

AE Wood IF- ADA Evaluation



IF-San Marcos TX, AE Wood ADA Evaluation

507 Staples Rd

San Marcos, TX 78666

Accessibility Evaluation

Inspection Date: 12/05/2022

Inspectors: Christopher Meza

Prepared By



(512) 424 - 2000




tpwd.texas.gov

Report Date: 02/06/2024


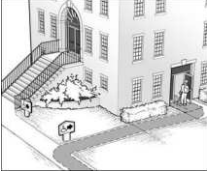
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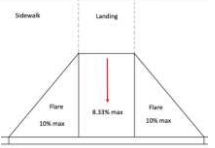


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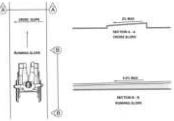
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public) : AE Wood Parking Lot (1 Space) 1 Van - Van Accessible Stall	The van stall is missing a sign identifying it as a van accessible stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."	Van sign looks to be missing. Needs photo verification		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) : AE Wood Parking Lot (1 Space) 1 Van - Access Aisle (Van)	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.	Large crack runs through access aisle. Looks like it was recently repaired but needs review for compliance. Gaps over 1/2" are not compliant. Other elements of access aisle meets compliance.		https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3	

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public) : AE Wood Parking Lot (1 Space) 1 Van - Pathway to Building (Van Accessible Stall to Main Entrance)	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 lack of accessible pathway, there is no way to access this building at this time. Curb ramp used to gain entry into building is not compliant. This building is not accessible.	https://www.access-board.gov/ada/#ada-206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		





Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
4	Exterior of Property (Public) : AE Wood Parking Lot (1 Space) 1 Van - Pathway to Building (Van Accessible Stall to Main Entrance)	Significant sloping in curb ramp. The curb ramp exceeds the maximum running slope (parallel to the direction of travel) allowable of 8.33%.	N/A		https://www.access-board.gov/ada/#ada-406_1		
5	Exterior of Property (Public) : AE Wood Parking Lot (1 Space) 1 Van - Pathway to Building (Van Accessible Stall to Main Entrance)	The curb ramp side flares exceed maximum slope allowances. The sides of curb ramps (curb ramp flares) where provided, shall not be steeper than 1:10.	Located on (L) side of curb ramp.		https://www.access-board.gov/ada/#ada-406_3		

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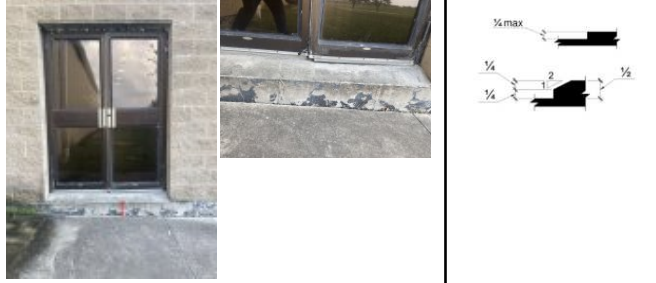
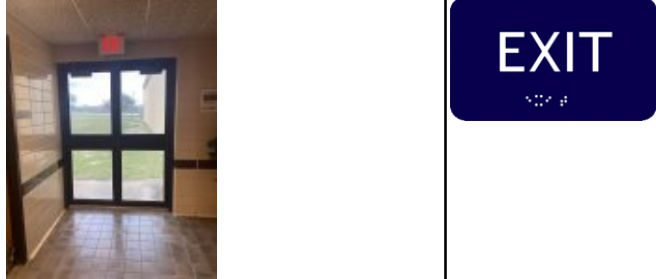
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Exterior of Property (Public) : AE Wood Parking Lot (1 Space) 1 Van - Pathway to Building (Van Accessible Stall to Main Entrance)	The route contains openings greater than 1/2 inch. Openings in floor or ground surfaces 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.	on exterior pathway leading to front entrance.	https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		
7	Exterior of Property (Public) : Pathway to Holding Ponds - TOUR	The accessible route on the site has running slopes greater than 5 percent 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).	Running slope near access point is not compliant. Exterior route meets majority of requirements for compliance and is considered accessible.	https://www.access-board.gov/ada/#ada-403_3	2012 TAS Section: 403.3 2010 ADAS Section: 403.3 2015 ABAAS Section: 403.3		


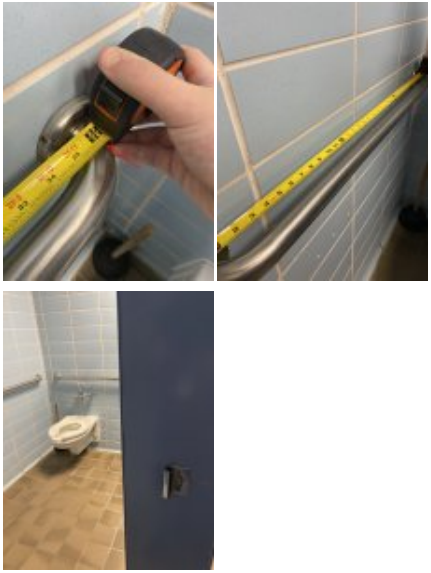
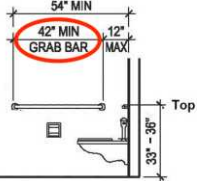
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8	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Entrance Doors	The door is equipped with a door closer and returns to a closed position too quickly. Door closers and gate closers shall be adjusted so 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.	Interior vestibule door on (R) side closes too fast	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		
9	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Entrance 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. This applies to all doors marked with visual exit sign. Need better photo representation	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		


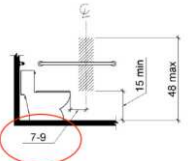

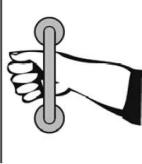
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10	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Side Exit (Near Restrooms)	The walkway contains abrupt vertical edges and/or variations over a 1/2 inch. 1/4 inch is the maximum vertical rise. Changes 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.	Change in elevation over 1/2"		https://www.access-board.gov/ada/#ada-303_2	2012 TAS Section: 303.3, 303.2 2010 ADAS Section: 303.3, 303.2 2015 ABAAS Section: 303.2, 303.3	
11	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Side Exit (Near Restrooms)	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. This applies to all doors marked with visual exit sign.		https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1	


