



JANUARY 13, 2014

CITY OF PORTLAND
DRAFT Facility Report
Water Bureau

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Facilities

Willis Building (Greenleaf) (WB-05)

360 NW Greenleaf Road Portland Oregon

Security Ranger House Office (WB-07) - *No public access provided. Not surveyed.*

42525 SE Waterworks Road Sandy Oregon

Sandy River Station Office (WB-09) - *No public access provided. Not surveyed.*

SE Lusted Road Sandy Oregon

Bear Creek House #1 (WB-10)

50105 E Bull Run Road Sandy Oregon

Bear Creek House #2 (WB-11) - *Location under renovation. Not surveyed.*

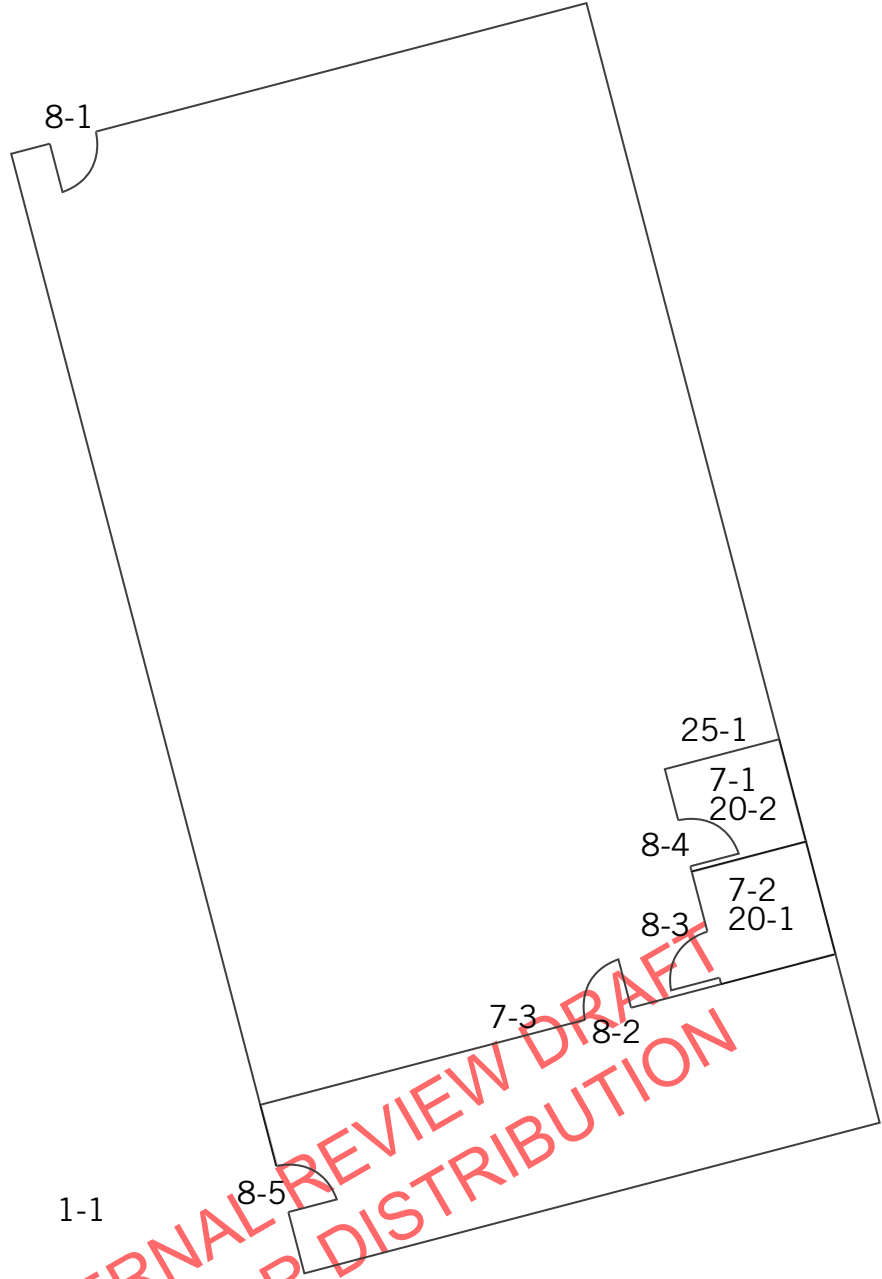
50106 E Bull Run Road Sandy Oregon

INTERNAL REVIEW DRAFT
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**INTERNAL REVIEW DRAFT
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W&B-05: WILLIS BUILDING (GREENLEAF)
360 NW GREENLEAF ROAD, PORTLAND OR



