

CERTIFIED

INSPECTORS

ADA Survey

Juice2U

Property Address:
2101 NW 33rd St 900
Pompano Beach FL 33069



4/7/2026

Certified Inspectors, LLC

**Angelo Menezes HI9467
Certified Master Inspector
Level II Certified Infrared Thermographer
11419 W Palmetto Park Dr #971032
Boca Raton, FL 33497-1032
Phone: 561-570-6311
Email: Info@certifiedinspectors.us**

Table of Contents

[Cover Page.....](#)

[Table of Contents.....](#)

[Intro Page](#)

[1 Americans with Disability Act.....](#)

[2 Unisex Public Restroom.....](#)

[3 Indoor Seating Area.....](#)

[4 Paths of Travel.....](#)

[5 Entrances / Exits](#)

1

2

3

4

5

28

32

35

Sample Report

General Info

Property Address

2101 NW 33rd St 900
Pompano Beach FL 33069

Date of Inspection

4/7/2026

Report ID

20260407-2101-NW-33rd-St-900

Customer(s)

Juice2U

Time of Inspection

10:00 AM

Real Estate Agent

Inspection Details

Building Use:

Retail

Comment Key & Definitions

Definitions of Terms Specific to Understanding the Americans with Disabilities Act:

Alteration: a change to a building or facility made by, on behalf of, or for the use of a public accommodation or commercial facility, that affects or could affect the usability of the building or facility or part thereof. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, change or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility. An alteration to a place of public accommodation or a commercial facility shall comply with the ADA guidelines for new construction and alterations.

Architectural barriers: a physical object that impedes a disabled person's access to, or use of, a facility.

Commercial facility: a facility intended for nonresidential use by private entities and their employees only and whose operations affect commerce such as single-tenant office buildings, factories, warehouses, etc. A commercial facility may contain areas of both public accommodations and nonpublic accommodations.

Communication barriers: a part of a building system intended to communicate to the public and which, due to its design or construction, fails to meet the communications needs of a disabled person. Taken together with architectural barriers, they are often referred to as physical barriers.

Public accommodation: facilities operated by private entities offering goods and services to the public, for example multi-tenanted office buildings, places of lodging, restaurants and bars, theaters, auditoriums, retail, service establishments, terminals for public transportation, place of public display or collection, places of recreation, social services centers, apartment leasing offices, educational centers, etc.

Readily achievable: defined by the ADA as an action that is "easily accomplishable and able to be carried out without much difficulty or expense.

Presentation of Opinions of Probable Costs: Regardless of the tier of accessibility survey selected by the user, the accessibility survey report should include opinions of probable costs to remedy each existing item of noncompliance, as identified within the scope of the tier selected, if the item is feasible and practical to implement with respect to considering physical constraints. Nonetheless, noncompliant items identified by the consultant should be reported. The opinions of probable costs to remedy ADA deficiencies should be identified separately and not combined with other physical deficiencies identified with a building system, to the extent reasonable.

1. Americans with Disability Act

Items

1.0 Overview of The Americans with Disabilities Act

The Americans with Disabilities Act is a civil rights law that was enacted in 1990 to provide persons with disabilities with accommodations and access equal to, or similar to, that available to the general public.

Title III of the ADA requires that owners of buildings that are considered to be places of public accommodations remove those architectural barriers and communications barriers that are considered readily achievable in accordance with the resources available to building ownership to allow use of the facility by the disabled.

The obligation to remove barriers where readily achievable is an ongoing one. The determination as to whether removal of a barrier or an implementation of a component or system is readily achievable is often a business decision, which is based on the resources available to the owner or tenants, and contingent upon the timing of implementation as well. Determination of whether barrier removal is readily achievable is on a case-by-case basis; the United States Department of Justice did not provide numerical formulas or thresholds of any kind to determine whether an action is readily achievable.

Overview of the Americans with Disabilities Act Accessibility Guidelines (ADAAG)

As required by the ADA, the U.S. Architectural and Transportation Barriers Compliance Board promulgated the Americans with Disabilities Act Accessibility Guidelines. ADAAG provides guidelines for implementation of the ADA by providing specifications for design, construction, and alteration of facilities in accordance with the ADA. These guidelines specify quantities, sizes, dimensions, spacing, and locations of various components of a facility so as to be in compliance with the ADA.

2. Unisex Public Restroom

Items

2.0 Are common area public toilet rooms located on an accessible route?

Comments: Compliant

Accessible Routes to Accessible Spaces and Elements

[\[§206.2.4\]](#)

An accessible route must connect accessible facility entrances with all accessible spaces and elements in a facility.



2.1 Is the door hardware easy to operate (lever/push type hardware no twisting required, and not higher than 48" above the floor)?

Comments: Compliant

[309.4 Operation](#)

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with [309.4](#). Operable parts of such hardware 48 inches maximum above the finish floor or ground where a forward reach is unobstructed. Hardware should be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.

The unisex restroom door hardware is 40 inches above finish floor and is operable with one hand and does not require tight grasping, pinching, or twisting of the wrist.



2.2 Is the door pressure required to open an INTERIOR hinged access door 5 lbs or less?

Comments: Compliant

[404.2.9 Door and Gate Opening Force.](#)

Door opening force shall comply with [404.2.9](#). The force for pushing or pulling open an interior hinged door shall be 5 pounds (22.2 N) maximum.

The unisex restroom has a door requires less than 5 lbs of force of initial force to open.



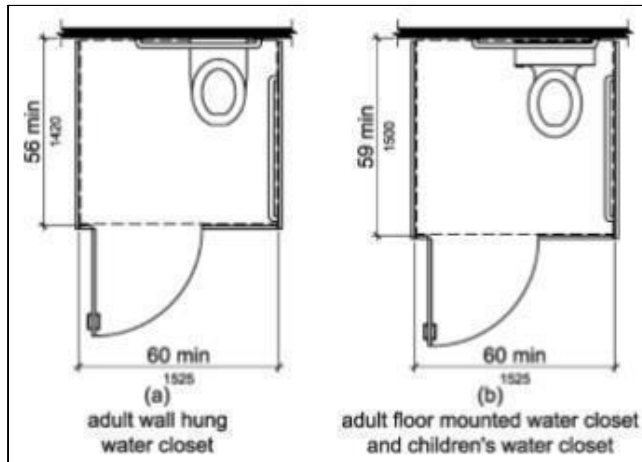
2.3 Toilet compartment size allows for wheelchair turnaround (60" diameter)?

