

John D. Parker IF- ADA Evaluation



**IF- Brookeland TX, John D Parker ADA Evaluation
County Rd 218**

Brookeland, TX 75931

Accessibility Evaluation

Inspection Date: 04/11/2023

Inspectors: Christopher Meza

Prepared By






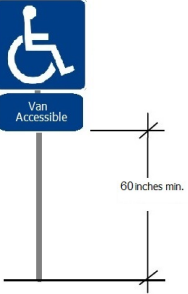

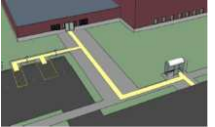
**(512) 424 - 2000
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Report Date: 02/01/2024


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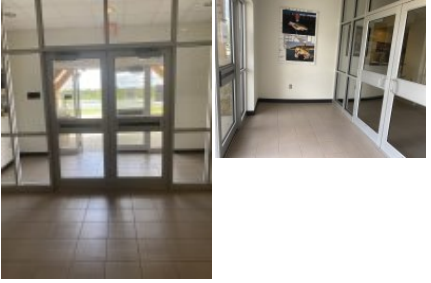

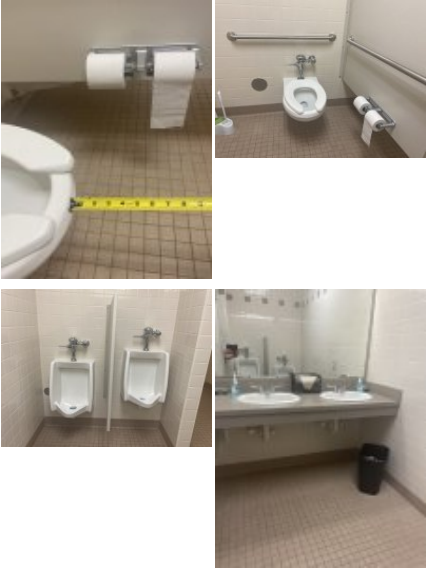
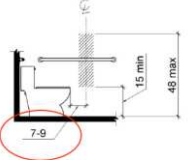
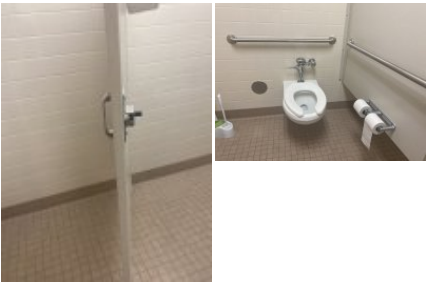

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): Visitors Center Parking Lot (2 Spaces) 1 Van 1 Car	Unlabeled space to (R) of van accessible parking meets dimension and sloping requirements for van accessible parking designation.	Space pictured meets requirements for van accessible parking stall.	Converting this space to van accessible designation by adding required markings, sign, and access aisles. Review parking stall and access aisle requirements https://www.access-board.gov/ada/#ada-208_2 https://www.access-board.gov/ada/#ada-502	2012 TAS Section: Recommended 2010 ADAS Section: Recommended 2015 ABAAS Section: Recommended		
2	Exterior of Property (Public): Visitors Center Parking Lot (2 Spaces) 1 Van 1 Car - Van Accessible Stall Front of Building	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.	measures at 58"	https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6	 	
3	Exterior of Property (Public): Visitors Center Parking Lot (2 Spaces) 1 Van 1 Car - Pathway to Building (Car Accessible Stall to Main Entrance)	The accessible parking space is not located on the shortest accessible route to the building. Accessible parking spaces serving a particular building or facility entrance shall be located on the shortest accessible route of travel from the parking space to an accessible entrance.	Car accessible stall is not located on shortest route to main building entrance. Exterior pathway meets compliance in surfacing type, width, and sloping.	Recommend adding additional van accessible space near entrance of building. https://www.access-board.gov/ada/#ada-208_3_1	2012 TAS Section: 208.3.1 2010 ADAS Section: 208.3.1 2015 ABAAS Section: F208.3.1		


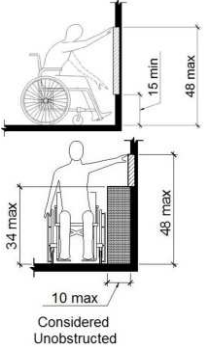
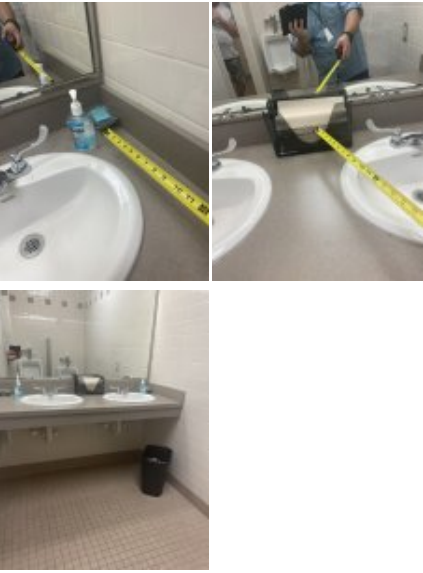
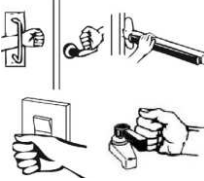
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4	Exterior of Property (Public): Pathway to Holding Ponds - TOUR	The accessible route contains loose gravel and/or surfaces that do not provide for a stable, firm slip resistant surface.	Parts of exterior pathways around holding ponds are in various states of deterioration.	https://www.access-board.gov/ada/#ada-302_1	2012 TAS Section: 302.1 2010 ADAS Section: 302.1 2015 ABAAS Section: 302.1		

