

# Yoakum Dunes WMA- ADA Evaluation



**WMA- Yoakum Dunes, Whiteface TX, ADA Evaluation**

**306 Taylor St (not real address)**

**Whiteface, TX 79379**

**Accessibility Evaluation**

**Inspection Date: 06/24/2022**

**Inspectors: Jason Gregory**

**Prepared By**



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tpwd.texas.gov**




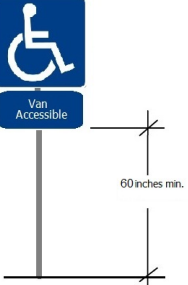
**Report Date: 01/18/2024**

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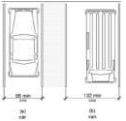

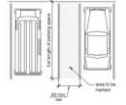
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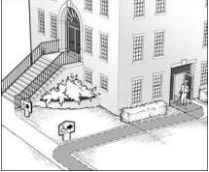

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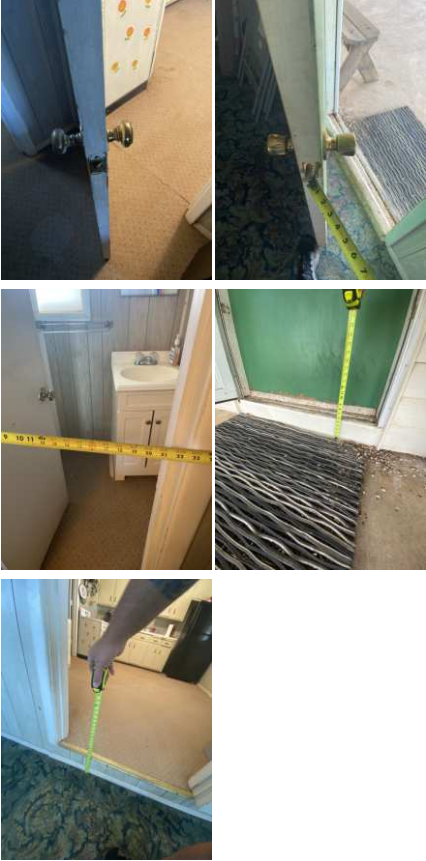
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Labeled - Accessible Stall (Labeled)	The accessible parking stall signage is incorrect and/or missing from each accessible parking space. Parking space identification 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.	Missing van designation		<a href="https://www.access-board.gov/ada/#ada-502_6">https://www.access-board.gov/ada/#ada-502_6</a>	2012 TAS Section: 502.6  2015 ABAAS Section: 502.6	 
2	Exterior of Property (Public): HQ Parking Lot (1 Space) 1 Labeled - Accessible Stall (Labeled)	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.	Sign height at 54"		<a href="https://www.access-board.gov/ada/#ada-502_6">https://www.access-board.gov/ada/#ada-502_6</a>	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
3	Exterior of Property (Public): Bunk House Parking Lot (0 Spaces)	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.	Parking lot is not compliant due to surfacing material and striping requirements.	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		
4	Exterior of Property (Public): Bunk House Parking Lot (0 Spaces) - Van Spot Requirements	The parking space is in not nearly compliant. The parking space the minimum width. The floor or ground surface is not firm stable or slip resistant. The parking space contains changes in level and/or gaps that exceed the maximum allowable requirements. The parking space does not have the proper identifications signs or the signs are not installed at the correct height. The parking space is missing an adjacent access aisle.	The parking stall is missing border markings and has non compliant surfacing material. Gravel is not compliant surfacing for parking stall or access aisles.	<a href="https://www.access-board.gov/aba/#aba-502_1">https://www.access-board.gov/aba/#aba-502_1</a> <a href="https://www.access-board.gov/aba/#aba-502_2">https://www.access-board.gov/aba/#aba-502_2</a>	2012 TAS Section: 502.1, 502.1 Exception  2010 ADAS Section: 502.1, 502.1 Exception  2015 ABAAS Section: 502.1, 502.1 Exception		
5	Exterior of Property (Public): Bunk House Parking Lot (0 Spaces) - Access Aisle Requirements (Van)	The access aisle is in not nearly compliant. The access ai the minimum width. The access aisle is not as long as the parking space it serves. There are no markings to discourage parking. The floor or ground surface is not firm stable or slip resistant. The parking space contains changes in level and/or gaps that exceed the maximum allowable requirements.	There is no access aisle provided. Gravel surfacing material is not compliant for access aisle and missing boundary markings. Access aisle width requirements depend on van stall size. van stall 11' access aisle 5' or van stall 8' access aisle 8'	<a href="https://www.access-board.gov/ada/#ada-502_3">https://www.access-board.gov/ada/#ada-502_3</a>	2012 TAS Section: 502.3  2010 ADAS Section: 502.3  2015 ABAAS Section: 502.3		