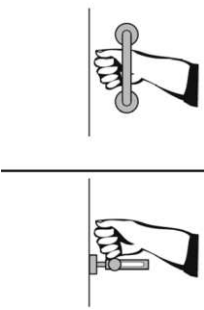

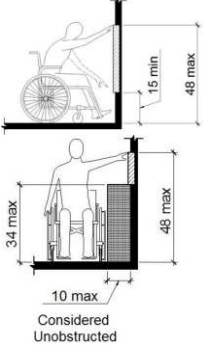


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12	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Service Counter	The sales or service counter does not allow for a forward or parallel approach. Accessible counters must provide a compliant forward or parallel approach.	Service counter height is not compliant for front or parallel approach. Service counter is not accessible. This site does not process or accept transaction from public, service counter not in use.	Remove service counter since not used or provide accessible option. Service desks approach requirments https://www.access-board.gov/ada/#ada-904_4 Parallel approach https://www.access-board.gov/ada/#ada-904_4_1 Forward approach https://www.access-board.gov/ada/#ada-904_4_2	2012 TAS Section: 904.4 2010 ADAS Section: 904.4 2015 ABAAS Section: 904.4.1		
13	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The side grab bar is not long enough. 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.	Measures at 36"	https://www.access-board.gov/ada/#ada-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1		




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14	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - 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.	Measures at less than 42"		https://www.access-board.gov/ada/#ada-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1	
15	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - 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.	Not on open siide		https://www.access-board.gov/ada/#ada-604_6	2012 TAS Section: 604.6 2010 ADAS Section: 604.6 2015 ABAAS Section: 604.6	
16	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The force required to operate the element exceeds the maximum allowable force. The force required to activate operable parts is 5 pounds maximum.	Flush handle exceeds 5lbs force to operate.		https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4	

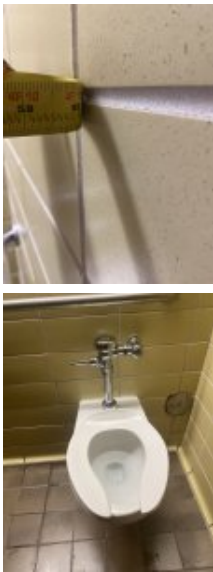
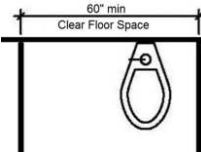

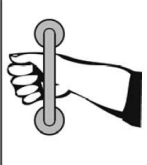
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17	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The toilet paper is not installed within the compliant range. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum 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 over 20"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
18	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - 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/ada/#ada-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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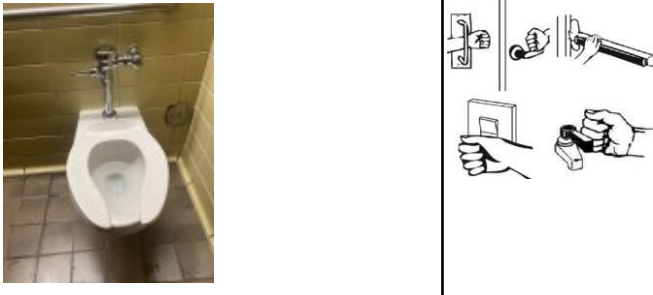
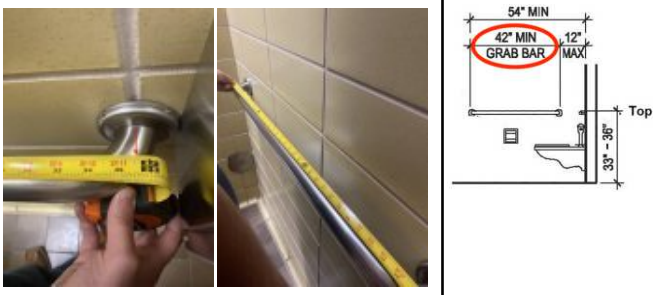
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19	Structures on Property (Public) - Tour/Public Components : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The locking/latching hardware is not accessible. Hand-activated door opening hardware, handles, pulls, latches, locks, and other operating 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.	N/A	https://www.access-board.gov/ada/#ada-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		
20	Structures on Property (Public) - Tour/Public Components : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The coat hook is installed greater than 48 inches above the finished floor. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	Measures over 67"	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1		
21	Structures on Property (Public) - Tour/Public Components : AE Wood/Public Restrooms (Interior) - 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.	(R) side lavatory pipes are exposed	https://www.access-board.gov/ada/#ada-606_5	2012 TAS Section: 606.5 2010 ADAS Section: 606.5 2015 ABAAS Section: 606.5		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure	
22	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	More than 5lbs of force needed to operate.		https://www.access-board.gov/ada/#ada-404_2_9	2012 TAS Section: 404.2.9 2010 ADAS Section: 404.2.9 2015 ABAAS Section: 404.2.9		
23	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Men's)	The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.	Wall sign is non compliant, multiple comments.	Wall sign designation https://www.access-board.gov/ada/#ada-216_2 Wall signs general/review all componets https://www.access-board.gov/ada/#ada-703_1 Height Above Finish Floor or Ground https://www.access-board.gov/ada/#ada-703_4_1 Location https://www.access-board.gov/ada/#ada-703_4_2	2012 TAS Section: 216.2, 703.1, 703.2, 703.5, 703.6 2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6 2015 ABAAS Section: F216.2, 703.1, 703.2, 703.5, 703.6			




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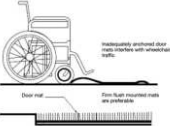

