR—At least 8 feet wide with an access aisle at least 8 feet wide.  *(2010 ADAAG 502.2) (2009 ICC/ANSI A117.1- 502.2)*	For your edification.

1.7	The access aisles for van-accessible spaces should be marked so as to discourage parking in them. Follow current code when spaces are restriped The marking method and color may be addressed by state/local requirements.  *(2010 ADAAG 502.3) (2009 ICC/ANSI A117.1-502.3)*	For your edification.
1.8	The slope of the accessible parking spaces and access aisles should be no steeper than 1:48 in all directions. *(2010 ADAAG 502.4) (2009 ICC/ANSI A117.1-502.4)*	Resurface the accessible parking area to repair uneven paving. Fill in the small bumps and breaks with patches. Create a smooth transition where the macadam meets the concrete at the restrooms.

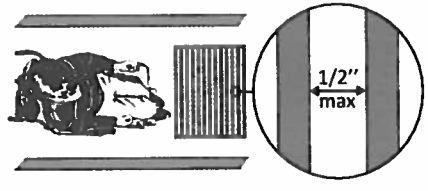
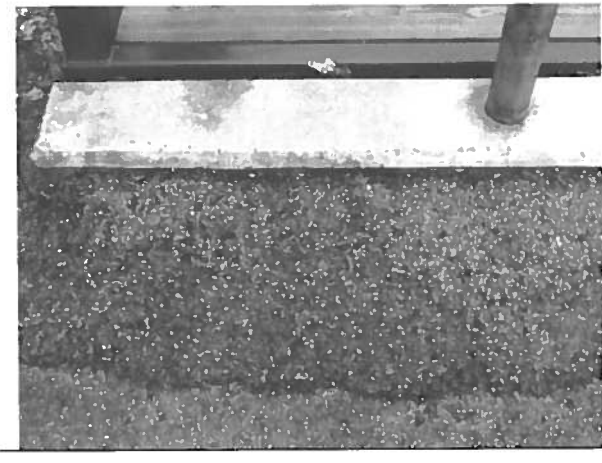
1.9	Access aisles should adjoin an accessible route. *(2010 ADAAG 502.3) (2009 ICC/ANSI A117.1-502.3)*	Restripe the parking area with proper access aisles to gain access to accessible routes.
1.10	Accessible spaces should be identified with a sign that includes the International Symbol of Accessibility. The bottom of the sign should be at least 60 inches above the ground. 	Add signs to meet this standard at newly striped parking areas. PA fine sign should be installed below the symbol for accessibility. Signs using this new symbol can be found at http://www.myparkingsign.com/MPS/accessible-entrance-signs

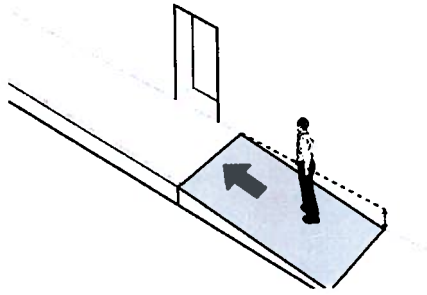
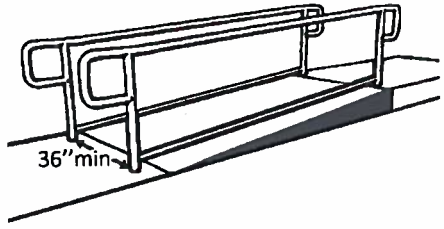
1.10 Cont'd	 *(ADAAG 502.2) (2009 ICC/ANSI A117.1- 502.2) (2010 ADAAG 502.6) (2009 ICC/ANSI A117.1-502.7)*	
1.11	Signs reading Van Accessible should be placed at van accessible spaces. 	Add van accessible signs to meet this standard at newly striped parking areas. PA fine sign should be installed below the symbol for accessibility. Signs using this new symbol can be found at http://www.myparkingsign.com/MPS/accessible-entrance-signs

