

Waco LE- ADA Evaluation



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LE- Waco TX, ADA Evaluation

1601 E Crest Dr

Waco, TX 76705

Accessibility Evaluation



Inspection Date: 05/09/2023



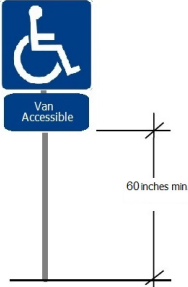
Inspectors: Christopher Meza

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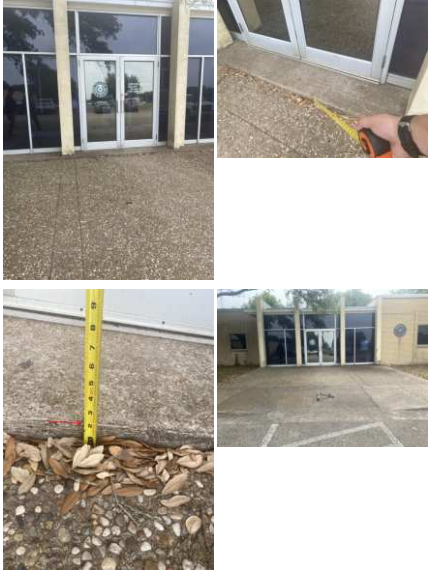
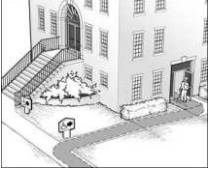

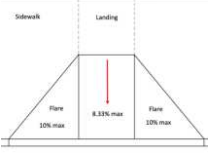
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Unlabeled	The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.	The identifying markers for both accessible parking stalls is faded or dilapidated.	https://www.access-board.gov/ada/#ada-502_3_3	2012 TAS Section: 502.3.3 2010 ADAS Section: 502.3.3 2015 ABAAS Section: 502.3.3, 503.3.3		
2	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Unlabeled - Accessible Stall (Labeled)	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 stall meets dimensions for van designation. Van designation sign needs to be added to stall pictured or add van designation sign to unlabeled space	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		



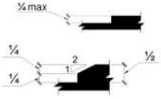

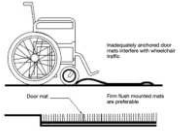


Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
							
3	Exterior of Property (Public): Parking Lot (2 Spaces) 1 Car 1 Unlabeled - Accessible Stall (Unlabeled)	The required parking signage is missing. Parking space identification signs shall include the International Symbol of Accessibility (ISA). Signs identifying van parking spaces shall contain the designation "van accessible." All signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.	Both accessible stall meets dimensions for van designation. Van designation sign needs to be added to stall pictured or add van designation sign to unlabeled space.	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
4	Exterior of Property (Public): Path of Travel to Building - Curb Ramp (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 curb ramp slope, and entrance door threshold, there is no accessible entrance to building.	https://www.access-board.gov/ada/#ada-206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		
5	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).	Running slope is 10.2%	https://www.access-board.gov/ada/#ada-406_1 https://www.access-board.gov/ada/#ada-405_2	2012 TAS Section: 406.1 2010 ADAS Section: 406.1 2015 ABAAS Section: 406.1		

