

Brownwood LE- ADA Evaluation



LE- Brownwood TX, ADA Evaluation
301 Main St Suite D
Brownwood, TX 76801
Accessibility Evaluation
Inspection Date: 05/09/2023
Inspectors: Christopher Meza

Prepared By




(512) 424 - 2000
tpwd.texas.gov


Report Date: 01/14/2024

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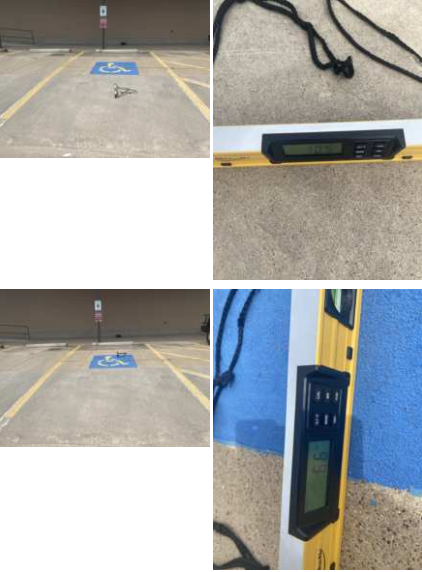

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| Finding Number | Area Description | Finding | As Built | Recommendation | Citation | Code Text | Photos |
|----------------|--|---|--|---|---|---|---|
| 1 | Exterior of Property (Public): Parking Lot (1 Space) 1 Van | There are no van accessible parking stalls. 1 in every 6, minimum of one, required accessible stalls must be a van accessible stall. There are a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible. | Designated van accessible stall does not meet dimension or slope compliance. | https://www.access-board.gov/ada/#ada-208_2_4 | 2012 TAS Section: 208.2, 208.2.4 2010 ADAS Section: 208.2, 208.2.4 | <p><u>2012 TAS Section 208.2</u> Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.</p> <p><u>2012 TAS Section 208.2.4</u> For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.</p> <p><u>2010 ADAS Section 208.2</u> Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.</p> <p><u>2010 ADAS Section 208.2.4</u> For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.</p> |  |



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| 2 | Exterior of Property (Public): Parking Lot (1 Space) 1 Van - Van Accessible Stall | The accessible parking stall is not wide enough. Each parking space must be at least 11 feet wide and shall be marked to define the width. The measurements of parking spaces and access aisles shall be made from the centerline of the markings. Alternatively, the stall can be 8 feet wide minimum and the access aisle may be 8 feet wide. The measurements of parking spaces and access aisles shall be made from the centerline of the markings. Where the parking space is not adjacent to another parking space or access aisle, the measurement shall be permitted to include the full width of the line defining the parking space. | Van accessible stall is 9.7' with access aisle of 6.3' Van stall requirements are; van stall 11' with access aisle 5' or van stall 8' with access aisle 8' | https://www.access-board.gov/ada/#ada-502_2 | 2012 TAS Section: 502.2 2010 ADAS Section: 502.2 | <p><u>2012 TAS Section 502.2</u> Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.</p> <p><u>2010 ADAS Section 502.2</u> Car parking spaces shall be 96 inches (2440 mm) wide minimum and van parking spaces shall be 132 inches (3350 mm) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.</p> |  |