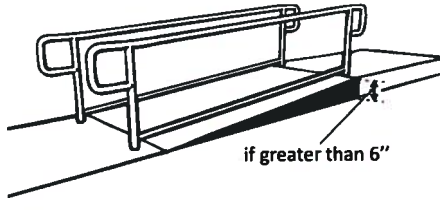
1.11 Cont'd	 *(2010 ADAAG 502.2) (2009 ICC/ANSI A117.1- 502.2)* *(2010 ADAAG 502.6) (2009 ICC/ANSI A117.1-502.6)*	
1.13	The access route must be stable, firm and slip-resistant. *(2010 ADAAG 302.1) (2009 ICC/ANSI A117.1-302.1)*	For your edification when installing new accessible routes.

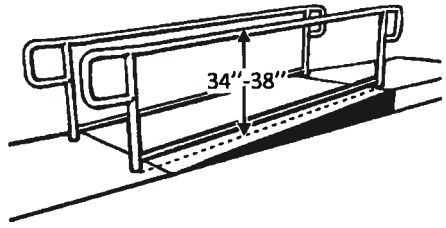
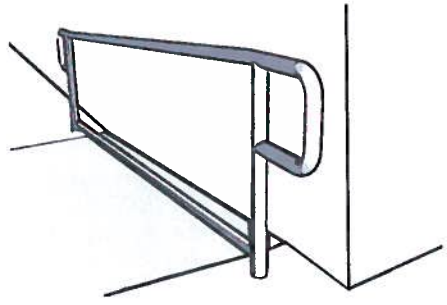
1.14	The access route must be least 36 inches wide. *(2010 ADAAG 403.5) (2009 ICC/ANSI A117.1-403.5)*	Install an accessible route in the following locations to meet this standard: One of the picnic pavilions needs an accessible route. The basketball courts, benches and all play structures need accessible routes.

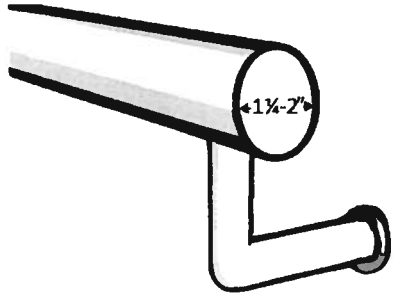
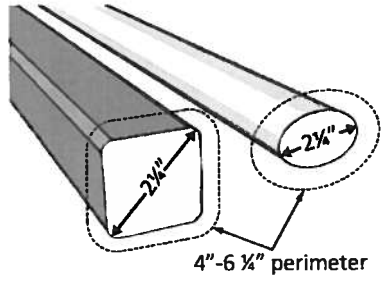
1.14 Cont'd		Needs accessible route and pad for wheelchair. Court needs accessible path.

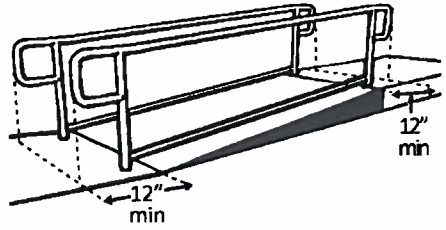
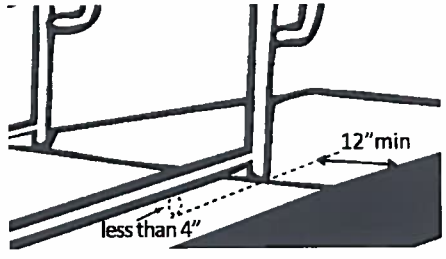
1.14 Cont'd		The ball fields, seating and dugouts need accessible routes.
1.16	Grates or openings on the access route may not have openings larger than ½ inches to the dominant direction of travel. The long dimension of grates or openings must be perpendicular to the dominant direction of travel.  *2010 ADAAG 302.3) (2009 ICC/ANSI A117.1-303.2)*	Fill in the expansion gap at the bridge with a rubberized filler that allows for bridge expansion and contraction but does not allow castors to fall in the joint. 

