

Mad Island WMA- ADA Evaluation



WMA- Mad Island, Palacios TX, ADA Evaluation

1102 County Rd 374

Palacios, TX 77465

Accessibility Evaluation

Inspection Date: 07/28/2022

Inspectors: Jason Gregory

Prepared By



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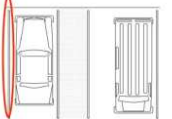
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Report Date: 01/17/2024





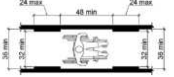

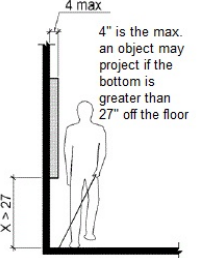
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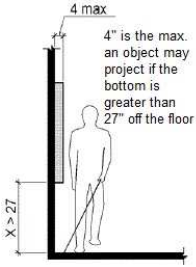

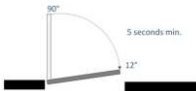
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (1 Space) ! Van - Van Accessible Stall	The stripe is missing at the left side of the left parking stall which identifies its border. Vehicle spaces shall be marked to define the width, and shall have an adjacent access aisle.	(L) side missing, required to measure full width of parking stall.	https://www.access-board.gov/aba/#aba-502_2	2012 TAS Section: 502.2 2010 ADAS Section: 502.2 2015 ABAAS Section: 502.2		




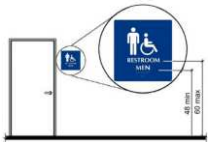
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
2	Structures on Property (Public) : HQ Building (Exterior)	Where existing toilet rooms or bathing rooms do not comply, directional signs indicating the location of the nearest accessible toilet room or bathing room within the facility shall be provided. Signs shall include the International Symbol of Accessibility. Where existing toilet rooms or bathing rooms do comply, the accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility. Where clustered single user toilet rooms or bathing facilities are permitted, accessible toilet rooms or bathing facilities shall be identified by the International Symbol of Accessibility unless all toilet rooms and bathing facilities are accessible.	There is no directional sign identifying accessible restroom. There is no sign identifying this is restroom 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/aba/#aba-f216_8	2010 ADAS Section: 216.8 2015 ABAAS Section: F216.8	 	
3	Structures on Property (Public) : HQ Building (Exterior) - Pathway to Restroom	The walking surface is obstructed. A 36 inch wide minimum walking surface is required.	Hose on walkway	https://www.access-board.gov/aba/#aba-403_5_1	2012 TAS Section: 403.5.1 2010 ADAS Section: 403.5.1 2015 ABAAS Section: 403.5.1		
4	Structures on Property (Public) : HQ Building (Exterior) - Pathway to Restroom	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.	Breaker boxes protrude into accessible walkway.	https://www.access-board.gov/aba/#aba-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		


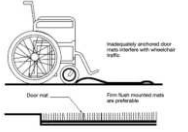

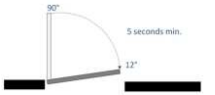

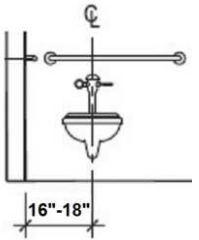
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
5	Structures on Property (Public) : HQ Building (Exterior) - Outdoor Sink	The top of the sink is above the allowable height requirement. Sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.	Sinks are not accessible via frontal or parallel approach due to rim height. Sinks do not require knee and toe space since there is no stove top oven in vicinity. sink rim height measures at 36"	https://www.access-board.gov/aba/#aba-606_3	2012 TAS Section: 606.3 2010 ADAS Section: 606.3 2015 ABAAS Section: 606.3		
6	Structures on Property (Public) : HQ Building (Interior)	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.	Duck mounts protrude into accessible pathways.	https://www.access-board.gov/aba/#aba-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		
7	Structures on Property (Public) : HQ Building (Interior) - Entrance/Exit Doors	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.	Door closes faster than 5 second allowance	https://www.access-board.gov/aba/#aba-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		


