

Mt Pleasant LE- ADA Evaluation



LE- Mount Pleasant TX, ADA Evaluation

212 S Johnson Ave

Mt Pleasant, TX 75455

Accessibility Evaluation

Inspection Date: 01/17/2023

Inspectors: Christopher Meza

Prepared By



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Report Date: 01/12/2024

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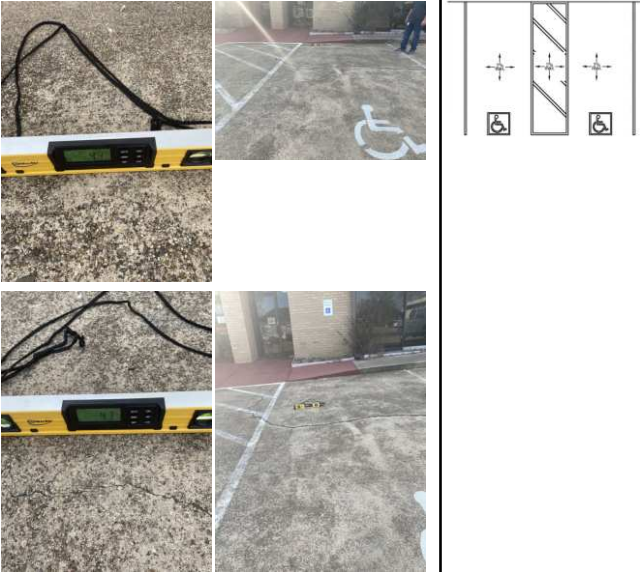
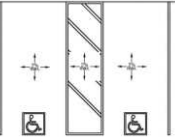
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Van Accessible Stall	The parking sign is mounted too low. Parking space identification signs 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.	Van sign mounted less than 40"	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 - Van Accessible Stall	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Accessible van stall exceeds cross and running slope requirements. There are a few locations where van parking stall cross slope more than 2%, no more than 5.9%. There are a few locations where van parking stall running slope more than 2%, no more than 3.7%. Locations can be found in additional photos.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4		

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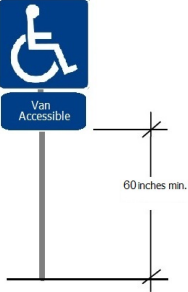
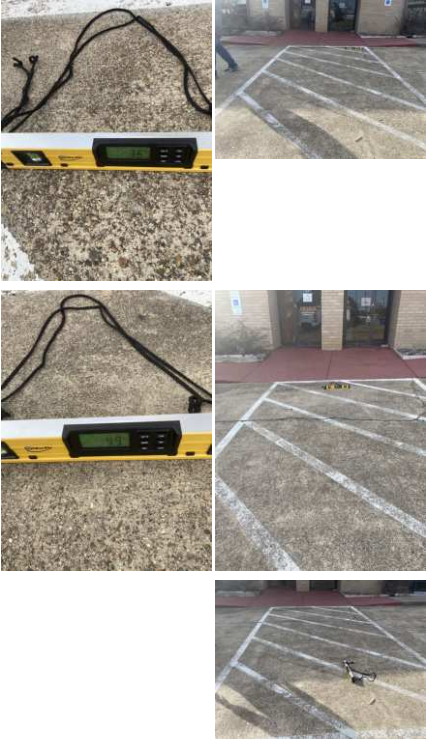
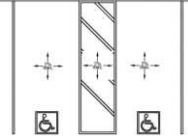
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Van Accessible Stall	The accessible parking space and/or access aisle contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Parking spaces and access aisles serving them shall comply with floor or ground surface requirements. The ground surface shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.	There is a large crack in van parking stall decreasing access.	https://www.access-board.gov/ada/#ada-502_4 https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 502.4 2010 ADAS Section: 502.4		
4	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Car Accessible Stall	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Car accessible stall has 2 locations of cross slope over 2% no more than 4.4% Car accessible stall has 1 location where running slope over 2% no more than 3.8% See additional photos for location of slope non compliance in car accessible stall.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4		