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**INTERNAL REVIEW DRAFT
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Building		Category:
1 - 1	Parking Area	
Provide or modify accessible spaces		\$2,945
Notes: Parking is a gravel lot. Accessible parking is not provided.		
State: 1106.7.1		
Federal: 208.2.4		
7 - 1	Hazard	
Remove overhanging or protruding objects		\$125
Notes: Cabinet protrudes 12" from wall at 46-1/8" AFF (protrusion more than 4" must be mounted below 27" or above 80").		
State: ---		
Federal: 307.2		
7 - 2	Hazard	
Remove overhanging or protruding objects		\$125
Notes: Cabinet protrudes 12" from wall at 47-1/4" AFF (protrusion more than 4" must be mounted below 27" or above 80").		
State: ---		
Federal: 307.2		
7 - 3	Hazard	
Remove overhanging or protruding objects		\$125
Notes: Fire extinguisher protrudes 6-1/4" from wall at 29-1/2" AFF (protrusion more than 4" must be mounted below 27" or above 80").		
State: ---		
Federal: 307.2		

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Building		
8 - 1	Door/Gate	Category:
Provide an accessible path of travel		\$0
Notes: There is not an accessible route to or from the door. Door exits to a dirt surface.		
State: ---		
Federal: 206.2.4, 404.1		
Replace or modify door threshold		\$125
Notes: Threshold has a vertical change of 1-3/4" (1/4" max, up to 1/2" with a bevel).		
State: ---		
Federal: 404.2.5		
Enlarge door opening		\$1,650
Notes: Height of clear opening is 78-3/8" AFF (80" min).		
State: ---		
Federal: 404.2.3.2		
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		
Install sign or modify sign		\$250
Notes: A tactile and Braille EXIT sign is not provided in passageway for emergency exit. Note: Emergency exit door swings inward.		
State: ---		
Federal: 216.4.1, 703.4.1		
8 - 2	Door/Gate	Category:
Enlarge door opening		\$1,650
Notes: Width of clear opening is 29-1/2" (32" min). Height of clear opening is 79-5/8" AFF (80" min).		
State: ---		
Federal: 404.2.3, 404.2.3.2		
Install sign or modify sign		\$250
Notes: A tactile and Braille EXIT sign is not provided in passageway for emergency exit. Note: Emergency exit door swings inward.		
State: ---		
Federal: 216.4.1, 703.4.1		
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		

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Building	
8 - 3	Door/Gate Category:
Replace or modify door threshold	\$125
Notes: Threshold has a vertical change of 5-1/2" (1/4" max, up to 1/2" with a bevel).	
State: ---	
Federal: 404.2.5	
Enlarge door opening	\$1,650
Notes: Width of clear opening is 28" (32" min).	
State: ---	
Federal: 404.2.3	
Replace door hardware	\$425
Notes: Door handle requires grasping and twisting to operate.	
State: ---	
Federal: 309.4	
Adjust door closer	\$125
Notes: Door opening force is 10 lbs (5 lbs max).	
State: 1101.2.2.5	
Federal: 404.2.9	
8 - 4	Door/Gate Category:
Replace or modify door threshold	\$125
Notes: Threshold has a vertical change of 6-1/8" (1/4" max, up to 1/2" with a bevel).	
State: ---	
Federal: 404.2.5	
Enlarge door opening	\$1,650
Notes: Width of clear opening is 25-1/4" (32" min). Height of clear opening is 78-3/4" AFF (80" min).	
State: ---	
Federal: 404.2.3, 404.2.3.2	
Replace door hardware	\$425
Notes: Door handle requires grasping and twisting to operate.	
State: ---	
Federal: 309.4	