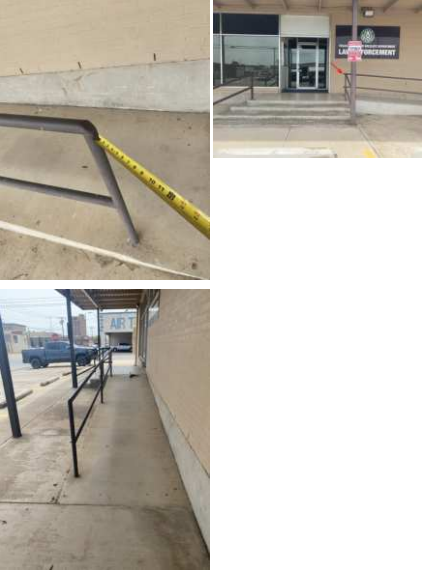

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| 3 | Exterior of Property (Public): Parking Lot (1 Space) 1 Van - Van Accessible Stall | The running slope (long dimension) of the accessible parking stall exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%. | Van accessible stall running slope exceeds 2% for majority of stall. | https://www.access-board.gov/ada/#ada-502_4 | 2012 TAS Section: 502.4 2010 ADAS Section: 502.4 | <u>2012 TAS Section 502.4</u> <i>Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.</i> <u>2010 ADAS Section 502.4</u> <i>Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.</i> |  |
| 4 | Exterior of Property (Public): Parking Lot (1 Space) 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. | Van stall access aisle width is 6.3' Access aisle width requirements depend on van stall size. van stall 11' access aisle 5' or van stall 8' access aisle 8 | https://www.access-board.gov/ada/#ada-502_2 | 2012 TAS Section: 502.2 Exception 2010 ADAS Section: 502.2 Exception | <u>2012 TAS Section 502.2 Exception</u> <i>Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.</i> <u>2010 ADAS Section 502.2 Exception</u> <i>Van parking spaces shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440 mm) wide minimum.</i> |  |


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| 5 | Exterior of Property (Public): Parking Lot (1 Space) 1 Van - Access Aisle (Van) | The running slope of the access aisle (long dimension) exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%. | Access aisle running slope exceeds 2% for majority of access aisle. | https://www.access-board.gov/ada/#ada-502_4 | 2012 TAS Section: 502.4 2010 ADAS Section: 502.4 | <u>2012 TAS Section 502.4</u> <i>Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.</i> <u>2010 ADAS Section 502.4</u> <i>Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.</i> |  |
| 6 | Exterior of Property (Public): Path of Travel to Building - Entrance Ramp (Non Curb Ramp) | The ramp does not have compliant handrails. Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend 12 inches beyond the top and bottom of the ramp and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 1/4 inches and 2 inches in cross-sectional nominal dimension for circular handrails. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. The space between handrails and walls must be 1 1/2 inches minimum. | Handrails are required on both sides of ramps with a rise greater than 6? Ensure that once handrails are installed, width of ramp is 36" min. | https://www.access-board.gov/ada/#ada-505_2 https://www.access-board.gov/ada/#ada-505_1 | 2012 TAS Section: 505.1 2010 ADAS Section: 505.1 | <u>2012 TAS Section 505.1</u> <i>Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.</i> <u>2010 ADAS Section 505.1</u> <i>Handrails provided along walking surfaces complying with 403, required at ramps complying with 405, and required at stairs complying with 504 shall comply with 505.</i> |  |


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| 7 | Exterior of Property (Public): Path of Travel to Building - Entrance Ramp (Non Curb Ramp) | The handrail does not extend past the ramp. Handrails must be between 34 inches and 38 inches above the ramp surface and must extend beyond the top and bottom of the ramp run 12 inches horizontally. The 12 inches horizontal extensions must not include the radius at the top end of round handrails. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run. | There is no handrail extension provided at top or bottom of ramp. | https://www.access-board.gov/ada/#ada-505_10_1 | 2012 TAS Section: 505.10.1 2010 ADAS Section: 505.10.1 | <u>2012 TAS Section 505.10.1</u> <i>Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.</i> <u>2010 ADAS Section 505.10.1</u> <i>Ramp handrails shall extend horizontally above the landing for 12 inches (305 mm) minimum beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.</i> |  |
| 8 | Exterior of Property (Public): Path of Travel to Building - Entrance Ramp (Non Curb Ramp) | The ramps exceeds the maximum running slope (direction of travel) allowable of 8.33%. Ramps should have the least possible slope but in no case more than 8.3% (1:12). | Running slope is 9.0% at top of the ramp | https://www.access-board.gov/ada/#ada-405_2 | 2012 TAS Section: 405.2 2010 ADAS Section: 405.2 | <u>2012 TAS Section 405.2</u> <i>Ramp runs shall have a running slope not steeper than 1:12.</i> <u>2010 ADAS Section 405.2</u> <i>Ramp runs shall have a running slope not steeper than 1:12.</i> |  |


