

M.O. Neasloney WMA- ADA Evaluation



WMA- M.O. Neasloney, Gonzales TX, ADA Evaluation

20700 TX-80

Gonzales, TX 78629

Accessibility Evaluation

Inspection Date: 12/08/2021

Inspectors: Christopher Meza

Prepared By


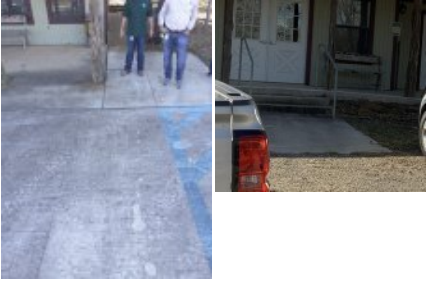





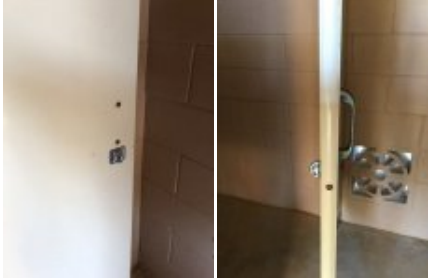

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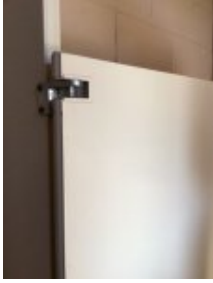
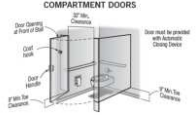

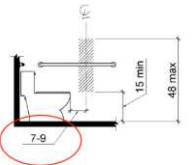

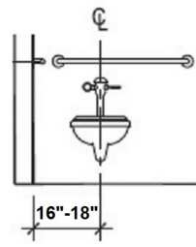
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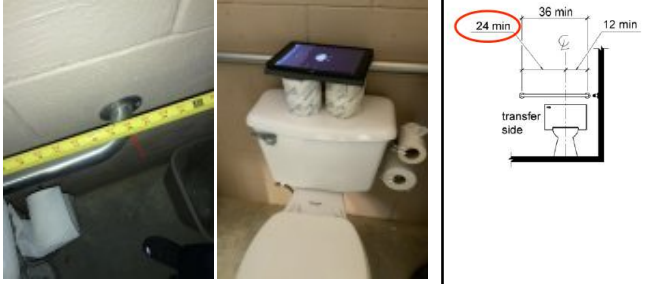

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (1 Space) Unlabeled	The parking lot has been found to be in substantial compliance with accessibility codes, standards, and regulations.	Parking lot marked as compliant. Need photo verification.	N/A	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		
2	Exterior of Property (Public): HQ Parking Lot (1 Space) Unlabeled - Van Accessible Stall	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."	Need photo verification	https://www.access-board.gov/aba/#aba-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		
3	Exterior of Property (Public): HQ Parking Lot (1 Space) Unlabeled - Access Aisle (Van)	The access aisle has been found to be in substantial compliance with accessibility codes, standards, and regulations.	Access aisle marked compliant in previous assessment. Needs photo verification.	N/A	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		



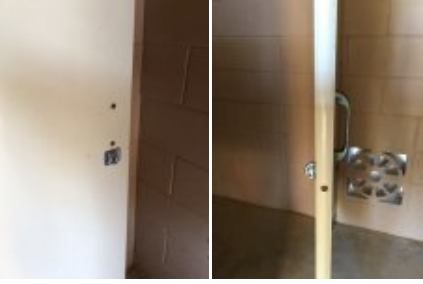


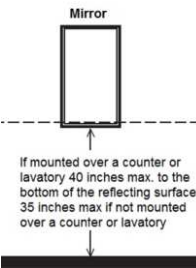
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
4	Structures on Property (Public) : HQ Building (Exterior) - Pathway to HQ Building	The concrete expansion joint is spaced greater than 1/2 inch. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	Pathway has a few locations where gaps exceed 1/2" tolerance. See additional photos for location.	https://www.access-board.gov/aba/#aba-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		
5	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	The water closet compartment is missing a loop handle on the one side of the door. Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door near the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.	N/A	https://www.access-board.gov/aba/#aba-604_8_1_2	2012 TAS Section: 604.8.1.2 2010 ADAS Section: 604.8.1.2 2015 ABAAS Section: 604.8.1.2		

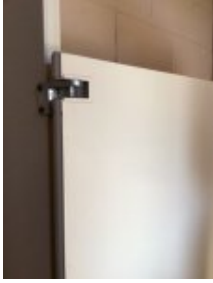


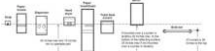
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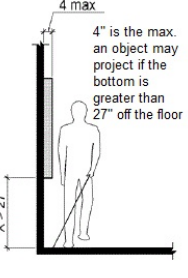