Comments: Compliant

604.8 Toilet Compartments

Wheelchair accessible toilet compartments shall meet the requirements of [604.8.1](#). Wheelchair accessible compartments shall comply with 604.8.1.1. Wheelchair accessible compartments shall be 60 inches (1525 mm) wide minimum measured perpendicular to the side wall, and 56 inches (1420 mm) deep minimum for wall hung water closets and 59 inches (1500 mm) deep minimum for floor mounted water closets measured perpendicular to the rear wall.

The compartment measure 90 x 75 inches and far exceed the requirement of 60 x 59 inches for floor mounted water closet.





2.4 The doors sign complies with ADA requirements?

Comments: Compliant

Sample Report

703 SIGNS

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

703.1 General. Both visual and tactile characters are required. Raised characters shall be duplicated in braille. Must not have sharp or abrasive edges. Raised characters shall be 1/32 inch (0.8 mm) minimum above their background. Characters shall be uppercase. Characters shall be sans serif. Character height shall be 5/8 inch (16 mm) minimum and 2 inches (51 mm) maximum based on the height of the uppercase letter "I"

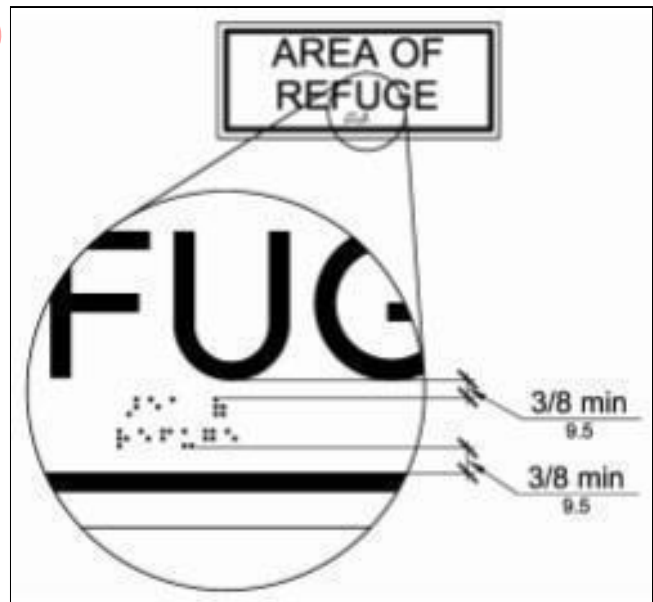
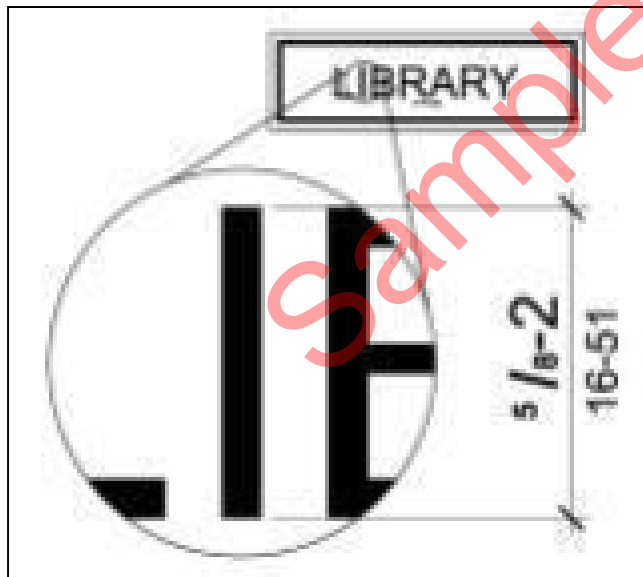
703.3.2 Position. Braille shall be positioned below the corresponding text. If text is multi-lined, braille shall be placed below the entire text. Braille shall be separated 3/8 inch (9.5 mm) minimum from any other tactile characters and 3/8 inch (9.5 mm) minimum from raised borders and decorative elements.

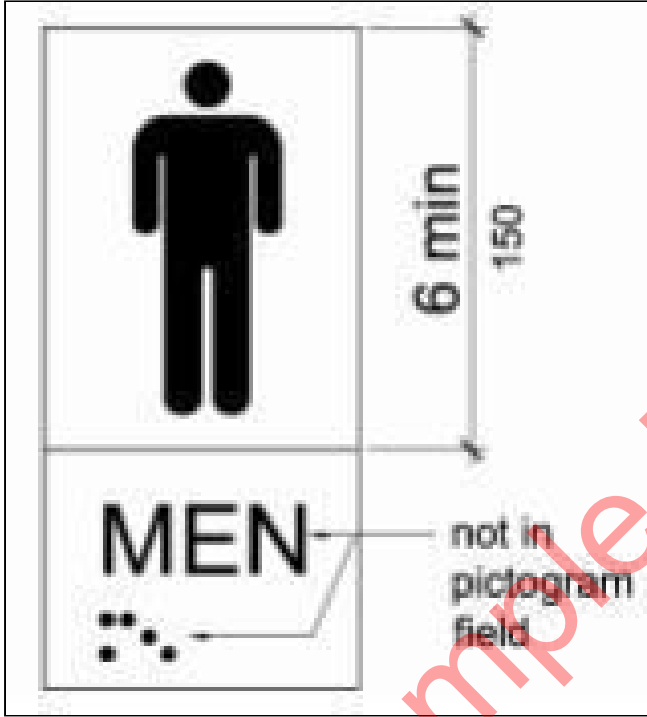
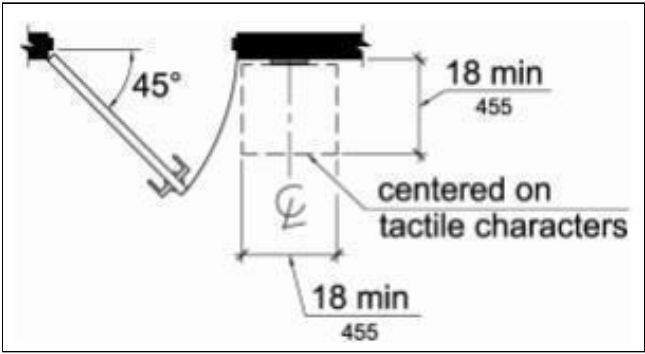
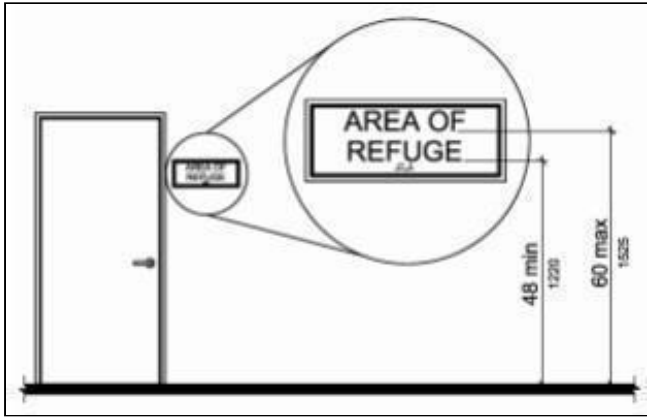
703.4.1 Height Above Finish Floor or Ground. Tactile characters on signs shall be located 48 inches (1220 mm) minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches (1525 mm) maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.