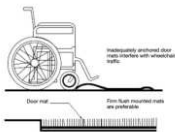

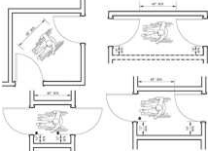
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Structures on Property (Public) : Bunk Areas (Exterior)	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route of travel shall be provided to all portions of the building, to accessible building entrances and between the building and the public way. At least one accessible route within the boundary of the site must be provided from public transportation stops, accessible parking and accessible passenger loading zones and public streets or sidewalks to the accessible building entrance they serve. The accessible route shall, to the maximum extent feasible, coincide with the route for the general public. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces and elements.	Due to terrain and change in elevation pathway is not compliant. This building is not accessible	<a href="https://www.access-board.gov/ada/#ada-206_2_1">https://www.access-board.gov/ada/#ada-206_2_1</a>	2012 TAS Section: 206.2.1  2010 ADAS Section: 206.2.1  2015 ABAAS Section: F206.2.1		
7	Structures on Property (Public) : Bunk Areas (Exterior) - Pathway to Bunk House	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	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		

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8	Structures on Property (Public) : Bunk Areas (Interior)	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	More than 60% doors/entrances are equipped with non-compliant hardware. Most doorway thresholds in exceed 1/2" tolerance.	Review door and threshold componets to make accessible <a href="https://www.access-board.gov/ada/#ada-404">https://www.access-board.gov/ada/#ada-404</a>	2010 ADAS Section: 404.2.3, 404.2.7, 404.2.4, 404.2.11, 404.2.11 Exception		



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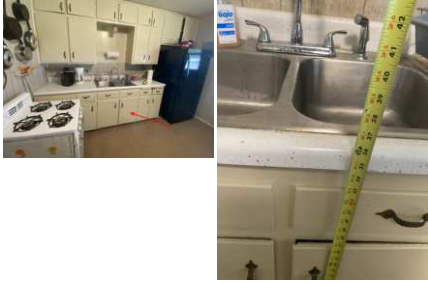
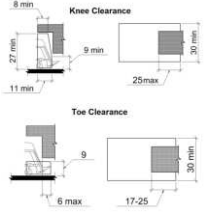


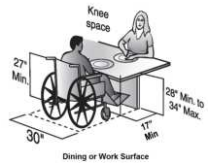
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		panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43 inches (1090 mm) maximum above the finish floor. EXCEPTION: Vision lights with the lowest part more than 66 inches (1675 mm) from the finish 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.					
9	Structures on Property (Public) : Bunk Areas (Interior) - Entrance/Exit Doors	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.	<a href="https://www.access-board.gov/ada/#ada-302_2">https://www.access-board.gov/ada/#ada-302_2</a>	2012 TAS Section: 302.2 2010 ADAS Section: 302.2 2015 ABAAS Section: 302.2		
10	Structures on Property (Public) : Bunk Areas (Interior) - Entrance/Exit Doors	The maneuvering space between the two doors in the vestibule is noncompliant. The distance between two hinged or pivoted doors in series shall be 48 inches minimum plus the width of doors or gates swinging into the space.	This finding has been determined to be compliant. screen or storm doors are not considered "doors in series" since they are part of the same doorway opening as the entry door. They are not prohibited by the Standards but must meet all applicable requirements for doors except those pertaining to doors in series. Other componets of screen door need to be verified for compliance.	N/A - Refer to Finding	2012 TAS Section: 404.2.6 2010 ADAS Section: 404.2.6 2015 ABAAS Section: 404.2.6		