1.17	The running slope should be no steeper than 1:20, i.e. for every inch of height change there are at least 20 inches of route run.  *(2010 ADAAG 403.3) (2009 ICC/ANSI A117.1-403.3)*	The running slope on the path to the bridge exceeds 1:20 or 5%.This path should not exceed 1:12 or 8.33% for 30 feet in order to comply with outdoor guidelines.
1.25	Ramps should be at least 36 inches wide. If there are handrails, measurement is between the handrails.  *(2010 ADAAG 405.5) (2009 ICC/ANSI A117.1-405.5)*	Add handrails to the board on the bridge to meet this standard.

1.25 Cont'd		
1.30	Ramps with a rise higher than 6 inches, there should be handrails on both sides.  *(2010 ADAAG 405.8) (2009 ICC/ANSI A117.1-405.8)*	For your edification

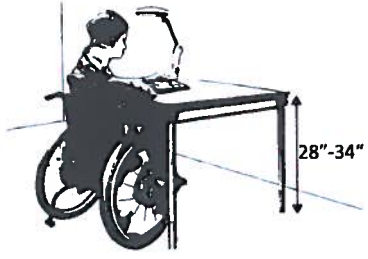
1.31	The top of the handrail gripping surface should be no less than 34 inches and no greater than 38 inches above the ramp surface.  *(2010 ADAAG 505.4) (2009 ICC/ANSI A117.1-505.4)*	Follow this standard to install handrails to the bridge. Attach to wood rail.
1.32	The handrail gripping surface should be continuous and not obstructed along the top or sides. The bottom of the handrail gripping surface should be obstructed for no more than 20 percent of its length.  *(2010 ADAAG 505.6) (2009 ICC/ANSI A117.1-505.6)*	For your edification.

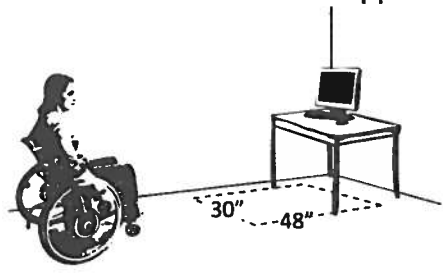
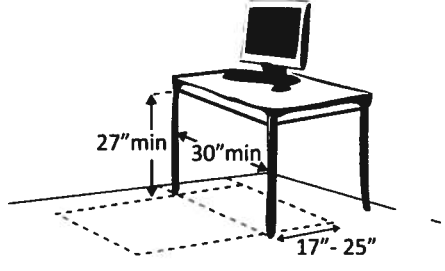
1.33	The handrail gripping surface is circular; it should be no less than 1 ¼ inches and no greater than 2 inches in diameter.  *(2010 ADAAG 505.7) (2009 ICC/ANSI A117.1-505.7)*	For your edification.
1.34	The handrail gripping surface is non-circular, it should be no less than 4 inches and no greater than 6 ½ inches in perimeter and no more than 2 ¼ inches in cross section.  *(2010 ADAAG 505.7.2) (2009 ICC/ANSI A117.1-505.7.2)*	For your edification.

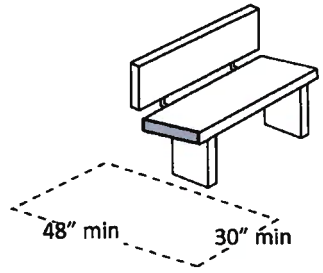
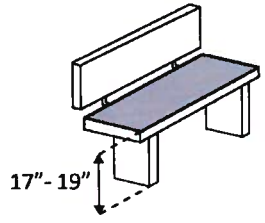
1.35	The handrail should extend at least 12 inches horizontally beyond the top and bottom of the ramp. The handrail should return to a wall, guard, or landing surface.  *(2010 ADAAG 505.10.1) (2009 ICC/ANSI A117.1-505.10)*	For your edification.
1.36	There should be a curb or barrier that prevents the passage of a 4-inch diameter sphere.  *(2010 ADAAG 405.9.1) (2009 ICC/ANSI A117.1-405.9.1)*	Add edge protection to the bridge to meet this standard.

