

20Facility ID #
ACR #
Real Estate ID #
Sq FT
Facility Type

03-0166-00
 381
 5921
 39000
 Rehab Hospital

Address
City
State
Surveyed
Negotiated

1 Spring Back Way
 Anderson
 SC
 6/16/2008

Item #	Year Built	Floor	Area of Condition	Condition	ADAAG	Recommendation	Photo
001	2002	1	West Lot-Right Side	The (2) designated accessible spaces to the right of the accessible parking area have long slopes between 3%-4.1%.	502.4	Grade area to 2%, or relocate spaces to a level area that is on an accessible route to the entry.	032
003	2002	1	West Lot-Right Side	Ramp leading to the left from the designated accessible spaces has a 6 1/2' run, but no handrails.	405.8	Provide handrails on ramp, per § 4.8.5.	036
004	2002	1	South Lot	The access aisle at the designated van accessible space is only 6' wide.	502.2	Re-stripe van space, per § 4.6.3.	002
005	2002	1	South Lot	Ramp leading to the right from the van accessible space has a long slope of 11.9%.	405.2	This ramp does not lead to or from an accessible route. Provide no access signage or reconfigure ramp for a slope of 8.3% or better, per § 4.8.2.	034
006	2002	1	Northeast Lot	One designated accessible space does not have an access aisle.	502.1 502.3	Provide an access aisle at each space, per § 4.6.3.	013
007	2002	1	Northeast Lot	Ramp leading from N.E. lot to main entry has a cross slope of 3.2%.	405.3	Reconfigure ramp for a slope of 2% or better, per § 4.8.2.	033
008	2002	1	Northeast Lot	Ramp leading from N.E. lot to main entry has a long slope of 9.3%.	405.2	Reconfigure ramp for a slope of 8.3% or better, per § 4.8.2.	033
009	2002	1	West Lot-Left Side	Ramp leading to the main entry from the accessible spaces has a long slope ranging between 8.3%-10.6%.	405.2	Reconfigure ramp for a slope of 8.3% or better, per § 4.8.2.	035
010	2002	1	Main Entry	The accessible route from the designated accessible spaces to the main entry has a cross slope of 4.5% approaching the main entry door.	403.3 403.5.2	Form additional concrete by the walkway lights to provide at least a 5' x 5' level surface in order to change direction as approaching the main entry. Main entry doors are power operated so slope at the door is not a concern.	031
011	2002	1	Men's Lobby Restroom	Door pressure is 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.	N/A

Item #	Year Built	Floor	Area of Condition	Condition	ADAAG	Recommendation	Photo
014	2002	1	Men's Lobby Restroom	Insufficient clear floor space of 43" in the designated accessible stall.	604.3.1	If plumbing codes allow, reconfigure partitions to ceiling mount type and replace toilet with wall hung type to create clear floor space. Partitions may need to be moved app. 5"-6" out to create clear floor space. Signage directing to the accessible staff restrooms may be an option.	008
015	2002	1	Women's Lobby Restroom	Door pressure is 12lbf.	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.	N/A
017	2002	1	Women's Lobby Restroom	Toilet paper dispenser is above 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.	053
018	2002	1	Women's Lobby Restroom	Insufficient clear floor space of 43" in the designated accessible stall.	604.3.1	Reconfigure partitions to ceiling mount type and replace toilet with wall hung type to create clear floor space. Signage directing to the accessible staff restrooms may be an option.	009
020	2002	1	Women's Pool Locker	Door pressure is 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.	N/A
022	2002	1	Women's Pool Locker	Toilet paper dispenser is above 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.	054
023	2002	1	Women's Pool Locker	Mirror at 43" AFF to bottom of reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per § 4.19.6, or install an angled mirror.	012
024	2002	1	Women's Pool Locker	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	030
025	2002	1	Men's Pool Locker	Door pressure is 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.	N/A
026	2002	1	Men's Pool Locker	Toilet bowl is 20" from side wall.	604.2	Modify to make compliant, whether by moving toilet, moving partition and/or wall so that toilet bowl is 16-19 inches from wall.	038