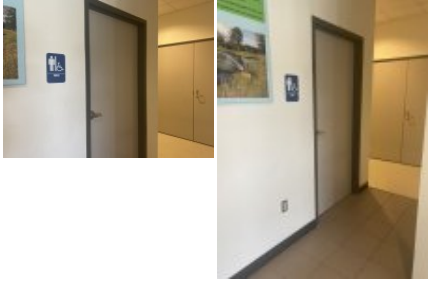


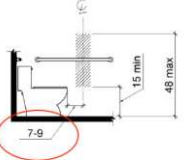

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5	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Entrance/Exit Doors	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These 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.	Interior vestibule doors exceed 5lbs threshold for operation.	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		
6	Structures on Property (Public) - Tour/Public Componets : Visitors Center/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.	Majority of restroom componets meet compliance. Finding only applies to inside dispenser, outside dispenser within compliant range.	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
7	Structures on Property (Public) - Tour/Public Componets : Visitors Center/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		


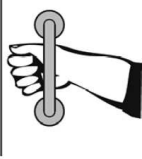

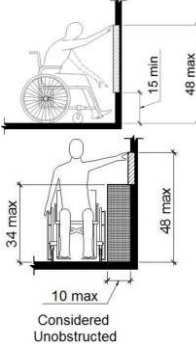

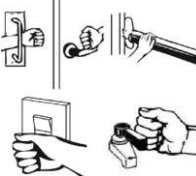
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8	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Men's)	The coat hook is installed greater than 48 inches above the finished floor. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	over 53"		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	 
9	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Men's)	The element is not accessible because it requires tight grasping, pinching or twisting of the wrist. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.	Soap and hand towel options are not accessible.		https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4	 

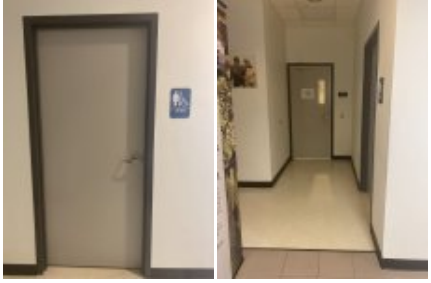



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10	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Men's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces 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.	restroom door exceed 5lbs pressure required 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		
11	Structures on Property (Public) - Tour/Public Componets : Visitors Center/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.	Majority of restroom componets meet compliance. TP dispenser is mounted out compliant range, over 12"	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
12	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Women's)	The required 56 inches by 60 inches clear floor space for the water closet has been obstructed by the trash can. The clear floor space around the water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.	Trash can limits clear floor space	https://www.access-board.gov/ada/#ada-604_3_1	2012 TAS Section: 604.3.1 2010 ADAS Section: 604.3.1 2015 ABAAS Section: 604.3.		

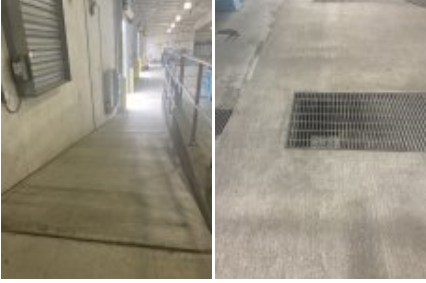
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13	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Women's)	The water closet compartment is missing a loop handle on the one side of the door. Water closet compartments must be equipped 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		
14	Structures on Property (Public) - Tour/Public Componets : Visitors Center/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.	Measured at 52"	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		
15	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Women's)	The element is not accessible because it requires tight grasping, pinching or twisting of the wrist. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds of force.	Soap and hand towel options are not accessible.	https://www.access-board.gov/ada/#ada-309_4	2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4		


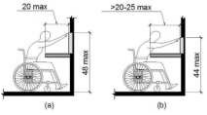



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16	Structures on Property (Public) - Tour/Public Componets : Visitors Center/Public Restrooms (Interior) - Restroom (Women's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These 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.	restroom door exceed 5lbs pressure required 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		
17	Structures on Property (Public) - Tour/Public Componets : Raceway/Production Area (Interior) - TOUR	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 each door 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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18	Structures on Property (Public) - Tour/Public Componets : Raceway/Production Area (Interior) - TOUR - Pathways Around Raceway/Production Areas	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 and floor grating in raceway/production area are not compliant but necessary for building infrastructure.	Route around raceways does not need to be accessible but tour program does need to meet Title II requirments for accessible programs/services. Finding route which bypasses 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		

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19	Structures on Property (STAFF): Visitors Center (Interior) - Kitchenette	The controls are located such that operation require reaching across burners. Where knee and toe space is provided, the underside of the range or cooktop shall be insulated or otherwise configured to prevent burns, abrasions, or electrical shock. The location of controls shall not require reaching across burners	Oven controls location is not compliant.	https://www.access-board.gov/aba/#aba-804_6_4	2012 TAS Section: 804.6.4 2010 ADAS Section: 804.6.4 2015 ABAAS Section: 804.6.4		
20	Structures on Property (STAFF): Visitors Center (Interior) - Restroom/Showe r (Men's)	The restroom/shower has been found to be in substantial compliance with accessibility codes, standards, and regulations.	Majority of restroom and shower componets meet compliance. TP dispenser out of range, no accessible soap or towel dispenser provided, elements are protruding in clear floor space.	Install needed componets to gain full compliance.	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory	  	

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21	Structures on Property (STAFF): Visitors Center (Interior) - Restroom/Shower (Women's)	The restroom/shower has been found to be in substantial compliance with accessibility codes, standards, and regulations.	Majority of restroom and shower components meet compliance. TP dispenser out of range, no accessible soap or towel dispenser provided, elements are protruding in clear floor space.	Install needed components to gain full compliance.	2012 TAS Section: Advisory 2010 ADAS Section: Advisory 2015 ABAAS Section: Advisory	