



## February 2011 Meetings & Events



THE Stockton Boulevard PARTNERSHIP

**February 3**  
5:30 - 7:00 PM  
Oak Park Cops & Coffee followed by the Oak Park Neighborhood Association Meeting  
Sacramento Food Bank  
3333 3rd Ave., Sac. 95817

**February 9**  
NOON - 1:30 PM  
Oak Park Business Association Executive Committee Meeting  
Stockton Blvd. Resource Center  
5625 Stockton Blvd., Sac. 95824

**February**  
NO MEETING  
Oak Park S.H.R.A. Redevelopment Advisory Committee Meeting  
Oak Park Multiservice Center  
3415 Martin Luther King Blvd., Sac. 95817

**February 3**  
NOON - 1:00 PM  
S.O.S. - Safety on Stockton Meeting  
Stockton Blvd. Resource Center  
5625 Stockton Blvd., Sac. 95824

**February 10**  
9:00 - 11:00 AM  
Stockton Boulevard Partnership Executive Committee Meeting  
Stockton Blvd. Resource Center  
5625 Stockton Blvd., Sac. 95824

**February**  
NO MEETING  
S.H.R.A. - Stockton Blvd Redevelopment Advisory Committee Meeting  
Stockton Blvd. Resource Center  
5625 Stockton Blvd., Sac. 95824

# Happy Valentine's Day!

5625 Stockton Boulevard, Sacramento, CA 95824

Community Pride Project

A combined publication of the Oak Park Business Association and the Stockton Boulevard Partnership

Business *Connects*

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# Business *Connects*

A publication of the Oak Park Business Association and the Stockton Boulevard Partnership

## Avoid Lawsuits!

*What does the ADA mean to you? Are you vulnerable to an ADA lawsuit? Have the rules and regulations changed?*

### Make Sure You're Protected!

Unless you have had your business evaluated by a CASp Consultant, you very well may be targeted for one of these "drive-by" lawsuits. We have the experience to answer all your questions. We provide business and commercial property owners with the info they need to transform their facility into accessible destinations.

### Are you vulnerable to an ADA lawsuit?

ADA Lawsuits are reaching epidemic levels. Nearly every day, more businesses are served with lawsuits, and settlement demands that usually range between \$5,000 and \$35,000 dollars or more. No buildings are grandfathered. And a recent inspection by a city or county building inspector is no guarantee that you are ADA compliant.

Contact an ADA CASp Certified by the State of California under the Certified Access Specialist program (CASp) Program. Only CASp inspectors can offer you protection as provided under SB 1608 – Senate Bill 1608 (Chapter 549, Statutes 2008) added Civil Code section 55.53(c) which states that every CASp who conducts an inspection of a place of public accommodation shall, upon completing the inspection of the site, provide the building owner or tenant who requested the inspection with a Certificate of Inspection.

When you have your business inspected by a Certified Access Specialist program (CASp) and perform the upgrades as outlined in the inspection report, you will be issued a certificate of compliance. This provides you protection from lawsuits or money demands.

### You have to act before you get sued.

You will most likely never have seen the person who is suing you. Some lawsuits are valid due to a business owner's complete disregard for the ADA. But most of these lawsuits are "drive-by" lawsuits brought by people who simply observe obvious violations from the exterior of your business. It may be incorrect ADA parking signs, a non-compliant door handle, or narrow aisles.

Unless you have had your business evaluated by a CASp Consultant, you very well may be targeted for one of these lawsuits. And it can be over something as simple as an incorrect type of door knob, faded parking lot paint, a loose door mat, or lack of an "Accessible" sign near your front door. A single bathroom can add up to \$12,000, \$16,000 even \$24,000 for simple items that are inches out of place. "Close enough" can cost you thousands.

ADA Compliance Review Corp. is an example of a company that provides business and commercial property owners with the information they need to transform their facility into accessible destinations. Their inspectors are CASp certified. This designation is given by the State of California after a rigorous testing process. Under the new California law SB 1608, you will have a high level of protection against these lawsuits if you work with us. It is in your best interest to read more about SB 1608 and the CASp program.

When you work with Certified Access Specialist program (CASp) like ADA Compliance Review Corp., you will receive a thorough, confidential inspection tailored to your exact requirements. A report, including color photos, diagrams, and detailed evaluations will be produced. You can begin the process of protecting your business assets right away. You can contact us and we'll have a local representative come to you for a personal consultation. Avoid lawsuits. Consult a Certified Access Specialist today.

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# Certified Access Specialist program – CASp

## ADA Lawsuits are reaching epidemic levels.

Nearly every day more businesses are served with lawsuits, and settlement demands that usually range between \$5,000 and \$35,000 dollars or more. NO BUILDINGS ARE GRANDFATHERED! And a recent inspection by a city or county building inspector is no guarantee that you are ADA compliant.

We are Certified by the State of California under the Certified Access Specialist program (CASp) Program. Only CASp inspectors can offer you protection as provided under SB 1608 – Senate Bill 1608 (Chapter 549, Statutes 2008) added Civil Code section 55.53(c) which states that every CASp who conducts an inspection of a place of public accommodation shall, upon completing the inspection of the site,

provide the building owner or tenant who requested the inspection with a notice, which the State Architect shall make available as a form on the State Architect's Internet Web site.