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| 9 | Exterior of Property (Public): Path of Travel to Building - Entrance Ramp (Non Curb Ramp) | The ramp run has not been provided with edge protection. The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail or a curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface. | There is no edge protection provided on (L) side of non curb ramp. 2 ways to satisfy compliance. 1- install bottom bar at 4" or less 2- add ground surface to extend 12" minimum from handrails This only applies to (L) side of ramp. | Edge protection https://www.access-board.gov/ada/#ada-405_9 Extended ground or floor surface https://www.access-board.gov/ada/#ada-405_9_1 Curb or barrier https://www.access-board.gov/ada/#ada-405_9_2 | 2012 TAS Section: 405.9.1, 405.9.2 2010 ADAS Section: 405.9.1, 405.9.2 | <p><u>2012 TAS Section 405.9.1</u> <i>The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.</i></p> <p><u>2012 TAS Section 405.9.2</u> <i>A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.</i></p> <p><u>2010 ADAS Section 405.9.1</u> <i>The floor or ground surface of the ramp run or landing shall extend 12 inches (305 mm) minimum beyond the inside face of a handrail complying with 505.</i></p> <p><u>2010 ADAS Section 405.9.2</u> <i>A curb or barrier shall be provided that prevents the passage of a 4 inch (100 mm) diameter sphere, where any portion of the sphere is within 4 inches (100 mm) of the finish floor or ground surface.</i></p> |  |

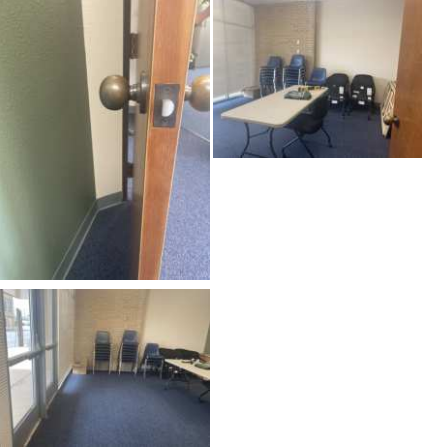

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| 10 | First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Door | The tactile EXIT sign is missing at the door. Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters. Where a tactile sign is provided at a door, the sign shall be located on the latch side. Where a tactile sign is provided at double doors the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. | Where visual EXIT is provided, accompanying tactile EXIT sign must also be provided for same doorway. Doorway exit signs and emergency exits with emergency exit signs that are overhead or visual only, or pictograms only, must have an accompanying ADA Braille sign. Exit passages, including doors, stairs and routes, must be identified with tactile ADA signage. Signs must include braille and raised characters. Pictograms are optional. Main exterior exit doors or gates that are obviously and clearly identifiable as exits need not have exit signs where approved by the building official. | https://www.access-board.gov/ada/#ada-216_4_1 | 2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 | <u>2012 TAS Section 216.4.1</u> <i>Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.</i> <u>2010 ADAS Section 216.4.1</u> <i>Doors at exit passageways, exit discharge, and exit stairways shall be identified by tactile signs complying with 703.1, 703.2, and 703.5.</i> |  |