Priority 2: Access to Goods & Services

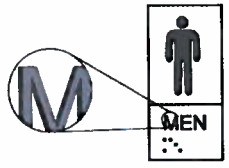
Ref. #	Findings	Recommendations
2.64	There should be at least 5%, but no less than one seating or standing accessible spot for persons who use wheelchairs. *(2010 ADAAG 226.1) (2009 ICC/ANSI A117.1-226.1)*	Add at least one table that is accessible to persons who utilize wheelchairs.

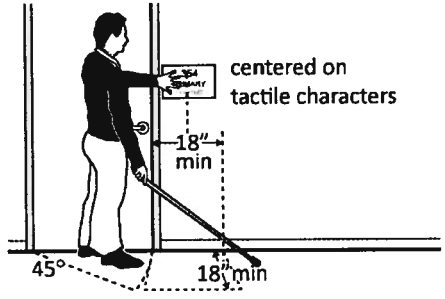
2.65	The route to the seating should be a minimum of 36 inches wide. *(2010 ADAAG 403.5.1) (2009 ICC/ANSI A117.1-403.5.1)*	Add an accessible route and a macadam access spot at the benches.
2.66	The accessible space(s), is the top of the accessible surface should be no less than 28 inches and no greater than 34 inches above the floor.  *(2010 ADAAG 902.3) (2009 ICC/ANSI A117.1-902.3)*	For your edification.

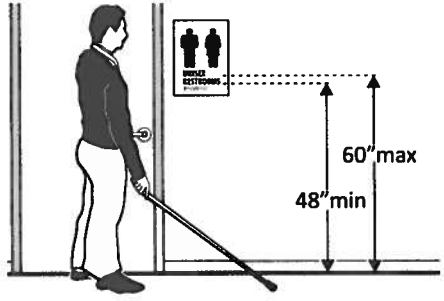
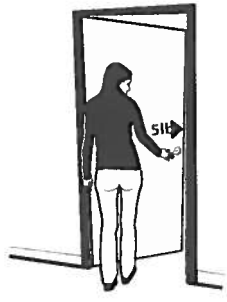
2.67	There should be a clear floor space 30 inches wide x 48 inches long to accommodate a forward approach.  *(2010 ADAAG 902.4.1) (2009 ICC/ANSI A117.1-902.4.1)*	For your edification.
2.67	The clear floor space above should not extend no less than 17 inches or greater than 25 inches under the surface.  *(2010 ADAAG 902.4.1) (2009 ICC/ANSI A117.1-902.4.1)*	For your edification.

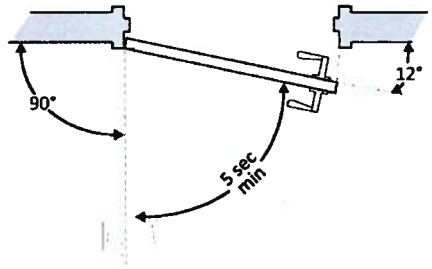
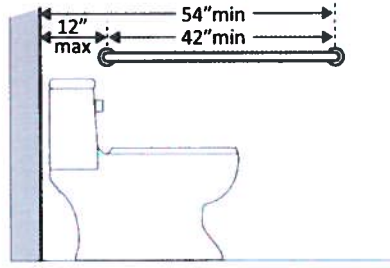
2.70	There should be a clear access spot next to the bench 30 inches wide x 48 inches deep that is parallel to the short axis of the bench.  *(2010 ADAAG 305.5) (2009 ICC/ANSI A117.1-305.5)*	Create clear access spot next to bench for parallel approach.
2.70	The top of the bench seat should be no less than 17 inches and no greater than 19 inches above the floor.  *(2010 ADAAG 903.5) (2009 ICC/ANSI A117.1-903.5)*	Bench is at 16 inches from finished ground and should be 17-19 inches.

