

Dickinson Region (1) CF- ADA Evaluation



CF- Dickinson TX, Region 1 Office ADA Evaluation

1502 Pine Grove Dr

Dickinson, TX 77539

Accessibility Evaluation

Inspection Date: 04/13/2023

Inspectors: Christopher Meza

Prepared By



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Report Date: 02/19/2024

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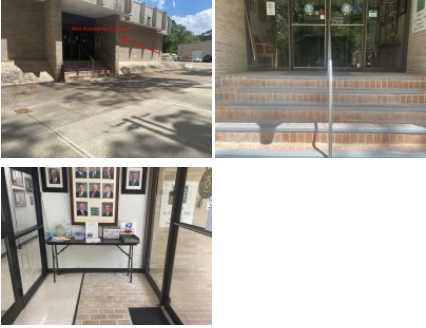


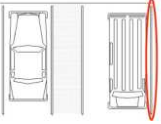
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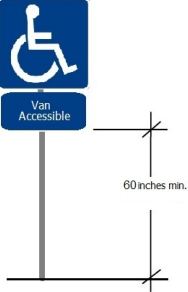

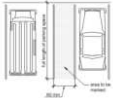
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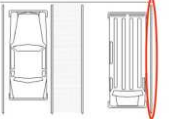

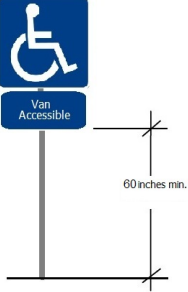
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (L) Side of Building (0 Spaces)	The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing to the accessible entrance is required. When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.	Sign missing directing visitors to accessible entrance.	https://www.access-board.gov/ada/#ada-216_6	2010 ADAS Section: 216.6 2015 ABAAS Section: F216.6		
2	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Van Accessible Stall	The stripe is missing at the right side of the right parking stall which identifies its border. Vehicle spaces shall be marked to define the width, and shall have an adjacent access aisle.	Designated markings on ground beginning to fade on (R) side of stall and ISA insignia symbol is dilapidated. Stall and access aisles are compliant in dimensions	https://www.access-board.gov/aba/#aba-502_1 https://www.access-board.gov/aba/#aba-502_2	2012 TAS Section: 502.2 2010 ADAS Section: 502.2 2015 ABAAS Section: 502.1, 502.2		


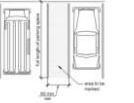


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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Van Accessible Stall	The parking sign is mounted too low. Parking space 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 52" Sign is worn and needs to be replaced		https://www.access-board.gov/aba/#aba-502_6 2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		
4	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Access Aisle (Van)	The access aisle is in not nearly compliant. The access aisle is not as long as the parking space it serves. There are no markings to discourage parking. The floor or ground surface is not firm stable or slip resistant. The parking space contains changes in level and/or gaps that exceed the maximum allowable requirements.	Access aisle on (R) side meets compliance in dimensions but markings are faded. Access aisle on (L) side obstructed by ramp, needs verification that if van stall 11' access aisle 5' or van stall 8' access aisle 8' is provided obstruction free for entire space. Striping markings for (L) side access aisle meets compliance.		https://www.access-board.gov/aba/#aba-502_3 2012 TAS Section: 502.3 2010 ADAS Section: 502.3 2015 ABAAS Section: 502.3		


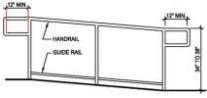


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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
5	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Car Accessible Stall	The stripe is missing at the right side of the right parking stall which identifies its border. Vehicle spaces shall be marked to define the width, and shall have an adjacent access aisle.	Striping for (R) side of accessible stall is missing. ISA insignia is dilapidated. Accessible stall dimensions meet compliance.	https://www.access-board.gov/aba/#aba-502_1 https://www.access-board.gov/aba/#aba-502_2	2012 TAS Section: 502.2 2010 ADAS Section: 502.2 2015 ABAAS Section: 502.1, 502.2	 	
6	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Car Accessible Stall	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 57"	https://www.access-board.gov/aba/#aba-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		