Item #	Year Built	Floor	Area of Condition	Condition	ADAAG	Recommendation	Photo
027	2002	1	Men's Pool Locker	Toilet paper dispenser is above 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.	038
028	2002	1	Men's Pool Locker	Mirror at 43"AFF to bottom of reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per § 4.19.6, or install an angled mirror.	010
029	2002	1	Men's Pool Locker	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	016
030	2002	1	Women's Staff Restroom	Door pressure is 10lb.	404.2.9	Adjust closer to an opening force of 5lb 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.	N/A
033	2002	1	Women's Staff Restroom	Mirror at 42 1/2"AFF to bottom of reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per § 4.19.6, or install an angled mirror.	003
034	2002	1	Men's Staff Restroom	Door pressure is 12lb.	404.2.9	Adjust closer to an opening force of 5lb 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.	N/A
035	2002	1	Men's Staff Restroom	Toilet paper dispenser is above 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.	039
037	2002	1	Men's Staff Restroom	Grab bar behind the toilet is only 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.	003
038	2002	1	Men's Staff Restroom	Mirror at 42 1/2"AFF to bottom of reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per § 4.19.6, or install an angled mirror.	003
039	2002	1	Outpatient Therapy Lobby	Lobby counter is 43 1/4" to top.	904.4.1	Reconfigure to provide a height of 36" AFF or provide flip counter, per § 7.2.	001

Item #	Year Built	Floor	Area of Condition	Condition	ADAAG	Recommendation	Photo
040	2002	1	Door to Therapy	Door pressure is 12lbf.	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.	N/A
041	2002	1	Outpatient Unisex Restroom	Push side of door only has 4" clear floor space on latch side.	404.2.4	Relocate movable objects from doorway.	004
043	2002	1	Outpatient Unisex Restroom	Mirror at 42" AFF to bottom of reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per § 4.19.6, or install an angled mirror.	011
044	2002	1	Outpatient Unisex Restroom	Lavatory hot water and drain pipes are exposed.	213.3.4 606.5	Provide pipe insulation on hot water pipe and drain pipe.	005
045	2002	1	Outpatient Unisex Restroom	No visual strobe in area.	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.	N/A
046	2002	1	Therapy Gym Unisex Restroom	Door pressure is 11lbf.	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.	N/A
048	2002	1	Therapy Gym Unisex Restroom	Mirror at 42 1/2" AFF to bottom of reflective edge.	603.3	Relocate the mirror to 40" in height to the reflective edge, per § 4.19.6, or install an angled mirror.	N/A
049	2002	1	Therapy Gym Unisex Restroom	Toilet paper dispenser is above grab bar.	604.7 Fig. 609.3	Relocate dispenser, per § 4.16.6 (fig.29b).	N/A

Item #	Year Built	Floor	Area of Condition	Condition	ADAAG	Recommendation	Photo
050	2002	1	Hallway Fire Extinguishers	Extinguishers protrude 7" out from wall at a height of 38 3/4" AFF.	204.1 307.2	As permitted by local fire codes, remove, relocate off accessible route and or path of circulation, create cane detectable condition at or below 27" AFF, or replace with flush mounted housing.	006, 007
051	2002	1	Room 200-Semi Private Room 201-Semi Private Room 206-Semi Private Room 209-Semi Private	Toilet paper dispenser is above 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.	050-052
052	2002	1	Room 200-Semi Private Room 201-Semi Private Room 206-Semi Private Room 209-Semi Private	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	026-029
053	2002	1	Room 204- Isolation	Toilet paper dispenser is above 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.	052
054	2002	1	Room 204- Isolation	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	028
055	2002	1	Dayroom #2	Bug zapper protrudes 6 1/2" from wall.	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.	014
056	2002	1	Dayroom #2	Sign is mounted 65" AFF.	703.4.1	Lower sign on glass below metal frame.	055
057	2002	1	Hallway by Dayroom #2	Time clock transformer protrudes 5 1/2" from wall.	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.	015
058	2002	1	Room 110-Semi Private Room 109-Semi Private Room 108-Semi Private Room 107-Semi Private	Toilet paper dispenser is above 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.	046, 047

Item #	Year Built	Floor	Area of Condition	Condition	ADAAG	Recommendation	Photo
059	2002	1	Room 110-Semi Private Room 109-Semi Private Room 108-Semi Private Room 107-Semi Private	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	023-025
060	2002	1	Room 106-Semi Private Room 105-Isolation Room 104-Isolation Room 103-Semi Private	Toilet paper dispenser is above 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.	042-045
061	2002	1	Room 106-Semi Private Room 105-Isolation Room 104-Isolation Room 103-Semi Private	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	019-022
062	2002	1	Room 101- Semi Private Room 100-Semi Private	Toilet paper dispenser is above 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.	040, 041
063	2002	1	Room 101- Semi Private Room 100-Semi Private	No wall mounted seat in shower area.	608.4 610.1	Provide a shower seat per § 4.21.3, or make a portable seat available and train medical personnel to provide assistance when necessary or required, or provide a wheelchair accessible shower and shower wheelchair.	017, 018