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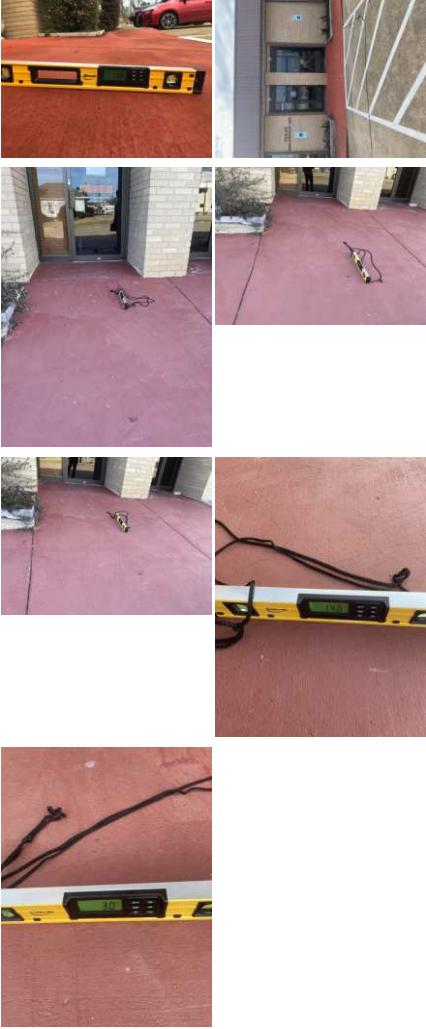
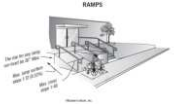
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
							
5	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Car Accessible Stall	The accessible parking space and/or access aisle contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Parking spaces and access aisles serving them shall comply with floor or ground surface requirements. The ground surface shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.	There is a large crack in accessible car stall decreasing access.	https://www.access-board.gov/ada/#ada-502_4 https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 502.4 2010 ADAS Section: 502.4		

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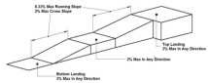
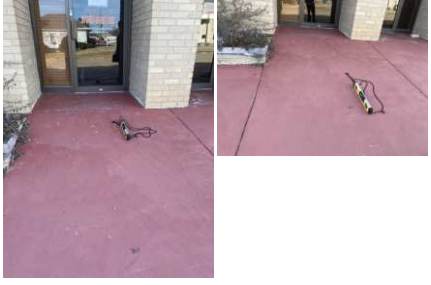
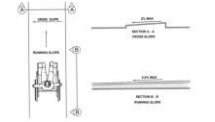
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6	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Car Accessible Stall	The parking sign is mounted too low. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking 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 parking sign mounted less than 45"	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6		
7	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Access Aisle (Shared)	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the access aisle exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Shared access Aisle has 2 locations of cross slope over 2% no more than 4.4% Shared access aisle has 2 location where running slope over 2% no more than 4.0% See additional photos for location of slope non compliance in shared access aisle. Running slope near bottom of aisle cross slope near top.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4		

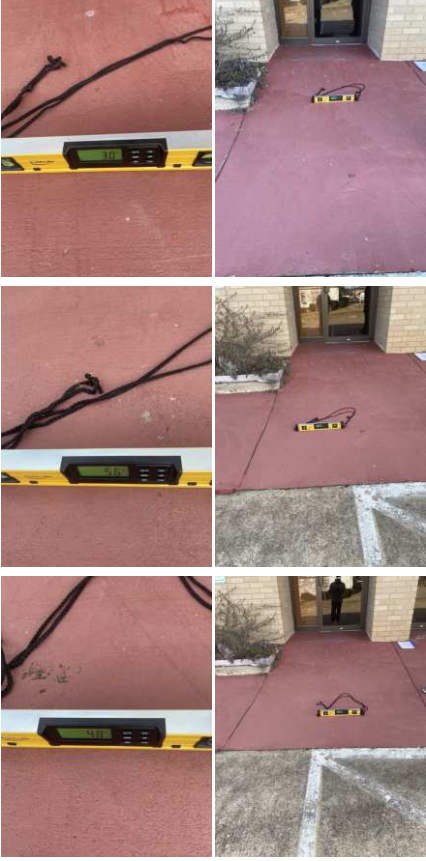
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
							