703.4.2 Location. Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

703.6.1 Pictogram Field. Pictograms shall have a field height of 6 inches (150 mm) minimum. Characters and braille shall not be located in the pictogram field.

703.7 Symbols of Accessibility. Symbols of accessibility shall comply with 703.7. Symbols of accessibility and their background shall have a non-glare finish. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background.





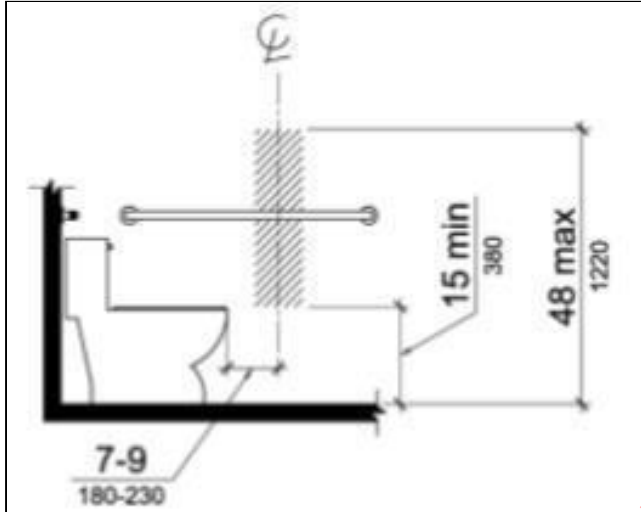


2.5 Paper Dispensers must be 7" min and 9" max in front of water closet
Comments: Non-Compliant

[604.7 Dispensers](#)

Toilet paper dispensers shall comply with [604.7](#) and shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow.

The centerline of the toilet dispenser sits at 15 inches in front of the watercloset although the front of the water closet is only 5 inches from the nearest edge of the paper dispenser. The outlet of the dispenser is at 20 inches above finished floor.



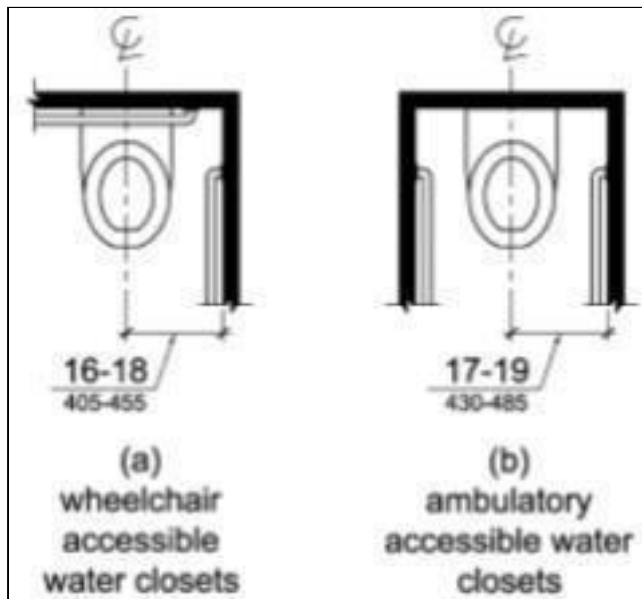
2.6 Water Closet 16-18" from side wall or partition? Left hand approach?

Comments: Compliant

[604.2 Location.](#)

The water closet shall be located according to [604.2](#). The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall or partition. Water closets shall be arranged for a left-hand or right-hand approach.

The water closet centerline is between 16 inches (405 mm) minimum to 18 inches (455 mm) maximum from the side wall.



2.7 Grab bars: Side wall 42" long (12/54 from rear wall)? and Rear wall 36" long (12/24 from the side wall)?

Comments: Compliant

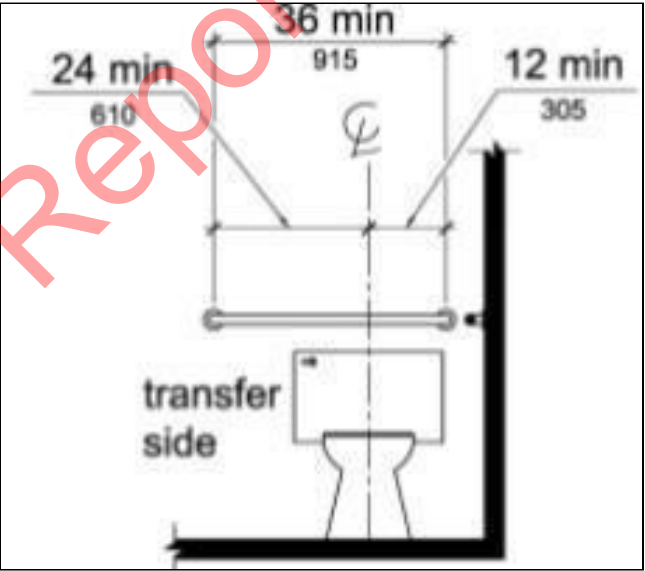
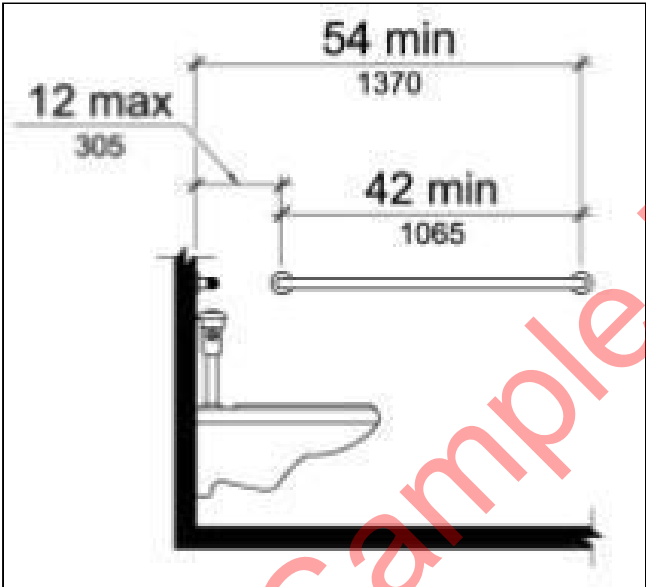
604.5 Grab Bars.