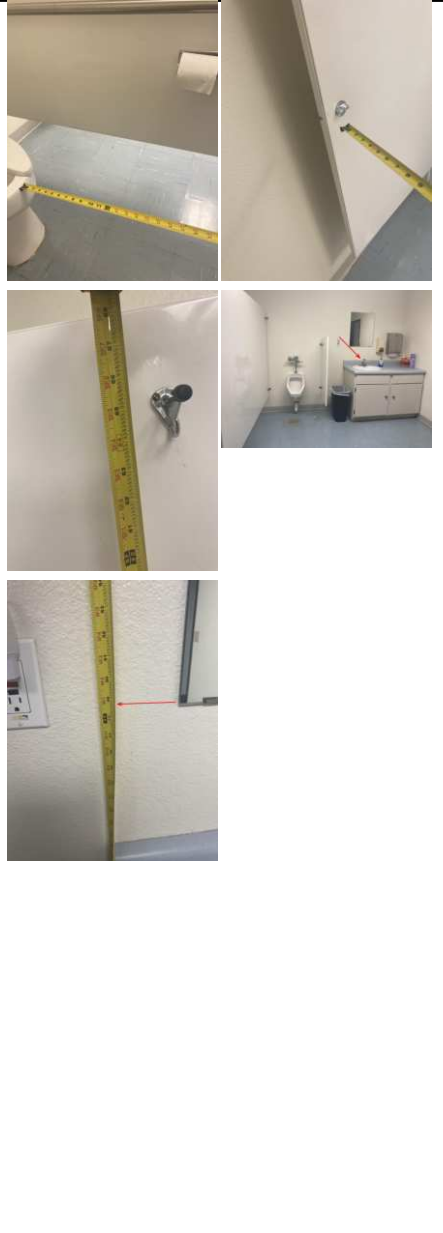
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| 11 | First Floor Main Building LOBBY (Public): Lobby Area - Interior Hallways of Building | The pamphlets are positioned too high for either a side or front approach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground. | Pamphlets provided in top 2 folders exceed 48" reach range | https://www.access-board.gov/ada/#ada-308_2_1 | 2012 TAS Section: 308.1 2010 ADAS Section: 308.1 | <u>2012 TAS Section 308.1</u> <i>Reach ranges shall comply with 308.</i> <u>2010 ADAS Section 308.1</u> <i>Reach ranges shall comply with 308.</i> |  |


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| 12 | First Floor Main Building (STAFF): Conference Room | The door/gate operating hardware is not accessible. Hand-activated door/gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. | Door hardware is not accessible. Interior space of conference room meets compliance and all furniture is mobile. | https://www.access-board.gov/ada/#ada-404_2_7 | 2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7 | <u>2012 TAS Section 404.2.7</u> <i>Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.</i> <u>2010 ADAS Section 404.2.7</u> <i>Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4. Operable parts of such hardware shall be 34 inches (865 mm) minimum and 48 inches (1220 mm) maximum above the finish floor or ground. Where sliding doors are in the fully open position, operating hardware shall be exposed and usable from both sides.</i> |  |
| 13 | First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's) | The restrooms is not nearly compliant. - The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. - The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. - The entry door does not contain the required minimum 60 inches maneuvering space on the pull side - The entry door encroach into the required clear floor space for fixtures. - Door opening pressure was measured at greater than 5 pounds. - Grab bars are incorrectly installed. - Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers and mirrors are either too high or without clear floor space or both. - The restroom contain floor level changes greater than | This restroom if for staff only and would need a number of elements installed to gain compliance. - No rear grab bar - Door mechanism requires pinching and twisting for stall door - Not enough accessible space provided in stall - TP dispenser location - Coat hook height - Sink hardware is not accessible - Mirror height - Sign Identification | https://www.access-board.gov/ada/#ada-213_2 Review restrooms componets to make accessible. https://www.access-board.gov/ada/#ada-603 | 2012 TAS Section: 213.2 2010 ADAS Section: 213.2 | <u>2012 TAS Section 213.2</u> <i>Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.</i> <u>2010 ADAS Section 213.2</u> <i>Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.</i> |  |

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| | | a 1/2 inch at the floor drains. | | | | |  |


