

Facility ID #	03-0202-00			Address	CMMS #340 P. O. Box 70344					
ACR #	425			City	San Juan					
Real Estate ID #				State	Puerto Rico					
Sq FT				Surveyed	9/26/2008					
Facility Type	IRH			Negotiated						
Item #	Year Built	Floor	Area of Condition	Condition	TC	ADAAG	Recommendation	Photo	Estimated Cost	Comments
001	Pre 92	3	Room 301-Isolation	Portable personal protection station protrudes 6 1/2" from wall.		204.1 307.2	Replace station with flush design or provide cane detection on underside, per 4.4.1.	001		
002	Pre 92	3	Room 301-Isolation	Lavatory hot water and drain pipes are exposed.		213.3.4 606.5	Provide pipe insulation on hot water pipe and drain pipe.	002		
003	Pre 92	3	Room 301-Isolation	Flush valve not on wide or sink side.		604.6	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.	003		
004	Pre 92	3	Room 301-Isolation	Toilet bowl is 15" 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.	003		
005	Pre 92	3	Room 301-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.	004		
006	Pre 92	3	Room 301-Isolation	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 ad	N/A		
007	Pre 92	3	Room 303- Semi Private	Lavatory hot water and drain pipes are exposed.		213.3.4 606.5	Provide pipe insulation on hot water pipe and drain pipe.	005		

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008	Pre 92	3	Room 303- Semi Private	Flush valve not on wide or sink side.		604.6	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.	006		
009	Pre 92	3	Room 303- Semi Private	Toilet bowl is 30" 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.	006		
010	Pre 92	3	Room 303- 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.	007		
011	Pre 92	3	Room 303- Semi Private	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 ad	N/A		

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012	Pre 92	3	Outpatient Gym	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 ad	N/A		

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013	Pre 92	3	Outpatient Gym Restroom	Insufficient knee clearance of 27 1/2" AFF to the bottom of the apron.		606.2	Relocate the lavatory to allow for a minimum of 29" AFF to the bottom of the apron.	008		
014	Pre 92	3	Outpatient Gym Restroom	Mirror at 48 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 full-length mirror.	008		
015	Pre 92	3	Outpatient Gym Restroom	Grab bar behind the toilet is only 24" in length.		604.5.2 609.4	Install a 42" grab bar aside the water closet at a height of 33"-36" to the center of the bar. If a 42" grab bar will not fit within the dimensions of the existing space, then install the longest standard length bar that will fit within the existing space, such that it does not protrude greater than 54 inches from wall behind water closet.	009		
016	Pre 92	3	Outpatient Gym 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 ad	N/A		

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017	Pre 92	3	Waiting Room	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 ad	N/A		
018	Pre 92	3	OTG Room Speech Therapy Room Psychology Room Case Mngt. Room	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 ad	N/A		
019	Pre 92	3	Main Gym Restroom	Flush valve not on wide or sink side.		604.6	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.	010		

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020	Pre 92	3	Main Gym Restroom	Grab bar behind the toilet is only 24" in length.		604.5.2 609.4	Install a 42" grab bar aside the water closet at a height of 33"-36" to the center of the bar. If a 42" grab bar will not fit within the dimensions of the existing space, then install the longest standard length bar that will fit within the existing space, such that it does not protrude greater than 54 inches from wall behind water closet.	010		
021	Pre 92	3	Main Gym Restroom	Insufficient knee clearance of 28" AFF to the bottom of the apron.		606.2	Relocate the lavatory to allow for a minimum of 29" AFF to the bottom of the apron.	011		
022	Pre 92	3	Main Gym Restroom	Mirror at 45" 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 full-length mirror.	011		
023	Pre 92	3	Main Gym 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 ad	N/A		
024	Pre 92	3	Room 312- Semi Private	Insufficient knee clearance of 25 1/2" AFF to the bottom of the apron.		606.2	Relocate the lavatory to allow for a minimum of 29" AFF to the bottom of the apron.	012		
025	Pre 92	3	Room 312- Semi Private	The television base is 64 1/2" from floor.		307.2	Remove television, or raise television base to at least 80" above floor, or move television off of path of circulation, or provide detectable element below television.	013		

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026	Pre 92	3	Room 312- Semi Private	Toilet bowl is 27" 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.	014		
027	Pre 92	3	Room 312- Semi Private	Flush valve not on wide or sink side.		604.6	Reconfigure valve to wide side (including, if applicable, replacement of flush tank), or install automatic flush device as an equivalent facilitation.	014		
028	Pre 92	3	Room 312- 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.	015		
029	Pre 92	3	Room 312- Semi Private	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 ad	N/A		
030	Pre 92	3	Room 311- Semi Private	Toilet bowl is 27" 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.	016		
031	Pre 92	3	Room 311- 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		

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032	Pre 92	3	Room 311- Semi Private	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 ad	N/A		
033	Pre 92	3	Dining Room	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 ad	N/A		