



**Client Name**

---

**CODE REPORT –  
SITE ACCESSIBILITY REPORT**

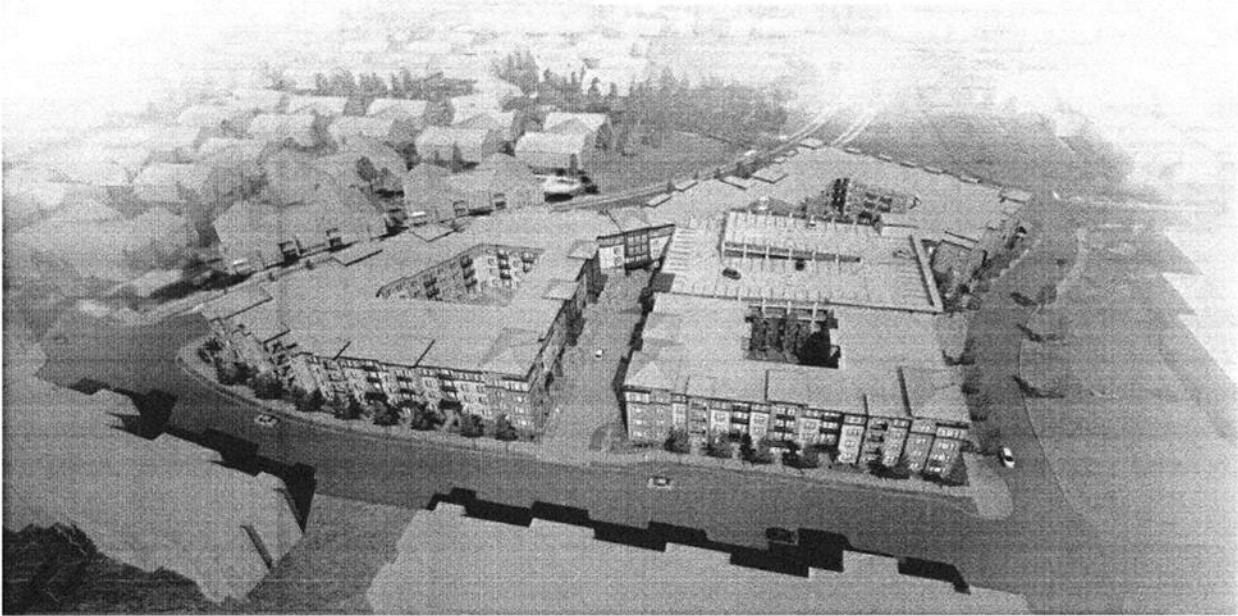
Prepared for

Client  
Address Line 1  
Address Line 2

**TUESDAY, JUNE 11, 2013**

**REPORT**

## Project Overview



### Overview:

The Client is a new construction development on 4.24 acres in Hillsboro, Oregon. The development consists of a three 4 story apartment buildings with a 5-tier open parking structure. The development is a full block project which includes all grading of the site, sidewalks and the street up to the centerline of the adjacent public streets. The scope of this compliance report is limited to site accessibility from centerline of adjacent public rights-of-way to the building entrances.

### Key Approach:

Accessibility compliance will be assessed according to the amended 2010 Oregon Structural Specialty Code, 2009 ICC A117.1 and 2010 ADA Standards for Accessible Design. We reviewed the documents for conformance to the most restrictive standards applicable. The primary items reviewed for site accessibility relates to slopes and cross slopes of accessible routes, the passenger loading zone and accessible parking spaces including accessible routes from the parking spaces to the building entrances.

The following areas were assessed in this scope of evaluation:

- Crosswalks from centerline of street.
- Curb ramps at street intersections.
- Sidewalks.
- Accessible routes to bus stops.
- Accessible routes to building entrances.
- Accessible parking spaces and accessible routes to building entrances.
- Passenger loading zone.

