

Chaparral WMA- ADA Evaluation



WMA- Chaparral, Cotulla TX, ADA Evaluation

64 Chaparral WMA Dr

Cotulla, TX 78014

Accessibility Evaluation

Inspection Date: 01/01/2019

Inspectors: Cole Johnson, Dennis Gissell

Prepared By



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tpwd.texas.gov

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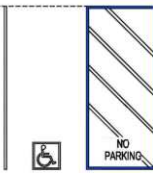
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Visitors Centers Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (L) Side	The surfaces of the accessible parking spaces and access aisles are not firm, stable, and slip resistant. Floor and ground surfaces shall be stable, firm, and slip resistant Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.	Parking spot in need of upkeep, gravel is loose and not stable.	https://www.access-board.gov/ada/#ada-302_1 https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4, 302.1 2010 ADAS Section: 502.4, 302.1 2015 ABAAS Section: 502.4, 302.1		
2	Exterior of Property (Public): Visitors Centers Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (L) Side	The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.	The accessible parking stall border markings are in need of repair.	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		
3	Exterior of Property (Public): Visitors Centers Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (R) Side	The surfaces of the accessible parking spaces and access aisles are not firm, stable, and slip resistant. Floor and ground surfaces shall be stable, firm, and slip resistant Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.	Parking spot in need of upkeep, gravel is loose and not stable.	https://www.access-board.gov/ada/#ada-302_1 https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4, 302.1 2010 ADAS Section: 502.4, 302.1 2015 ABAAS Section: 502.4, 302.1		


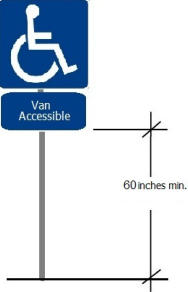


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4	Exterior of Property (Public): Visitors Centers Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (R) Side	The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.	The accessible parking stall border markings are in need of repair.	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		
5	Exterior of Property (Public): Visitors Centers Parking Lot (2 Spaces) 2 Labeled - 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.	Access Aisle in need of upkeep, gravel is loose and not stable.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		
6	Exterior of Property (Public): Visitors Centers Parking Lot (2 Spaces) 2 Labeled - Access Aisle (Shared)	The striping and markings for the accessible parking stalls, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance. Access aisles shall be marked so as to discourage parking in them. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.	Access aisle striping is faded and in need of upkeep.	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		



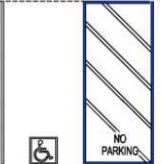
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7	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (L) Side	The parking sign is mounted too low. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying 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.	This needs to be verified, bottom of sign needs to be min 60" off ground.	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		
8	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (L) Side	The surfaces of the accessible parking spaces and access aisles are not firm, stable, and slip resistant. Floor and ground surfaces shall be stable, firm, and slip resistant. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.	Parking spot in need of upkeep, gravel is loose and not stable.	https://www.access-board.gov/ada/#ada-302_1 https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4, 302.1 2010 ADAS Section: 502.4, 302.1 2015 ABAAS Section: 502.4, 302.1		
9	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (L) Side	The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.	The striping is faded and in need of upkeep.	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		




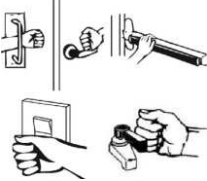
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11	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (R) Side	The surfaces of the accessible parking spaces and access aisles are not firm, stable, and slip resistant. Floor and ground surfaces shall be stable, firm, and slip resistant. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.	Parking spot in need of upkeep, gravel is loose and not stable.	https://www.access-board.gov/ada/#ada-302_1 https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4, 302.1 2010 ADAS Section: 502.4, 302.1 2015 ABAAS Section: 502.4, 302.1		
12	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - Accessible Stall (R) Side	The striping and markings for the accessible parking stall, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance.	The striping is faded and in need of upkeep.	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		




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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
13	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - 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.	Access Aisle in need of upkeep, gravel is loose and not stable.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		
14	Exterior of Property (Public): Main Office Parking Lot (2 Spaces) 2 Labeled - Access Aisle (Shared)	The striping and markings for the accessible parking stalls, loading/unloading access aisle are dilapidated and in need of repair and/or maintenance. Access aisles shall be marked so as to discourage parking in them. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.	Access aisle striping is faded and in need of upkeep.	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		


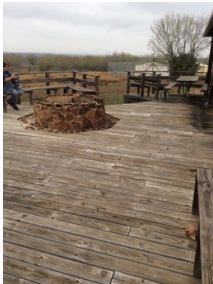
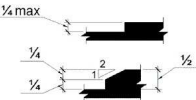
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
15	Structures on Property (Public) : Visitors Center (Interior) - Restroom (Men's)	The door exceeds the maximum allowable opening force. Interior doors shall have 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 exceeds 5lbs, this needs to be verified with picture for reference. This restroom needs further review	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		
16	Structures on Property (Public) : Visitors Center (Interior) - 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 exceeds 5lbs, this needs to be verified with picture for reference. This restroom needs further review	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		
17	Structures on Property (Public) : Visitors Center (Interior) - Water Fountain	The force required to operate the element exceeds the maximum allowable force. The force required to activate operable parts is 5 pounds maximum.	Water activation button exceeds 5lbs. Other water fountain elements have been found to be compliant.	https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4		