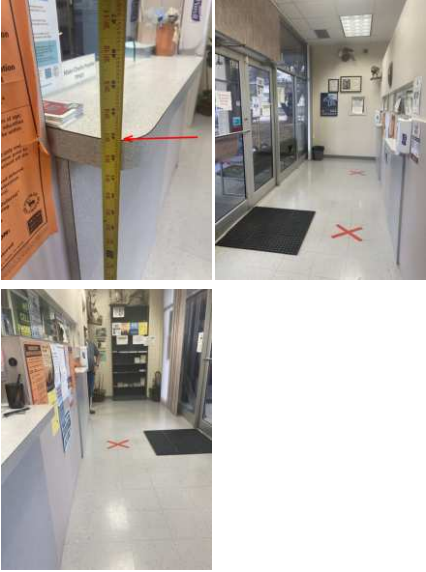
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Exterior of Property (Public): Outdoor Features - Picnic Area	There is no outdoor recreation access route that connects accessible elements, spaces, and facilities within the picnic unit. At least one outdoor recreation access route shall connect accessible elements, spaces, and facilities provided within picnic units with mobility features.	There is no accessible route to access picnic table, and table is not located in accessible location. Route to picnic table has pathway deterioration, sloping, large gaps, and clear width issues.	N/A - Refer to Finding	2015 ABAAS Section: F245.4.1		
7	Exterior of Property (Public): Outdoor Features - Picnic Area	All of the picnic units do not provide mobility features. Where picnic facilities contain two or fewer picnic units, each picnic unit shall provide mobility features.	Picnic table is not of accessible type and not placed in an accessible location. There is no accessible route to picnic table at this time.	N/A - Refer to Finding	2015 ABAAS Section: F245.2.1		

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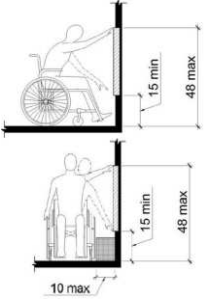

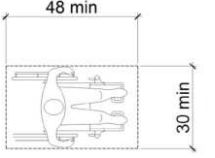
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
8	First Floor Main Building LOBBY (Public): Entrance into Lobby	The walkway contains abrupt vertical edges and/or variations over a 1/2 inch. 1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.	Accessible pathway leading to front door entrance has change in vertical elevation over 1/2" Lip in front of entrance doors is 2"	https://www.access-board.gov/ada/#ada-303_2	2012 TAS Section: 303.3, 303.2 2010 ADAS Section: 303.3, 303.2 2015 ABAAS Section: 303.2, 303.3	 	
9	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors (Interior Vestibule)	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.	The floor mat type is not of complaint type or style. Located in vestibule.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2 2015 ABAAS Section: 302.2		
10	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors (Interior Vestibule)	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.	Interior vestibule doors requires more than 5lbs pressure to operate.	https://www.access-board.gov/ada/#ada-404_2_9	2012 TAS Section: 404.2.9 2010 ADAS Section: 404.2.9 2015 ABAAS Section: 404.2.9		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
11	First Floor Main Building LOBBY (Public): Lobby Area	The door is equipped with a door closer and returns to a closed position too quickly. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.	Closing time is less than 5 sec	https://www.access-board.gov/ada/#ada-404_2_8_1	2012 TAS Section: 404.2.8.1 2010 ADAS Section: 404.2.8.1 2015 ABAAS Section: 404.2.8.1		
12	First Floor Main Building LOBBY (Public): Lobby Area	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.	The floor mat type is not of complaint type or style. Located inside lobby.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2 2015 ABAAS Section: 302.2		
13	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 is no accessible service desk at this location. Accessible counters must provide a compliant forward or parallel approach.	https://www.access-board.gov/ada/#ada-227_3	2012 TAS Section: 227.3 2010 ADAS Section: 227.3 2015 ABAAS Section: F227.3		


Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
14	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 desk is not accessible via front or parallel approach. Service desk is 43"	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 2015 ABAAS Section: 904.4.1		

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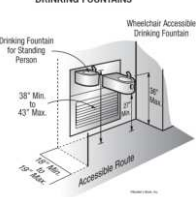