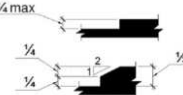
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24	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The toilet compartment is not wide enough. Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall.	stall width measures at 59", required to be 60" in width.	https://www.access-board.gov/ada/#ada-604_8_1_1	2012 TAS Section: 604.8.1.1 2010 ADAS Section: 604.8.1.1 2015 ABAAS Section: 604.8.1.1		
25	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - 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/ada/#ada-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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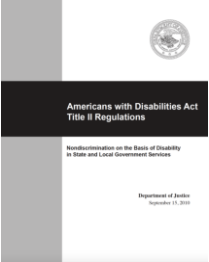
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26	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The toilet paper is not installed within the compliant range. Toilet paper dispensers shall be 7 inches minimum and 9 inches maximum 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 is not compliant in distance or location.		https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7	
27	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The force required to operate the element exceeds the maximum allowable force. The force required to activate operable parts is 5 pounds maximum.	Flush handle exceeds 5lbs force to operate.		https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4	
28	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The side grab bar is not long enough. 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.	Measures at less than 36"		https://www.access-board.gov/ada/#ada-604_5_1	2012 TAS Section: 604.5.1 2010 ADAS Section: 604.5.1 2015 ABAAS Section: 604.5.1	

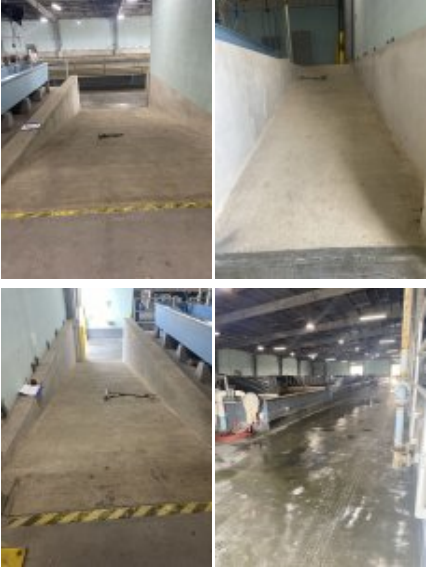
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30	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The coat hook is installed greater than 48 inches above the finished floor. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	Measures at 68"		https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1	
31	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	Door pressure exceeds 5lbs of operating force.		https://www.access-board.gov/ada/#ada-404_2_9	2012 TAS Section: 404.2.9 2010 ADAS Section: 404.2.9 2015 ABAAS Section: 404.2.9	


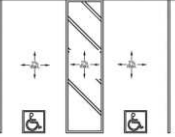
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
32	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Restroom (Women's)	The restroom sign does not comply with one or more applicable requirements for the location, height, and properties of the sign.	Wall sign is non compliant, multiple comments.	Wall sign designation https://www.access-board.gov/ada/#ada-216_2 Wall signs general/review all componets https://www.access-board.gov/ada/#ada-703_1 Height Above Finish Floor or Ground https://www.access-board.gov/ada/#ada-703_4_1 Location https://www.access-board.gov/ada/#ada-703_4_2	2012 TAS Section: 216.2, 703.1, 703.2, 703.5, 703.6 2010 ADAS Section: 216.2, 703.1, 703.2, 703.5, 703.6 2015 ABAAS Section: F216.2, 703.1, 703.2, 703.5, 703.6		
33	Structures on Property (Public) - Tour/Public Componets : AE Wood/Public Restrooms (Interior) - Conference Room - TOUR	The conference room has been found to be in substantial compliance with accessibility codes, standards, and regulations.	The conference room is spacious, clutter free, and accessible. Also serves as tour gathering area. Need photo representation	N/A	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		
34	Structures on Property (Public) - Tour/Public Componets : Incubator Area (Interior)- TOUR - Entrance Door	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	Doors leading to raceway part of tour.	https://www.access-board.gov/ada/#ada-404_2_9	2012 TAS Section: 404.2.9 2010 ADAS Section: 404.2.9 2015 ABAAS Section: 404.2.9		


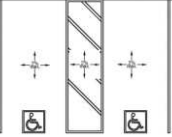
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
35	Structures on Property (Public) - Tour/Public Componets : Incubator Area (Interior)- TOUR - Entrance Door	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.	Door mat is not of compliant size or durability and does not meet compliance.	https://www.access-board.gov/ada/#ada-302_2	2012 TAS Section: 302.2 2010 ADAS Section: 302.2 2015 ABAAS Section: 302.2		
36	Structures on Property (Public) - Tour/Public Componets : Incubator Area (Interior)- TOUR - Entrance Door	The threshold is beveled with a slope greater than 1:2. 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.	N/A	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		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
37	Structures on Property (Public) - Tour/Public Componets : Incubator Area (Interior)- TOUR - Entrance Door	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. This applies to all doors marked with visual exit signs.	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		




Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
38	Structures on Property (Public) - Tour/Public Components : Raceway/Production Area (Interior) - TOUR	State and local governments have an obligation to make their programs and services accessible to persons with disabilities. This may or may not require the alteration, addition or construction of existing facilities which predate The Americans with Disabilities Act (ADA) of 1990. Under the Code of Federal Regulations Section 35.151(b)(2) State and Local Government Title II entities may provide programmatic access where alterations to existing facilities would result in undue financial and administrative burdens. For Example, A public entity has six courtrooms in two existing buildings and determines that only three of those courtrooms and the public use and common use areas serving those courtrooms in one building are needed to be made accessible in order to satisfy its program access obligations. The entity must comply with 2010 Standards unless compliance would result in undue financial and administrative burdens and must take other actions that would not result in an undue financial burden to ensure access to persons with disabilities. This may include the scheduling of the various types of cases, hearings etc. in accessible courtrooms and relocating them where necessary to accommodate persons with disabilities. Having a defined program and effective communication process in place to ensure the public and employees can request accommodations is necessary to ensure equal access to the county's court system. Program access is not part of this evaluation and this information is being provided as an advisory only.	Element can be accessed as majority pathways are accessible. This element is considered accessible.	Provide reasonable modifications to programs and services, to bypass areas of non compliance.	2010 ADAS Section: Advisory		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
39	Structures on Property (Public) - Tour/Public Components : Raceway/Production Area (Interior) - TOUR	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.	Ramps, floor grating, in raceway/production area are not compliant but necessary for building infrastructure. Clear standing water to ensure accessibility.	Route around raceways does not need to be accessible but tour program does need to meet Title II requirements for accessible programs/services. Finding route which bypasses grating and ramps or covering grating on floor are examples of program modification.	2012 TAS Section: 403.1 2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
40	Exterior of Property (STAFF) : TX River Studies Parking Lot (2 Spaces) 2 Van - Access Aisle (Van) Near Ramp	The cross slope (short dimension) of the access aisle exceeds 2%. The cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Significant cross slope in access aisle, multiple locations are not compliant. See additional photos for details.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		