INTERNAL REVIEW DRAFT
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Building	
8 - 5	Door/Gate Category:
Provide an accessible path of travel	\$0
Notes: There is not an accessible route to the door. Door exits to a gravel lot.	
State: ---	
Federal: 206.2.4, 404.1	
Replace or modify door threshold	\$125
Notes: Threshold has a vertical change of 1-1/4" (1/4" max, up to 1/2" with a bevel).	
State: ---	
Federal: 404.2.5	
Enlarge door opening	\$1,650
Notes: Height of clear opening is 79" AFF (80" min).	
State: ---	
Federal: 404.2.3.2	
Increase maneuvering space	\$1,000
Notes: Front approach maneuvering clearance on the push side of the door is 26-1/2" (48" min).	
State: ---	
Federal: 404.2.4.1	
Install sign or modify sign	\$250
Notes: A tactile and Braille EXIT sign is not provided in passageway for emergency exit. Note: Emergency exit door swings inward.	
State: ---	
Federal: 216.4.1, 703.4.1	
Provide an accessible entrance	\$0
Notes: Barriers to accessing the building have been identified (at least 60% of all public entrances are accessible).	
State: -	
Federal: 206.4.1	

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Building	
20 - 1	Single User Restroom
Category:	
Install restroom sign	\$250
Notes: A tactile and Braille restroom sign is not provided.	
State: ---	
Federal: 703, 703.4.1, 703.4.2	
Modify stall partitions	\$500
Notes: Clear width over water closet is 32" (60" min) to the lavatory.	
State: ---	
Federal: 604.3.1	
Replace or reposition fixtures	\$1,250
Notes: The water closet centerline is 10-3/4" from the wall (16" min to 18" max).	
State: ---	
Federal: 604.2	
Replace toilet or adjust toilet seat height	\$3,000
Notes: Water closet seat height is 15-3/4" AFF (17" min to 19" max).	
State: ---	
Federal: 604.4	
Reposition toilet flush controls	\$750
Notes: Flush control of the water closet is not located on the wide side.	
State: ---	
Federal: 604.6	
Replace or reposition dispensers	\$125
Notes: The centerline of the toilet paper in front of the water closet is 13-1/2" (7" min and 9" max).	
State: ---	
Federal: 604.7	
Replace or modify grab bars	\$600
Notes: Grab bars are not provided adjacent to the water closet (rear and side grab bars).	
State: ---	
Federal: 604.5.2, 609.5.1	
Provide clear floor or turning space	\$3,000
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided.	
State: ---	
Federal: 304.3.1, 306.3, 603.3.2.1	

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Building	
20 - 1	Single User Restroom
Category:	
Modify lavatory or counter clearances	\$1,500
Notes: Height of the lavatory rim is 34-3/4" AFF (34" max).	
State: ---	
Federal: 606.3	
Modify lavatory or counter clearances	\$1,500
Notes: Knee space measured at 8" deep from the centerline of the lavatory is not provided due to a water heater placed beneath the lavatory (27" min).	
State: ---	
Federal: 306.3, 306.3.3	
Insulate hot water lines	\$125
Notes: The lavatory drain pipes are not insulated.	
State: ---	
Federal: 606.5	