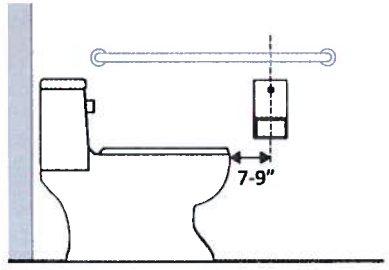
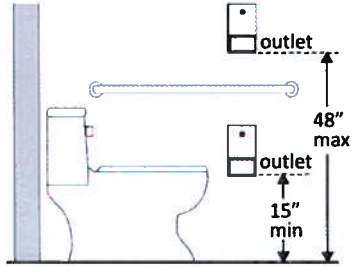
Priority 3: Access to Public Toilet Rooms

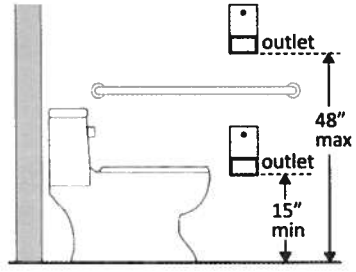
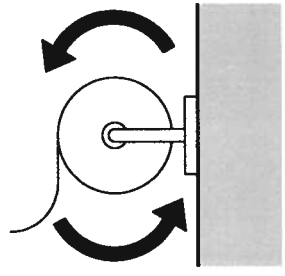
Ref. #	Findings	Recommendations
3.5	Signs designating toilet rooms as accessible, or directing people to accessible toilet rooms, should have the following characteristics. • Text characters that contrast with their backgrounds • Text characters that are raised • Braille  *(2010 ADAAG 703.6.1) (2009 ICC/ANSI A117.1-703.6.1)*	Install accessible signage at men's and women's restrooms. Install additional signage on outside of building so it can be easily seen from the parking area.

3.5	Signs designating toilet rooms as accessible should be mounted on the wall on the latch side of the door. However, signs are permitted on the push side of doors with closers and without hold-open devices. *(2010 ADAAG 703.4) (2009 ICC/ANSI A117.1-703.4)*	For your edification.
3.5	Toilet room signs should be mounted with clear floor space beyond the arc of the door swing between the closed position and 45-degree open position, at least 18 x 18 inches centered on the tactile characters.  *(2010 ADAAG 703.4) (2009 ICC/ANSI A117.1-703.4)*	For your edification.

3.5	Toilet room signs should be mounted so the baseline of the lowest character is at least 48 inches above the floor and the baseline of the highest character is no more than 60 inches above the floor.  *(2010 ADAAG 703.4) (2009 ICC/ANSI A117.1-703.4)*	For your edification.
3.11	Doors to accessible toilet rooms should require no more than 5 pounds of force to open.  *(2010 ADAAG 309.4) (2009 ICC/ANSI A117.1-309.4)*	Adjust door closers to meet this standard. Pressure can be measured using a door pressure gauge or fish scale.

3.12	If the accessible toilet room door has a closer, it should take at least 5 seconds to close from an open position of 90 degrees to a position of 12 degrees from the latch.  *(2010 ADAAG 404.2.8.1) (2009 ICC/ANSI A117.1-404.2.8.1)*	Adjust the closing speeds of door closers to meet this standard.
3.33	There should be a grab bar at least 42 inches long on the side wall. This grab bar should begin no more than 12 inches from the rear wall, and should extend at least 54 inches from the rear wall  *(2010 ADAAG 604.5) (2009 ICC/ANSI A117.1-604.5)*	Side grab bar is the correct length but is mounted too close to the back wall. Remove and reinstall grab bar to the proper position to meet this standard.

