

Richland Creek WMA- ADA Evaluation



WMA- Richland Creek, Streetman TX, ADA Evaluation

1670 FM488

Streetman, TX 75859

Accessibility Evaluation

Inspection Date: 07/08/2022

Inspectors: Jason Gregory

Prepared By




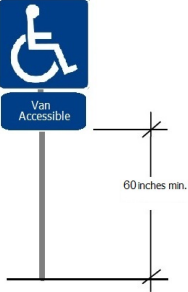

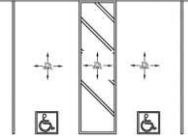

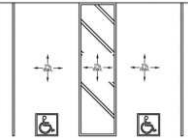
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Report Date: 01/17/2024




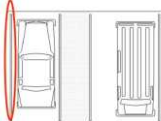

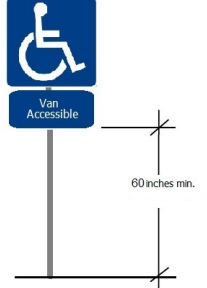
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Unlabeled - Accessible Stall (Unlabeled)	The required parking signage is missing. Parking space identification 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.	No sign provided		https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6	 
2	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Unlabeled - Accessible Stall (Unlabeled)	The running slope (long dimension) of the accessible parking stall exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%.	Greater than 2% running slope due to drainage crease.		https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4	 
3	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Unlabeled - Access Aisle (Unlabeled Stall)	The running slope of the access aisle (long dimension) exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%.	Greater than 2% due to drainage dip.		https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4	 


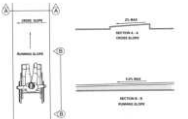



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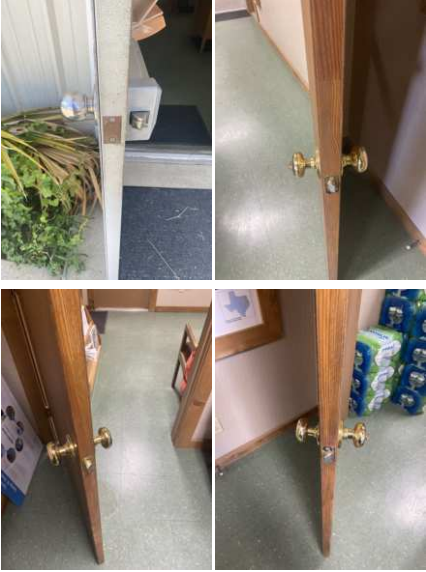
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
4	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Unlabeled - Access Aisle (Unlabeled Stall)	The minimum vertical clearance at the accessible parking stalls and/or the access aisle has not been provided. Parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.	Over hang of front door cover in access aisle and below 80"		https://www.access-board.gov/ada/#ada-502_5	2012 TAS Section: 502.5 2010 ADAS Section: 502.5 2015 ABAAS Section: 502.5	 
5	Exterior of Property (Public): Pavilion Parking Lot (1 Space) 1 Unlabeled - Accessible Stall (Unlabeled)	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.	Border is missing on (L) side of parking stall. ISA Markings are beginning to fade and will need upkeep soon		https://www.access-board.gov/ada/#ada-502_2	2012 TAS Section: 502.2 2010 ADAS Section: 502.2 2015 ABAAS Section: 502.2	 
6	Exterior of Property (Public): Pavilion Parking Lot (1 Space) 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.	There is no sign provided		https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6	 

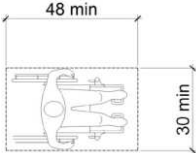

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
7	Exterior of Property (Public): Restroom Parking Lot (1 Space) 1 Van - Access Aisle (Van)	The access aisle is not located on an accessible route of travel to the accessible building entrance. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from parking to an accessible entrance. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.	Access aisle does not connect to pathway	https://www.access-board.gov/ada/#ada-208_3_1 https://www.access-board.gov/ada/#ada-502_3	2012 TAS Section: 208.3.1 2010 ADAS Section: 208.3.1, 502.3 2015 ABAAS Section: F208.3.1, 502.3		


