

# Old Sabine Bottom WMA- ADA Evaluation



**WMA- Old Sabine Bottom, Lindale TX, ADA Evaluation**

**21187 County Rd 4106**

**Lindale, TX 75771**

**Accessibility Evaluation**

**Inspection Date: 07/12/2022**

**Inspectors: Jason Gregory**

**Prepared By**



**(512) 424 - 2000  
tpwd.texas.gov**


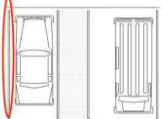

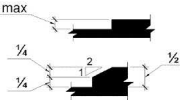
**Report Date: 01/18/2024**

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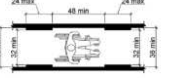

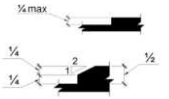

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Van Accessible Stall	The stripe is missing at the left side of the left parking stall which identifies its border. Vehicle spaces shall be marked to define the width, and shall have an adjacent access aisle.	Parking stall border missing on (L) side		<a href="https://www.access-board.gov/ada/#ada-502_2">https://www.access-board.gov/ada/#ada-502_2</a>	2012 TAS Section: 502.2 2010 ADAS Section: 502.2 2015 ABAAS Section: 502.2	 
2	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Van - Access Aisle (Van)	The access aisle contains abrupt edges and surface irregularities over a 1/4 inches. Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% in any direction.	Drop off top right corner, pathway hazard is not on route to front entrance.		<a href="https://www.access-board.gov/ada/#ada-502_4">https://www.access-board.gov/ada/#ada-502_4</a>	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4	 



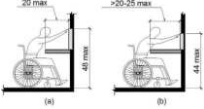
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Structures on Property (Public) : HQ Building (Exterior) - Pathway to HQ Building	The route of travel does not provide the required minimum width. The minimum clear width for sidewalks and walks is 36 inches. However, clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.	Not wide enough from parking spot to front of building only 35" overgrowth narrows accessible walkway	<a href="https://www.access-board.gov/ada/#ada-403_5_1">https://www.access-board.gov/ada/#ada-403_5_1</a>	2012 TAS Section: 403.5.1, 403.5.1 Exception  2010 ADAS Section: 403.5.1, 403.5.1 Exception  2015 ABAAS Section: 403.5.1, 403.5.1 EXCEPTION		
4	Structures on Property (Public) : HQ Building (Exterior) - Pathway to HQ Building	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.	Concrete not level due to change in elevation.	<a href="https://www.access-board.gov/ada/#ada-303_2">https://www.access-board.gov/ada/#ada-303_2</a>	2012 TAS Section: 303.3, 303.2  2010 ADAS Section: 303.3, 303.2  2015 ABAAS Section: 303.2, 303.3		
5	Structures on Property (Public) : HQ Offices (Interior)	The operating hardware requires tight grasping, pinching or twisting of the wrist to operate. Hand-activated hardware, handles, pulls, latches, locks, and other operating devices on accessible elements 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.	Door equipped with non compliant hardware. Check other doors in building for compliance.	<a href="https://www.access-board.gov/ada/#ada-309_4">https://www.access-board.gov/ada/#ada-309_4</a>	2012 TAS Section: 309.4  2010 ADAS Section: 309.4  2015 ABAAS Section: 309.4		

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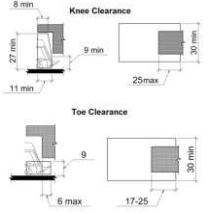


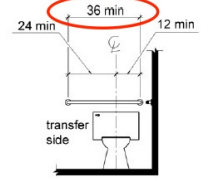
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Structures on Property (Public) : HQ Offices (Interior) - Entrance/Exit Doors	The door is equipped with a door closer and returns to a closed position too quickly. Door closers and gate closers shall be adjusted 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 sec tolerance	<a href="https://www.access-board.gov/ada/#ada-404_2_8_1">https://www.access-board.gov/ada/#ada-404_2_8_1</a>	2012 TAS Section: 404.2.8.1  2010 ADAS Section: 404.2.8.1  2015 ABAAS Section: 404.2.8.1		
7	Structures on Property (Public) : HQ Offices (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. 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.	<a href="https://www.access-board.gov/ada/#ada-216_4_1">https://www.access-board.gov/ada/#ada-216_4_1</a>	2012 TAS Section: 216.4.1  2010 ADAS Section: 216.4.1  2015 ABAAS Section: F216.4.1		

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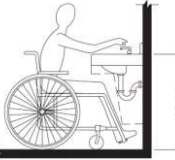