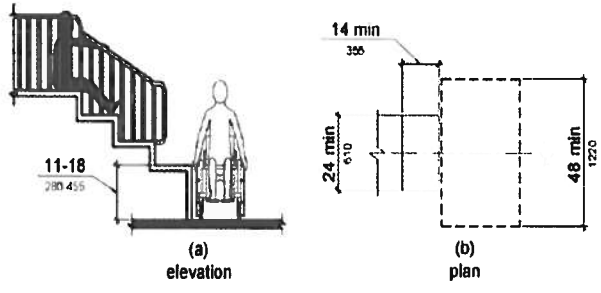
3.38	Toilet paper dispensers should be located no less than 7 inches and no more than 9 inches from the front of the water closet to the centerline of the dispenser.  *(2010 ADAAG 604.7) (2009 ICC/ANSI A117.1-604.7)*	Remove and reinstall toilet paper dispenser in the proper location to meet this standard.
3.39	The outlet of a toilet paper dispenser should be located no less than 15 inches and no greater than 48 inches above the floor.  *(2010 ADAAG 604.7) (2009 ICC/ANSI A117.1-604.7)*	For your edification.

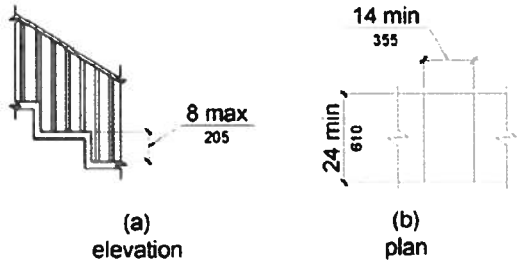
3.39	The outlet of a toilet paper dispenser should not be located behind grab bars.  *(2010 ADAAG 604.7) (2009 ICC/ANSI A117.1-604.7)*	For your edification.
3.40	A toilet paper dispenser should allow continuous paper flow.  *(2010 ADAAG 604.7) (2009 ICC/ANSI A117.1-604.7)*	For your edification.

Priority 4: Access to Other Items

Ref. #	Findings	Recommendations
4.1	Accessible routes should connect ground level play units, elevated play units, soft contained play structures and water play structures. *(2010 ADAAG 1008.2)*	There is no accessible route for this structure. Create accessible route around the structure by removing the raised barrier or placing a ramp to get to the play surface. EXCEPTIONS: 1. Transfer systems complying with 1008.3 shall be permitted to connect elevated play components except where 20 or more elevated play components are provided no more than 25 percent of the elevated

		play components shall be permitted to be connected by transfer systems. 2. Where transfer systems are provided, an elevated play component shall be permitted to connect to another elevated play component as part of an accessible route. 3. Transfer systems complying with 1008.3 shall be permitted to be used as part of an accessible route for Soft Contained Play Units 4. Where the surface of the accessible route, clear floor or ground spaces, or turning spaces serving water play components is submerged, compliance with 302, 403.3, 405.2, 405.3, and 1008.2.6 shall not be required. 5. Transfer systems complying with 1008.3 shall be permitted to connect elevated play components in water.	
4.6	**Ground Surfaces:** Ground surfaces on accessible routes, clear floor or ground spaces, and turning spaces shall comply with ASTM F 1951. Ground surfaces shall be inspected and maintained regularly and frequently to ensure continued compliance with ASTM F 1951. Use Zones. Ground surfaces located within use zones shall comply with ASTM F 1292 (2010 ADAAG 1008.2.6)	Ground surface should be tested and replaced if and when necessary. Advisory 1008.2.6 Ground Surfaces. Ground surfaces must be inspected and maintained regularly to ensure continued compliance with the ASTM F 1951 standard. The type of surface material selected and play area use levels will determine the frequency of inspection and maintenance activities	

4.7	**Transfer Platforms:** Shall have a level surface 14 inches deep and 24 inches wide minimum. The height of the platform should be between 11 and 18 inches to the top of the surface from the ground or floor surface.	Maintain height of transfer platform from ground by raking surface under platform when worn away or built up too high.
4.8	**Transfer Space:** A transfer space complying with 305.2 and 305.3 shall be provided adjacent to the transfer platform. The 48 inch long minimum dimension of the transfer space shall be centered on and parallel to the 24 inch long minimum side of the transfer platform. The side of the transfer platform serving the transfer space shall be unobstructed. **Transfer Supports:** At least one means of support for transferring shall be provided. **Figure 1008.3.1 Transfer Platforms**  (2010 ADAAG 1008.3)	For your edification.