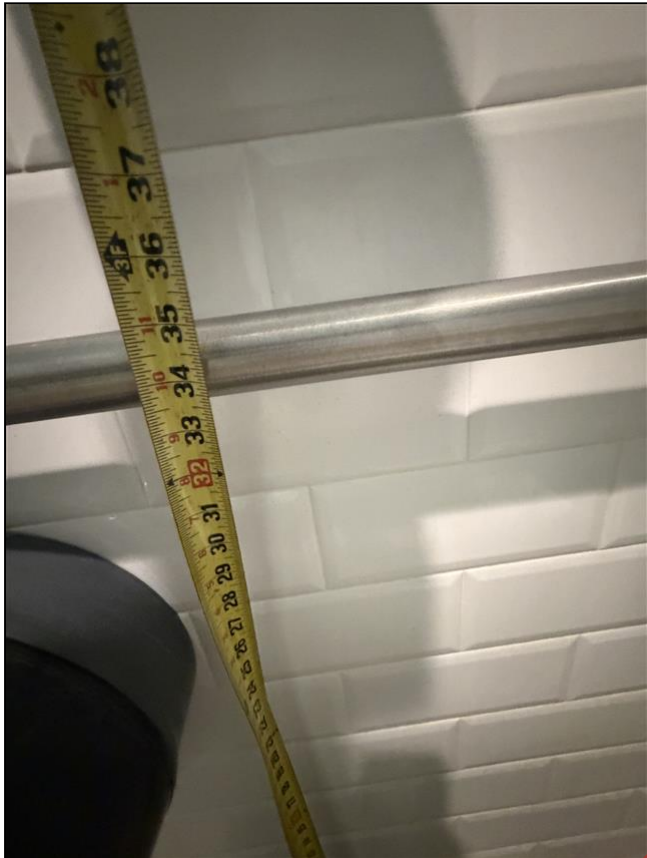
The side wall grab bar shall comply with 604.5. The side wall grab bar shall be 42 inches (1065 mm) long minimum, located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) minimum from the rear wall. The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side. Grab bars in toilet facilities and bathing facilities shall comply with 609. Grab bars with circular cross sections shall have an outside diameter of 1¼ inches minimum and 2 inches maximum. Grab bars shall be installed in a horizontal position, 33 inches minimum and 36 inches maximum above the finish floor measured to the top of the gripping surface. Flush controls shall be located on the open side of the water closet except in ambulatory accessible compartments complying with 604.8.2.

The rear wall grab bar is 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side.

The side wall grab bar is 42 inches (1065 mm) long and located 12 inches (305 mm) maximum from the rear wall and extending 54 inches (1370 mm) from the rear wall.

Grab bars with circular cross sections has outside diameter of 1¼ inches minimum. Grab bars were installed in a horizontal position, 33 inches above the finish floor measured to the top of the gripping surface.









2.8 The space between the wall and the grab bar is 1 1/2 inches? And the space between the grab bar and projecting objects below and at the ends is 1 1/2 inches minimum?

Comments: Compliant

[609.3 Spacing.](#)

The space between the wall and the grab bar shall be 11/2 inches (38 mm). The space between the grab bar and projecting objects below and at the ends shall be 11/2 inches (38 mm) minimum. The space between the grab bar and projecting objects above shall be 12 inches (305 mm) minimum.

EXCEPTION: The space between the grab bars and shower controls, shower fittings, and other grab bars above shall be permitted to be 11/2 inches (38 mm) minimum.

Observed the spacing to be more than 1 1/2 inches above the projecting toilet paper holder below.



2.9 Are sinks provided with clearance for a wheelchair to roll under?

Comments: Compliant

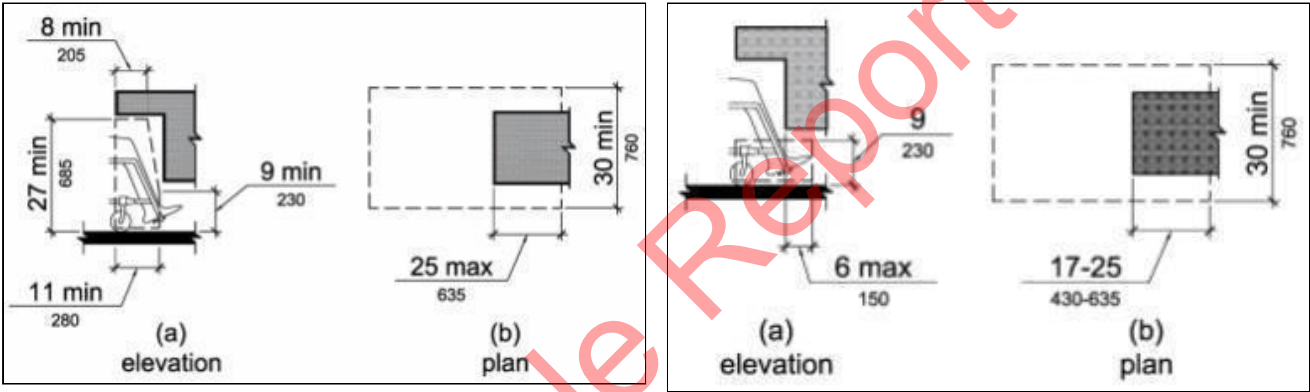
306 KNEE AND TOE CLEARANCE

Lavatories and sinks shall comply with 306 for knee and toe clearance.

306.2 Toe Clearance. Space under an element between the finish floor or ground and 9 inches (230 mm) above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25 inches (635 mm) maximum under an element. Where toe clearance is required at an element as part of a clear floor space, the toe clearance shall extend 17 inches (430 mm) minimum under the element. Toe clearance shall be 30 inches (760 mm) wide minimum.