**Key Concerns:**

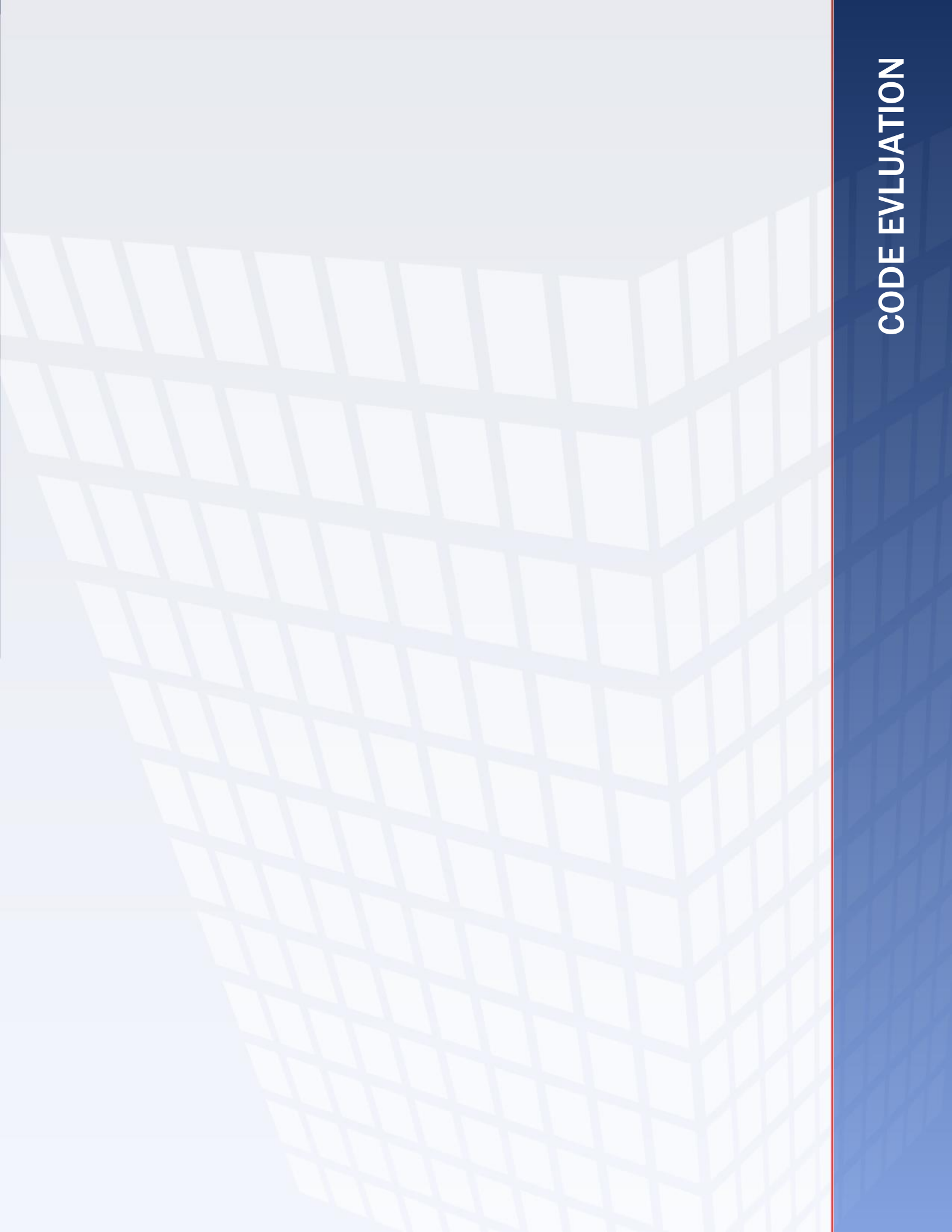
- Major accessibility components in the site drawings are code compliant. Some details involving slopes, signage and clearances do not meet current codes. Accessible parking spaces and parking signage has been revised in the latest revision to Chapter 11 of the Oregon Structural Specialty Code effective march 1, 2012. OSSC section 1106.7 details the requirement for space dimensions and identification that differ from 2010 ADA and 2009 ICC A117.1 standards.
- The review of permit documents has identified the following areas of concern:
- The counterslope of the road surface at the curb ramps must be 1:20 or less per ICC A117.1, Section 406.2. This is not indicated on the drawings and needs to be confirmed. See page 5.
- The number indicated on the Code Summary sheet (CS0) is less than required by code. The number on sheet CS0 needs to be revised. The number of spaces provided in the documents exceeds the code requirements for accessible parking spaces per OSSC Table 1106.1. See page 8.
- Signage at accessible parking spaces does not conform to OSSC 1106.7.2 and figures 1-10. These are State of Oregon standards. See page 9.
- The passenger loading zone must have an access aisle that is marked to discourage parking per ICC A117.1, Section 503. See page 11.
- The accessible passenger loading zone requires a vertical clearance of 114" for vehicles for the entire route of travel per ICC A117.1, Section 503.5. The parking garage provides a clearance of 108". Taller vehicles will have to turn around in the driveway in order to get off site. See page 11.

