

Facility ID # 03-0045-00
ACR # 015
Sq FT 76,732
Facility Type IRH

Address 1600 37th Street
City Vero Beach
State FL
Date Inspected
Date Negotiated

Item #	Year Built	Floor	Area Of Condition	Condition	ADAAG	Recommendation	Photo
001	1986	1	Parking entry	There is an inadequate amount of handicapped parking spaces for the amount of standard parking spaces (204) at the facility.	208.2 502.2	Provide (14) additional handicapped parking space than there is existing.	
002	1986	1	Parking entry	A portion of the existing ramp has an angle of 1:4. This ramp is on the accessible route for west side parking in photo# 3.	502.4	Reconstruct ramp to meet the ADA requirements of 4.8.	001 002
003	1986	1	West side lobby	The existing handicapped parking lot signs are at a height of 60".	502.6	Raise sign to height of 60 inches as measured from parking lot grade to the bottom edge of the sign.	003
004	1986	1	East side lobby	The existing handicapped parking lot signs are at a height of 60".	502.6	Raise sign to height of 60 inches as measured from parking lot grade to the bottom edge of the sign.	004
005	1986	1	East side	The existing handicapped parking lot signs are at a height of 60".	502.6	Raise sign to height of 60 inches as measured from parking lot grade to the bottom edge of the sign.	005
006	1986	1	East side	The access aisle is not on an accessible route.	502.3	Construct a curb ramp at sidewalk end of access aisle.	005
007	1986	1	East side	There is no accessible route from the public sidewalk to the main entry.	206.1 402.1	Create an accessible route in the area shown in photos 006, 007, and 008, to adjoin the sidewalk with the walkway leading to the main entry.	006 007 008
008	1986	1	Lobby men's restroom	Door pressure reading is at 15lbf.	404.2.9	Adjust closer to an opening force of 5lbf or less, and a closing speed of no less than 3 seconds. If closer is not adjustable, replace with an ADA-compliant closer. If a fire-rated door, adjust closer to be as light as possible while still consistently closing and latching the door.	
009	1986	1	Lobby men's restroom	Flush valve is on wall side of toilet.	604.6	Reconfigure valve to wide side (including, if applicable, replacement of flush tank), or install automatic flush device as an equivalent facilitation.	009

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010	1986	1	Lobby men's restroom	Cross bar at designated handicapped stall is at 78" in height.	307.4	Remove cross bar if bar does not provide support to partitions. If bar does provide support, then raise bar 2".	
011	1986	1	Lobby men's restroom	Grab bar behind water closet is at 31 1/2" in height and side grab bar is at 32 1/2" in height.	609.4	Relocate grab bars between 33"-36" in height to center of bar.	011
012	1986	1	Lobby women's restroom	Door pressure reading is at 9lbf with a closing speed of 2 seconds.	404.9 404.2.8.1	Adjust closer to an opening force of 5lbf or less, and a closing speed of no less than 3 seconds. If closer is not adjustable, replace with an ADA-compliant closer. If a fire-rated door, adjust closer to be as light as possible while still consistently closing and latching the door.	011
013	1986	1	Lobby women's restroom	Cross bar at designated handicapped stall is at 78" in height.	307.4	Remove cross bar if bar does not provide support to partitions. If bar does provide support, then raise bar 2".	
014	1986	1	Lobby women's restroom	Grab bar behind water closet is at 29 1/2" in height and side grab bar is at 30 1/2" in height.	609.4	Relocate grab bars between 33"-36" in height to center of bar.	011
015	1986	1	Office entry of lobby	Phone protrudes 5" into walk space.	307.2	Remove obstruction, replace with similar item that protrudes less than 4" from the wall, move the item off of the accessible route, raise to above 80" AFF, or install a cane-detectible element with a leading edge at or below 27" AFF.	012
016	1986	1	Men's main restroom	Door pressure reading is at 13lbf.	404.2.9	Adjust closer to an opening force of 5lbf or less, and a closing speed of no less than 3 seconds. If closer is not adjustable, replace with an ADA-compliant closer. If a fire-rated door, adjust closer to be as light as possible while still consistently closing and latching the door.	
017	1986	1	Men's main restroom	Grab bar behind water closet is at 24" in length.	604.5.2 609.4	Install a 36" grab bar behind the water closet at a height of 33"-36" to the center of the bar. If a 36" grab bar will not fit within the dimensions of the space, then install the longest standard length bar that will fit within the existing space, not less than 24 inches in length.	013
018	1986	1	Men's main restroom	The seat cover dispenser are at a height of 54"	308.2.1	Lower the seat cover dispenser to 48" above finished floor to the grabbing point for a front approach.	013