4.9	**Transfer Steps:** Transfer steps shall be provided where movement is intended from transfer platforms to levels with elevated play components required to be on accessible routes. Transfer steps shall comply with 1008.3.2. **Size:** Transfer steps shall have level surfaces 14 inches (355 mm) deep minimum and 24 inches (610 mm) wide minimum. **Height:** Each transfer step shall be 8 inches (205 mm) high maximum. **Transfer Supports:** At least one means of support for transferring shall be provided. **Figure 10008.3.2 Transfer Steps**  (2010 ADAAG 1008.3)	For your edification. **Transfer Supports:** Transfer supports are required on transfer platforms and transfer steps to assist children when transferring. Some examples of supports include a rope loop, a loop type handle, a slot in the edge of a flat horizontal or vertical member, poles or bars, or D rings on the corner posts

<table>
<tr>
<td>4.10</td>
<td>Reach ranges for playground elements should fall within the following ranges

Children's Reach Ranges

<table>
<tr><th>Forward or Side Reach</th><th>Ages 3 and 4</th><th>Ages 5 - 8</th><th>Ages 9 - 12</th></tr>
<tr><td>High (maximum)</td><td>36 in</td><td>40 in</td><td>44 in</td></tr>
<tr><td>Low (minimum)</td><td>20 in</td><td>18 in</td><td>16 in</td></tr>
</table>

(2010 ADAAG 1008.4)</td>
<td>For your edification.</td>
</tr>
<tr>
<td>4.11</td>
<td>Table 240.2.1.2 Number and Types of Ground Level Play Components Required to be on Accessible Routes

<table>
<tr><th>Number of Elevated Play Components Provided</th><th>Minimum Number of Ground Level Play Components Required to be on an Accessible Route</th><th>Minimum Number of Different Types of Ground Level Play Components Required to be on an Accessible Route</th></tr>
<tr><td>1</td><td>Not applicable</td><td>Not applicable</td></tr>
<tr><td>2 to 4</td><td>1</td><td>1</td></tr>
<tr><td>5 to 7</td><td>2</td><td>2</td></tr>
<tr><td>8 to 10</td><td>3</td><td>3</td></tr>
<tr><td>11 to 13</td><td>4</td><td>3</td></tr>
<tr><td>14 to 16</td><td>5</td><td>3</td></tr>
</table></td>
<td>There are 7 elevated components. There should be 2 ground level components. Currently there is 1 ground level component at the playground.

There is however a total of 2 ground elements (Sand/Water table, and Speaker attached to the playground structure, both are not accessible due to the lack of access routes.</td>
</tr>
</table>

17 to 19	6	3	
20 to 22	7	4	
23 to 25	8	4	
26 and over	8, plus 1 for each additional 3, or fraction thereof, over 25	5	

General Accessibility Notes

- Restripe parking lot's accessible parking spaces. Add accessible parking signage.
- Create accessible routes to all park features.
- Install handrails and edge protection to bridge.
- Install accessible play surface in and around playground structures.
- Install accessible playground features as required in specifications.
- Install accessible signage at restrooms.
- Reposition grab bars and toilet tissue dispensers.

Additional Information

2010 ADA Standards for Accessible Design

This checklist is based on the 2010 ADA Standards for Accessible Design (2010 Standards). The specifications are in this checklist to help determine what may be readily achievable barrier removal for existing facilities. This checklist does not include all sections of the 2010 Standards. For example there are no questions about patient rooms in hospitals or guest rooms in hotels. Consult the 2010 Standards for situations not covered in the checklist. Full compliance with the 2010 Standards is required only for new construction and alterations. The web address for the 2010 Standards is in the Resources section.

Safe Harbor – Construction Prior to March 15, 2012

Elements in facilities built or altered before March 15, 2012 that comply with the 1991 ADA Standards for Accessible Design (1991 Standards) are not required to be modified to specifications in the 2010 Standards. For example, the 1991 Standards allow 1371.6 mm (54 inches) maximum for a side reach range to a control such as the operating part of a paper towel dispenser. The 2010 Standards lower that side reach range to 1219.2 mm (48 inches) maximum. If a paper towel dispenser was installed prior to March 15, 2012 with the highest operating part at 1371.6 mm (54 inches), the paper towel dispenser does not need to be lowered to 1219.2 mm (48 inches). Since the dispenser complies with the 1991 Standards, that Standard provides a "safe harbor."