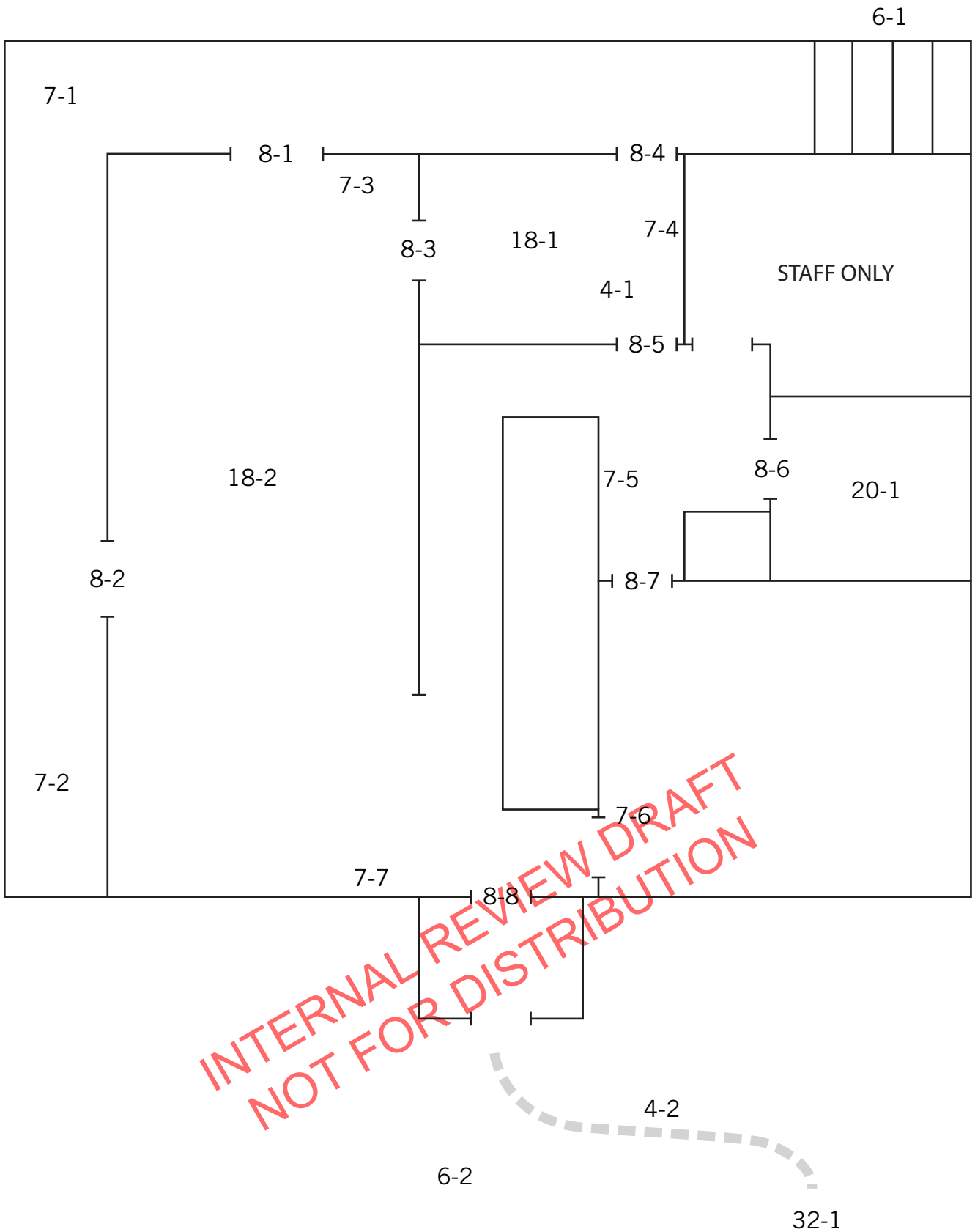
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Building	
20 - 2	Single User Restroom Category:
Install restroom sign	\$250
Notes: A tactile and Braille restroom sign is not provided.	
State: ---	
Federal: 703, 703.4.1, 703.4.2	
Provide clear floor or turning space	\$3,000
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided.	
State: ---	
Federal: 304.3.1, 306.3, 603.3.2.1	
Modify stall partitions	\$500
Notes: Clear width over water closet is 47" (60" min) to the lavatory.	
State: ---	
Federal: 604.3.1	
Modify lavatory or counter clearances	\$1,500
Notes: Knee space measured at 8" deep from the centerline of the lavatory is 26" AFF (27" min).	
State: ---	
Federal: 306.3, 306.3.3	
Replace or reposition fixtures	\$1,250
Notes: The water closet centerline is 21-1/2" from the wall (16" min to 18" max).	
State: ---	
Federal: 604.2	
Replace toilet or adjust toilet seat height	\$3,000
Notes: Water closet seat height is 15-5/8" AFF (17" min to 19" max).	
State: ---	
Federal: 604.4	
Replace or reposition dispensers	\$125
Notes: The centerline of the toilet paper in front of the water closet is (-)5-1/2" (7" min and 9" max).	
State: ---	
Federal: 604.7	
Replace or adjust water controls	\$500
Notes: Lavatory controls require grasping and twisting to operate.	
State: ---	
Federal: 309.4, 606.4	