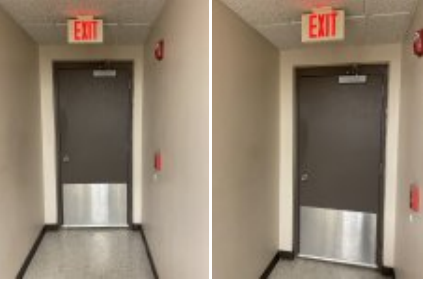

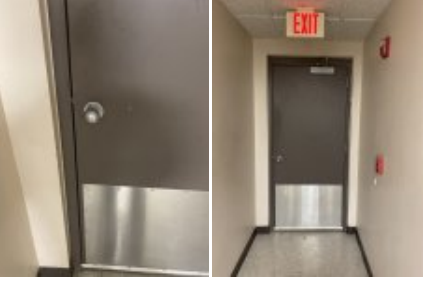
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
41	Exterior of Property (STAFF) : TX River Studies Parking Lot (2 Spaces) 2 Van - Van Accessible Stall (Rear of Parking Lot)	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Significant cross slope in van accessible parking stall, multiple locations are not compliant. See additional photos for details.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		


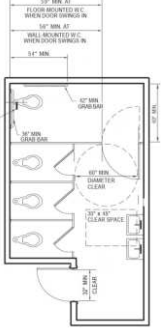

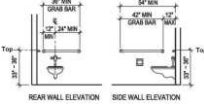
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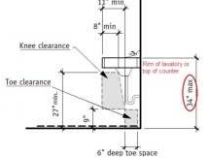
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
42	Exterior of Property (STAFF) : TX River Studies Parking Lot (2 Spaces) 2 Van - Access Aisle (Van) Rear of Parking Lot	The access aisle is not located on an accessible route of travel to the accessible building entrance. 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 accessible route.	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		
43	Exterior of Property (STAFF) : TX River Studies Parking Lot (2 Spaces) 2 Van - Access Aisle (Van) Rear of Parking Lot	The access aisle contains hump in surface materials that do not provide for a stable, firm slip resistant surface. Parking spaces and access aisles serving them shall comply with floor or ground surface requirements. The ground surface shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level, slopes exceeding 1:48, and detectable warnings shall not be permitted.	Slight humps in access aisle that make it not flat and out of compliance slope with accessible surface	Van accessible space near entrance satisfies accessible parking requirements for parking lot this size. Remove this spot or create accessible route towards building. https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
44	Exterior of Property (STAFF) : Analytical Studies Parking Lot (1 Space) 1 Van - Van Accessible Stall	The cross slopes (narrow dimension) and/or running slopes (long dimension) of the accessible stall exceeds 2%. The running slope and the cross slope in an accessible parking stall and the access aisle must not exceed 2%.	Significant running and cross slope in van accessible stall, multiple locations are not compliant. See additional photos for details.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		
45	Exterior of Property (STAFF) : Analytical Studies Parking Lot (1 Space) 1 Van - Access Aisle (Van)	The access aisle is not a minimum 5 feet wide. An accessible parking stall's access aisle must be a minimum of 5 feet wide measured from centerline to centerline. Where the access aisle is not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the access aisle.	Measures at 4'10"	https://www.access-board.gov/ada/#ada-502_3_1	2012 TAS Section: 502.3.1 2010 ADAS Section: 502.3.1 2015 ABAAS Section: 502.3.1		


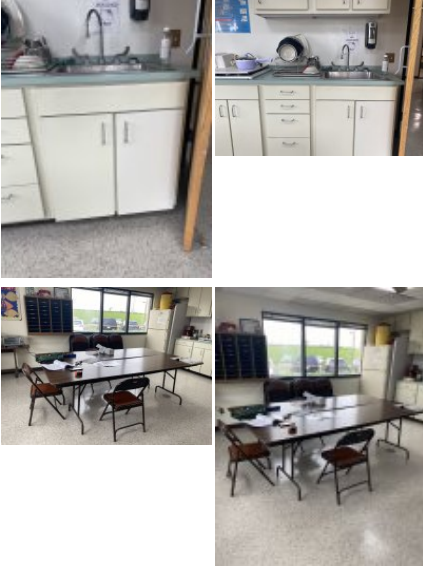
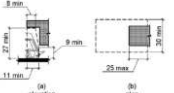
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
46	Exterior of Property (STAFF) : Analytical Studies Parking Lot (1 Space) 1 Van - Access Aisle (Van)	The running slope of the access aisle (long dimension) exceeds 2%. The running slope in an accessible parking stall and the access aisle must not exceed 2%.	Access aisle cross slope non compliance noted in 1 location. Slope caused by gravel erosion.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
47	Structures on Property (STAFF) : AE Wood (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. This applies to all doors marked with visual exit	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		
48	Structures on Property (STAFF) : AE Wood (Interior) - Entrance/Exit Doors	The door/gate operating hardware is not accessible. Hand-activated door/gate 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, pinching or twisting of the wrist to operate. Hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.	N/A	https://www.access-board.gov/ada/#ada-404_2_7	2012 TAS Section: 404.2.7 2010 ADAS Section: 404.2.7 2015 ABAAS Section: 404.2.7		

