

WORKSHEET

ADA Title III & Unruh Act, Premises Self-Audit

This worksheet flags the most common accessibility issues that trigger ADA Title III and California Unruh Civil Rights Act lawsuits. It is not a substitute for a Certified Access Specialist (CASP) inspection, which carries statutory weight in court and entitles the business to procedural protections if litigation arrives. Use this worksheet for an initial walk-through.

Parking lot

- ☐ At least one accessible parking space per the count required for the lot size
- ☐ Accessible spaces are nearest the accessible entrance
- ☐ Each accessible space is at least 9 feet wide with a 5-foot access aisle (or wider if van-accessible)
- ☐ Van-accessible spaces are at least 8 feet wide with an 8-foot access aisle, height clearance 98 inches
- ☐ Each accessible space has the upright sign at the prescribed height
- ☐ Striping is current and visible
- ☐ Surface is stable, firm, and slip-resistant
- ☐ Slope of the accessible space and access aisle does not exceed 1:48 (about 2 percent) in any direction

Path of travel from parking to entrance

- ☐ Continuous accessible route from accessible parking space to accessible entrance
- ☐ Curb ramps where the route crosses a curb
- ☐ Slope of curb ramps does not exceed 1:12 (8.33 percent)
- ☐ Detectable warnings (truncated domes) at curb ramps as required
- ☐ Walkway width at least 36 inches; 60 inches at passing zones
- ☐ No protruding objects in the route below 80 inches

Entrance and door

- ☐ Accessible entrance is identified by the international symbol of accessibility if not the primary entrance
- ☐ Door clear width at least 32 inches when open 90 degrees
- ☐ Door hardware operable with a closed fist (lever, push pad, U-shape)
- ☐ Door opening force does not exceed 5 pounds for interior; closer-adjusted as required
- ☐ Threshold height does not exceed 1/2 inch with a 1:2 bevel (or 1/4 inch unbeveled)
- ☐ Maneuvering clearance on both sides of the door per the configuration

Interior path of travel

- ☐ Aisle widths at least 36 inches
- ☐ Floor surfaces stable, firm, slip-resistant, and free of changes greater than 1/4 inch unbeveled
- ☐ Carpeting is securely attached, low pile, and edges fastened
- ☐ No isolated steps or single risers in the path of travel without an alternative accessible route
- ☐ Signage at each room with permanent identification follows the Braille/raised-character standard

Sales / transaction counter

- ☐ At least one transaction counter section is no higher than 36 inches above the floor for a length of at least 36 inches
- ☐ Or, an alternative accessible counter or service is available
- ☐ Approach to the accessible portion of the counter is unobstructed

Restroom (if open to the public)

- ☐ Accessible restroom signage at standard height with raised characters and Braille
- ☐ Door clear width at least 32 inches; door operable with a closed fist; opening force compliant
- ☐ Maneuvering space inside (60-inch turning circle or T-turn)
- ☐ Accessible toilet stall with grab bars at side and rear walls
- ☐ Toilet seat height 17-19 inches above the floor
- ☐ Toilet flush control on the open side, operable with a closed fist
- ☐ Lavatory clearance: 27 inches knee height, 19 inches knee depth, 30-inch wide approach
- ☐ Mirror bottom edge at 40 inches above the floor or lower
- ☐ Insulation or covering on hot water supply / drain pipes under the lavatory
- ☐ Faucet operable with a closed fist (lever, sensor, push)
- ☐ Soap, towel, and other dispensers within reach range (highest reach 48 inches)

Website

- ☐ Website is reasonably navigable by screen readers (alt text on images, semantic HTML)
- ☐ Forms have proper labels
- ☐ Color contrast meets WCAG 2.1 AA
- ☐ Keyboard navigability tested
- ☐ Mobile-friendly responsive layout

If a lawsuit is filed

Note the exact date of service. The federal response window is 21 days; the California state response window is 30 days. Do not contact the plaintiff or plaintiff's counsel before consulting an attorney. Begin gathering documents (lease, prior accessibility audits, CASp report if any, photos of the premises). Schedule a CASp inspection if one is not already in place: a current report can entitle the business to a stay of proceedings and reduced statutory damages. Skyline handles ADA Title III and Unruh Act defense across Southern California; see skylinebusinesslaw.com/ada-defense.html.

This worksheet is a triage tool, not a compliance audit and not legal advice. The 2010 ADA Standards and California

Building Code Chapter 11B contain the controlling specifications and should be reviewed in any compliance project. A CASp inspection is the recommended path for a defensible audit.