8	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Van - Access Aisle (Shared)	The access aisle contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Parking spaces and access aisles serving them shall comply with floor or ground surface requirements. The ground surface shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.	There is a large crack in access aisle decreasing access.	https://www.access-board.gov/ada/#ada-502_4 https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 502.4 2010 ADAS Section: 502.4		

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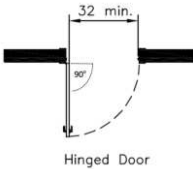

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
9	Exterior of Property (Public): Path of Travel to Building - Entrance Ramps (Non Curb Ramp)	The ramps exceeds the maximum running slope (direction of travel) allowable of 8.33%. Ramps should have the least possible slope but in no case more than 8.3% (1:12).	Running slope of ramp exceeds 8.33% in several locations, max 15%.	https://www.access-board.gov/ada/#ada-405_2	2012 TAS Section: 405.2 2010 ADAS Section: 405.2		

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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 - Entrance Ramps (Non Curb Ramp)	The top landing of the ramp does not meet minimum size requirements. The landing clear width shall be at least as wide as the widest ramp run leading to the landing (36 inches minimum) and a minimum of 60 inches in length.	Top of ramp landing length less than 39"	https://www.access-board.gov/ada/#ada-405_7_3	2012 TAS Section: 405.7.3, 405.7.2 2010 ADAS Section: 405.7.3, 405.7.2		
11	Exterior of Property (Public): Path of Travel to Building - Entrance Ramps (Non Curb Ramp)	The landing at the top of the ramp has a slope greater than 2%. Top landings shall have a dimension in the direction of ramp run of not less than 60 inches and have a slope of 2% maximum in any direction.	Top of ramp landing running slope is 3.7%	https://www.access-board.gov/ada/#ada-405_7_1	2012 TAS Section: 405.7.1 2010 ADAS Section: 405.7.1, 405.7.1 Exception		
12	Exterior of Property (Public): Path of Travel to Building - Entrance Ramps (Non Curb Ramp)	The accessible route has running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, edge protection, etc.). Cross slopes are greater than 2% across the width of the walk. 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 1 unit vertical in 48 units horizontal (2-percent slope).	The accessible route is not compliant due to running and cross slope compliance. There are several location on accessible route were running slope is higher than 8.33% no more than 15% There are a few locations on accessible route were cross slope is over 2% no more than 6% See	https://www.access-board.gov/ada/#ada-403_3	2012 TAS Section: 403.3 2010 ADAS Section: 403.3		

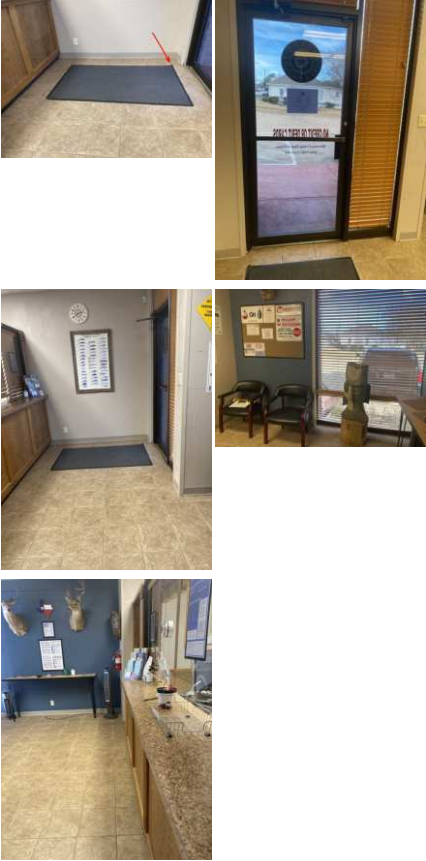
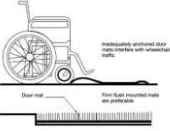
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			additional photos for locations of non compliant slopes.				