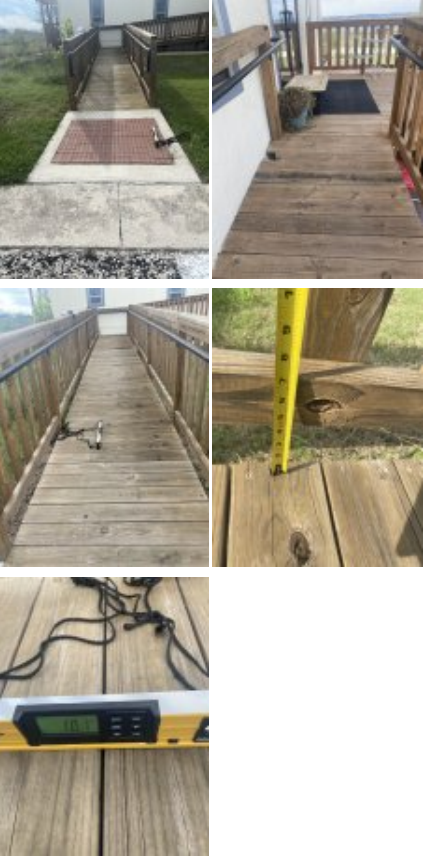
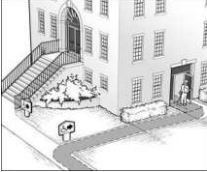
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
49	Structures on Property (STAFF) : AE Wood (Interior) - Restroom/Showe r (Men's)	The restrooms is not nearly compliant. - The restroom does not have the required minimum clear floor space or maneuvering clearances 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 60 inches maneuvering space on the pull side - The entry door encroach into the required clear floor space for fixtures. - Door opening pressure was measured at greater than 5 pounds. - Grab bars are 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 at the floor drains.	This restroom requires a number of componets to gain compliance. Missing grab bars, door compliance, flush handle location, toilet stall dimensions, TP dispenser location and coat hook reach are not compliant	Review restrooms componets to make accessible. https://www.access-board.gov/ada/#ada-213_2 https://www.access-board.gov/ada/#ada-603	2012 TAS Section: 213.2 2010 ADAS Section: 213.2 2015 ABAAS Section: F213.2		
50	Structures on Property (STAFF) : AE Wood (Interior) - Restroom/Showe r (Men's)	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.	Review grab bar componets to make accessible https://www.access-board.gov/ada/#ada-604_5 https://www.access-board.gov/ada/#ada-609	2012 TAS Section: 604.5 2010 ADAS Section: 604.5 2015 ABAAS Section: 604.5		


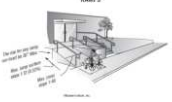
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
51	Structures on Property (STAFF) : AE Wood (Interior) - Restroom/Showers (Men's)	An accessible urinal is not provided. Where more than one urinal is provided, at least one shall be accessible.	Urinals are not required in public bathrooms because building codes allow you to substitute them for toilets. It is also unnecessary to make a urinal accessible for people with disabilities if there is only one in the room. However, if there is more than one urinal in a bathroom, at least one must follow accessibility guidelines.	https://www.access-board.gov/ada/#ada-213_3_3	2010 ADAS Section: 213.3.3		
52	Structures on Property (STAFF) : AE Wood (Interior) - Restroom/Showers (Men's)	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.	Restroom sinks are required to have front approach with knee and toe space provided. Mirror height and soap dispenser not compliant.	https://www.access-board.gov/ada/#ada-213_3_4 https://www.access-board.gov/ada/#ada-606	2012 TAS Section: 213.3.4 2010 ADAS Section: 213.3.4 2015 ABAAS Section: F213.3.4		

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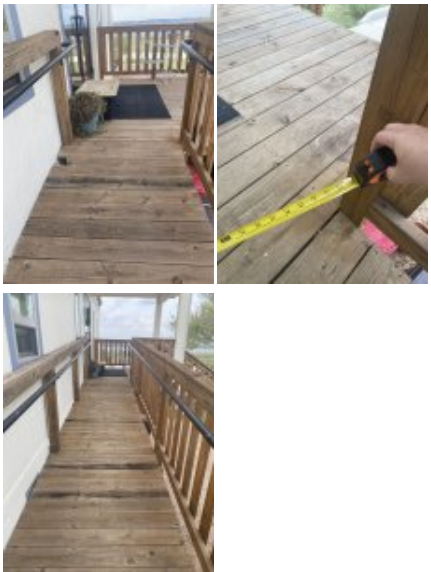


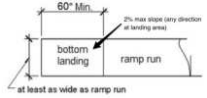
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
53	Structures on Property (STAFF) : AE Wood (Interior) - Restroom/Showers (Men's)	There are no accessible bathing and shower facilities. Where bathtubs or showers are provided, at least one accessible bathtub or at least one accessible shower shall be provided.	There is no ADA accessible shower at this time. Multiple comments. Not enough bars, threshold entrance, complaint ranges for controls	https://www.access-board.gov/ada/#ada-213_3_6 Review shower or tub components to make accessible https://www.access-board.gov/ada/#ada-607 https://www.access-board.gov/ada/#ada-608	2012 TAS Section: 213.3.6 2010 ADAS Section: 213.3.6 2015 ABAAS Section: F213.3.6		
54	Structures on Property (STAFF) : AE Wood (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.	In kitchens, kitchenettes, and breakrooms without a cooktop or conventional range, a parallel approach is permitted at kitchen sinks. Sink height too high for parallel approach. Best practice to make sinks accessible via front approach in any areas where food prep is done. Kitchenette eating area meets compliance.	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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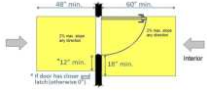

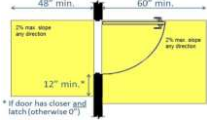
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
55	Structures on Property (STAFF) : TX River Studies (Exterior)	The building entrance is not located on an accessible route. When a building, or portion of a building, is required to be accessible, an accessible route 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.	Ramp used to access main entrance has multiple findings. Upgrades needed to meet full compliance. Ramp slop and landings do not meet compliance.	https://www.access-board.gov/ada/#ada-206_2_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		



Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
56	Structures on Property (STAFF) : TX River Studies (Exterior) - Entrance Ramp (Non Curb Ramp)	The ramps exceeds the maximum running slope (direction of travel) allowable of 8.33%. Ramps should have the least possible slope but in no case more than 8.3% (1:12).	Ramp running slope measured at 10.1% See additional photos for locations of non compliance	https://www.access-board.gov/ada/#ada-405_2	2012 TAS Section: 405.2 2010 ADAS Section: 405.2 2015 ABAAS Section: 405.2		

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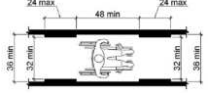


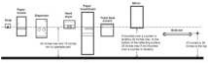
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
57	Structures on Property (STAFF) : TX River Studies (Exterior) - Entrance Ramp (Non Curb Ramp)	The top landing of the ramp does not meet minimum size requirements. The landing clear width shall be at least as wide as the widest ramp run leading to the landing (36 inches minimum) and a minimum of 60 inches in length.	Obstructions prevent clear space requirements for top of landing.	https://www.access-board.gov/ada/#ada-405_7_2 https://www.access-board.gov/ada/#ada-405_7_3	2012 TAS Section: 405.7.3, 405.7.2 2010 ADAS Section: 405.7.3, 405.7.2 2015 ABAAS Section: 405.7.2, 405.7.3		
58	Structures on Property (STAFF) : TX River Studies (Exterior) - Entrance Ramp (Non Curb Ramp)	The landing at the bottom of the ramp has a slope greater than 2%. Bottom landings shall have a dimension in the direction of ramp run of not less than 60 inches and have a slope of 2% maximum in any direction.	Bottom of ramp landing slope exceeds 2% tolerance in any direction. Landing dimension meet compliance.	https://www.access-board.gov/ada/#ada-405_7 https://www.access-board.gov/ada/#ada-405_7_1	2012 TAS Section: 405.7.1, 405.7.1 Exception 2010 ADAS Section: 405.7.1, 405.7.1 Exception 2015 ABAAS Section: 405.7.1, 405.7.1 EXCEPTION		

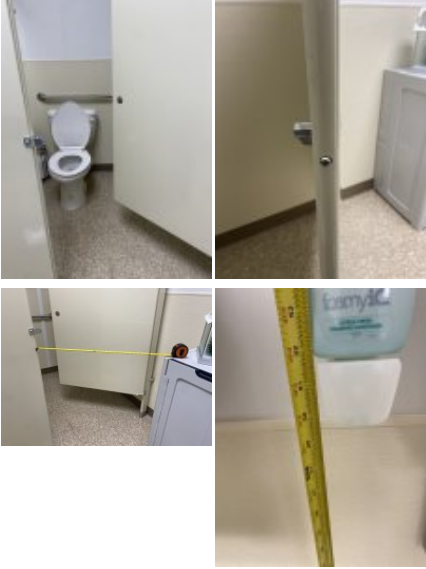
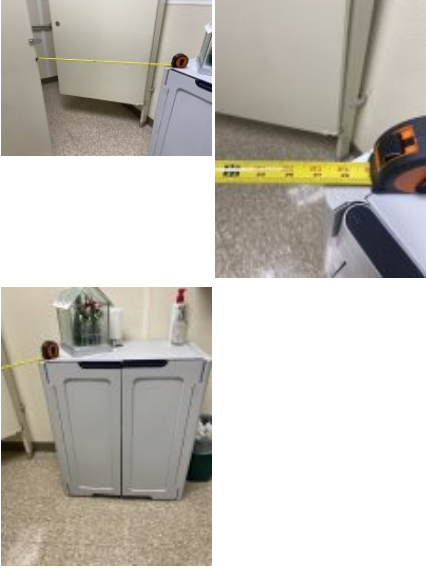
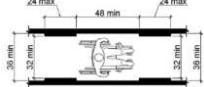
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
59	Structures on Property (STAFF) : TX River Studies (Interior) - Entrance/Exit Doors	The door opening contains projections into the required door maneuvering clearances. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.	Obstruction prevents access to (L) side door.	https://www.access-board.gov/ada/#ada-404_2_4	2012 TAS Section: 404.2.4 2010 ADAS Section: 404.2.4 2015 ABAAS Section: 404.2.4		
60	Structures on Property (STAFF) : TX River Studies (Interior) - Entrance/Exit Doors	The maneuvering clearance at the door is obstructed. Maneuvering clearance for doors on the push side approached from the front must be flat (2% max. slope in any direction) and have a minimum length of 48 inches in the direction of travel.	(R) side door when exiting. Obstruction prevent access.	https://www.access-board.gov/ada/#ada-404_2_4_1	2012 TAS Section: 404.2.4.1 2010 ADAS Section: 404.2.4.1 2015 ABAAS Section: 404.2.4.1		


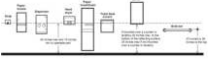
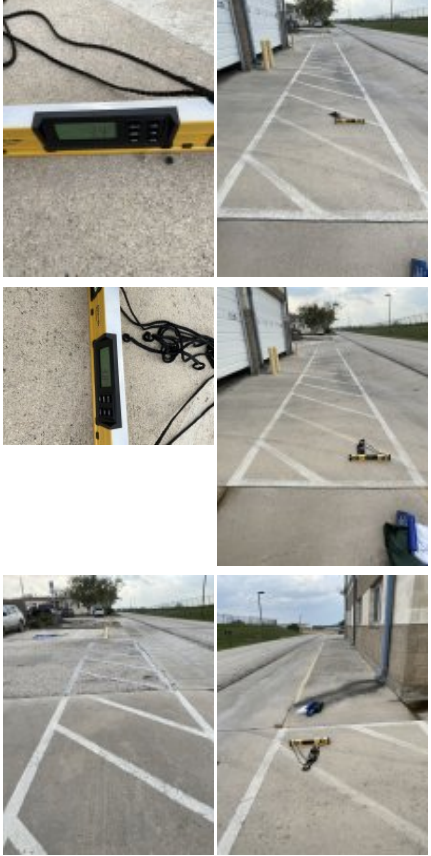
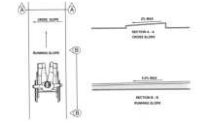
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
61	Structures on Property (STAFF) : TX River Studies (Interior) - Entrance/Exit Doors	The tactile EXIT sign is missing at the door. Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall 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. This applies to all doors marked with visual exit signs	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		
62	Structures on Property (STAFF) : TX River Studies (Interior) - Restroom (Men's)	The restroom has been found to be in substantial compliance with accessibility codes, standards, and regulations.	Restroom specs meet most requirements. Improve accessibility by moving storage space, adding handles on stall door, and lowering soap dispenser. Need photo verification of accessible stall.	N/A	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		