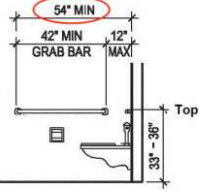

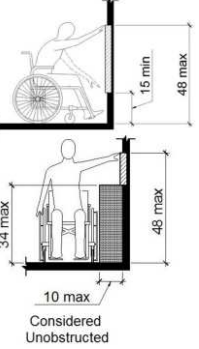

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
8	Structures on Property (Public) : HQ Building (Interior) - Entrance/Exit Doors	The tactile EXIT sign is missing at the door. Wall signs identifying exits shall 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. Door way 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/aba/#aba-f216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		
9	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	A compliant room identification sign is missing on the strike side of the door. Wall signs identifying permanent rooms and spaces of a building shall be a horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.	Signs that identify a room, space or area are required to have raised characters and Braille. This requirement includes both public access areas as well as all employee areas. There is no sign identifying accessible restroom.	Wall sign designation https://www.access-board.gov/ada/#ada-216_2 Wall signs general https://www.access-board.gov/ada/#ada-703_1	2012 TAS Section: 216.2 2010 ADAS Section: 216.2 2015 ABAAS Section: F216.2		

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10	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	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.	Door mat is not of compliant size or durability and does not meet compliance.	https://www.access-board.gov/aba/#aba-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2 2015 ABAAS Section: 302.2		
11	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	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.	Door closes faster than 5 second allowance.	https://www.access-board.gov/aba/#aba-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	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	The toilet is not located within the range allowed from the side wall or partition. The centerline of the toilet must be 16 to 18 inches from the side wall.	Less than 16", measures at 15"	https://www.access-board.gov/ada/#ada-604_2	2012 TAS Section: 604.2 2010 ADAS Section: 604.2 2015 ABAAS Section: 604.2		


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13	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	The side grab bar does not extend far enough from the rear wall. 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. A 42 inch grab bar installed the maximum distance from the rear wall (12 inches) will leave the leading end 54 inches from the rear wall. 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.	Current measurement at 53"		https://www.access-board.gov/ada/#ada-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1	 
14	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	The coat hook is installed greater than 48 inches above the finished floor. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	Coat hooks provided are out of reach range		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	 
15	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	The floor drain is set too low in the floor which causes a steep slope and/or vertical changes of elevation greater than 1/4 inch. Changes in level up to 1/4 inch may be vertical and without edge treatment. Changes in level between 1/4 inch and 1/2 inch maximum shall be beveled with a slope no greater than 1 unit vertical in 2 units horizontal (50-percent slope).	Drain lips exceeds 1/2" lip		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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16	Structures on Property (Public) : Cleaning/Check Station	There is no accessible route to the element. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.	The cleaning station is not accessible due to terrain and no parking provided.		https://www.access-board.gov/ada/#ada-206_2_2 2012 TAS Section: 206.2.2 2010 ADAS Section: 206.2.2 2015 ABAAS Section: F206.2.2		
17	Structures on Property (Public) : Cleaning/Check Station	There are not enough picnic units with mobility features. Where picnic facilities contain more than two picnic units, at least 20 percent, but not less than two, of the picnic units shall provide mobility features.	Ground/surface material not compliant around picnic tables. Exterior pathway leading to tables non-compliant. There are no accessible picnic tables provided. Picnic tables at cleaning station are considered work tables and have a higher priority.	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: F245.2.2		
18	Structures on Property (Public) : Cleaning/Check Station	The required number of accessible sinks is not provided. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall be accessible. The toe clearance is the space under the sink between the finish floor or ground and 9 inches above the finish floor 30 inches wide minimum. The toe clearance shall extend a minimum of 17 inches and a maximum of 25 inches underneath the sink.	Sink is not accessible due to height, and sink control hardware. Sinks are not accessible via frontal or parallel approach due to rim height. Sinks do not require knee and toe space since there is no stove top oven in vicinity.	https://www.access-board.gov/aba/#aba-f212_3	2012 TAS Section: 212.3 2010 ADAS Section: 212.3 2015 ABAAS Section: F212.3		

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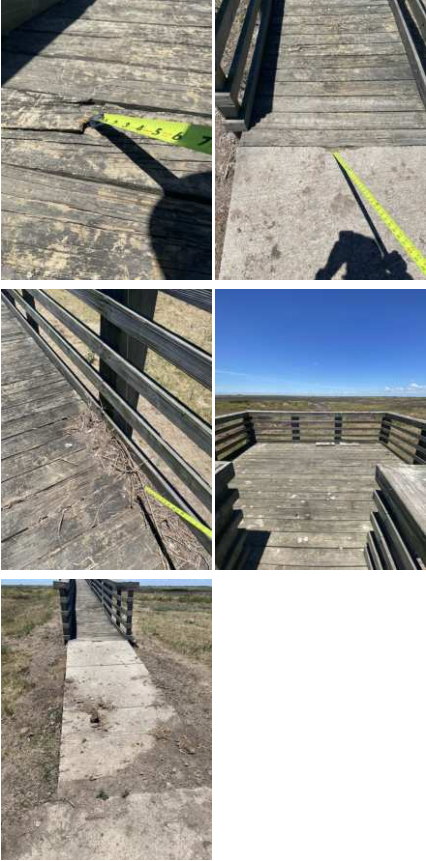
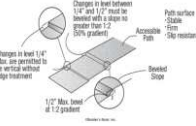
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
19	Structures on Property (Public) : Cleaning/Check Station - Pathway to Cleaning/Check Station	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Due to terrain and change in elevation pathway is not compliant This element is not accessible	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		