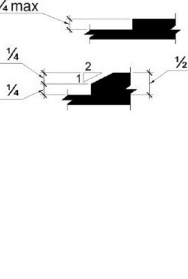

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	The compartment door is not self closing. The water closet compartment shall be equipped with a door that has an automatic-closing device.	N/A	https://www.access-board.gov/aba/#aba-604_8_1_2	2012 TAS Section: 604.8.1.2 2010 ADAS Section: 604.8.1.2 2015 ABAAS Section: 604.8.1.2		
7	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	The toilet paper is not installed within the compliant range in front of the toilet. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum in front of the water closet measured to the centerline of the dispenser. The outlet of the dispenser shall be 15 inches minimum and 48 inches maximum above the finish floor and shall not be located behind grab bars. Dispensers shall not be of a type that controls delivery or that does not allow continuous paper flow. There shall be a clearance of 1 1/2 inches minimum below the grab bar.	TP dispenser out of range	https://www.access-board.gov/aba/#aba-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
8	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	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.	Midline measures at 22"	https://www.access-board.gov/aba/#aba-604_2	2012 TAS Section: 604.2 2010 ADAS Section: 604.2 2015 ABAAS Section: 604.2		

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9	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	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.	N/A		https://www.access-board.gov/aba/#aba-604_6	2012 TAS Section: 604.6 2010 ADAS Section: 604.6 2015 ABAAS Section: 604.6	
10	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	The rear grab bar does not extend adequately past the toilet on the wide side. The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on wall side and 24 inches minimum on the wide 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 and the space between the grab bar and the top of the tank shall be 1-1/2 inches minimum.	Measures at 20"		https://www.access-board.gov/aba/#aba-604_5_2	2012 TAS Section: 604.5.2 2010 ADAS Section: 604.5.2 2015 ABAAS Section: 604.5.2	
11	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	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.	Side grab bar mounted to close to rear wall.		https://www.access-board.gov/aba/#aba-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1	

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12	Structures on Property (Public) : Public Restrooms - Restroom (Men's)	The water and drain pipes under the lavatory are not adequately insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	Uncovered supply lines	https://www.access-board.gov/aba/#aba-606_5	2012 TAS Section: 606.5 2010 ADAS Section: 606.5 2015 ABAAS Section: 606.5		
13	Structures on Property (Public) : Public Restrooms - Restroom (Women's)	The water closet compartment is missing a loop handle on the one side of the door. Water closet compartments must be equipped with a door that has a loop or U-shaped handle on both sides of the door near the latch. The latch must be flip-over style, sliding or other hardware not requiring the user to grasp or twist.	N/A	https://www.access-board.gov/aba/#aba-604_8_1_2	2012 TAS Section: 604.8.1.2 2010 ADAS Section: 604.8.1.2 2015 ABAAS Section: 604.8.1.2		
14	Structures on Property (Public) : Public Restrooms - Restroom (Women's)	The mirror is mounted too high. Mirrors must have the bottom edge of the reflecting surface a maximum of 40 inches above the floor if above a sink or counter. Mirrors not located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 35 inches maximum above the finish floor or ground.	Mirror height over 49"	https://www.access-board.gov/aba/#aba-603_3	2012 TAS Section: 603.3 2010 ADAS Section: 603.3 2015 ABAAS Section: 603.3		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
15	Structures on Property (Public) : Public Restrooms - Restroom (Women's)	The compartment door is not self closing. The water closet compartment shall be equipped with a door that has an automatic-closing device.	N/A	https://www.access-board.gov/aba/#aba-604_8_1_2	2012 TAS Section: 604.8.1.2 2010 ADAS Section: 604.8.1.2 2015 ABAAS Section: 604.8.1.2		
16	Structures on Property (Public) : Public Restrooms - Restroom (Women's)	The paper towel dispenser's operation mechanism is too high off the floor. Dispensers must have all operable parts a maximum of 48 inches above the floor.	exceeds 48" reach tolerance.	https://www.access-board.gov/aba/#aba-308_2_1 https://www.access-board.gov/aba/#aba-308_2_2	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1		

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17	Outdoor Features (Public) : Pavilion	The (XX) 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. This applies to all fire extinguishers in area.	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		
18	Outdoor Features (Public) : Pavilion - Path of Travel to Pavilion	The walkway contains abrupt vertical edges and/or variations over 1/4 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.	N/A	https://www.access-board.gov/aba/#aba-303_2 https://www.access-board.gov/aba/#aba-303_3	2012 TAS Section: 303.3, 303.2 2010 ADAS Section: 303.3, 303.2 2015 ABAAS Section: 303.2, 303.3		
19	Outdoor Features (Public) : Pavilion - Path of Travel to Pavilion	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.	several areas where walkway exceed 1/2" tolerance.	https://www.access-board.gov/aba/#aba-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		

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20	Outdoor Features (Public) : Pavilion - Path of Travel to Pavilion	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.	There are no ADA compliant picnic tables at this time. Ground/surface material around tables is compliant. Walkway leading to pavilion mostly compliant.	Provide compliant picnic tables within ratio requirements. 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	