### What does SB-1608 mean to you?

This new law provides some measure of protection for California business owners. The law provides for the certification of inspectors by the California Division of the State Architect. The Certified Access Specialist program (CASp) educates and tests inspectors.

A business that is inspected by a CASp, and performs the necessary upgrades, will be issued a certificate indicating that the premises was inspected and certified as accessible. If subsequent lawsuits are filed, the business owner will have 90 days to remedy the non-complying item. During that time no money demands can be made. We recommend that you read the full text of SB1608. ([http://leginfo.ca.gov/pub/07-08/bill/sen/sb\\_1601-1650/sb\\_1608\\_bill\\_20080928\\_chaptered.pdf](http://leginfo.ca.gov/pub/07-08/bill/sen/sb_1601-1650/sb_1608_bill_20080928_chaptered.pdf))

When you have your business inspected by us, and perform the upgrades as outlined in the inspection report, you will be issued a certificate of compliance. This will provide you with a 90 stay from any lawsuits or money demands.

### Certified Access Specialist Inspections

ADA Compliance Review Corp. provides business and commercial property owners with the information they need to transform their facility into ADA-friendly destinations. We are a CASp certified inspection company.

This designation is given by the State of California after a rigorous testing process. Under the new California law SB 1608, you will have a high level of protection against these lawsuits if you work with us. Please read more about SB1608 and the CASp program. Getting your business in compliance can often be accomplished without spending much money. Most ADA lawsuits are brought on by missing or incorrect ADA signs and tax breaks exist for most businesses.



When you work with a CASp certified inspection company, you will receive a thorough inspection tailored to your exact requirements. A report including color photos, diagrams and detailed evaluations will be printed on site. You can begin the process of protecting your business assets right away. Why not protect yourself when it is so easy?

**If you are concerned that your business may become the subject of a lawsuit, but you aren't sure where to turn, contact a CASp certified inspection company today!**

# Scope of Inspection

## "You will most likely never have seen the person who is suing you"

Each inspection includes an evaluation of all relevant, public access space including:

Entrances, Thresholds, Isleways, Counters, Bathrooms, Elevators, Pathways, Parking, Cash wraps, Dressing Rooms, Signage.

The scope of the inspection relates to the customer's responsibility for the property. This may or may not include the parking spaces for the individual business, or the entire parking lot if the inspection is for the property owner.

The Inspection begins with the most visible portions of your building including signage, parking, entrances, and counters. It has long been assumed that many predatory lawsuits originate with "scouts" who look for obvious violations. Having the exterior of your business or property properly marked may cause these scouts to simply drive by looking for an easier target. The inspection continues inside the business checking isles, elevators, restrooms, and dressing room, table access (restaurants), emergency exits, signs, for proper placement and clearances.

All items are checked, photographed, and entered into our customized software, and a full color report is issued onsite. The purpose of the report is two-fold. You should use the report to remedy any items we discover that are not in compliance. That is the best way to avoid being sued, and many repairs are inexpensive. The report can also be used as evidence if you are sued. It also shows intent on your part to comply which may find favor with a plaintiff or judge should this end up in court.

For additional information, please visit <http://www.caspinspections.com> provided by Lawyers Against Lawsuit Abuse.

### Compliance Assurance Inspections

A new program to help you maintain your compliance with the ADA, you can subscribe to a service and we will return to inspect your property every 3 months for a year. A short follow-up report will advise you of any areas that have fallen out of compliance.

### Expert Witness

If your lawsuit continues towards the courts, you will need an expert of your own. ADA Compliance Review Corp can provide you with the expertise the help you defend yourself. Many of the accusations you face can be dismissed as the access code is often mis-quoted. Our focus is on helping you reduce or eliminate any settlement demands.

### Why you should act before you get sued

You will most likely never have seen the person who is suing you. Some lawsuits are valid due to a business owner's complete disregard for the ADA. But most of these lawsuits are "drive-by" lawsuits brought by people who simply observe obvious violations from the exterior of your business. It may be incorrect ADA parking signs, a non-compliant door handle, or narrow aisles.

Unless you have had your business evaluated by a CASp ADA Consultant, you very well may be targeted for one of these lawsuits. It can be over something as simple as an incorrect type of door knob, faded parking lot paint, a loose door mat, or lack of an "Accessible" sign near your front door. A single bathroom can add up to \$12,000 – \$24,000 for simple items that are

inches out of place. We encourage you to educate yourself via the articles and on the internet.



### Meeting Notice:

PACIFIC RIM CULINARY COMMITTEE  
@ HAPPY GARDEN - STOCKTON BLVD  
DEC 1, 2010 - 2PM TO 4PM

### If you need help...

#### Paladin Security is on call!

Serving the Blvd  
7 days a week.

**916-353-1823**

[paladinprivatesecurity.com](http://paladinprivatesecurity.com)



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the Stockton Blvd Partnership



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