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20	Outdoor Features (Public) : Hunting Blinds	There are not enough outdoor constructed features with mobility features located in the common uses and public use areas. Where provided in common use and public use areas that serve picnic units with mobility features, at least 20 percent, but not less than one, of each type of outdoor constructed feature must be provided at each location.	There are no accessible hunting blinds provided at this time.	There are no enforceable standards for hunting blinds at this time. Best practices recommend installing 20% accessible features. Clear floor space, stable surface, and shooting surface deck height.	2015 ABAAS Section: F245.3		
21	Outdoor Features (Public) : Wildlife Viewing Deck	The parking space/pull up space is not firm and stable. The surface of parking spaces and pull-up spaces shall be firm and stable.	There is no accessible parking for viewing deck at this time.	N/A - Refer to Finding	2015 ABAAS Section: 1012.4		
22	Outdoor Features (Public) : Wildlife Viewing Deck	An accessible access route is not provided between elements, spaces and the facilities provided within the accessible camping unit. At least one outdoor recreation access route shall connect accessible elements, spaces and facilities provided within camping units with mobility features.	There is no accessible route to wildlife viewing deck.	N/A - Refer to Finding	2015 ABAAS Section: F244.5.1	 	

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23	Outdoor Features (Public) : Wildlife Viewing Deck - Pathway to Wildlife Viewing Deck	The path of contains multiple issues and is not accessible. The path of travel exceeds the maximum allowable cross and running slope requirements. It also contains changes in level and/or gaps that exceed the allowable maximum requirements. The path of travel does not meet the minimum width requirements for clearances, turning spaces, and/or passing spaces. The floor or ground surface is not firm, stable, and slip resistant.	Pathway has multiple infractions Pathway is not compliant due to sloping, width, elevation changes, and terrain type. This element is not accessible.	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		

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24	Outdoor Features (Public) : Wildlife Viewing Deck - Ramp/Boardwalk	The ramp contains surface materials that do not provide for a stable, firm slip resistant surface. Floor and ground surfaces shall be stable, firm, and slip resistant.	Boardwalk is in need of repair, broken boards and has debris limiting access. Ramp slope and surfacing material need review and look to be non complaint. Edge protection and other elements of ramp are not compliant. Ramp has multiple infractions	Review ramp componets to make accessible. https://www.access-board.gov/aba/#aba-405	2012 TAS Section: 302.1, 405.4 2010 ADAS Section: 302.1, 405.4 2015 ABAAS Section: 302.1, 405.4		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
25	Outdoor Features (Public) : Wildlife Viewing Deck - Ramp/Boardwalk	The handrail is higher than 34 inches above the ground/deck surface. At least 25 percent of the railings, guards, or handrails shall be 34 inches maximum above the ground or deck surface.	Deck railing height measures at 40"	https://www.access-board.gov/ada/#ada-1005_2_1	2010 ADAS Section: 1005.2.1 2015 ABAAS Section: 1005.2.1		
26	Outdoor Features (Public) : Wildlife Viewing Deck - Ramp/Boardwalk	The ramp does not have compliant handrails. Handrails are required on both sides of all surfaces that are sloped greater than 5 percent (1:20). Handrails must be between 34 inches and 38 inches above the ramp surface, must extend 12 inches beyond the top and bottom of the ramp and be parallel to the floor or ground surface. The diameter of the handrails must be between 1 1/4 inches and 2 inches in cross-sectional nominal dimension for circular handrails. Handrail gripping surfaces with a non-circular cross section shall have a perimeter dimension of 4 inches minimum and 6 1/4 inches maximum, and a cross-section dimension of 2 1/4 inches maximum. The space between handrails and walls must be 1 1/2 inches minimum.	The boardwalk is required to have handrails because of change in elevation.	Review handrail componets to make accessible https://www.access-board.gov/aba/#aba-505_1	2012 TAS Section: 505.1 2010 ADAS Section: 505.1 2015 ABAAS Section: 505.1		