Building	
20 - 2	Single User Restroom Category:
Insulate hot water lines	\$125
Notes: The lavatory drain pipes are not insulated.	
State: ---	
Federal: 606.5	
Replace or modify grab bars	\$600
Notes: Grab bars are not provided adjacent to the water closet (rear and side grab bars).	
State: ---	
Federal: 604.5.2, 609.5.1	
25 - 1	Kitchen Category:
Modify counter height	\$1,500
Notes: Height of counter work surface is 36-1/8" AFF (28" AFF min to 34" AFF max).	
State: ---	
Federal: 804.3.2	

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WB-10: BEAR CREEK HOUSE #1
50105 E BULL RUN ROAD, SANDY OR



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Building Main		
4 - 1	Walk	Category:
Widen walk		\$0
Notes: Width of the corridor from the kitchen to doors 8-4 and 8-5 narrows to 25" due to a historic stove (32" min).		
State: ---		
Federal: 403.5.1		
4 - 2	Walk	Category:
Regrade surface		\$1,080
Notes: An accessible route into the building is not provided due to irregular stone pavers with variable cross slopes exceeding the maximum of 2.0%, and with a running slope up to 6.4% (5.0% max) for 36 linear feet.		
State: ---		
Federal: 403.3		
6 - 1	Stairway	Category:
Provide slip-resistant tread		\$0
Notes: Treads are not slip-resistant.		
State: ---		
Federal: 302		
Replace stairs		\$3,000
Notes: Wooden stairway with ten risers. Riser heights are 7-1/2" (4" min to 7" max).		
State: ---		
Federal: 504.02, 504.3		
Repair stair nosing		\$0
Notes: Tread nosing overhangs riser horizontally at 90 degrees (30 degrees max) at a depth of 3/4" (rounded with a radius of 1/2" max).		
State: ---		
Federal: 504.5		
Install a handrail		\$3,000
Notes: A handrail is not provided on the interior side of the stairway (handrails on both sides req). Rectangular handrail perimeter is 18" (4" min to 6-1/4" max). A parallel extension is not provided at the top of the handrail (12" min). A sloped extension is not provided at the bottom of the handrail (one tread-width min).		
State: ---		
Federal: 505.10.2, 505.10.3, 505.2, 505.7		

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Building Main		
6 - 2	Stairway	Category:
Replace stairs		\$900
Notes: Stairway with three risers made of irregular stones. Treads and risers are not of uniform widths and heights.		
State: ---		
Federal: 504.2		
Install a handrail		\$1,250
Notes: Handrails are not provided on either side of the stairway (handrails on both sides req).		
State: ---		
Federal: 505.2		
Repair stair nosing		\$0
Notes: Tread nosing overhangs riser horizontally at 90 degrees (30 degrees max) at a depth of up to 3" (rounded with a radius of 1/2" max).		
State: ---		
Federal: 504.5		
7 - 1	Hazard	Category:
Remove overhanging or protruding objects		\$125
Notes: Light fixture overhanging the deck is 79-1/4" AFF (80" min).		
State: ---		
Federal: 307.4		
7 - 2	Hazard	Category:
Remove overhanging or protruding objects		\$125
Notes: Light fixture overhanging the deck is 79-1/4" AFF (80" min).		
State: ---		
Federal: 307.4		
7 - 3	Hazard	Category:
Install an accessible grate		\$250
Notes: Grate openings are 5/8" by 2-1/2" (1/2" max).		
State: ---		
Federal: 302.3		
7 - 4	Hazard	Category:
Install an accessible grate		\$250
Notes: Grate openings are 3/4" by 3/4" (1/2" max).		
State: ---		
Federal: 302.3		