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| 14 | First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's) | The rear grab bar is missing. 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 and the space between the grab bar and the top of the tank (any obstruction) shall be 1-1/2 inches minimum. | Rear grab bar missing and placement needs to be reviewed. | https://www.access-board.gov/ada/#ada-604_5 Review grab bar componets to make accessible https://www.access-board.gov/ada/#ada-609 | 2012 TAS Section: 609.4 2010 ADAS Section: 609.4 | <p><u>2012 TAS Section 609.4</u> Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.</p> <p><u>2010 ADAS Section 609.4</u> Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.</p> |  |


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| 15 | First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's) | <p>The restrooms is not nearly compliant. - The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. - The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. - The entry door does not contain the required minimum 60 inches maneuvering space on the pull side - The entry door encroach into the required clear floor space for fixtures. - Door opening pressure was measured at greater than 5 pounds. - Grab bars are incorrectly installed. - Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers and mirrors are either too high or without clear floor space or both. - The restroom contain floor level changes greater than a 1/2 inch at the floor drains.</p> | <p>This restroom if for staff only and would need a number of elements installed to gain compliance. - No rear grab bar - Door mechanism requires pinching and twisting for stall door - Not enough accessible space provided in stall - TP dispenser location - Coat hook height - Sink hardware is not accessible - Mirror height - Flusher not on open side - Sanitary products non accessible hardware - Sign Identification</p> | <p>https://www.access-board.gov/ada/#ada-213_2 Review restrooms componets to make accessible. https://www.access-board.gov/ada/#ada-603</p> | <p>2012 TAS Section: 213.2 2010 ADAS Section: 213.2</p> | <p><u>2012 TAS Section 213.2</u> <i>Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.</i></p> <p><u>2010 ADAS Section 213.2</u> <i>Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.</i></p> | |

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| 16 | First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's) | The rear grab bar is missing. 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 and the space between the grab bar and the top of the tank (any obstruction) shall be 1-1/2 inches minimum. | Rear grab bar missing and placement needs to be reviewed. | <p>https://www.access-board.gov/ada/#ada-604_5 Review grab bar componets to make accessible https://www.access-board.gov/ada/#ada-609</p> | <p>2012 TAS Section: 609.4</p> <p>2010 ADAS Section: 609.4</p> | <p><u>2012 TAS Section 609.4</u> <i>Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.</i></p> <p><u>2010 ADAS Section 609.4</u> <i>Grab bars shall be installed in a horizontal position, 33 inches (840 mm) minimum and 36 inches (915 mm) maximum above the finish floor measured to the top of the gripping surface, except that at water closets for children's use complying with 604.9, grab bars shall be installed in a horizontal position 18 inches (455 mm) minimum and 27 inches (685 mm) maximum above the finish floor measured to the top of the gripping surface. The height of the lower grab bar on the back wall of a bathtub shall comply with 607.4.1.1 or 607.4.2.1.</i></p> |  |

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| 17 | First Floor Main Building (STAFF): Restrooms/Water Fountains - Water Fountains | There is no drinking fountain for standing persons. No fewer than two drinking fountains shall be provided. One drinking fountain shall meet requirements for wheelchair accessibility and one drinking fountain shall meet requirements for standing persons. Where a single drinking fountain complies with both wheelchair accessibility and requirements for standing persons, it shall be permitted to be substituted for two separate drinking fountains. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. | The Building Code may only require one drinking fountain be provided, but the Accessibility Standards require at least two. One at a lower height and the other at standing height. | Minimum number https://www.access-board.gov/ada/#ada-211_2 Standing person requirements https://www.access-board.gov/ada/#ada-602_7 | 2012 TAS Section: 602.7, 211.2 2010 ADAS Section: 602.7, 211.2 | <p><u>2012 TAS Section 602.7</u> Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.</p> <p><u>2012 TAS Section 211.2</u> No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.</p> <p><u>2010 ADAS Section 602.7</u> Spout outlets of drinking fountains for standing persons shall be 38 inches (965 mm) minimum and 43 inches (1090 mm) maximum above the finish floor or ground.</p> <p><u>2010 ADAS Section 211.2</u> No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.</p> |  |