306.3 Knee Clearance. Space under an element between 9 inches (230 mm) and 27 inches (685 mm) above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches (280 mm) deep minimum at 9 inches (230 mm) above the finish floor or ground, and 8 inches (205 mm) deep minimum at 27 inches (685 mm) above the finish floor or ground. Knee clearance shall be 30 inches (760 mm) wide minimum.

The sink has a knee clearance of 30 inches above the finish floor. The toe clearance extends 17 inches under the element. Toe and Knee clearance is more than 30 inches wide.





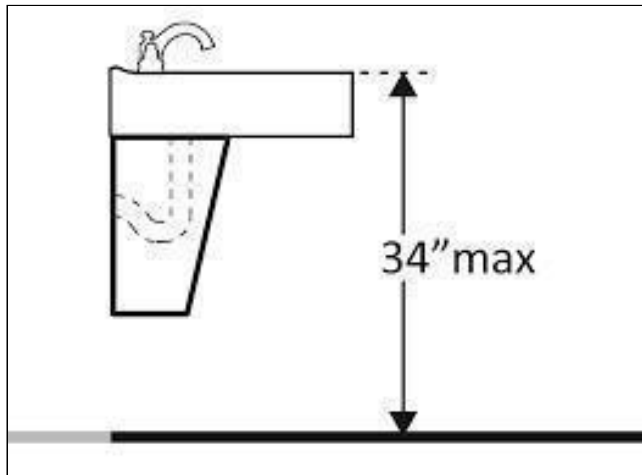
2.10 Are lavatories and sinks installed at 34" inches maximum above finished floor?

Comments: Compliant

[606.3 Height.](#)

Lavatories and sinks shall be installed according to [606.3](#) with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

The front of the highest rim surface is at 34 inches.



2.11 Are sink handles operable with one hand without grasping, pinching or twisting?

Comments: Compliant

[309.4 Operation](#)

Hand-operated non-metering faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist



2.12 Are exposed pipes under sinks sufficiently insulated against contact?

Comments: Compliant

[606.5 Exposed Pipes and Surfaces](#)

Water supply and drain pipes under lavatories and sinks shall be insulated according to [606.5](#) or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

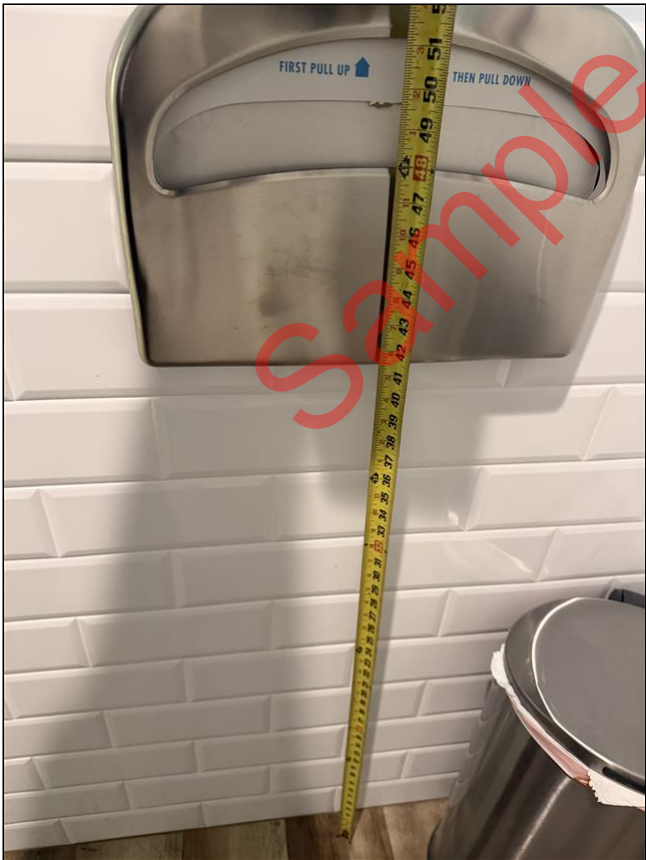
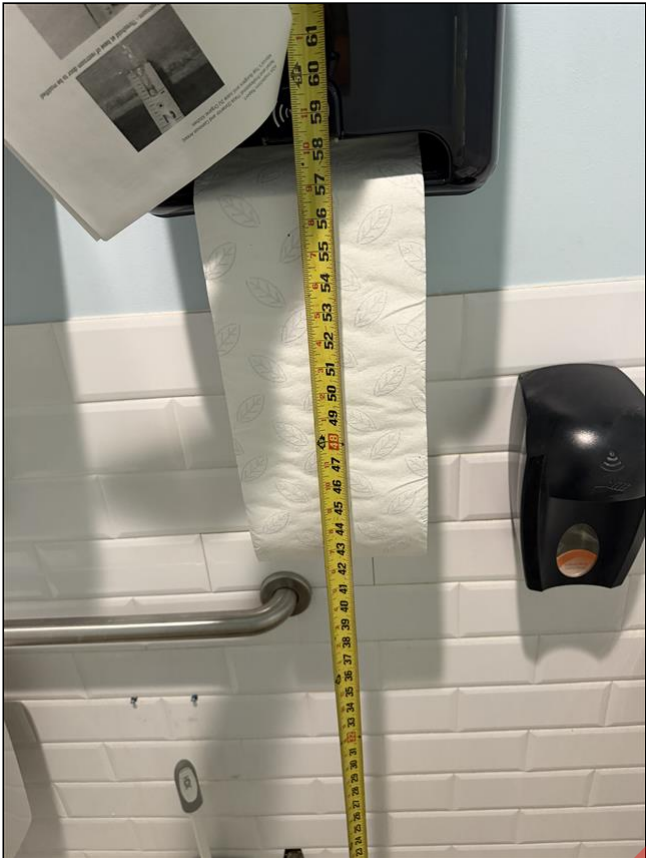
**2.13 Are the paper towel and soap dispensers location compliant with**

Comments: Non-Compliant

[308 REACH RANGES](#)

If soap and towel dispensers are provided, they must be located within the reach ranges specified in [308](#). Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finish floor or ground.

- The soap dispenser is at 37 inches.
- The towel dispenser is at 56 inches. Recommend lowering to 48 inches max.
- The toilet seat cover paper outlet (dispensing slot) appears to be around ~48–50 inches.