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13	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	The door opening does not provide at least 32 inches between the face of the door and the opposite stop. 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.	Door way width leading to lobby is 31"	https://www.access-board.gov/ada/#ada-404_2_3	2012 TAS Section: 404.2.3 2010 ADAS Section: 404.2.3		 <p>Hinged Door</p>
14	First Floor Main Building LOBBY (Public): Lobby Area - Service Counter	Accessible counters are not provided for all the different types of sales and service counters available. At least one of each type of sales counter and service counter shall be accessible.	There are no accessible service counters provided at this location.	https://www.access-board.gov/ada/#ada-227_3	2012 TAS Section: 227.3 2010 ADAS Section: 227.3		

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15	First Floor Main Building LOBBY (Public): Lobby Area - Service Counter	The sales or service counter does not allow for a forward or parallel approach. Accessible counters must provide a compliant forward or parallel approach.	There is not forward or parallel approach for service desk. Compliant knee and/or toe space is not provided for forward approach. Desk height and width are not within compliance for parallel approach. Service counter height not compliant for parallel approach. Service counter depth does not allow forward approach. Service counter height is over 39". Service counter depth is under 4"	Service desks approach requirements https://www.access-board.gov/ada/#ada-904_4 Parallel approach https://www.access-board.gov/ada/#ada-904_4_1 Forward approach https://www.access-board.gov/ada/#ada-904_4_2	2012 TAS Section: 904.4 2010 ADAS Section: 904.4		


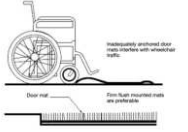


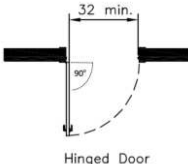


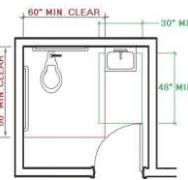
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16	First Floor Main Building LOBBY (Public): Lobby Area - Interior Hallways of Building	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm 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 secured to floor.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2		

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17	First Floor Main Building (STAFF): Conference Room	The receptacle/switch is not positioned correctly for either a side or front approach. Where a clear floor or ground space allows a parallel or front approach to a switch or receptacle and the side reach is unobstructed, the high side reach shall be 48 inches maximum above the finish floor or ground and the low side reach shall be 15 inches minimum above the finish floor or ground.	Light switch access point is over 48"	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1, 308.3.1 2010 ADAS Section: 308.2.1		
18	First Floor Main Building (STAFF): Conference Room	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.	Fire extinguisher location is not on main accessible route but does protrude 5" There are no official ADA fire extinguisher height or fire alarm ADA requirements. However, there are rules that govern the placement of all protruding objects, no matter their function, to accommodate blind and other visually impaired people.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		


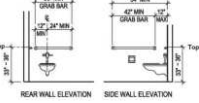

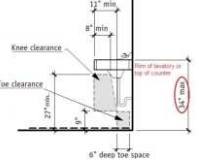
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19	First Floor Main Building (STAFF): Conference Room - Exit Door Conference Room	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, 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 secured to floor.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2		
20	First Floor Main Building (STAFF): Kitchenette	The door opening does not provide at least 32 inches between the face of the door and the opposite stop. 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.	Door ways used to access kitchen is not compliant. measure at 30"	https://www.access-board.gov/ada/#ada-404_2_3	2012 TAS Section: 404.2.3 2010 ADAS Section: 404.2.3	 	 Hinged Door
21	First Floor Main Building (STAFF): Kitchenette	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.	N/A	https://www.access-board.gov/ada/#ada-404_2_7	2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7	 	
22	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	This restroom is for staff only and would need a number of elements installed to gain compliance. - There are no grab bars - There is not	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		



