

What You Should Look For in a CASp Inspection Report



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**Webinar #2 out of our 3 Part CASp Series
Presented by:**

John Pentecost – Hart | King
Matthew Steele – Access, Inc.

Who are John & Matt?



John Pentecost is the managing partner at Hart King with over 30 years of significant experience representing mobilehome communities. He has litigated numerous trials and has had extensive involvement in defending mobilehome communities—ranging from ground lease dispute issues, state and federal discrimination issues, failure to maintain actions, and Americans with Disabilities Act (ADA) matters.



Matt Steele is a certified access specialist who is a professional with over 20 years of comprehensive construction and inspection experience. Mr. Steele has worked with many government agencies and businesses nationwide. He has extensive knowledge and experience in the fields of ADA design and the implementation of accessible elements to guide clients through the construction and access projects.

What Your CASP Report Will Include:

- **Findings** – The CASp report findings describe those non-compliant items found which create barriers to access. The report will show you at what level of importance each item is by ranking them between 1-4 low to high priority. This will determine how soon you should fix each issue at your Park or business.

Priority 1 – High: Should be completed immediately. (Includes; Findings that have little or no cost, were in violation of the codes at the time of construction, or pose an imminent safety threat)

Priority 2 – Important: Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

Priority 3 – Moderate: Should be completed as soon as possible, but there may be other items that will provide greater access to persons with disabilities. (Includes; Findings that have a high financial impact on the entity in relationship to the degree of access provided)

Priority 4 – Low: Should be completed as soon as possible due to being a technical violation, but may not result in providing greater access to persons with disabilities. (Includes; Findings that are technically violations but provide a moderate to low increase in accessibility compared to the financial impact on the entity)

What Your CASP Report Will Include:

- **Recommendations** – Using Matt’s vast experience, the CASp report provides the info needed to make cost-effective corrections. It will show you which items in your Park or business are readily achievable by low costs vs. which items are more expensive to fix.

Recommendation:

Change the swing of the gate so the hinges are on the opposite side of the door opening.

Barrier Priority:

2 (Important): Should be completed as soon as possible. (Includes; Findings that would remove barriers to the greatest number of people to your goods and services)

What Your CASP Report Will Include:

- **Code Citations** – Having the codes available allows you or your contractor to verify the specific code requirements, to provide proper compliance. Matt's report will reference which codes are in violation as it relates to your Park or business.

There is no accessible route of travel from the public way.

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility they serve.

2016 CBC 11B (7/1/18) Section 11B-206.2.1

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger drop-off and loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve. Where more than one route is provided, all routes must be accessible.

2010 ADAS Section 206.2.1

At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

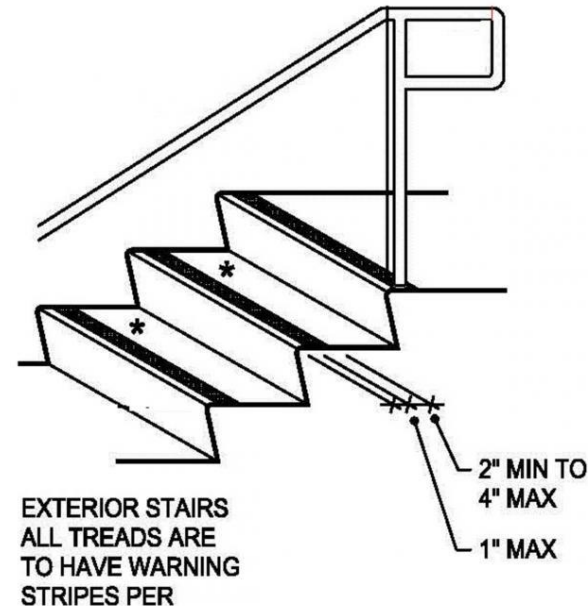
1991 ADAAG Section 4.1.2(1)

An accessible site shall meet the following minimum requirements: At least one accessible route complying with 4.3 shall be provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones if provided, and public streets or sidewalks, to an accessible building entrance.

What Your CASP Report Will Include:

- **Diagrams** – Your CASp report will include diagrams to clearly show the specifics the code requires and how it relates to your Park or business. It will show what your Park or business looks like vs. how it should look like with multiple photos and diagrams.

Citation: 2016 CBC 11B (7/1/18) Section: 11B-504.4.1	As Built: The contrasting stripes are missing.
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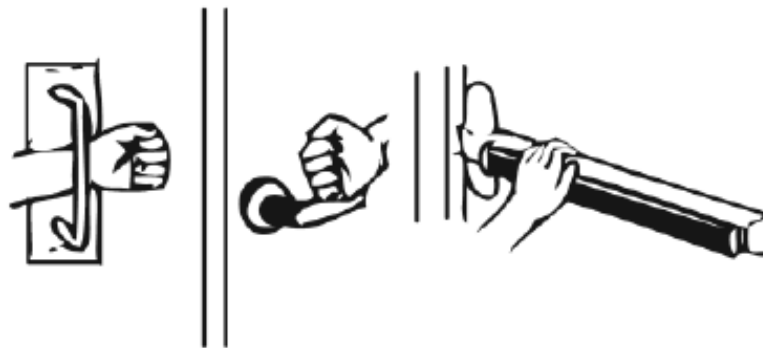


What Your CASP Report Will Include:

- **Details** – When signs or other mechanisms are needed, the report provides a picture of the exact item; to remove any guess work on your part. This assures that the correct feature will be replaced the first time, which can save you valuable time and money.

The gate operating hardware at the front entrance is not accessible.

Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, tight pinching or twisting of the wrist to operate.



Questions?



Thank you!



John Pentecost

Phone: 714-432-8700 ext. 363

Email: jpentecost@hartkinglaw.com

Matthew Steele

Phone: 562-212-4535

Email: msteele@adaexperts.net

4 Hutton Centre Drive, Ste. 900
Santa Ana, CA 92707
www.hartkinglaw.com