2.14 Mirror height lower edge 40" max and top edge 74" min from the ground
Comments: Non-Compliant

[603.3 Mirrors](#)

Mirrors located above lavatories or countertops shall be installed according to [603.3](#) with the bottom edge of the reflecting surface 40 inches (1015 mm) maximum above the finish floor or ground. Top edge must be 74" min from the ground.

The bottom edge of the reflective surface is at 39 inches. But the top edge is 70 inches. Therefore, you need to change the mirror with one that is big enough to meet the top edge requirement of 74 inches.



2.15 Coat hook shall be 40" Inches minimum and 48" inches maximum above the finish floor or ground.

Comments: Compliant

803.5 Coat Hooks and Shelves.

Coat hooks provided within the room shall be located within one of the reach ranges specified in 308. Shelves shall be 40 inches (1015 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground.

The coat hook is 48 inches above the floor.



3. Indoor Seating Area

Items

3.0 Provide seating for persons with disability that has the correct clear floor space?

Comments: Non-Compliant

[902 DINING SURFACES AND WORK SURFACES](#)

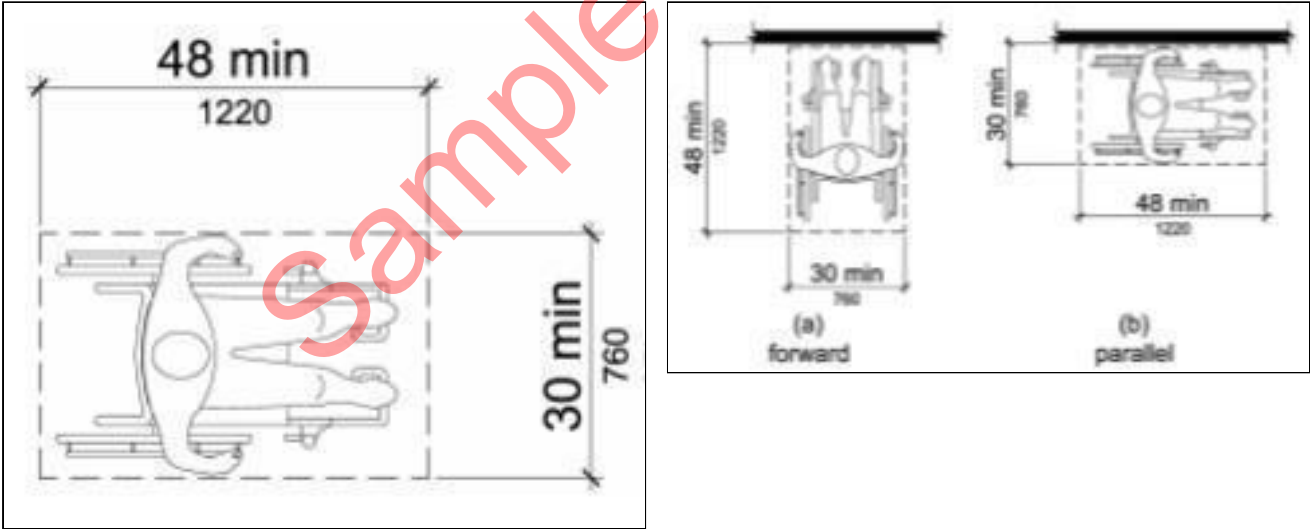
Dining surfaces include, but are not limited to, bars, tables, lunch counters, and booths shall comply with [902](#).

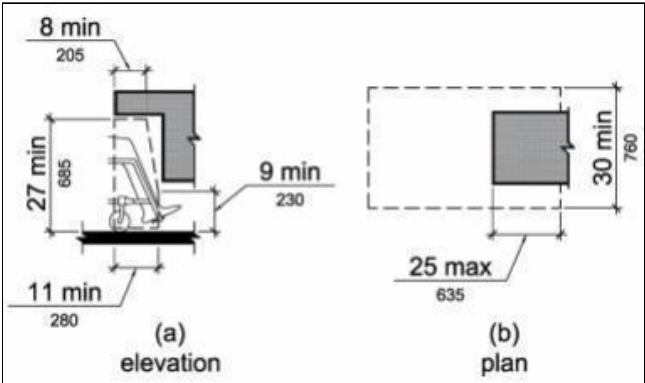
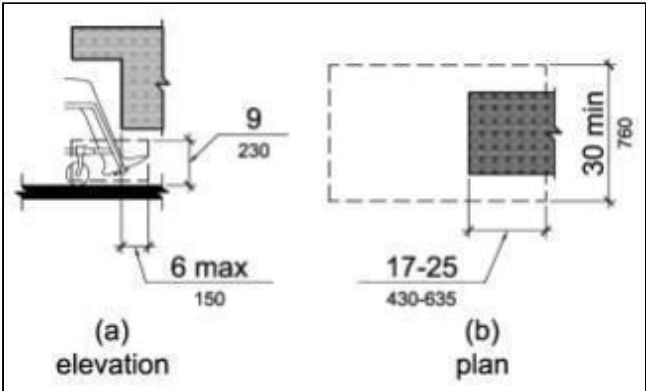
A clear floor space complying with [305](#) shall be provided. The clear floor or ground space shall be 30 inches minimum by 48 inches minimum. Unless otherwise specified, clear floor or ground space shall be positioned for either forward or parallel approach to an element.

Toe Clearance.Space under an element between the finish floor or ground and 9 inches above the finish floor or ground shall be considered toe clearance. Toe clearance shall extend 25 inches maximum depth under an element. Toe clearance shall be 30 inches wide minimum.

Knee Clearance. Space under an element between 9 inches and 27 inches above the finish floor or ground shall be considered knee clearance. Knee clearance shall extend 25 inches maximum under an element at 9 inches above the finish floor or ground. Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. Knee clearance shall extend 25 inches (635 mm) maximum under an element at 9 inches (230 mm) above the finish floor or ground.

The dining surfaces have a clear floor space of 25.5 and 27.5. Therefore, the indoor dining surfaces does not comply with clear floor space requirements.







3.1 Provide sufficient amount of seating when dining surfaces are provided for persons with disability?

Comments: Non-Compliant

902 DINING SURFACES AND WORK SURFACES

Where dining surfaces are provided for the consumption of food or drink, at least 5 percent of the seating spaces and standing spaces shall be available for ADA patrons must comply with [902](#).

However, the 2010 Americans with Disability Act and the 2023 Florida Building Code does not explicitly mandate signage to identify accessible dining surfaces, such as tables or bar areas. While signage is not legally required, it's considered good practice to mark accessible dining surfaces using the International Symbol of Accessibility. If you choose to use signage for accessible dining surfaces, it must comply with the ADA Standards. This includes features like tactile and braille characters, proper height and location, and appropriate contrast for visual legibility.