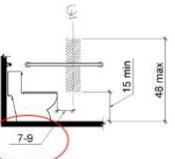
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
8	Structures on Property (Public) : HQ Offices (Interior) - Kitchenette	The route of travel at this location does not provide a minimum width of 36 inches. The clear width shall be permitted to be reduced to 32 inches minimum for a length of 24 inches maximum provided that reduced width segments are separated by segments that are 48 inches long minimum and 36 inches wide minimum.	Entry to kitchen not 36", less than 32" The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum	<a href="https://www.access-board.gov/ada/#ada-403_5_1">https://www.access-board.gov/ada/#ada-403_5_1</a>	2012 TAS Section: 403.5.1  2010 ADAS Section: 403.5.1  2015 ABAAS Section: 403.5.1		
9	Structures on Property (Public) : HQ Offices (Interior) - Kitchenette	The controls are located such that operation require reaching across burners. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners	Controls require reaching across burner	<a href="https://www.access-board.gov/ada/#ada-804_6_4">https://www.access-board.gov/ada/#ada-804_6_4</a>	2012 TAS Section: 804.6.4  2010 ADAS Section: 804.6.4  2015 ABAAS Section: 804.6.4		



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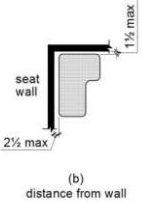


Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
10	Structures on Property (Public) : HQ Offices (Interior) - Kitchenette	Knee and toe clearance has not been provided at the sink. The knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum at 27 inches above the finish floor or ground. 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.	No knee or toe clearance provided.. Knee and toe must be provided since kitchenette contain stove top range. In kitchens, kitchenettes, and breakrooms without a cooktop or conventional range, a parallel approach is permitted at kitchen sinks.	<a href="https://www.access-board.gov/ada/#ada-606_2">https://www.access-board.gov/ada/#ada-606_2</a>	2012 TAS Section: 606.2  2010 ADAS Section: 606.2  2015 ABAAS Section: 606.2		
11	Structures on Property (Public) : HQ Offices (Interior) - Kitchenette	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.	Sink rim height over 34" tolerance. Sinks are not accessible via frontal or parallel approach due to rim height.	<a href="https://www.access-board.gov/ada/#ada-606_3">https://www.access-board.gov/ada/#ada-606_3</a>	2012 TAS Section: 606.3  2010 ADAS Section: 606.3  2015 ABAAS Section: 606.3		
12	Structures on Property (Public) : HQ Offices (Interior) - Restroom/Showe r (Unisex)	The rear grab bar is not a minimum 36 inches in length. 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 (any obstruction) shall be 1-1/2 inches minimum.	Rear grab bar 24"	<a href="https://www.access-board.gov/ada/#ada-604_5_2">https://www.access-board.gov/ada/#ada-604_5_2</a>	2012 TAS Section: 604.5.2  2010 ADAS Section: 604.5.2  2015 ABAAS Section: 604.5.2		

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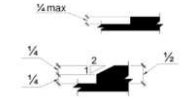

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
13	Structures on Property (Public) : HQ Offices (Interior) - Restroom/Showers (Unisex)	The water and drain pipes under the lavatory are not adequately insulated. Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.	Missing insulation	<a href="https://www.access-board.gov/ada/#ada-606_5">https://www.access-board.gov/ada/#ada-606_5</a>	2012 TAS Section: 606.5 2010 ADAS Section: 606.5 2015 ABAAS Section: 606.5		
14	Structures on Property (Public) : HQ Offices (Interior) - Restroom/Showers (Unisex)	The top rim of the lavatory is too high. All lavatories that are designated to be accessible shall be a minimum 17 inches in horizontal depth and mounted with the rim or counter edge no higher than 34 inches above the finished floor.	Sink rim height over 34"	<a href="https://www.access-board.gov/ada/#ada-606_3">https://www.access-board.gov/ada/#ada-606_3</a>	2012 TAS Section: 606.3 2010 ADAS Section: 606.3 2015 ABAAS Section: 606.3		
15	Structures on Property (Public) : HQ Offices (Interior) - Restroom/Showers (Unisex)	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 in wrong location must be placed within 7-9" range from front of toilet.	<a href="https://www.access-board.gov/ada/#ada-604_7">https://www.access-board.gov/ada/#ada-604_7</a>	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		