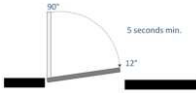

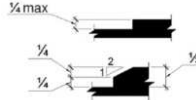

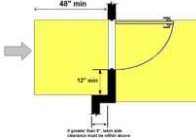
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
8	Structures on Property (Public) : Pavilion (Interior)	The accessible route has running slopes greater than 5% and has not been constructed as a ramp (i.e. handrails, 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).	Unsure of location pictured Running slope exceeds 5.0% tolerance at 5.3%	https://www.access-board.gov/ada/#ada-206_2_4 https://www.access-board.gov/ada/#ada-403_3	2012 TAS Section: 206.2.4, 403.3 2010 ADAS Section: 206.2.4, 403.3 2015 ABAAS Section: F206.2.4, 403.3		
9	Structures on Property (Public) : Pavilion (Interior)	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 height over 39" Sink is 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/ada/#ada-606_3	2012 TAS Section: 606.3 2010 ADAS Section: 606.3 2015 ABAAS Section: 606.3		
10	Structures on Property (Public) : Pavilion (Interior)	The faucet controls require twisting of the wrist. Faucet 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 lb. Lever-operated, push-type and electronically controlled mechanisms are examples of acceptable designs.	Non compliant hardware	https://www.access-board.gov/ada/#ada-606_4	2012 TAS Section: 606.4 2010 ADAS Section: 606.4 2015 ABAAS Section: 606.4		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
11	Structures on Property (Public) : HQ Building (Interior)	<p>Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance. Maneuvering clearances shall have a max slope of 2.08%. Door openings shall provide a clear width of 32 inches (815 mm) 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. Openings more than 24 inches (610 mm) deep shall provide a clear opening of 36 inches (915 mm) minimum. There shall be no projections into the required clear opening width lower than 34 inches (865 mm) above the finish floor or ground. Projections into the clear opening width between 34 inches (865 mm) and 80 inches (2030 mm) above the finish floor or ground shall not exceed 4 inches (100 mm). The threshold has a vertical change greater than 1/4 inch high. The threshold has a gap greater than 1/2 inch wide. The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise. All interior doors must be maintained so that the operating pressure does not exceed 5 lbf to open. The sweep period for doors with closers shall be adjusted so that from an open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the leading edge of the door. Exterior doors are recommended to be maintained at 8.5 lbf as a smart practice. Force is to be measured at the operating hardware or 30 inches from the hinges, whichever is greater. Hand-activated door 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, tight pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground. The bottom 10 inches on the push side must be smooth and free of obstructions (hold open devices). Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing</p>	More than 60% doors/entrances are equipped with non-compliant hardware.	Review door and threshold componets to make accessible https://www.access-board.gov/ada/#ada-404	2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
		panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor. EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish floor or ground shall not be required to comply with 404.2.11. Egress doors shall provide a continuous and unobstructed way of egress travel from any point in a building or facility that provides an accessible route to an area of refuge, a horizontal exit, or a public way.					
12	Structures on Property (Public) : HQ Building (Interior)	The fire extinguisher is not on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements within the building or facility which are otherwise connected by a circulation path.	Need photo verification 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-206_2_4	2012 TAS Section: 206.2.4 2010 ADAS Section: 206.2.4 2015 ABAAS Section: F206.2.4		
13	Structures on Property (Public) : HQ Building (Interior)	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.	Pathway narrowed to less than 36" Min	https://www.access-board.gov/ada/#ada-403_5_1	2012 TAS Section: 403.5.1 2010 ADAS Section: 403.5.1 2015 ABAAS Section: 403.5.1		








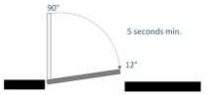
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
14	Structures on Property (Public) : HQ Building (Interior) - Entrance Doors	The door is equipped with a door closer and returns to a closed position too quickly. 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.	Closes faster than 5 seconds	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		
15	Structures on Property (Public) : HQ Building (Interior) - Entrance Doors	The threshold is greater than 1/2 inch high. The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.	Threshold exceeds 1/2" tolerance	https://www.access-board.gov/ada/#ada-404_2_5	2012 TAS Section: 404.2.5 2010 ADAS Section: 404.2.5 2015 ABAAS Section: 404.2.5		
16	Structures on Property (Public) : HQ Building (Interior) - Entrance Doors	The door is equipped with both a closer and a latch and is recessed on the latch side greater than 8 inches deep. There is no latch side clearance within the alcove. Maneuvering clearance for doors on the push side equipped with both a closer and latch must be 48 inches minimum in depth. The width of the maneuvering clearance must be as wide as the door plus an additional 12 inches in the same plane as the door on the latch side. The additional maneuvering clearance does not have to be in the same plane as the door if the door is recessed 8 inches or less, The maneuvering clearance must be flat (2% max. slope in any direction) and clear of obstructions.	Recessed main door does not give 12" on latch side	https://www.access-board.gov/ada/#ada-404_2_4_3	2012 TAS Section: 404.2.4.3 2010 ADAS Section: 404.2.4.3 2015 ABAAS Section: 404.2.4.3		




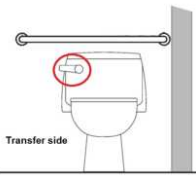


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17	Structures on Property (Public) : HQ Building (Interior) - Entrance Doors	The door opening contains projections into doorway below 34 inches. Door openings shall provide a clear width of 32 inches minimum. There shall be no projections into the 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	Pamphlet shelf impedes doorway	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		
18	Structures on Property (Public) : HQ Building (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 placed across burners	https://www.access-board.gov/ada/#ada-804_6_4	2012 TAS Section: 804.6.4 2010 ADAS Section: 804.6.4 2015 ABAAS Section: 804.6.4		
19	Structures on Property (Public) : HQ Building (Interior) - Kitchenette	Knee and toe space has not been provided at the sink. Kitchen sinks must be provided with a clear floor space positioned for a forward approach including knee and toe clearance.	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.	https://www.access-board.gov/ada/#ada-606_2 https://www.access-board.gov/ada/#ada-804_4	2012 TAS Section: 606.2, 804.4 2010 ADAS Section: 606.2, 804.4 2015 ABAAS Section: 606.2, 804.4		




