

Beaumont LE- ADA Evaluation



LE- Beaumont TX, ADA Evaluation
5655 Eastex Fwy
Beaumont, TX 77706
Accessibility Evaluation
Inspection Date: 04/12/2023
Inspectors: Christopher Meza

Prepared By




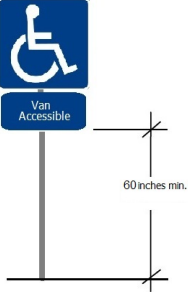

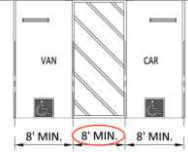
(512) 424 - 2000
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Report Date: 01/14/2024


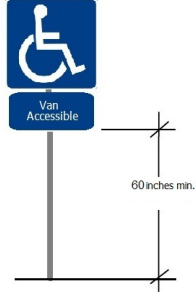


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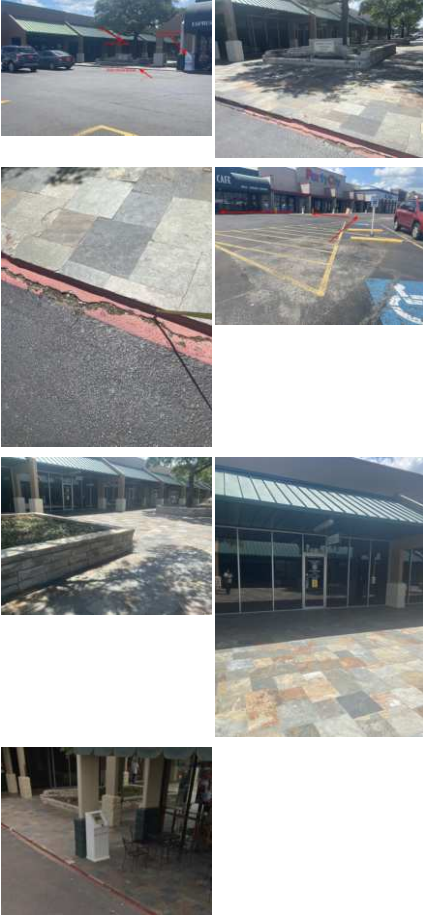
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Van Accessible Stall	The parking sign is mounted too low. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.	Accessible van sign is less than 49"	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6		
2	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Access Aisle (Van)	The access aisle is not a minimum 8 feet to the centerline of the stripe. The accessible parking stall access aisle must be a minimum of 8 feet wide measured from centerline to centerline. Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle. Alternatively, the stall can be 11 feet wide and the access aisle may be 5 feet wide.	Parking lot services large shopping center. The accessible spaces evaluated are 2 nearest to TPWD LE office entrance. Dimensions of van spot with access aisle do not meet specs. Van labeled spot is 8' but access aisle narrows to less than 5' for length of space. Van stall can be 8' with 8' access aisle or van stall 11' with 5' access aisle.	https://www.access-board.gov/ada/#ada-502_2 https://www.access-board.gov/ada/#ada-502_3	2012 TAS Section: 502.2 Exception 2010 ADAS Section: 502.2 Exception		



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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Car Accessible Stall	The parking sign is mounted too low. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.	Accessible van sign is less than 49"	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6		
4	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The access aisle is not located on an accessible route of travel to the accessible building entrance. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.	Access walkway not accessible and route to get to side walk does not serve all shopping center properly. Direct route not provided to TPWD LE office.	https://www.access-board.gov/ada/#ada-208_3_1	2012 TAS Section: 208.3.1 2010 ADAS Section: 208.3.1, 502.3		


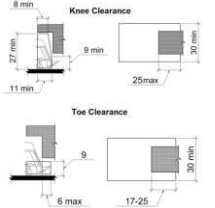

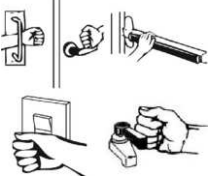
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5	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The path of contains some accessibility concerns. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Walkway itself not ideal material. Has leveling and chipping issues. Has a vertical step up to reach walkway closest to shopping center and TPWD LE office. Accessible pathway blocked by café' furniture.	https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1		

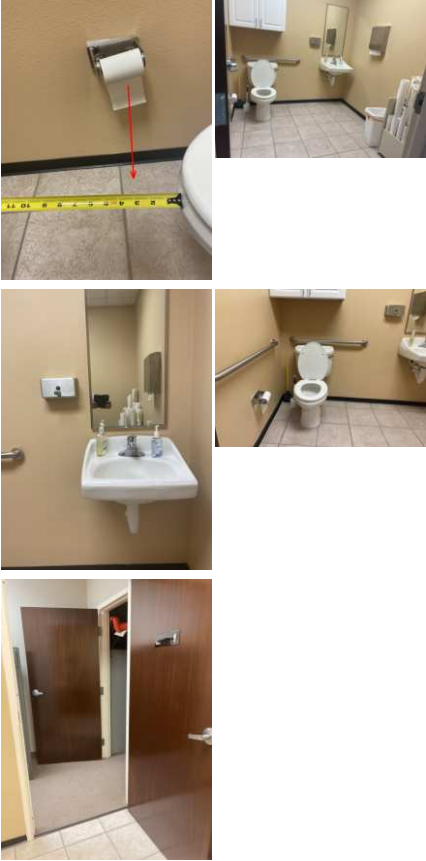
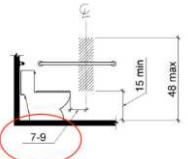
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	The door is equipped with a door closer and returns to a closed position too quickly. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.	Door closes in less than 5 seconds.	https://www.access-board.gov/ada/#ada-404_2_8_1	2012 TAS Section: 404.2.8.1 2010 ADAS Section: 404.2.8.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
7	First Floor Main Building (STAFF): Kitchenette	Knee and toe clearance has not been provided at the sink. 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. The toe clearance is the space under the sink between the finish floor or ground and 9 inches above the finish floor 30 inches wide minimum. The toe clearance shall extend a minimum of 17 inches and a maximum of 25 inches underneath the sink.	Sink clear floor space is blocked by obstructions. Sink can be accessed via parallel approach once barriers are removed. In kitchens, kitchenettes, and breakrooms without a cooktop or conventional range, a parallel approach is permitted at kitchen sinks	https://www.access-board.gov/ada/#ada-606_2	2012 TAS Section: 606.2 2010 ADAS Section: 606.2		
8	First Floor Main Building (STAFF): Kitchenette	The soap dispenser is not accessible because it requires tight grasping, pinching or twisting of the wrist. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.	Soap dispenser option is not accessible.	https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4		

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9	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The toilet paper is not installed within the compliant range in front of the toilet. Toilet paper dispensers 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 and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.	TP dispenser is less than 4"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
10	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The toilet paper is not installed within the compliant range in front of the toilet. Toilet paper dispensers 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 and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.	TP dispenser is less than 5"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7		