**Applicable Codes and Standards**

Subject	Applicable Code or Standard
Accessibility Code	2010 Oregon Structural Specialty Code - Chapter 11
	2009 ICC A117.1
	2010 ADA Standards for Accessible Design

**Building Summary**

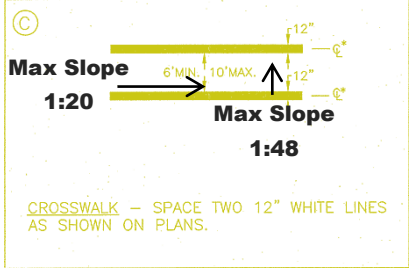
Building Component	Compliance Summary
Site Location	Hillsboro Oregon
Uses & Occupancy Classifications	Apartments – R2 Parking Garage – S2 Storage – S1
Number of Stories	3 buildings with 4 stories each with elevators to all floors 1 open parking garage with 5 stories



## Code Evaluation


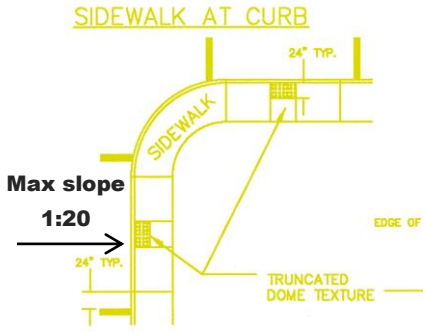
### Crosswalks

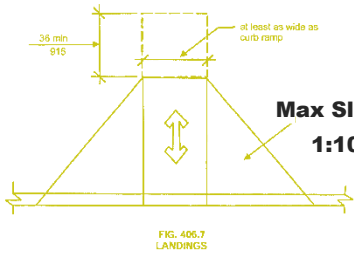
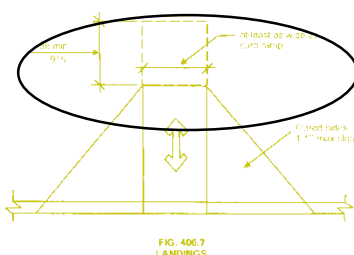
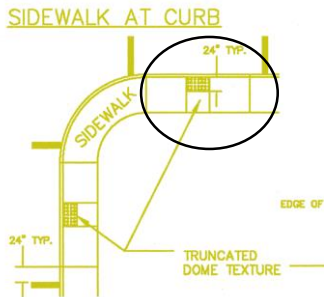
The site has crosswalks at 4 corners of the site corresponding to street intersections around the perimeter of the site.

Accessibility Component	Documentation	Provided Compliance
<p><b>Crosswalk Slope</b>            Shall be <math>\leq 1:20</math> in the direction of travel and <math>\leq 1:48</math> in cross slope per ICC A117.1 §403.3</p>		<p>Crosswalk slopes indicated are less than the required maximum slope.</p>

### Curb Ramps

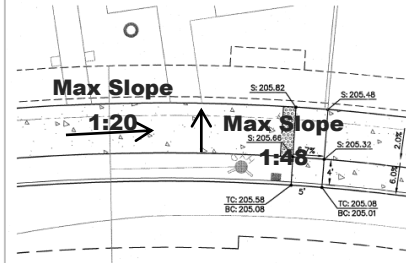
Curb ramps are provided at each crosswalk from adjacent sites to the project site.

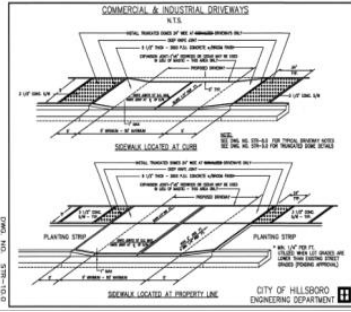
Accessibility Component	Documentation	Provided Compliance
<p>Locations on accessible routes as site arrival points per OSSC §1104.1.</p>		<p>Provided at all street intersections.</p>
<p>Counter slopes of adjoining gutters and road surfaces immediately adjacent to the curb ramp shall not be steeper than 1:20 per ICC A117.1 § 406.2.</p>		<p>Not noted on offsite drawings.</p>

<p><b>Flares</b></p> <p>Shall be <math>\leq 1:10</math> slope per ICC A117.1 §406.3.1</p>	 <p>FIG. 406.7 LANDINGS</p>	<p>All flare slopes are noted as <math>\leq 1:10</math>.</p>
<p><b>Clear space</b></p> <p>At top of ramp shall be <math>\geq 36"</math> by width of ramp per ICC A117.1 §406.7</p>	 <p>FIG. 406.7 LANDINGS</p>	<p>All clear spaces exceed required dimensions.</p>
<p><b>Detectable warning strips</b></p> <p>Shall be within 6"-8" of curb</p> <p>Shall be <math>\geq 24"</math> deep and entire width of ramp. per ICC A117.1 §406.13</p>	 <p>SIDEWALK AT CURB</p> <p>24" TYP.</p> <p>EDGE OF</p> <p>TRUNCATED DOME TEXTURE</p>	<p>Detectable warning strips provided and properly located.</p>

