

# Kerrville LE- ADA Evaluation



**LE- Kerrville TX, ADA Evaluation**  
**309 Sidney Baker St S**  
**Kerrville, TX 78028**  
**Accessibility Evaluation**  
**Inspection Date: 03/06/2023**  
**Inspectors: Christopher Meza**

Prepared By



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Report Date: 01/14/2024

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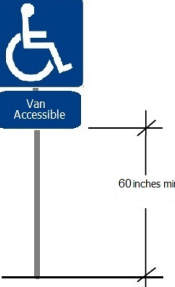
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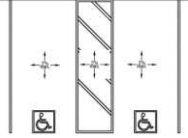

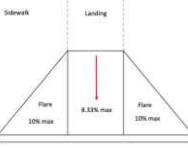

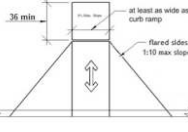
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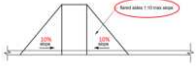

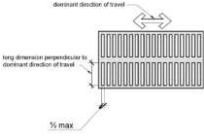
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Parking Lot (1 Space) 1 Car - Car Accessible Stall	The van stall is missing a sign identifying it as a van accessible stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."	Incorrect sign, this accessible parking space needs van designation. Space has correct dimensions and enough access aisle space to right of stall	<a href="https://www.access-board.gov/ada/#ada-502_6">https://www.access-board.gov/ada/#ada-502_6</a>	2012 TAS Section: 502.6  2010 ADAS Section: 502.6		
2	Exterior of Property (Public): Parking Lot (1 Space) 1 Car - 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.	Sign height is less than 33"	<a href="https://www.access-board.gov/ada/#ada-502_6">https://www.access-board.gov/ada/#ada-502_6</a>	2012 TAS Section: 502.6  2010 ADAS Section: 502.6		

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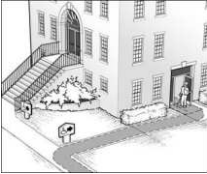

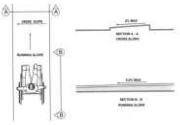
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public): Parking Lot (1 Space) 1 Car - Car Accessible Stall	The running slope (long dimension) of the accessible parking stall exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%.	Accessible parking stall running slope is 4.4%, located near bottom right of stall.	<a href="https://www.access-board.gov/ada/#ada-502_4">https://www.access-board.gov/ada/#ada-502_4</a>	2012 TAS Section: 502.4  2010 ADAS Section: 502.4		
4	Exterior of Property (Public): Path of Travel to Building - Curb Ramp (Main Route)	The curb ramp exceeds the maximum running slope (parallel to the direction of travel) allowable of 8.33%. Curb ramps should have the least possible slope but in no case more than 8.33% (1:12).	Curb ramp running slope is 10.7%	<a href="https://www.access-board.gov/ada/#ada-406_1">https://www.access-board.gov/ada/#ada-406_1</a> <a href="https://www.access-board.gov/ada/#ada-405_2">https://www.access-board.gov/ada/#ada-405_2</a>	2012 TAS Section: 406.1  2010 ADAS Section: 406.1		
5	Exterior of Property (Public): Path of Travel to Building - Curb Ramp (Main Route)	The top of the curb ramp does not have a level landing that is a minimum of 36 inches in width. A level landing 36 inches minimum in length and 36 inches minimum in width shall be provided at the upper end of each curb ramp. The landing clear width shall be at least as wide as the curb ramp, excluding flared sides, leading to the landing.	Curb ramp landing (top) has an obstruction. Width meets specifications. Shrubbery overgrowth needs to be removed.	<a href="https://www.access-board.gov/ada/#ada-406_4">https://www.access-board.gov/ada/#ada-406_4</a>	2012 TAS Section: 406.4  2010 ADAS Section: 406.4		

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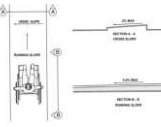
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Exterior of Property (Public): Path of Travel to Building - Curb Ramp (Main Route)	The curb ramp side flares exceed maximum slope allowances. The sides of curb ramps (curb ramp flares) where provided, shall not be steeper than 1:10.	Curb ramp running slope flares is 15.3%	<a href="https://www.access-board.gov/ada/#ada-406_3">https://www.access-board.gov/ada/#ada-406_3</a>	2012 TAS Section: 406.1  2010 ADAS Section: 406.3		
7	Exterior of Property (Public): Path of Travel to Building - Curb Ramp (Main Route)	The curb ramp surface has openings that are greater than 1/2 inch. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	Gap greater than 1/2' and plant overgrowth limits accessibility. Located at bottom of curb ramp landing.	<a href="https://www.access-board.gov/ada/#ada-302_3">https://www.access-board.gov/ada/#ada-302_3</a>	2012 TAS Section: 302.3  2010 ADAS Section: 302.3		




