

# ADA Facility Compliance Survey and Report Options

Evan Terry Associates, P.C.

Reference No.						
	High Speed Walk-through	Intermediate ADA Facilities Survey	Abbreviated ADA Facilities Survey	High Speed Barrier Survey	Modified Standard Barrier Survey	Standard Barrier Survey
<b>Approach</b>						
	HSWT <sup>1</sup>	IFS	AFS <sup>2</sup>	HSBS	MSBS	SBS
1	Survey Cost Budget					
2	Time and Budget set by Client. Surveyor makes best use of time available on site to identify the worst barriers					
3	Budget based on size, type, and age of facility or date of last major renovation and general level of accessibility					
4	Typical percentage of barriers (conditions that do not meet alterations standards) identified in the surveyed areas					
5	Typical percentage of "worst" barriers in the surveyed areas					
6	Survey Method					
7	Dictated or handwritten field notes by surveyor with limited measurements					
8	All notes on ETA Survey forms					
9	List only the worst barriers based on time available on site					
10	List all except "D" Severity barriers					
11	List every barrier					
12	Survey Content					
13	Description of the non-compliant condition					
14	Measurement of the existing condition					
15	Detailed calculations & feedback for complicated scoping requirements like dispersal of accessible features, etc.					
16	Description of what is required by the applicable Standard(s)					
17	No solutions or cost estimates (difficult to later analyze for barrier removal)					
18	Simple Solutions (add, modify, replace, relocate, remove, etc.) with simple, generic cost estimates for each barrier					
19	Detailed Possible Solutions (full physical fixes) and cost estimates					
20	Alternative Methods and/or Readily Achievable options (with cost estimates) in addition to full physical fixes <sup>3</sup>					
21	References to applicable sections and figures in the standards and regulations					
22	Description of the location of each barrier in the facility					
23	Lists identical barriers as one barrier with many occurrences where barrier type can be easily identified later					
24	Plans and site plans with the location of each barrier noted on the drawings					
25	Surveyor's comments and notes about specific barrier, solution options, etc.					
26	Severity Code - surveyor's opinion about the relative severity of the barrier for people with disabilities					
27	Use Code - How the element or area is used (a factor in determining relative impact of barrier on facility users)					
28	DOJ Code - ADA Section 36.304(c) relative priority for barrier removal					
29	Photographs					
30	Typical barrier types					
31	Every barrier					
<b>Report</b>						
32	Executive Summary of findings					
33	Detailed report - format					
34	Narrative hardcopy of details					
35	Excel spreadsheet - electronic data					
36	Hardcopy - improved spreadsheet format					
37	Database of all findings and analysis reports					
38	Native Lotus database					
39	Web-based, secure access to database and various reports					
40	Self-running Access database on CD					
41	Exported database (for various software)					
42	Analysis					
43	Develop phased barrier removal budget & schedule with Phase Codes for each barrier in the database					
44	Assign responsibilities for each barrier or barrier type in the database					
<b>Options <sup>4</sup></b>						
45	Survey to the stricter of the current ADA & State Standards, Local Standards, UFAS, &/or New ADA/ABA Guidelines <sup>5</sup>					
46	Survey public areas					
47	Survey employee common use areas					
48	Survey employee work areas, maintenance &/or storage areas					
49	Survey per Alterations requirements					
50	Survey per New Construction requirements					
<b>Notes:</b>		<b>Key:</b>				
1	The HSWT Survey is the type of survey typically provided by Plaintiff's experts on barrier removal lawsuits. It is most difficult to keep consistent on large projects and where more than one surveyor produces reports.					
2	The AFS Survey which includes no solutions or cost estimates is typically only used by Plaintiffs and the US DOJ					
3	The amount of effort ETA spends on identifying and developing alternative methods is variable according to client preferences					
4	ETA also offers additional options to tailor the survey and report to each Client.					
5	May be available for specific projects only with additional research and/or modification of forms for additional requirements.					
	IFS ETA Intermediate Barrier Survey Forms					
	O Optional					
	SBS ETA Standard Barrier Survey Forms					
	T Typical					