Observed indoor dining surfaces areas located inside of the building to be not designated for ADA patrons. After correction of clear floor space dining surface, recommend display signage to identify accessible dining surface to avoid dispute.

Sample Report

4. Paths of Travel

Items

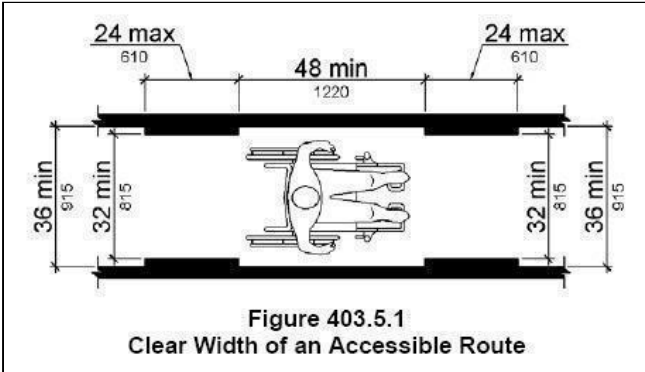
4.0 Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36" wide)?

Comments: Compliant

[403.5.1 Clear Width](#)

The main path of travel must comply with [403.5.1](#). Must have a minimum 36" continuous clear width.

EXCEPTION: The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum.





4.1 Does a visual scan of the main path of travel reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?

Comments: Non-Compliant

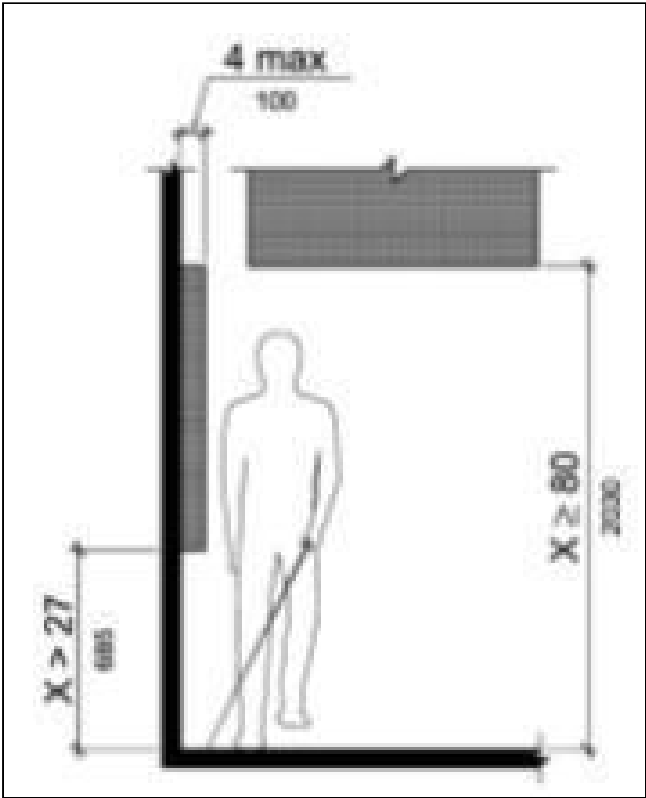
[307.2 Protrusion Limits.](#)

Protrusion limits shall comply with [307.2](#). Objects with leading edges more than 27 inches (685 mm) and not more than 80 inches (2030 mm) above the finish floor or ground shall protrude 4 inches (100 mm) maximum horizontally into the circulation path.

The cabinet above the finished floor is more than 4 inches horizontally into the circulation path.

Recommend one of the following:

- Reduce projection to ≤ 4 inches, OR
- Mount it above 80 inches AFF, OR
- Recess the cabinet into the wall



5. Entrances / Exits

Items

5.0 Does the accessible door have proper clearances for proper maneuvering?

Comments: Compliant

[404](#) Doors, Doorways, and Gates

Doors, doorways, and gates that are part of an accessible route shall comply with 404.

At least one of the active leaves of doorways with two leaves (Main egress door) shall comply with 404.2.3 and 404.2.4.

[404.2.3](#) Clear Width

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees. All doors are 36" minimum and therefore compliant.

[404.2.4](#) Maneuvering Clearances

Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.



5.1 Is the main accessible entrance doorway at least 32 inches wide?

Comments: Compliant

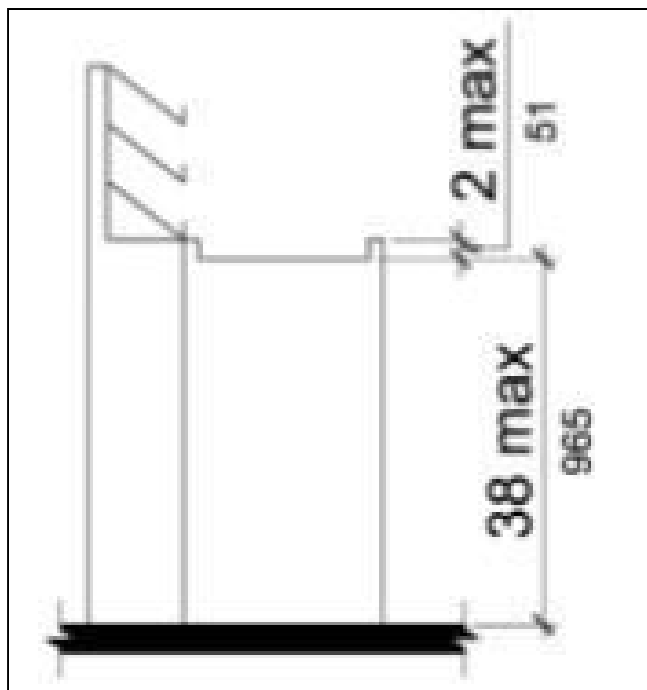
[404.2.3 Clear Width](#)

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees...The site main access entrance door way measures 36" each leaf. Therefore, this item is compliant.

**5.2 Counter height less than 38" inches?**

[904.3.2 Counter.](#)

The counter surface height shall be 38 inches (965 mm) maximum above the finish floor or ground. The service counter is 36" inches and therefore compliant.