Building Main		
7 - 5	Hazard	Category:
Install an accessible grate		\$250
Notes: Grate openings are 5/8" by 2-1/2" (1/2" max).		
State: ---		
Federal: 302.3		
7 - 6	Hazard	Category:
Install an accessible grate		\$250
Notes: Grate openings are 3/4" by 3/4" (1/2" max).		
State: ---		
Federal: 302.3		
7 - 7	Hazard	Category:
Install an accessible grate		\$250
Notes: Grate openings are 5/8" by 2-1/2" (1/2" max).		
State: ---		
Federal: 302.3		
8 - 1	Door/Gate	Category:
Replace or modify door threshold		\$125
Notes: Threshold has a vertical change of 3-3/4" (1/4" max, up to 1/2" with a bevel).		
State: ---		
Federal: 404.2.5		
Enlarge door opening		\$1,650
Notes: Widths of clear openings of double leaf doors are each 27-5/8" (32" min). Height of clear opening is 79" AFF (80" min).		
State: ---		
Federal: 404.2.2, 404.2.3.2		
Provide or modify door kickplate		\$225
Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.		
State: -		
Federal: 404.2.10		
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		

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Building Main

8 - 2 Door/Gate Category:

Replace or modify door threshold \$125

Notes: A short ramp up to the door has a slope of 15.7% (8.33% max) for 1 linear foot. Threshold at the top of the ramp has a vertical change of 1-1/8" (1/4" max, up to 1/2" with a bevel).

State: ---

Federal: 404.2.5

Enlarge door opening \$1,650

Notes: Widths of clear openings of double leaf doors are each 27-1/4" (32" min). Height of clear opening is 79-1/8" AFF (80" min).

State: ---

Federal: 404.2.2, 404.2.3.2

Provide or modify door kickplate \$225

Notes: A smooth and uninterrupted kick plate surface is not provided. A doorstop is located in the 10" space above the finished floor.

State: -

Federal: 404.2.10

Replace door hardware \$425

Notes: Door handle requires grasping and twisting to operate.

State: ---

Federal: 309.4

8 - 3 Door/Gate Category:

Enlarge door opening \$1,650

Notes: Width of clear opening is 27-1/8" (32" min).

State: ---

Federal: 404.2.3

INTERNAL REVIEW DRAFT
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Building Main	
8 - 4	Door/Gate Category:
Enlarge door opening	\$1,650
Notes: Width of clear opening is 30-1/8" (32" min). Height of clear opening is 79-1/4" AFF (80" min).	
State: ---	
Federal: 404.2.3, 404.2.3.2	
Replace or modify door threshold	\$125
Notes: Threshold has a vertical change of 3-3/4" (1/4" max, up to 1/2" with a bevel).	
State: ---	
Federal: 404.2.5	
Provide strike edge clearance at door	\$2,500
Notes: Front approach strike-edge clearance on the pull side of the door is 3-3/4" (18" min) due to the kitchen counter.	
State: ---	
Federal: 404.2.4.1	
Modify door window or side light	\$500
Notes: Bottom of the door's window glazing is 51-7/8" AFF (43" max).	
State: ---	
Federal: 404.2.11	
Replace door hardware	\$425
Notes: Door handle requires grasping and twisting to operate.	
State: ---	
Federal: 309.4	

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Building Main		
8 - 5	Door/Gate	Category:
Enlarge door opening		\$1,650
Notes: Width of clear opening is 28" (32" min).		
State: ---		
Federal: 404.2.3		
Provide strike edge clearance at door		\$2,500
Notes: Front approach strike-edge clearance on the pull side of the door is 8-1/4" (18" min).		
State: ---		
Federal: 404.2.4.1		
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		
Increase maneuvering space		\$0
Notes: Front approach maneuvering clearance on the pull side is obstructed by positioning of the historic stove (60" min).		
State: ---		
Federal: 404.2.4.1		
8 - 6	Door/Gate	Category:
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		
Provide strike edge clearance at door		\$2,500
Notes: Front approach strike-edge clearance on the pull side of the door is 11-1/4" (18" min) due to the position of the water closet.		
State: ---		
Federal: 404.2.4.1		
Replace or modify door threshold		\$125
Notes: Threshold has a vertical change of 7/8" (1/4" max, up to 1/2" with a bevel).		
State: ---		
Federal: 404.2.5		
Increase maneuvering space		\$1,000
Notes: Front approach maneuvering clearance on the pull side of the door is 52-3/4" (60" min) due to the lavatory.		
State: ---		
Federal: 404.2.4.1		

