

Laredo LE- ADA Evaluation



Prepared By



(512) 424 - 2000
tpwd.texas.gov



Report Date: 01/14/2024

LE- Laredo TX, ADA Evaluation
5119 Bob Bullock Loop
Laredo, TX 78041
Accessibility Evaluation
Inspection Date: 06/06/2023
Inspectors: Christopher Meza


Table of Contents

Findings 3
 Exterior of Property (Public) 3
 First Floor Main Building LOBBY (Public) 5
 First Floor Main Building (STAFF) 8


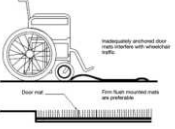
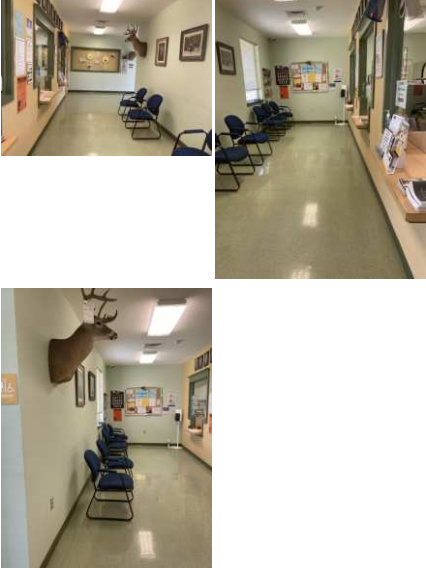
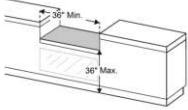
LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Parking Lot (1 Space) 1 Van - Van 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."	Sign is faded and needs to be replaced.	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6		

LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
2	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.	The accessible route has a few areas with large gaps or vegetation overgrowth decreasing access. Pathway walking slopes are within compliant range. See additional photos for location of non compliance with exterior accessible routes.	https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3		


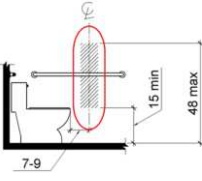
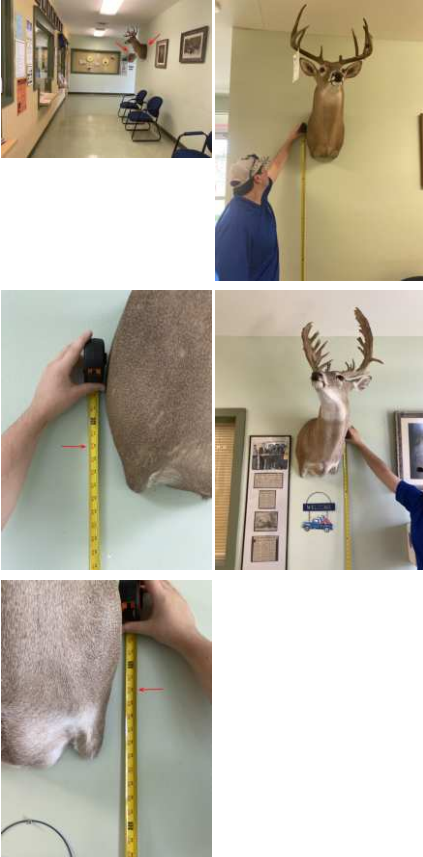
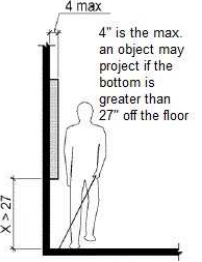
LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	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 in good working condition and is not compliant.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2		
4	First Floor Main Building LOBBY (Public): Lobby Area - Service Counter	The sales and service counter is not a minimum 36 inches wide. A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided. A clear floor space on an accessible route must be provided for either a forward or parallel approach.	The accessible counter top height is 26.5" with accessible writing portion 34.5" Does not meet width requirements This was recorded in a previous assessment, need photo representation.	https://www.access-board.gov/ada/#ada-904_4	2012 TAS Section: 904.3.1 2010 ADAS Section: 904.4		