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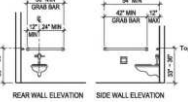
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11	Structures on Property (Public) : Bunk Areas (Interior) - Entrance/Exit Doors	The threshold is greater than 1/2 inch high. The threshold at a doorway shall be no higher than 1/2 inch. Changes in level between 1/4 inch and 1/2 inch must be beveled at 1:2 or less. 1/4 inch is the maximum vertical rise.	Threshold exceeds 1/2"		<a href="https://www.access-board.gov/ada/#ada-404_2_5">https://www.access-board.gov/ada/#ada-404_2_5</a>	2012 TAS Section: 404.2.5  2010 ADAS Section: 404.2.5  2015 ABAAS Section: 404.2.5	
12	Structures on Property (Public) : Bunk Areas (Interior) - Entrance/Exit Doors	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 knobs throughout building are not compliant.		<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	
13	Structures on Property (Public) : Bunk Areas (Interior) - Kitchenette	There is a change in level greater than 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.	Living area into kitchen, thresholds exceeds 1/2" tolerance.		<a href="https://www.access-board.gov/ada/#ada-303_3">https://www.access-board.gov/ada/#ada-303_3</a> <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  2010 ADAS Section: 303.3  2015 ABAAS Section: 303.3	



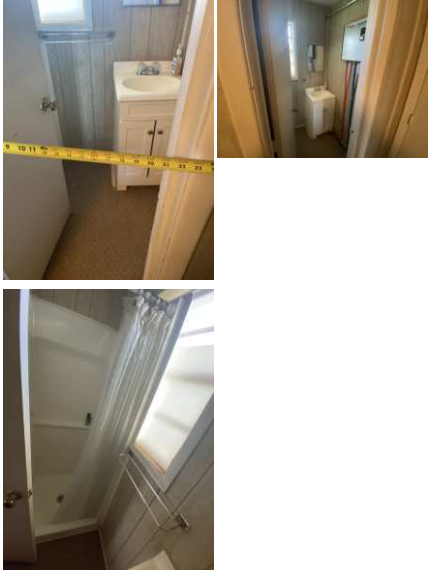
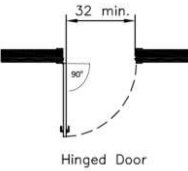
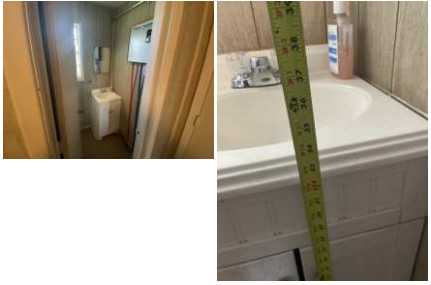
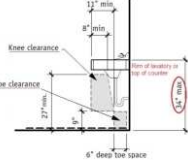

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14	Structures on Property (Public) : Bunk Areas (Interior) - Kitchenette	Knee and toe clearance has not been provided at the sink. The knee clearance shall be 11 inches deep minimum at 9 inches above the finish floor or ground, and 8 inches deep minimum 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.	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		
15	Structures on Property (Public) : Bunk Areas (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 height at 36" Sink required to have frontal approach due to stove top in kitchenette	N/A - Refer to Finding	2012 TAS Section: 606.3  2010 ADAS Section: 606.3  2015 ABAAS Section: 606.3		
16	Structures on Property (Public) : Bunk Areas (Interior) - Kitchenette	Compliant knee and/or toe clearance is not provided. When seating for persons in wheelchairs is provided at fixed tables or counters, knee spaces at least 27 inches high, 30 inches wide, 11 inches deep, and toe clearance extending an additional 6 inches at 9 inches high shall be provided. The toe clearance shall extend 17" minimum under the element.	Kitchen table is not accessible and does not provide knee or toe space.	<a href="https://www.access-board.gov/ada/#ada-306_2_1">https://www.access-board.gov/ada/#ada-306_2_1</a>	2012 TAS Section: 306.2.1  2010 ADAS Section: 306.2.1  2015 ABAAS Section: 306.2.1, 306.3.1		