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18	Structures on Property (Public) : Research Center (Exterior)	Non-accessible entrance/s signage missing. Directional signage pointing to the accessible entrance is required. If an accessible entrance is not available and is not "readily achievable" to provide, signage is recommended indicating that curb side service is available upon request or that services may be provided at a different accessible location. It is recommended that this sign have a working phone number that is always answered during regular business hours. Another option for consideration would be the installation of a door bell at an accessible location on the exterior of the business that will alert an attendant.	Back porch does not have accessible exit, and directional sign needs to be added signifying accessible entrance. Signs that provide direction to or information about interior spaces and facilities must meet visual requirements but are not required to be tactile	https://www.access-board.gov/ada/#ada-216_6	2010 ADAS Section: 216.6 2015 ABAAS Section: F216.6		
19	Structures on Property (Public) : Research Center (Exterior) - Pathway to Research Center	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.	Large gap in pathway due to overgrowth.	https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		

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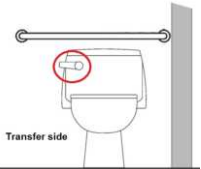
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20	Structures on Property (Public) : Research Center (Exterior) - Outdoor Deck	All of the picnic units do not provide mobility features. Where picnic facilities contain two or fewer picnic units, each picnic unit shall provide mobility features.	This needs to be verified. Based on size of deck and number of tables provided at least 2 picnic tables need to meet ADA specifications There are no accessible picnic tables provided	Provide compliant picnic table Knee space for wheelchair seating must be at least 30 inches wide, 19 inches deep, and 27 inches high, as measured from the ground or floor to the bottom of the tabletop. Toe clearance of at least 9 inches above the ground or floor must extend at least an additional 5 inches beyond the knee clearance.	2015 ABAAS Section: F245.2.1		
21	Structures on Property (Public) : Research Center (Exterior) - Outdoor Deck	A compliant clear ground space is not provided. The size and location of the clear ground space shall be 48 inches by 48 inches on all usable sides of the fire ring, grill, fireplace, and woodstove. The space shall be centered on each usable side of the grill, fireplace, and woodstove.	Fire ring is not accessible, height specifications need to be verified.	N/A - Refer to Finding	2015 ABAAS Section: 1011.2.1		
22	Structures on Property (Public) : Research Center (Interior)	There is a change in level that exceeds the allowable range. A 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.	There are outlet ports sticking out of ground exceeding 1/2" tolerance and causing tripping hazard. This needs photo verification	https://www.access-board.gov/ada/#ada-303_2 https://www.access-board.gov/ada/#ada-303_3	2012 TAS Section: 303.3 2010 ADAS Section: 303.3 2015 ABAAS Section: 303.3		

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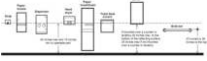
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23	Structures on Property (Public) : Research Center (Interior) - Entrance Doors	The walkway contains abrupt vertical edges and/or variations over a 1/2 inch. 1/4 inch is the maximum vertical rise. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. Changes in level greater than 1/2 inch must be by way of a ramp.	Door has threshold exceeds 1/2"		https://www.access-board.gov/ada/#ada-303_2 https://www.access-board.gov/ada/#ada-303_3	2012 TAS Section: 303.3, 303.2 2010 ADAS Section: 303.3, 303.2 2015 ABAAS Section: 303.2, 303.3	
24	Structures on Property (Public) : Research Center (Interior) - 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. 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 way in picture does not look visually complaint. Needs to verified that doorway is 32"		https://www.access-board.gov/ada/#ada-404_2_3	2012 TAS Section: 404.2.3 2010 ADAS Section: 404.2.3 2015 ABAAS Section: 404.2.3	
25	Structures on Property (Public) : Research Center (Interior) - Restroom (Unisex)	There are no accessible options for soap or towel dispenser.	This restroom needs further review	N/A - Refer to Finding	2012 TAS Section: Recommended 2010 ADAS Section: Recommended 2015 ABAAS Section: Recommended		

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26	Structures on Property (Public) : Office (Exterior) - Pathway to Office	The accessible route on the site has running slopes greater than 5 percent 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).	Pathway running slope exceeds 5%. There are several locations where exterior pathway exceed tolerance of cross or running slopes. See additional photos for location of slope noncompliance in accessible pathway or sidewalk.	https://www.access-board.gov/ada/#ada-403_3	2012 TAS Section: 403.3 2010 ADAS Section: 403.3 2015 ABAAS Section: 403.3		
27	Structures on Property (Public) : Office (Exterior) - Pathway to Office	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 several locations where exterior pathway gap exceeds 1/2" tolerance. See additional photos for location of gap noncompliance on accessible pathway to building.	https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		

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28	Structures on Property (Public) : Office (Interior) - Entrance Doors	The tactile EXIT sign is missing at the door. Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters. Where a tactile sign is provided at a door, the sign shall be located on the latch side. Where a tactile sign is provided at double doors the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.	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.	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		
29	Structures on Property (Public) : Office (Interior) - Restroom (Unisex)	The flush handle is located on the wrong side of the toilet. Controls shall be operable with one hand and shall not require tight grasping, pinching or twisting. Controls for the flush valves shall be mounted on the wide side of toilet areas, no more than 48 inches above the floor.	Flusher on the wrong side, flusher needs to be on open side. This restroom needs further review.	https://www.access-board.gov/ada/#ada-604_6	2012 TAS Section: 604.6 2010 ADAS Section: 604.6 2015 ABAAS Section: 604.6		

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30	Structures on Property (Public) : Office (Interior) - 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.	There is no soap dispenser provided.	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1		

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31	Outdoor Features (Public) : Observation Platform	This entire area is in need of re-evaluation. Decking compliance needs to be verified, loose board causing tripping hazard previously cited. No pictures were submitted.	This area needs to be reviewed	N/A - Refer to Finding	2012 TAS Section: Recommended 2010 ADAS Section: Recommended 2015 ABAAS Section: Recommended		