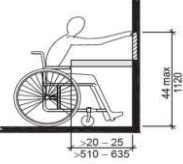

LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
5	First Floor Main Building LOBBY (Public): Lobby Area - Restroom (Unisex)	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 2"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7		
6	First Floor Main Building LOBBY (Public): Lobby Area - Restroom (Unisex)	The soap dispenser's operation mechanism is too high off the floor. Dispensers must have all operable parts a maximum of 48 inches above the floor.	Soap bottle is non accessible and requires fine motor skills to access.	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1		
7	First Floor Main Building LOBBY (Public): Lobby Area - Restroom (Unisex)	The rear grab bar does not extend adequately past the centerline of the toilet on the wall side. The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other side. 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 shall be 1-1/2 inches minimum.	N/A	https://www.access-board.gov/ada/#ada-604_5_2	2012 TAS Section: 604.5.2 2010 ADAS Section: 604.5.2		


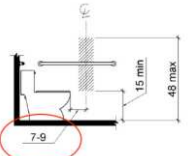

LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
8	First Floor Main Building LOBBY (Public): Lobby Area - Restroom (Unisex)	The toilet paper is not installed within the compliant height range. 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 height is 13.5 This was recorded in a previous assessment, need photo representation.	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7		
9	First Floor Main Building LOBBY (Public): Lobby Area - Interior Hallways of Building	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	There are 2 deer heads in lobby that are protruding objects into interior hallway.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		 <p>4" max 4" is the max. an object may project if the bottom is greater than 27" off the floor X > 27</p>




LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
10	First Floor Main Building (STAFF): Kitchenette	The clear floor space only allows for a forward approach and the element is out of reach range. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the reach depth over the obstruction. Where the reach depth exceeds 20 inches, the high forward reach shall be 44 inches maximum and the reach depth shall be 25 inches maximum.	Kitchenette is connected to conference room area. Paper towel dispenser is over 59" high, placed over obstruction.	https://www.access-board.gov/ada/#ada-308_2_2	2012 TAS Section: 308.2.2 2010 ADAS Section: 308.2.2		
11	First Floor Main Building (STAFF): Kitchenette	The sink drain pipes are exposed. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	Pipes are not completely insulated.	https://www.access-board.gov/ada/#ada-606_5	2012 TAS Section: 606.5 2010 ADAS Section: 606.5		




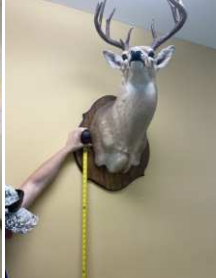

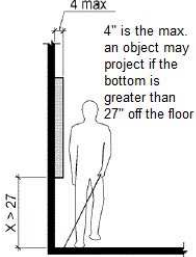
LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
12	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 2"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7		
13	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	There are no accessible bathing and shower facilities. Where bathtubs or showers are provided, at least one accessible bathtub or at least one accessible shower shall be provided.	The shower area provided in Men's restroom does not meet minimum requirements for compliance. This shower is for staff only and would need major renovation to make accessible.	https://www.access-board.gov/ada/#ada-213_3_6 Review shower or tub components to make accessible https://www.access-board.gov/ada/#ada-607 https://www.access-board.gov/ada/#ada-608	2012 TAS Section: 213.3.6 2010 ADAS Section: 213.3.6		

LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
14	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The door does not open at least 90 degrees. 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. There shall be no projections into the required clear opening width lower than 34 inches above the finish floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the finish floor or ground shall not exceed 4 inches.	Door does not open 90 degrees due to trashcan placement, mounted into wall.		https://www.access-board.gov/ada/#ada-404_2_3	2012 TAS Section: 404.2.3 2010 ADAS Section: 404.2.3	
15	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	Door pressure measured over 10lbs.		https://www.access-board.gov/ada/#ada-404_2_9	2012 TAS Section: 404.2.9 2010 ADAS Section: 404.2.9	
16	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 3"		https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7	

LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure	
17	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	Door pressure measured over 10lbs.		https://www.access-board.gov/ada/#ada-404_2_9	2012 TAS Section: 404.2.9 2010 ADAS Section: 404.2.9		
18	First Floor Main Building (STAFF): Interior Hallways of Building - Hallway Staff Exit	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	protruding object, deer mount, near staff exit is 70"		https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2	   	

LE- Laredo TX, ADA Evaluation - 5119 Bob Bullock Loop Laredo, TX 78041

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
19	First Floor Main Building (STAFF): Interior Hallways of Building - Hallway Staff Exit	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.	N/A	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1	