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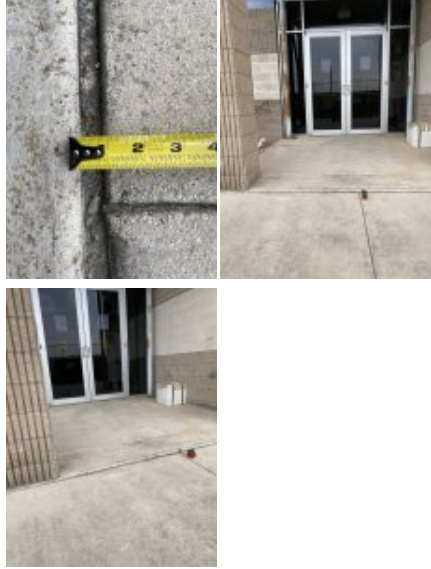

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
63	Structures on Property (STAFF) : TX River Studies (Interior) - Restroom (Men's)	The route of travel does not provide a minimum width of 36 inches. The clear width shall be permitted to be reduced to 32 inches minimum 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.	Access route narrowed by storage containers, passing space provided is not compliant, measured at 24" The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum	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	 	
64	Structures on Property (STAFF) : TX River Studies (Interior) - Restroom (Men's)	The soap dispenser's operation mechanism is too high off the floor. Dispensers must have all operable parts a maximum of 48 inches above the floor.	Soap dispenser out of reach range, measured at 50". Trash can placement prevents access	https://www.access-board.gov/ada/#ada-308_2_1 https://www.access-board.gov/ada/#ada-308_2_2	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1	 	


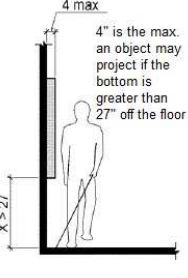
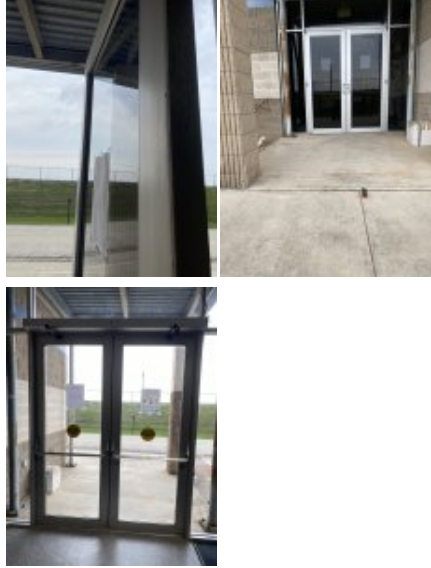
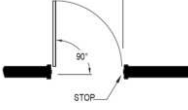
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
65	Structures on Property (STAFF) : TX River Studies (Interior) - Restroom (Women's)	The restroom has been found to be in substantial compliance with accessibility codes, standards, and regulations.	Restroom specs meet most requirements. Improve accessibility by moving storage space, adding handles on stall door, and lowering soap dispenser.	N/A	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory		
66	Structures on Property (STAFF) : TX River Studies (Interior) - Restroom (Women's)	The route of travel 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.	Access route narrowed by storage containers, passing space provided is not compliant, measured less than 28". The clear width shall be permitted to be reduced to 32 inches (815 mm) minimum for a length of 24 inches (610 mm) maximum	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		


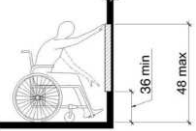


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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
67	Structures on Property (STAFF) : TX River Studies (Interior) - Restroom (Women's)	The soap dispenser's operation mechanism is too high off the floor. Dispensers must have all operable parts a maximum of 48 inches above the floor.	Soap dispenser out of reach range ,measured over 49" Trash can placement prevents access	https://www.access-board.gov/ada/#ada-308_2_1 https://www.access-board.gov/ada/#ada-308_2_2	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1 2015 ABAAS Section: 308.2.1		
68	Structures on Property (STAFF) : Analytical Studies (Exterior)	The accessible path of travel between the building entrance and the accessible parking has cross slopes greater than 2%. Surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2-percent slope).	Significant cross slope findings due to embankment for water run off in accessible pathway to building. See additional photos for locations	https://www.access-board.gov/ada/#ada-403_3	2012 TAS Section: 403.3 2010 ADAS Section: 403.3 2015 ABAAS Section: 403.3		


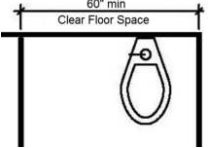

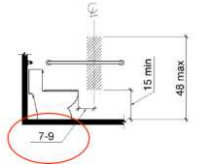

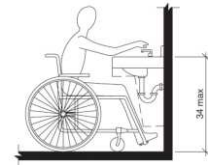
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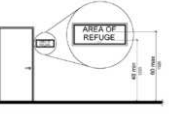
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure	
69	Structures on Property (STAFF) : Analytical Studies (Exterior)	The route contains openings greater than 1/2 inch. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	Located in on pathway to main entrance		https://www.access-board.gov/ada/#ada-302_3	2012 TAS Section: 302.3 2010 ADAS Section: 302.3 2015 ABAAS Section: 302.3		
70	Structures on Property (STAFF) : Analytical Studies (Exterior) - Curb Ramp (Main Route)	The ramp run has a rise greater than 6 inches. Ramp runs with a rise greater than 6 inches shall have handrails	If total ramp rises higher than 6" than handrails must be provided. Slope measure under 5% and width is 60", both of these elements meet compliance. Pending review of total rise for this element.		https://www.access-board.gov/ada/#ada-405_8	2012 TAS Section: 405.8 2010 ADAS Section: 405.8 2015 ABAAS Section: 405.8		