5.3 Is the door pressure required to open the EXTERIOR hinged access door 8.5 lbs or less?

Comments: Non-Compliant

(1) [404.2.9 Door and Gate Opening Force](#)

Door opening force shall comply with [404.2.9](#). Exterior hinged doors shall be designed so that such doors can be pushed or pulled open with a force not exceeding 8.5 pounds (37.8 N).

The exterior hinged door requires more than 8.5 lbs of force and therefore not compliant. Recommend adjust the closer until it meets the required max force.



(2) 404.2.9 Door and Gate Opening Force.

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open a door or gate other than fire doors shall be as follows:

1. Interior hinged doors and gates: 5 pounds (22.2 N) maximum. Not compliant
2. Sliding or folding doors: 5 pounds (22.2 N) maximum. Not applicable
3. Exterior hinged doors shall be designed so that such doors can be pushed or pulled open with a force not exceeding 8.5 pounds (37.8 N). Not complaint.

Advisory 404.2.9 Door and Gate Opening Force. The maximum force pertains to the continuous application of force necessary to fully open a door, not the initial force needed to overcome the inertia of the door. It does not apply to the force required to retract bolts or to disengage other devices used to keep the door in a closed position.

Recommend adjusting the opening force of all doors.

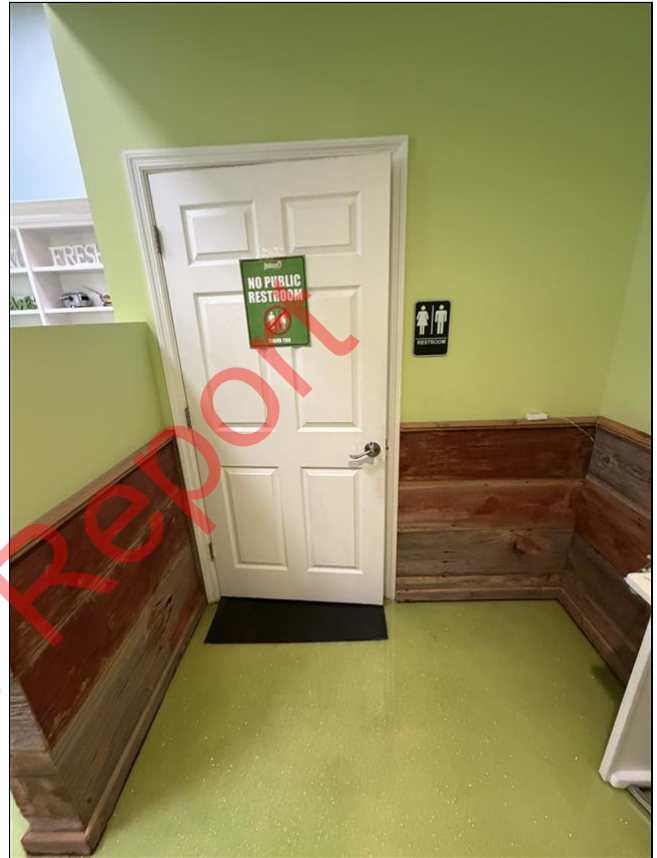
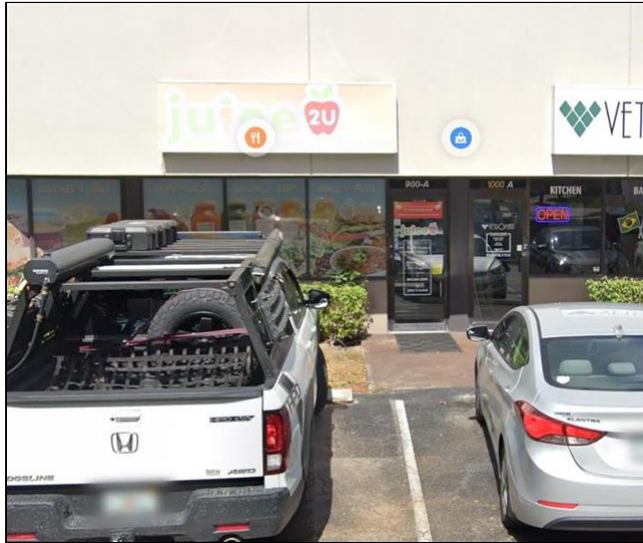
5.4 Is there sufficient space around the door to allow for wheelchair maneuvering?

Comments: Compliant

This includes space for the door to swing open and for a person in a wheelchair to approach, operate the door, and enter.

Push-side Approach: A minimum of 12 inches (30.48 cm) beyond the latch side and 48 inches (121.92 cm) of depth is required for a front approach to the push side of a door.

Pull-side Approach: A minimum of 18 inches (45.72 cm) beyond the latch side and 60 inches (152.4 cm) of depth is required for a front approach to the pull side of a door.

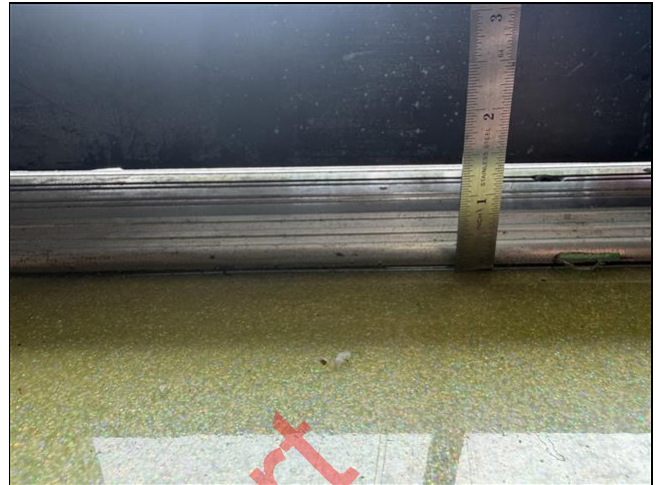


5.5 Is the height of the threshold maximum of 1/2" (1.24 cm)? If not, is there a bevel?

Comments: Compliant

[404.2.5 Thresholds](#)

Thresholds, if provided at doorways, shall comply with [404.2.5](#). Thresholds shall be 1/2 inch (13 mm) high maximum. Raised thresholds and changes in level at doorways shall comply with [302](#) and [303](#).



5.6 Is the door hardware easy to operate (lever/push type hardware no twisting required, and not higher than 48" above the floor)?

Comments: Compliant

[309.4 Operation](#)

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with [309.4](#).

Operable parts of such hardware 48 inches maximum above the finish floor or ground where a forward reach is unobstructed. Hardware should be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.