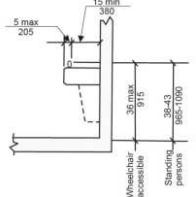
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
15	First Floor Main Building (STAFF): Conference Room	The door/gate operating hardware is not accessible. Hand-activated door/gate opening hardware, handles, pulls, latches, locks, and other operating devices on accessible 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.	Conference room meeting area is compliant. Entrance door to access conference room is not compliant due to hardware.		https://www.access-board.gov/ada/#ada-404_2_7 2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7 2015 ABAAS Section: 404.2.7		
16	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.	The light switch in conference room is 54"		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 2015 ABAAS Section: 308.2.1		
17	First Floor Main Building (STAFF): Kitchenette	The sink is not accessible because there is not adequate clear floor space for either a forward or side approach. The clear floor or ground space shall be 30 inches minimum by 48 inches minimum.	Kitchenette sink is not accessible via front or parallel approach. Clear floor space is obstructed by trash can placement and fridge overlap. Not enough space provided for parallel approach.		https://www.access-board.gov/ada/#ada-305_3 https://www.access-board.gov/ada/#ada-305_5 2012 TAS Section: 305.3 2010 ADAS Section: 305.3 2015 ABAAS Section: 305.3		

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18	First Floor Main Building (STAFF): Kitchenette	The Kitchenette sink controls requires tight grasping, tight pinching or twisting of the wrist to operate. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.	N/A		https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4		
19	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 2 protruding objects in kitchenette area. Trash can obstructs hazard but also prevents access to kitchenette sink. soap dispenser and first aid kit		https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		
20	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. - No rear grab bars - Side grab bars are not valid type, length, or location - Clear floor space and dimensions of stall non compliant - Toilet flusher height 41" and location incorrect - TP dispenser not mounted in correct location - Stall door missing loop on one side and locking mechanism requires		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 2015 ABAAS Section: F213.2		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
			fine motor manipulation. - Coat hook height 56" - Mirror height out of compliance range - sink pipes not insulated - Clear floor space to access urinal is non complaint - Light switch height out of compliance range - Paper towel dispenser height - Not correct sign or location				

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
21	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. -- No rear grab bars - Side grab bars are not valid type, length, or location - Clear floor space and dimensions of stall non compliant - Toilet flusher height 41" - TP dispenser not mounted in correct location - Obstruction over side grab bar - Stall door missing loop on one side and locking mechanism requires fine motor manipulation. - Coat hook height - Mirror height out of compliance range - sink pipes not insulated - Clear floor space to access sink blocked by trashcan placement - Knee and toe space for sink obstructed by equipment - Light switch height out of compliance range - Paper towel dispenser height - Not correct sign or location	<p>https://www.access-board.gov/ada/#ada-213_2 Review restrooms componets to make accessible.</p> <p>https://www.access-board.gov/ada/#ada-603</p>	2012 TAS Section: 213.2 2010 ADAS Section: 213.2 2015 ABAAS Section: F213.2		

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22	First Floor Main Building (STAFF): Restrooms/Water Fountains - Water Fountains	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.	Drinking fountain type and placement do not meet compliance. * Water does not work, no water supply	Clear floor space https://www.access-board.gov/ada/#ada-403_5_1 Drinking fountain requirements, general https://www.access-board.gov/ada/#ada-602_1	2012 TAS Section: 403.5.1, 602.1 2010 ADAS Section: 403.5.1, 602.1 2015 ABAAS Section: 403.5.1, 602.1		
23	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.	N/A	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 2015 ABAAS Section: 602.7, F211.2		

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24	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.	Fire extinguisher near staff side entrance is protruding object. Clutter in hallway narrows access but still complies with 36" minimum allowed accessible route space. 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 2015 ABAAS Section: 307.2		
25	First Floor Main Building (STAFF): Interior Hallways of Building - Side Entrance For Staff	The walkway contains abrupt vertical edges and/or variations over a 1/2 inch. 1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.	Staff entrance accessible walkway has change in elevation over 1/2"	https://www.access-board.gov/ada/#ada-303_2	2012 TAS Section: 303.3, 303.2 2010 ADAS Section: 303.3, 303.2 2015 ABAAS Section: 303.2, 303.3		

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26	First Floor Main Building (STAFF): Interior Hallways of Building - Side 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.	The floor mat is not in good working condition and is non compliant.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2 2015 ABAAS Section: 302.2	