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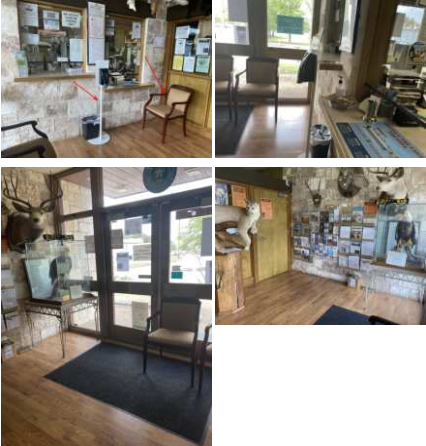

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
8	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	Due to rise, running slope, cross slope, and gaps in pathway, this route is not considered accessible. Ramp would need to be installed with compliant handrails.	<a href="https://www.access-board.gov/ada/#ada-206_2_1">https://www.access-board.gov/ada/#ada-206_2_1</a>	2012 TAS Section: 206.2.1  2010 ADAS Section: 206.2.1		
9	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The accessible route between the building entrance and the accessible parking has running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). When the slope in the direction of travel of any walk exceeds 1 unit vertical in 20 units horizontal (5-percent slope), it must be constructed as a ramp. Surface cross slopes must not exceed one unit vertical in 48 units horizontal (2-percent slope).	Running slope for pathway 10.9% in location pictured.	<a href="https://www.access-board.gov/ada/#ada-403_3">https://www.access-board.gov/ada/#ada-403_3</a>	2012 TAS Section: 403.3  2010 ADAS Section: 403.3		


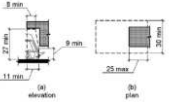

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
10	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The accessible route of travel exceeds 5% running slope and therefore must be considered a ramp. Where the slope is greater than one unit vertical in 20 units horizontal (5-percent slope), ramps shall be used.	Pathway requires ramp to be installed. Ramp needs to be constructed with compliant guardrails.	<a href="https://www.access-board.gov/ada/#ada-403_3">https://www.access-board.gov/ada/#ada-403_3</a>	2012 TAS Section: 403.3  2010 ADAS Section: 403.3		
11	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The accessible path of travel between the building entrance and the accessible parking has cross slopes greater than 2%. Surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2-percent slope).	Cross slope for pathway 6.6% in location pictured.	<a href="https://www.access-board.gov/ada/#ada-403_3">https://www.access-board.gov/ada/#ada-403_3</a>	2012 TAS Section: 403.3  2010 ADAS Section: 403.3		




Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
12	Exterior of Property (Public): Path of Travel to Building - Path of Travel (Main Route)	The route contains openings greater than 1/2 inch. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	There are a few spots on pathway with gaps larger than 1/2". See additional photos for location of gap non compliance on accessible pathway to building.	<a href="https://www.access-board.gov/ada/#ada-302_3">https://www.access-board.gov/ada/#ada-302_3</a>	2012 TAS Section: 302.3  2010 ADAS Section: 302.3		



Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
13	First Floor Main Building LOBBY (Public): Lobby Area - Service Counter	Clear floor space has not be provided. A portion of the counter surface that is 36 inches long minimum for a parallel approach or 30 inches long minimum for a forward approach and 36 inches high maximum above the finish floor shall be provided. A 30 inch by 48 inch clear floor space on an accessible route must be provided for either a forward or parallel approach. Additionally, if a forward approach is desired, knee and toe space must be provided.	Parallel approach to service desk blocked by obstructions. Remove obstructions to provide parallel approach.	Parallel approach <a href="https://www.access-board.gov/ada/#ada-904_4_1">https://www.access-board.gov/ada/#ada-904_4_1</a>	2012 TAS Section: 904.4.1, 904.4.2  2010 ADAS Section: 904.4.2, 904.4.1		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
14	First Floor Main Building (STAFF): Kitchenette	Knee and toe space has not been provided at the sink. Kitchen sinks must be provided with a clear floor space positioned for a forward approach including knee and toe clearance.	Knee and toe must be provided since kitchenette contain stove top range. In kitchens, kitchenettes, and breakrooms without a cooktop or conventional range, a parallel approach is permitted at kitchen sinks	<a href="https://www.access-board.gov/ada/#ada-606_2">https://www.access-board.gov/ada/#ada-606_2</a> <a href="https://www.access-board.gov/ada/#ada-804_4">https://www.access-board.gov/ada/#ada-804_4</a>	2012 TAS Section: 606.2, 804.4  2010 ADAS Section: 606.2, 804.4		
15	First Floor Main Building (STAFF): Kitchenette	The centerline of the parallel clear floor space is not offset 24 inches maximum to the space dedicated to the refrigerator/freezer. Combination refrigerators and freezers shall have at least 50 percent of the freezer space 54 inches maximum above the finish floor or ground. The clear floor or ground space shall be positioned for a parallel approach to the space dedicated to a refrigerator/freezer with the centerline of the clear floor or ground space offset 24 inches maximum from the centerline of the dedicated space.	N/A	<a href="https://www.access-board.gov/ada/#ada-804_6_6">https://www.access-board.gov/ada/#ada-804_6_6</a>	2012 TAS Section: 804.6.6  2010 ADAS Section: 804.6.6		