New Elements in the 2010 ADA Standards

The 2010 Standards contain elements that are not in the 1991 Standards. These elements include recreation facilities such as swimming pools, team or player seating, accessible routes in court sports facilities, saunas and steam rooms, fishing piers, play areas, exercise machines, golf facilities, miniature golf facilities, amusement rides, shooting facilities with firing positions, and recreational boating facilities. Because these elements were not included in the 1991 Standards, they are not subject to the safe harbor exemption. Public accommodations must remove architectural barriers to these items when it is readily achievable to do so. For example, a hotel must determine whether it is readily achievable to make its swimming pool accessible by installing a lift, a sloped entry or both as specified in the 2010 Standards.

What are Public Accommodations?

Under the ADA public accommodations are private entities that own, lease, lease to or operate a place of public accommodation. This means that both a landlord who leases space in a building to a tenant and the tenant who operates a place of public accommodation have responsibilities to remove barriers.

A place of public accommodation is a facility whose operations affect commerce and fall within at least one of the following 12 categories:

1) Places of lodging (e.g. inns, hotels, motels, except for owner-occupied establishments renting fewer than six rooms)

2) Establishments serving food or drink (e.g. restaurants and bars)

3) Places of exhibition or entertainment (e.g. motion picture houses, theaters, concert halls, stadiums)

4) Places of public gathering (e.g. auditoriums, convention centers, lecture halls)

5) Sales or rental establishments (e.g. bakeries, grocery stores, hardware stores, shopping centers)

6) Service establishments (e.g. laundromats, dry-cleaners, banks, barber shops, beauty shops, travel services, shoe repair services, funeral parlors, gas stations, offices of accountants or lawyers, pharmacies, insurance offices, professional offices of health care providers, hospitals)

7) Public transportation terminals, depots, or stations (not including facilities relating to air transportation)

8) Places of public display or collection (e.g. museums, libraries, galleries)

9) Places of recreation (e.g. parks, zoos, amusement parks)

10) Places of education (e.g. nursery schools, elementary, secondary, undergraduate, or postgraduate private schools)

11) Social service center establishments (e.g. day care centers, senior citizen centers, homeless shelters, food banks, adoption agencies)

12) Places of exercise or recreation (e.g. gymnasiums, health spas, bowling alleys, golf courses)

Lehigh Valley Center for Independent Living (LVCIL)

610-770-9781 ext. 123 CAP Direct Extension
brianrogers@lvcil.org
www.lvcil.org/cap

U.S. Department of Justice ADA Information

800-514-0301 voice
800-514-0383 TTY
www.ada.gov

ADA National Network

800-949-4232 voice/TTY connects to your regional ADA Center
www.adata.org

U.S. Access Board

800- 872-2253 voice
800-993-2822 TTY
www.access-board.gov

ADA Title III Regulations 28 CFR Part 36

www.ada.gov/regs2010/titleIII_2010/titleIII_2010_regulations.htm

2010 ADA Standards for Accessible Design

www.ada.gov/2010ADAstandards_index.htm

1991 ADA Standards for Accessible Design

www.ada.gov/stdspdf.htm
Tax Deductions and Credits for Barrier Removal
www.ada.gov/taxincent.htm

Acknowledgements

Many of the illustrations are from the U.S. Department of Justice and the U.S. Access Board or are based on illustrations produced by the U.S. Access Board and the U.S. Department of Justice.

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Community Accessibility Program

The above site survey results and report template were developed by utilizing the ADA checklist, which is available online at www.ADAchecklist.org.

Institute for Human Centered Design
www.HumanCenteredDesign.org

ADA National Network
Questions on the ADA 800-949-4232 Voice/TTY