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		<p>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.</p>	<p>enough accessible space - There is no access to lavatory or accessories - Flush handle on wrong side - Toilet paper dispenser not in correct location - Door hardware not complaint</p>				


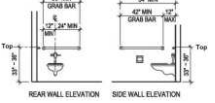
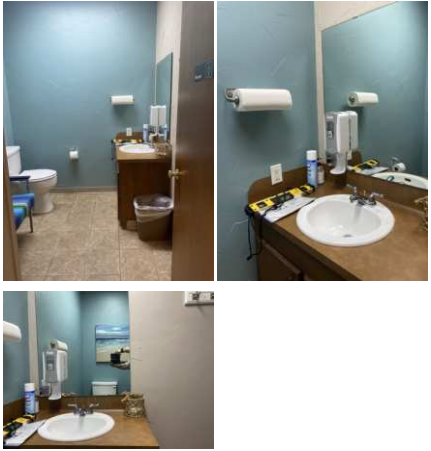
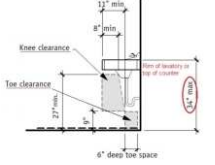
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23	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	Accessible toilets must have grab bars installed. The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. 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.	There are no grab bars installed at this time.	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: 604.5 2010 ADAS Section: 604.5		
24	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	There are not enough accessible lavatories. Where lavatories are provided, at least one shall be accessible and shall not be located in a toilet compartment.	Clear space to access sink is not compliant. Sink accessories are not compliant.	https://www.access-board.gov/ada/#ada-213_3_4 Review lavatory componets to make accessible. https://www.access-board.gov/ada/#ada-606 https://www.access-board.gov/ada/#ada-603_3	2012 TAS Section: 213.3.4 2010 ADAS Section: 213.3.4		




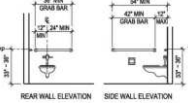
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25	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The restroom is not nearly compliant. The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does 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 if for staff only and would need a number of elements installed to gain compliance. - There are no grab bars - There is not enough accessible space - There is no access to lavatory or accessories - Toilet paper dispenser not in correct location - Door hardware not complaint	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		

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26	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	Accessible toilets must have grab bars installed. The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. 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.	There are no grab bars installed at this time.	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: 604.5 2010 ADAS Section: 604.5		
27	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	There are not enough accessible lavatories. Where lavatories are provided, at least one shall be accessible and shall not be located in a toilet compartment.	Clear space to access sink is not compliant. Sink accessories are not compliant.	https://www.access-board.gov/ada/#ada-213_3_4 Review lavatory componets to make accessible. https://www.access-board.gov/ada/#ada-606 https://www.access-board.gov/ada/#ada-603_3	2012 TAS Section: 213.3.4 2010 ADAS Section: 213.3.4		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
28	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Unisex)	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 if for staff only and would need a number of elements installed to gain compliance. - Incorrect grab bars - There is not enough accessible space - There is no access to lavatory or accessories - Flush handle on wrong side - Toilet paper dispenser not in correct location - Door hardware not complaint	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		
29	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Unisex)	Accessible toilets must have grab bars installed. The side grab bar must extend at least 54 inches minimum beyond the rear wall and start a maximum of 12 inches from the rear wall. 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.	There are no grab bars installed at this time.	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: 604.5 2010 ADAS Section: 604.5		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
30	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Unisex)	There are not enough accessible lavatories. Where lavatories are provided, at least one shall be accessible and shall not be located in a toilet compartment.	Clear space to access sink is not compliant. Sink accessories are not compliant.	https://www.access-board.gov/ada/#ada-213_3_4 Review lavatory components to make accessible. https://www.access-board.gov/ada/#ada-606 https://www.access-board.gov/ada/#ada-603_3	2012 TAS Section: 213.3.4 2010 ADAS Section: 213.3.4	