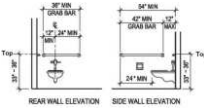

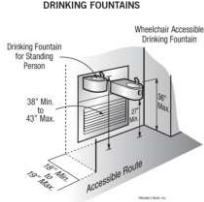
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
16	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The restroom is not nearly compliant. The restroom does not have the required minimum clear floor space or maneuvering clearances for 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 maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or 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 of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.	This restroom is for staff only and would need a number of elements installed to gain compliance. - Rear grab bar missing - Side grab bar less than 42" - Stall dimensions width less than 36" - Toilet paper dispenser location- too close - Handle on both sides of stall door - Urinal height - Partition obstruction to sink- not enough width required at 36" - Pipes need to be fully insulated - Mirror height - Paper towel dispenser height - Light switch height - Coat hook height - Door hardware- door knobs - Sign/room identification non compliant	<a href="https://www.access-board.gov/ada/#ada-213_2">https://www.access-board.gov/ada/#ada-213_2</a> Review restrooms componets to make accessible. <a href="https://www.access-board.gov/ada/#ada-603">https://www.access-board.gov/ada/#ada-603</a>	2012 TAS Section: 213.2  2010 ADAS Section: 213.2		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
							
17	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.	N/A	Grab bar position and locations <a href="https://www.access-board.gov/ada/#ada-609_4">https://www.access-board.gov/ada/#ada-609_4</a> <a href="https://www.access-board.gov/ada/#ada-604_5">https://www.access-board.gov/ada/#ada-604_5</a> Review grab bar componets to make accessible <a href="https://www.access-board.gov/ada/#ada-609">https://www.access-board.gov/ada/#ada-609</a>	2012 TAS Section: 609.4  2010 ADAS Section: 609.4		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
18	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The restroom 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 maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or 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 of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.	This restroom is for staff only and would need a number of elements installed to gain compliance. - Rear grab bar missing - Side grab bar less than 42" - Stall dimensions- obstruction limits length - Toilet paper dispenser location- too close - Pipes need to be fully insulated - Mirror height - Paper towel dispenser height - Light switch height - Coat hook height - Door hardware- door knobs - Lavatory hardware- knobs require twisting	<a href="https://www.access-board.gov/ada/#ada-213_2">https://www.access-board.gov/ada/#ada-213_2</a> Review restrooms componets to make accessible. <a href="https://www.access-board.gov/ada/#ada-603">https://www.access-board.gov/ada/#ada-603</a>	2012 TAS Section: 213.2  2010 ADAS Section: 213.2		



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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
19	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.	N/A	Grab bar position and locations <a href="https://www.access-board.gov/ada/#ada-609_4">https://www.access-board.gov/ada/#ada-609_4</a> <a href="https://www.access-board.gov/ada/#ada-604_5">https://www.access-board.gov/ada/#ada-604_5</a> Review grab bar componets to make accessible <a href="https://www.access-board.gov/ada/#ada-609">https://www.access-board.gov/ada/#ada-609</a>	2012 TAS Section: 609.4  2010 ADAS Section: 609.4		
20	First Floor Main Building (STAFF): Restrooms/Water Fountains - Water Fountain	The drinking fountain has multiple violations. Drinking fountains must be on an accessible route that provides a 30 inch by 48 inch clear floor space centered on the low unit, allowing a forward approach. Spout outlets shall be 36 inches maximum above the finish floor or ground. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Operable parts shall comply with applicable standards.	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. This water fountain would need a number of componets for seated user compliance.	Clear floor space <a href="https://www.access-board.gov/ada/#ada-403_5_1">https://www.access-board.gov/ada/#ada-403_5_1</a> Drinking fountain requirments, general <a href="https://www.access-board.gov/ada/#ada-602_1">https://www.access-board.gov/ada/#ada-602_1</a> Minimum number <a href="https://www.access-board.gov/ada/#ada-211_2">https://www.access-board.gov/ada/#ada-211_2</a> Standing person requirments <a href="https://www.access-board.gov/ada/#ada-602_7">https://www.access-board.gov/ada/#ada-602_7</a>	2012 TAS Section: 403.5.1, 602.1  2010 ADAS Section: 403.5.1, 602.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
21	First Floor Main Building (STAFF): Exterior of Property (Staff) - Back Entrance for Staff	The curb ramp exceeds the maximum running slope (parallel to the direction of travel) allowable of 8.33%. Curb ramps should have the least possible slope but in no case more than 8.33% (1:12).	Curb ramp exceeds 8.33% running slope.		<a href="https://www.access-board.gov/ada/#ada-406_1">https://www.access-board.gov/ada/#ada-406_1</a> <a href="https://www.access-board.gov/ada/#ada-405_2">https://www.access-board.gov/ada/#ada-405_2</a>		
22	First Floor Main Building (STAFF): Exterior of Property (Staff) - Back Entrance for Staff	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.	Floor mat is not of compliant type, large gaps prevents access.		<a href="https://www.access-board.gov/ada/#ada-302_2">https://www.access-board.gov/ada/#ada-302_2</a>		