### Sidewalks

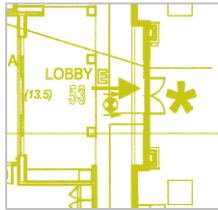
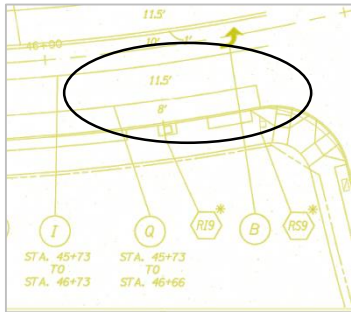
Sidewalks surround the project on all sides. They are adjacent to the street and cross driveways that lead to the parking garage and the garbage dumpster

Accessibility Component	Documentation	Provided Compliance
<p><b>Slope</b></p> <p>Shall be <math>\leq 1:20</math> in the direction of travel and <math>\leq 1:48</math> in cross slope per ICC A117.1 §403.3</p>	 <p>Max Slope 1:20</p> <p>Max Slope 1:48</p> <p>S: 205.87</p> <p>S: 205.48</p> <p>S: 205.65</p> <p>S: 205.32</p> <p>TO: 205.05</p> <p>BC: 205.05</p> <p>TO: 205.08</p> <p>BC: 205.01</p>	<p>All sidewalk slopes less than the required maximum slope.</p>

Accessibility Component	Documentation	Provided Compliance
<p>Driveways</p> <p>Transitions shall be <math>\leq 1:20</math> in direction of travel per ICC A117.1 §403.3</p> <p>Detectable warning strips shall be 24" by width of sidewalk per City of Hillsboro standards</p>		<p>Both driveways comply with slope and detectable warning strip requirements.</p>

### Accessible Routes

Accessible routes are required throughout the site from the public right of way to at least 60% of building entrances.

Accessibility Component	Documentation	Provided Compliance
<p>Accessible routes to designated accessible entrances per 2010 OSSC §1104.1</p>		<p>Accessible routes to designated accessible entrances comply with requirements for slope and cross slope.</p>
<p>Dimensions, slopes, and access to accessible routes of all public transportation stops per 2010 OSSC §805.2</p>		<p>Bus boarding and alighting area at west side of south corner of NW 231st Ave and NE Campus Way complies with all required dimensions slopes and connection to accessible routes</p>

### Accessible Parking


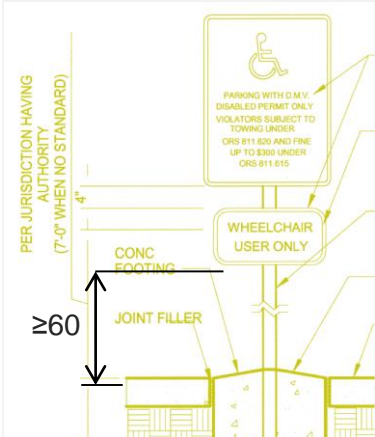
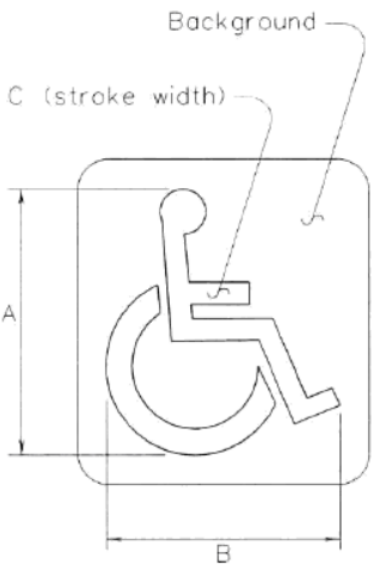
Accessible parking is to be provided in the parking garage. Accessible parking spaces are available on multiple levels of the parking garage with direct and ground level access to buildings.

Accessibility Component	Documentation	Provided Compliance







Accessibility Component	Documentation	Provided Compliance
Signage at wheel chair only accessible spaces shall conform to chapter 11 Figure 7 per 2010 OSSC 1106.7.2.		Sign text does not comply with State of Oregon requirements.
Signs shall be 60 inches minimum above the floor of the parking space, measured to the bottom of the sign per 2010 OSSC 1106.7.2.		Dimension required not shown in design documents.
Pavement marking at accessible spaces shall conform to Figure 1 of Chapter 11 OSSC per 2010 OSSC 1106.7.2.		Pavement marking detail is not provided in design documents.



# **Big Picture Vision** **Detail-Driven Expertise**

---

**Unlimited Possibilities**

"Click her to add additional text to this page"

**CODE**  
UNLIMITED