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019	1986	1	Men's main restroom	Grab bar behind water closet is at a height of 31 1/2" to the center of the bar.	609.4	Relocate grab bar between 33"-36" in height to the center of bar.	013
020	1986	1	Women's main restroom	Grab bar behind water closet is at 24" in length.	604.5.2 609.4	Install a 36" grab bar behind the water closet at a height of 33"-36" to the center of the bar. If a 36" grab bar will not fit within the dimensions of the space, then install the longest standard length bar that will fit within the existing space, not less than 24 inches in length.	013
021	1986	1	Women's main restroom	Door pressure reading is at 9lbf.	404.2.9	Adjust closer to an opening force of 5lbf or less, and a closing speed of no less than 3 seconds. If closer is not adjustable, replace with an ADA-compliant closer. If a fire-rated door, adjust closer to be as light as possible while still consistently closing and latching the door.	
022	1986	1	Women's main restroom	The seat cover dispenser are at a height of 54"	308.2.1	Lower the seat cover dispenser to 48" above finished floor to the grabbing point for a front approach.	013
023	1986	1	Women's main restroom	Grab bar behind water closet is at a height of 31 1/2" to the center of the bar.	609.4	Relocate grab bar between 33"-36" in height to the center of bar.	013
024	1986	1	North dayroom	Television is unable to provide closed captioning.	28 CFR 36 303	Replace existing TV with a closed caption compatible TV.	
025	1986	1	Unit II unisex restroom	Door pressure reading is at 10lbf.	404.2.9	Adjust closer to an opening force of 5lbf or less, and a closing speed of no less than 3 seconds. If closer is not adjustable, replace with an ADA-compliant closer. If a fire-rated door, adjust closer to be as light as possible while still consistently closing and latching the door.	
026	1986	1	Unit II unisex restroom	Flush valve is 54" above floor surface.	604.6 309.1	Relocate valve to height of between 44"-48" AFF on transfer side, or install automatic flush device as an equivalent facilitation.	014
027	1986	1	Unit II unisex restroom	Grab bar behind water closet is at a height of 32" to the center of the bar.	609.4	Relocate grab bar between 33"-36" in height to the center of bar.	014
028	1986	1	Unit II unisex restroom	The lavatory has a knee clearance of 28 3/4".	606.2	Raise lavatory to meet the ADA requirement of 29" in knee clearance.	014

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029	1986	1	Unit II unisex restroom	The existing mirror is at a height of 40 3/8" to the reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6, or install full-length mirror.	014
030	1986	1	Unit II unisex restroom	The rim of the toilet seat is at a height of 15".	604.4	Replace the water closet with one that is between 17"-19" in height to the top of the toilet seat, or install a riser as an equivalent facilitation.	014
031	1986	1	Employee hall to cafeteria	No sign designating entries as "employee only".	703.4.1 703.4.2	Install sign that complies with 4.30 of the ADA designating the area for employee only, and at a height of 60" to the center of sign.	
032	1986	1	Cafeteria	No sign designating kitchen as "employee only". (for assistance please see an employee)	703.4.1 703.4.2	Install sign that complies with 4.30 of the ADA designating the area for employee only, and at a height of 60" to the center of sign.	
033	1986	1	Cafeteria	The top controls of the snack machine are not within range of reach.	308.2.1 308.3.1	Contact vendor and have the machine replaced with an ADA compliant machine.	015
034	1986	1	Speech therapy unisex restroom	Door pressure reading is at 13lbf.	404.2.9	Adjust closer to an opening force of 5lbf or less, and a closing speed of no less than 3 seconds. If closer is not adjustable, replace with an ADA-compliant closer. If a fire-rated door, adjust closer to be as light as possible while still consistently closing and latching the door.	
035	1986	1	Speech therapy unisex restroom	The toilet paper dispenser is above the grab bar, and obstructs the grabbing surface of the grab bar.	604.7 Fig. 609.3	Install dispenser so that the bottom not higher than 48 inches above finished floor and not less than 12 inches above any grab bar as measured to center of grab bar.	016
036	1986	1	Speech therapy unisex restroom	Grab bar behind water closet is at 24" in length.	604.5.2 609.4	Install a 36" grab bar behind the water closet at a height of 33"-36" to the center of the bar. If a 36" grab bar will not fit within the dimensions of the space, then install the longest standard length bar that will fit within the existing space, not less than 24 inches in length.	016
037	1986	1	Speech therapy unisex restroom	Grab bar behind water closet is at a height of 32 1/2" to the center of the bar.	609.4	Relocate grab bar between 33"-36" in height to the center of bar.	016