Building Main		
8 - 7	Door/Gate	Category:
Enlarge door opening		\$1,650
Notes: Width of clear opening is 29-7/8" (32" min).		
State: ---		
Federal: 404.2.3		
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		
8 - 8	Door/Gate	Category:
Replace door hardware		\$425
Notes: Door handle requires grasping and twisting to operate.		
State: ---		
Federal: 309.4		
Enlarge door opening		\$1,650
Notes: Height of clear opening is 79-1/2" AFF (80" min).		
State: ---		
Federal: 404.2.3.2		
Replace or modify door threshold		\$125
Notes: Threshold has a vertical change of 2-1/8" (1/4" max, up to 1/2" with a bevel).		
State: ---		
Federal: 404.2.5		
Modify door window or side light		\$500
Notes: Bottom of the door's window glazing is 50-1/8" AFF (43" max).		
State: ---		
Federal: 404.2.11		
Provide an accessible entrance		\$0
Notes: Barriers to accessing the building have been identified (at least 60% of all public entrances are accessible).		
State: -		
Federal: 206.4.1		
18 - 1	Room	Category:
Attach carpet or tile to the floor surface		\$125
Notes: There is a loose floor rug in the room (carpet or tile needs to be securely fastened to the floor).		
State: ---		
Federal: 302.2		

Building Main	
18 - 2 Room	Category:
Attach carpet or tile to the floor surface	\$375
Notes: There are three loose floor rugs in the entry and living room (carpet or tile needs to be securely fastened to the floor).	
State: ---	
Federal: 302.2	

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Building Main	
20 - 1	Single User Restroom Category:
Install restroom sign	\$250
Notes: A tactile and Braille restroom sign is not provided.	
State: ---	
Federal: 703, 703.4.1, 703.4.2	
Provide clear floor or turning space	\$3,000
Notes: A 60" min diameter turning space unobstructed from the floor to a height of 27" min is not provided.	
State: ---	
Federal: 304.3.1, 306.3, 603.3.2.1	
Modify lavatory or counter clearances	\$1,500
Notes: Height of the lavatory rim is 34-1/4" AFF (34" max). Knee and toe clearance is not provided due to the pedestal under the lavatory (27" AFF knee clearance at 8" deep from the centerline of the lavatory, toe space extends 17" under the lavatory at 9" AFF).	
State: ---	
Federal: 306.2, 306.2.3, 306.3, 306.3.3, 606.3	
Replace or reposition mirrors	\$150
Notes: Bottom of the mirror's reflecting surface above the lavatory is 53" AFF (40" max).	
State: ---	
Federal: 603.3	
Reposition clothing hooks	\$125
Notes: Height of coat hooks is 68" (48" max).	
State: ---	
Federal: 308	
Reposition toilet flush controls	\$750
Notes: Flush control of the water closet is not located on the wide side.	
State: ---	
Federal: 604.6	
Replace or modify grab bars	\$600
Notes: Rear grab bar is 24" long (36" long min, extends 12" and 24" min from centerline of water closet). The space between the walls and the grab bars is 1-5/8" (1-1/2" req). Decorative trim that extends from the wall 1-7/8" is located 5-5/8" above the side grab bar and 3-3/4" above the rear grab bar (12" min clear space above the bar).	
State: ---	
Federal: 604.5.2, 609.3	

Building Main		
20 - 1	Single User Restroom	Category:
Modify grab bars		\$0
Notes: Rear grab bar is 37-5/8" AFF (33" min to 36" max).		
State: ---		
Federal: 609.4		
32 - 1	Picnic Area	Category:
Provide an accessible path of travel		\$405
Notes: An accessible route to the picnic area with two picnic tables is not provided. Route is 13-1/2 linear feet over grass from road to picnic area.		
State: ---		
Federal: 206.2		
Provide an accessible picnic unit		\$6,400
Notes: The picnic tables are not designed for accessibility. An accessible table has an area 30" min wide for knee space, 27" knee clearance above the ground measured 8" horizontally from the front face of the table, and 9" toe clearance above the ground extending 17" from the front face of the table. An accessible table top also has the dining surface 28" min to 34" max above the ground (where two or fewer picnic units are provided, each unit is accessible).		
State: ---		
Federal: AGODA F245.2.1.1		

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