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16	Structures on Property (Public) : HQ Offices (Interior) - Restroom/Showers (Unisex)	The rear edge of the seat is greater than 2 1/2 inches maximum from the seat wall and/or 1 1/2 inches maximum from the adjacent wall. The rear edge of an L-shaped seat shall be 2 1/2 inches maximum and the front edge 15 inches minimum and 16 inches maximum from the seat wall. The rear edge of the "L" portion of the seat shall be 1 1/2 inches maximum from the wall and the front edge shall be 14 inches minimum and 15 inches maximum from the wall. The end of the "L" shall be 22 inches minimum and 23 inches maximum from the main seat wall.	Seat mounted out of compliant range. Need verification photos of accessible shower elements.	<a href="https://www.access-board.gov/aba/#aba-610_3_2">https://www.access-board.gov/aba/#aba-610_3_2</a>	2012 TAS Section: 610.3.2  2010 ADAS Section: 610.3.2  2015 ABAAS Section: 610.3.2																						
17	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 check station area, and ground surfacing are not compliant. Check station ground is loose rock. There is no way to access cleaning station	<a href="https://www.access-board.gov/ada/#ada-206_2_2">https://www.access-board.gov/ada/#ada-206_2_2</a>	2012 TAS Section: 206.2.2  2010 ADAS Section: 206.2.2  2015 ABAAS Section: F206.2.2																						
18	Structures on Property (Public) : Cleaning/Check Station	There are no accessible parking stalls. Each lot where parking is provided for the public as clients, guests or employees, shall provide accessible parking and shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. There are a total of (XX) parking stalls in the parking lot that could be reasonably associated with this facility. There should be a minimum of (XX) accessible stalls with a minimum of (XX) being designed as van accessible.	There is no accessible parking provided	Review parking stall and access aisle requirements <a href="https://www.access-board.gov/ada/#ada-208_2">https://www.access-board.gov/ada/#ada-208_2</a> <a href="https://www.access-board.gov/ada/#ada-502">https://www.access-board.gov/ada/#ada-502</a>	2012 TAS Section: 208.2  2010 ADAS Section: 208.2  2015 ABAAS Section: F208.2		<table border="1"> <thead> <tr> <th>Total Number of Parking Spaces Provided at Facility</th> <th>Minimum Number of Required Accessible Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>100-200</td> <td>2</td> </tr> <tr> <td>201-500</td> <td>5</td> </tr> <tr> <td>501-1,000</td> <td>8</td> </tr> <tr> <td>1,001-1,500</td> <td>12</td> </tr> <tr> <td>1,501-2,000</td> <td>15</td> </tr> <tr> <td>2,001-2,500</td> <td>20</td> </tr> <tr> <td>2,501-5,000</td> <td>25</td> </tr> <tr> <td>5,001-10,000</td> <td>32</td> </tr> <tr> <td>10,000 or more</td> <td>40</td> </tr> </tbody> </table>	Total Number of Parking Spaces Provided at Facility	Minimum Number of Required Accessible Parking Spaces	100-200	2	201-500	5	501-1,000	8	1,001-1,500	12	1,501-2,000	15	2,001-2,500	20	2,501-5,000	25	5,001-10,000	32	10,000 or more	40
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19	Structures on Property (Public) : Cleaning/Check Station	The top of the work surface is not within a compliant height range. The tops of tables and counters shall be 28 inches to 34 inches from the floor or ground.	work surface height over 34", measured at 41"	<a href="https://www.access-board.gov/ada/#ada-902_3">https://www.access-board.gov/ada/#ada-902_3</a>	2012 TAS Section: 902.3 2010 ADAS Section: 902.3 2015 ABAAS Section: 902.3		 <p>Dining or Work Surface © 2003 by Access Board, Inc.</p>
20	Structures on Property (Public) : Cleaning/Check Station	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.	walkway towards check station	<a href="https://www.access-board.gov/ada/#ada-303_2">https://www.access-board.gov/ada/#ada-303_2</a>	2012 TAS Section: 303.3, 303.2 2010 ADAS Section: 303.3, 303.2 2015 ABAAS Section: 303.2, 303.3		
21	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. Gravel uneven routes to the check station	<a href="https://www.access-board.gov/ada/#ada-403_1">https://www.access-board.gov/ada/#ada-403_1</a> <a href="https://www.access-board.gov/ada/#ada-302">https://www.access-board.gov/ada/#ada-302</a>	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
22	Structures on Property (Public) : Cleaning/Check Station - Pavilion	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 this element is not accessible. Packed earth is not considered a compliant surface.	<a href="https://www.access-board.gov/ada/#ada-403_1">https://www.access-board.gov/ada/#ada-403_1'</a> <a href="https://www.access-board.gov/ada/#ada-302">https://www.access-board.gov/ada/#ada-302</a>	2010 ADAS Section: 403.1  2015 ABAAS Section: 403.1		
23	Structures on Property (Public) : Cleaning/Check Station - Pavilion	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.	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: F245.2.1		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
24	Outdoor Features (Public) : Campsites	A minimum of 20% of the outdoor constructed feature do not have mobility features. Where provided in common use and public use areas that serve camping units with mobility features, at least 20 percent, but not less than one, of each type of outdoor constructed feature provided at each location shall comply.	Sites with made structures like fire pits, picnic tables, concrete slab are not considered primitive and should meet ADA scoping requirements.	Link provided below outlines the best practices guidelines. <a href="https://www.access-board.gov/aba/#aba-1014">https://www.access-board.gov/aba/#aba-1014</a> Upgrade ADA camp site	2015 ABAAS Section: F244.3		
25	Outdoor Features (Public) : Campsites	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 provided.	N/A - Refer to Finding	2015 ABAAS Section: 1012.4		
26	Outdoor Features (Public) : Informational Kiosk	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 this element is not accessible. Packed earth is not considered a compliant surface.	Review accessible pathway componets to make accessible <a href="https://www.access-board.gov/ada/#ada-402">https://www.access-board.gov/ada/#ada-402</a> <a href="https://www.access-board.gov/ada/#ada-403_1">https://www.access-board.gov/ada/#ada-403_1</a>	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1	