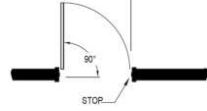
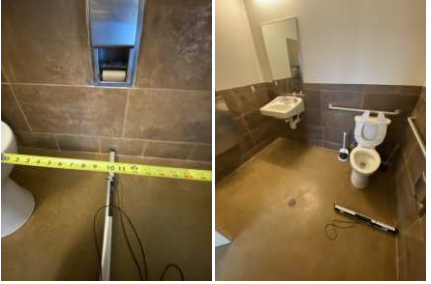
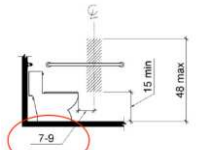
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17	Structures on Property (Public) : Bunk Areas (Interior) - Restroom (Toilet)	The restroom is not nearly compliant. The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. The entry door does not contain the required minimum maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or incorrectly installed. Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both. The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.	Toilet room separate from shower room. This restroom requires a number of componets to gain compliance.	<a href="https://www.access-board.gov/ada/#ada-213_2">https://www.access-board.gov/ada/#ada-213_2</a> Review restrooms componets to make accessible. <a href="https://www.access-board.gov/ada/#ada-603">https://www.access-board.gov/ada/#ada-603</a>	2012 TAS Section: 213.2  2010 ADAS Section: 213.2  2015 ABAAS Section: F213.2	 	
18	Structures on Property (Public) : Bunk Areas (Interior) - Restroom (Toilet)	Accessible toilets must have grab bars installed. 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. The rear grab bar must be a minimum of 36 inches long and extend from the centerline of the toilet 12 inches minimum on one side and 24 inches minimum on the other 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.	There are no grab bars installed at this time.	<a href="https://www.access-board.gov/ada/#ada-604_5">https://www.access-board.gov/ada/#ada-604_5</a> Review grab bar componets to make accessible <a href="https://www.access-board.gov/ada/#ada-609">https://www.access-board.gov/ada/#ada-609</a>	2012 TAS Section: 604.5  2010 ADAS Section: 604.5  2015 ABAAS Section: 604.5		

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19	Structures on Property (Public) : Bunk Areas (Interior) - Restroom (Shower)	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.	Door to sink and shower room does not open to 90°. Shower and sink in separate room from toilet.	<a href="https://www.access-board.gov/ada/#ada-404_2_3">https://www.access-board.gov/ada/#ada-404_2_3</a>	2012 TAS Section: 404.2.3  2010 ADAS Section: 404.2.3  2015 ABAAS Section: 404.2.3		 Hinged Door
20	Structures on Property (Public) : Bunk Areas (Interior) - Restroom (Shower)	There are not enough accessible lavatories. Where lavatories are provided, at least one shall be accessible and shall not be located in a toilet compartment.	The lavatory and accessories are not complaint.	<a href="https://www.access-board.gov/ada/#ada-213_3_4">https://www.access-board.gov/ada/#ada-213_3_4</a> Review lavatory componets to make accessible. <a href="https://www.access-board.gov/ada/#ada-606">https://www.access-board.gov/ada/#ada-606</a>	2012 TAS Section: 213.3.4  2010 ADAS Section: 213.3.4  2015 ABAAS Section: F213.3.4		
21	Structures on Property (Public) : Bunk Areas (Interior) - Restroom (Shower)	There are no accessible bathing and shower facilities. Where bathtubs or showers are provided, at least one accessible bathtub or at least one accessible shower shall be provided.	There is no accessible shower at this time	<a href="https://www.access-board.gov/ada/#ada-213_3_6">https://www.access-board.gov/ada/#ada-213_3_6</a> Review shower or tub componets to make accessible <a href="https://www.access-board.gov/ada/#ada-607">https://www.access-board.gov/ada/#ada-607</a> <a href="https://www.access-board.gov/ada/#ada-608">https://www.access-board.gov/ada/#ada-608</a>	2012 TAS Section: 213.3.6  2010 ADAS Section: 213.3.6  2015 ABAAS Section: F213.3.6		

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22	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.	Doors pictured closes in less than 5 secs, front double door entrance and rear exit door.	<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		
23	Structures on Property (Public) : HQ Building (Interior) - Entrance/Exit Doors	The door does not open at least 90 degrees. 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.	Rear door does not open 90 degrees,	<a href="https://www.access-board.gov/ada/#ada-404_2_3">https://www.access-board.gov/ada/#ada-404_2_3</a>	2012 TAS Section: 404.2.3 2010 ADAS Section: 404.2.3 2015 ABAAS Section: 404.2.3		
24	Structures on Property (Public) : HQ Building (Interior) - Restroom (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 at 10"	<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		

**WMA- Yoakum Dunes, Whiteface TX, ADA Evaluation - 306 Taylor St (not real address) Whiteface, TX 79379**

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
25	Structures on Property (Public) : HQ Building (Interior) - Restroom (Unisex)	The lavatory's clear floor space is not a minimum 30 inches wide by 48 inches deep. A 30 inch by 48 inch clear floor space positioned for a forward approach with knee and toe clearance shall be provided.	Waste paper basket impedes clear floor space to lavatory and toilet space. Soap dispenser is not accessible	<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	