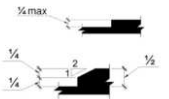


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20	Structures on Property (Public) : HQ Building (Interior) - Kitchenette	Compliant knee clearance is not provided at the accessible table. When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide and 17 inches deep shall be provided.	Knee space obstruction at 26"		https://www.access-board.gov/ada/#ada-306_3_3	2012 TAS Section: 306.3.3 2010 ADAS Section: 306.3.3 2015 ABAAS Section: 306.3.3	 
21	Structures on Property (Public) : Outdoor Restrooms - Outdoor Restroom (Men's)	The restroom is missing the International Symbol of Accessibility (ISA). Accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility (ISA). Wall signs identifying permanent rooms and spaces of a building shall be in 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.	Non compliant sign type. 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.		https://www.access-board.gov/ada/#ada-216_8	2012 TAS Section: 216.8 2010 ADAS Section: 216.8 2015 ABAAS Section: F216.8	  
22	Structures on Property (Public) : Outdoor Restrooms - Outdoor Restroom (Men's)	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		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	  



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23	Structures on Property (Public) : Outdoor Restrooms - Outdoor 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.	Sink pipes not insulated		https://www.access-board.gov/ada/#ada-606_5	2012 TAS Section: 606.5 2010 ADAS Section: 606.5 2015 ABAAS Section: 606.5		
24	Structures on Property (Public) : Outdoor Restrooms - Outdoor 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.	Wrong side		https://www.access-board.gov/ada/#ada-604_6	2012 TAS Section: 604.6 2010 ADAS Section: 604.6 2015 ABAAS Section: 604.6		
25	Structures on Property (Public) : Outdoor Restrooms - Outdoor Restroom (Women's)	The restroom is missing the International Symbol of Accessibility (ISA). Accessible toilet rooms or bathing rooms shall be identified by the International Symbol of Accessibility (ISA). Wall signs identifying permanent rooms and spaces of a building shall be in 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.	Non compliant sign type. 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.		https://www.access-board.gov/ada/#ada-216_8	2012 TAS Section: 216.8 2010 ADAS Section: 216.8 2015 ABAAS Section: F216.8		

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26	Structures on Property (Public) : Outdoor Restrooms - Outdoor Restroom (Women'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.	Pipes are not insulated	https://www.access-board.gov/ada/#ada-606_5	2012 TAS Section: 606.5 2010 ADAS Section: 606.5 2015 ABAAS Section: 606.5		
27	Structures on Property (Public) : Cleaning 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.	Due to elevation change and temporary grating there is no access to sink or cleaning station.	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		
28	Structures on Property (Public) : Cleaning 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 https://www.access-board.gov/ada/#ada-208_2 https://www.access-board.gov/ada/#ada-502	2012 TAS Section: 208.2 2010 ADAS Section: 208.2 2015 ABAAS Section: F208.2		

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29	Outdoor Features (Public) : Wildlife Viewing Blind	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 blinds with accessible features at this time.	There are no enforceable standards for blinds at this time. Best practices recommend installing 20% accessible features. Clear floor space, stable surface, and surface deck height.	2015 ABAAS Section: F245.3																						
30	Outdoor Features (Public) : Registration 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 at this time.	Review parking stall and access aisle requirements https://www.access-board.gov/ada/#ada-208_2 https://www.access-board.gov/ada/#ada-502	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</th> <th>Minimum Number of Required Accessible Parking Spaces</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> </tr> <tr> <td>2-5</td> <td>2</td> </tr> <tr> <td>6-25</td> <td>5</td> </tr> <tr> <td>26-50</td> <td>10</td> </tr> <tr> <td>51-75</td> <td>15</td> </tr> <tr> <td>76-100</td> <td>20</td> </tr> <tr> <td>101-150</td> <td>25</td> </tr> <tr> <td>151-200</td> <td>30</td> </tr> <tr> <td>201 & more</td> <td>35</td> </tr> </tbody> </table>	Total Number of Parking Spaces	Minimum Number of Required Accessible Parking Spaces	1	1	2-5	2	6-25	5	26-50	10	51-75	15	76-100	20	101-150	25	151-200	30	201 & more	35
Total Number of Parking Spaces	Minimum Number of Required Accessible Parking Spaces																										
1	1																										
2-5	2																										
6-25	5																										
26-50	10																										
51-75	15																										
76-100	20																										
101-150	25																										
151-200	30																										
201 & more	35																										
31	Outdoor Features (Public) : Registration Station - Pathway to Registration Station	The walkway contains changes in level greater than a 1/2 inch high that should be ramped. Changes in level greater than 1/2 inch high shall be constructed as a ramp or curb ramp.	Concrete lip exceeds 1/2" lip	https://www.access-board.gov/ada/#ada-303_4	2012 TAS Section: 303.4 2010 ADAS Section: 303.4 2015 ABAAS Section: 303.4	