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038	1986	1	Radiology unisex restroom	Grab bar behind water closet is at 24" in length.	604.5.2 609.4	Install a 36" grab bar behind the water closet at a height of 33"-36" to the center of the bar. If a 36" grab bar will not fit within the dimensions of the space, then install the longest standard length bar that will fit within the existing space, not less than 24 inches in length.	
039	1986	1	Radiology unisex restroom	Grab bar behind water closet is at 31 1/2" in height and side grab bar is at 31 1/2" in height.	609.4	Relocate grab bars between 33"-36" in height to center of bar.	
040	1986	1	Radiology unisex restroom	The toilet paper dispenser is above the grab bar, and obstructs the grabbing surface of the grab bar.	604.7 Fig. 609.3	Install dispenser so that the bottom not higher than 48 inches above finished floor and not less than 12 inches above any grab bar as measured to center of grab bar.	
041	1986	1	Radiology unisex restroom	Phone protrudes 5 1/2" into walk space.	204.1 307.2	Remove obstruction, replace with similar item that protrudes less than 4" from the wall, move the item off of the accessible route, raise to above 80" AFF, or install a cane-detectible element with a leading edge at or below 27" AFF.	017

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042	1986	1	Radiology unisex restroom	No visual strobe in main room.	215.1	Install ADA compliant strobes if and when replacing or rebuilding existing fire alarm system. Strobes should be installed in general public areas, including cafeterias, vending areas, retail pharmacies, gift shops, chapels, public restrooms, lobbies, waiting rooms, walkways and corridors, business office areas where the public is normally invited (e.g., cashier or personnel office for receipt of applications), conference rooms and classrooms open to the public, and enclosed dressing rooms. Strobes should not be installed in patient rooms (including restrooms in patient rooms), operating rooms, surgical suites and preparation areas, recovery rooms, areas where the patient is undergoing or recovering from anesthesia, emergency department examination and treatment rooms, ICU rooms and other special areas for admitted patients such as NICU or PACU, blood draw and laboratory areas, imaging rooms and diagnostic testing or procedure rooms, psychiatric wards generally, physical therapy training and rehabilitation areas to the extent supervised by medical personnel (except not if exercise areas or equipment are available for use by the general public), and other areas where admitted patients are under the supervision of facility personnel.	
043	1986	1	Occupational therapy gym unisex restroom	Flush valve is on wall side of toilet.	604.6	Reconfigure valve to wide side (including, if applicable, replacement of flush tank), or install automatic flush device as an equivalent facilitation.	018
044	1986	1	Occupational therapy gym unisex restroom	Flush valve is 54" above floor surface.	604.6	Relocate valve to height of between 44"-48" AFF on transfer side, or install automatic flush device as an equivalent facilitation.	018
045	1986	1	Pool area	Entry/exit buttons which must be pressed to open the door are at a height of 54".	308.2.1.7 308.3.1	Lower entry/exit button to 48" above finished floor for a front approach.	
046	1986	1	Pool area unisex restroom	The feminine receptacle is too far from the leading edge of the toilet.	604.7	Relocate the receptacle closer to the toilet seat so it is within reach range.	019

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047	1986	1	Pool area unisex restroom	The accessible lockers are not marked with the universal symbol of accessibility.	703.7	Mark three lower lockers as accessible.	020
048	1986	1	Pediatric restroom	The lavatory has a knee clearance of 28".	606.2	Raise lavatory to meet the ADA requirement of 29" in knee clearance.	021
049	1986	1	Pediatric restroom	Grab bar behind water closet is at 24" in length.	604.5.2 609.4	Install a 36" grab bar behind the water closet at a height of 33"-36" to the center of the bar. If a 36" grab bar will not fit within the dimensions of the space, then install the longest standard length bar that will fit within the existing space, not less than 24 inches in length.	021
050	1986	1	Pediatric restroom	Flush valve is on wall side of toilet.	604.6	Reconfigure valve to wide side (including, if applicable, replacement of flush tank), or install automatic flush device as an equivalent facilitation.	021
051	1986	1	Pediatric restroom	The rim of the toilet seat is at a height of 15".	604.4	Replace the water closet with one that is between 17"-19" in height to the top of the toilet seat, or install a riser as an equivalent facilitation.	021
052	1986	1	Pediatric restroom	Paper towel dispenser is at a height of 56" to towel.	308.2.1 308.3.1	Lower paper towel dispenser to 48" above finished floor for a front approach.	021
053	1986	1	Unit III	The existing mirror is at a height of 41 1/2" to the reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per 4.19.6, or install full-length mirror.	022
054	1986	1	Room 300, 301, 310, 313, 307.	The feminine receptacle is too far from the leading edge of the toilet.	604.7	Relocate the receptacle closer to the toilet seat so it is within reach range.	023
055	1986	1	Hallway	Knee clearance of counter is at a height of 26 3/8".	306.3.1	Raise counter to provide a minimum of 27" of knee clearance.	024
056	1986 Year Built	1	Room 300, 301, 310, 313, 307.	Flush valve is 54" above floor surface.	604.6	Relocate valve to height of between 44"-48" AFF on transfer side, or install automatic flush device as an equivalent facilitation.	023