

San Antonio LE- ADA Evaluation



Prepared By



(512) 424 - 2000
tpwd.texas.gov

Report Date: 01/15/2024

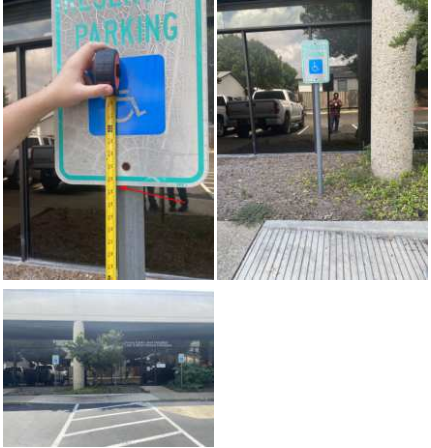
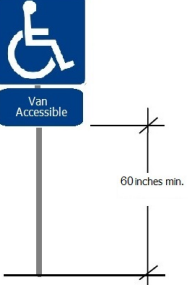


LE- San Antonio TX, ADA Evaluation
2391 NE Interstate 410 Loop Suite 409
Uptown, TX 78217

Accessibility Evaluation
Inspection Date: 06/07/2023
Inspectors: Christopher Meza

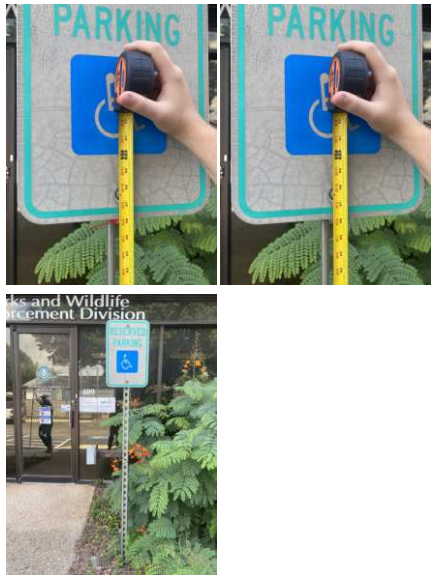
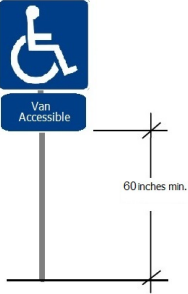

Table of Contents

Findings	3
Exterior of Property (Public)	3
First Floor Main Building LOBBY (Public)	5
First Floor Main Building (STAFF)	7


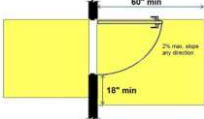

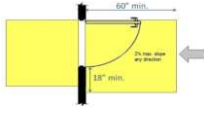

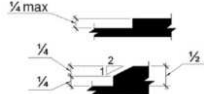
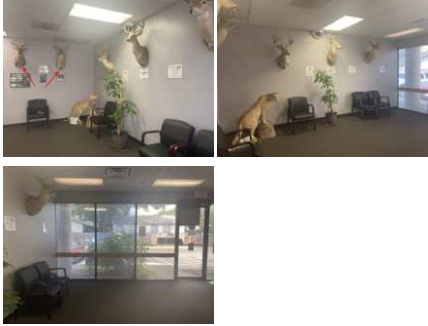
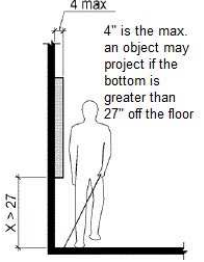
LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Parking Lot (2 Spaces) 2 Car - Car Accessible Stall (L Side)	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 56". Sign showing signs of wear, will need to be replaced soon.	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) 2 Car - Car Accessible Stall (L Side)	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."	Both accessible parking stalls are labeled but 1 needs to be designated as accessible van parking. Both spots meet dimensions required for van parking with correct access aisle.	Add van designation sign to either spot https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6		

LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public): Parking Lot (2 Spaces) 2 Car - Car Accessible Stall (R Side)	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 56" Sign showing signs of wear, will need to be replaced soon.	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6		
4	Exterior of Property (Public): Path of Travel to Building - Curb Ramp (Main Route)	The landing of the ramp has a slope greater than 2 percent. Landings shall have a slope of less than 1:48 (2 percent) in any direction.	Top of curb ramp landing running slope is 3.8%	https://www.access-board.gov/ada/#ada-406_4	2012 TAS Section: 406.4, 406.4 Exception 2010 ADAS Section: 406.4, 406.4 Exception		

LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
5	First Floor Main Building LOBBY (Public): Entrance into Lobby	The maneuvering clearance at the entrance door exceeds 2% slope. Exterior doors with a front approach must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the door in a close position by a minimum width dimension of 18 inches plus the door width. The additional 18 inches must extend past the door on the latch side. The entire maneuvering clearance must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).	Maneuvering clearance slope is over 2% This was recorded in a previous assessment, need photo representation. This was recorded in a previous assessment, need photo representation.	https://www.access-board.gov/ada/#ada-404_2_4_4	2012 TAS Section: 404.2.4.4 2010 ADAS Section: 404.2.4.4		
6	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	The maneuvering clearance on the pull side of the door does not extend a minimum of 18 inches on the latch side. Doors with a front approach must have a landing on the pull side that is a minimum of 60 inches in depth perpendicular to the door in a close position by a minimum width dimension of 18 inches plus the door width. The additional 18 inches must extend past the door on the latch side. The entire landing must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).	This was recorded in a previous assessment, need photo representation and accurate measurement.	https://www.access-board.gov/ada/#ada-404_2_4_1	2012 TAS Section: 404.2.4.1 2010 ADAS Section: 404.2.4.1		
7	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	The threshold has a vertical change greater than 1/4 inch. The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. The maximum vertical rise shall be 1/4 inch.	Door threshold greater than 1/2" This was recorded in a previous assessment, need photo representation.	https://www.access-board.gov/ada/#ada-404_2_5	2012 TAS Section: 404.2.5 2010 ADAS Section: 404.2.5		
8	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 5 protruding objects in lobby area. Most are sufficiently guarded by office furniture with exception of 2 on (L) side wall.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		

LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure




LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
9	First Floor Main Building (STAFF): Conference Room (2 Total) - Conference Room 2 (Near Back 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 is 67" high. 2 Protruding objects total, 1 is sufficiently guarded by conference room TV.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		
10	First Floor Main Building (STAFF): Kitchenette	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 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. Fire extinguisher extends 5" into walkway.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		


LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
11	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 few corrections to gain compliance. - Side wall to centerline of toilet over 18" - Rear grab obstruction above- soap dispenser - Height of lavatory rim - Missing TP dispenser - TP does not allow continuous flow - Coat hook height - Height of mirror - Toilets clear floor space- trashcan	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		

LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
							
12	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 few corrections to gain compliance. - Side wall to centerline of toilet over 18" - Height of lavatory rim - 2 Obstructions into lavatory accessible space - Missing TP dispenser - TP does not allow continuous flow - Coat hook height - Mirror height - Flush handle side	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		

LE- San Antonio TX, ADA Evaluation - 2391 NE Interstate 410 Loop Uptown, TX 78217

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
							
13	First Floor Main Building (STAFF): 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 protruding objects near staff restrooms. 1 is a mount the other is AED machine. ADA Accessibility Guidelines (ADAAG) specify that objects such as automated external defibrillator wall cabinets shall not protrude more than 4 inches from the wall into walks, corridors, passageways, or aisles	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2	