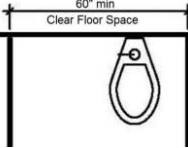

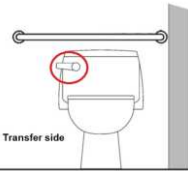

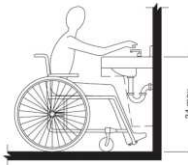
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
71	Structures on Property (STAFF) : Analytical Studies (Interior)	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	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. Measures over 4"	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		
72	Structures on Property (STAFF) : Analytical Studies (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.	Neither door opens to 90 degrees	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		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
73	Structures on Property (STAFF) : Analytical Studies (Interior) - Entrance/Exit Doors	The height of the push plate is not within the compliant range. Automatic door actuators must have an installation height of a minimum of 36 inches and a maximum of 48 inches, and be located a maximum distance of 12 feet from the center of the door; and the door shall remain open for a minimum of 5 seconds after release of the activating device;	No push plates were accessed, needs verification they are in correct place and that they work properly. Pending review of element	N/A - Refer to Finding	2012 TAS Section: 404.3 2010 ADAS Section: 404.3 2015 ABAAS Section: 404.3		
74	Structures on Property (STAFF) : Analytical Studies (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. This applies to all doors marked with visual exit sign.	https://www.access-board.gov/ada/#ada-216_4_1	2012 TAS Section: 216.4.1 2010 ADAS Section: 216.4.1 2015 ABAAS Section: F216.4.1		




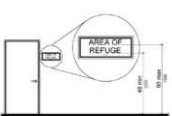
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
75	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (Men's)	The toilet compartment is not wide enough. Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall.	The accessible stall meets most ADA requirements, including grab bar componets. Due to cabinet obstruction, stall width does not meet compliance. Measured at 37". Cabinet also obstructs use of rear grab bar. Clear floor space obstructed by trashcan placement.	Stall width requirments https://www.access-board.gov/ada/#ada-604_8_1_1 Stall clear floor space requirments https://www.access-board.gov/ada/#ada-604_3_1 Rear grab bar requirments https://www.access-board.gov/ada/#ada-604_5_2	2012 TAS Section: 604.8.1.1 2010 ADAS Section: 604.8.1.1 2015 ABAAS Section: 604.8.1.1		
76	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (Men's)	The toilet paper is not installed within the compliant range. 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 reach range compliance, measured over 14"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
77	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (Men's)	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"	https://www.access-board.gov/ada/#ada-606_3	2012 TAS Section: 606.3 2010 ADAS Section: 606.3 2015 ABAAS Section: 606.3		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
78	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (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.	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		
79	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (Men's)	The room identification sign is noncompliant. 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. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. 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.	wall sign is not compliant	Wall sign designation https://www.access-board.gov/ada/#ada-216_2 Wall signs general https://www.access-board.gov/ada/#ada-703_1 Height Above Finish Floor or Ground https://www.access-board.gov/ada/#ada-703_4_1 Location https://www.access-board.gov/ada/#ada-703_4_2	2012 TAS Section: 216.2, 703.1 2010 ADAS Section: 216.2, 703.1 2015 ABAAS Section: F216.2, 703.1		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
80	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Shower (Women's)	The toilet compartment is not wide enough. Wheelchair accessible compartments shall be 60 inches wide minimum measured perpendicular to the side wall, and 56 inches deep minimum for wall hung water closets and 59 inches deep minimum for floor mounted water closets measured perpendicular to the rear wall.	The accessible stall meets most ADA requirements, including grab bar components. Due to cabinet obstruction, stall width does not meet compliance. Measured at less than 36". Cabinet also obstructs use of rear grab bar. Cleaning materials obstruct clear floor space.	Stall width requirements https://www.access-board.gov/ada/#ada-604_8_1_1 Stall clear floor space requirements https://www.access-board.gov/ada/#ada-604_3_1 Rear grab bar requirements https://www.access-board.gov/ada/#ada-604_5_2	2012 TAS Section: 604.8.1.1 2010 ADAS Section: 604.8.1.1 2015 ABAAS Section: 604.8.1.1	 	
81	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Shower (Women'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.	flusher not on open 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		
82	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Shower (Women's)	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"	https://www.access-board.gov/ada/#ada-606_3	2012 TAS Section: 606.3 2010 ADAS Section: 606.3 2015 ABAAS Section: 606.3		

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
83	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (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		
84	Structures on Property (STAFF) : Analytical Studies (Interior) - Restroom/Showe r (Women's)	The room identification sign is noncompliant. 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. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. 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.	wall sign is not compliant	Remove non compliant sign as compliant option is provided.	2012 TAS Section: 216.2, 703.1 2010 ADAS Section: 216.2, 703.1 2015 ABAAS Section: F216.2, 703.1		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
85	Structures on Property (STAFF) : Analytical Studies (Interior) - Water Fountain	There is no drinking fountain for standing persons. No fewer than two drinking fountains shall be provided. One drinking fountain shall meet requirements for wheelchair accessibility and one drinking fountain shall meet requirements for standing persons. Where a single drinking fountain complies with both wheelchair accessibility and requirements for standing persons, it shall be permitted to be substituted for two separate drinking fountains. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground.	Standing water fountain is not provided. Its required that if one is provided then the other option is as well. Water refill station cannot take the place of either water fountain unless only water refill station is provided and no water fountains. The Building Code may only require one drinking fountain be provided, but the Accessibility Standards require at least two. One at a lower height and the other at standing height.	Minimum number https://www.access-board.gov/ada/#ada-211_2 Standing person requirements https://www.access-board.gov/ada/#ada-602_7	2012 TAS Section: 602.7, 211.2 2010 ADAS Section: 602.7, 211.2 2015 ABAAS Section: 602.7, F211.2	