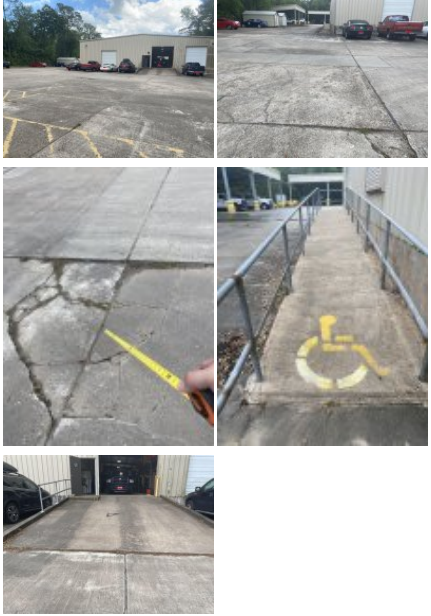
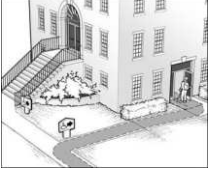

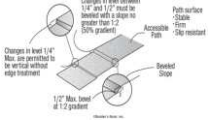
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7	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Access Aisle (Car)	The access aisle is in not nearly compliant. The access ai the minimum width. The access aisle is not as long as the parking space it serves. There are no markings to discourage parking. The floor or ground surface is not firm stable or slip resistant. The parking space contains changes in level and/or gaps that exceed the maximum allowable requirements.	Access aisle has large cracks and overgrowths preventing access. Access aisle markings are dilapidated and faded. Access aisle dimensions meet compliance.	https://www.access-board.gov/aba/#aba-502_3	2012 TAS Section: 502.3 2010 ADAS Section: 502.3 2015 ABAAS Section: 502.3		
8	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Pathway to Building (Parking Lot to Accessible Entrance)	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 run exceeds 8.33% allowance, measured at 9.5%. Needs to remain debris free and top of landing walkway requires minor repair due to cracking. Ramp surfacing, railing, and edge protection meet 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		


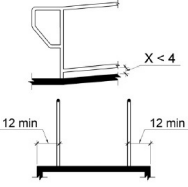

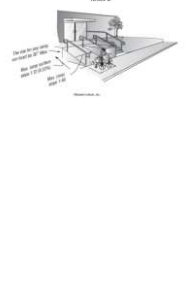

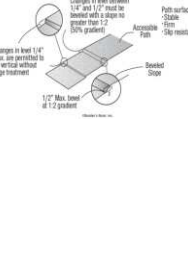
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9	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Pathway to Building (Parking Lot to Accessible Entrance)	The handrail does not extend past the ramp. Handrails must be between 34 inches and 38 inches above the ramp surface and must extend beyond the top and bottom of the ramp run 12 inches horizontally. The 12 inches horizontal extensions must not include the radius at the top end of round handrails. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent ramp run.	Handrails extension missing at top of ramp. Automatic door entrance plate mounted on guardrail and prevents access to top of guardrail. Best practice is to place in location obstruction free and not in way of guardrail access.	https://www.access-board.gov/ada/#ada-505_10_1	2012 TAS Section: 505.10.1 2010 ADAS Section: 505.10.1 2015 ABAAS Section: 505.10.1		
10	Exterior of Property (Public): HQ Parking Lot (R) Side of Building (2 Spaces) 1 Van 1 Car - Pathway to Building (Parking Lot to Accessible Entrance)	There is no ISA at this entrance. In existing buildings and facilities where not all entrances are accessible, entrances to buildings and facilities that are accessible to and usable by persons with disabilities shall be identified with an International Symbol of Accessibility (ISA). Typically this is 6 inches by 6 inches in size.	Accessible entrance needs signage designation.	https://www.access-board.gov/ada/#ada-216_6	2012 TAS Section: 216.6 2010 ADAS Section: 216.6 2015 ABAAS Section: F216.6		




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11	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR	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.	There is no accessible route via primary or secondary entrance to building. Neither route provided to building meet compliance. Route through parking lot uneven, large cracks, over growth prevent access. Ramps provided to access building do not meet compliance. This building is not accessible]	Review accessible pathway componets to make accessible https://www.access-board.gov/ada/#ada-206_2_1 https://www.access-board.gov/ada/#ada-402 https://www.access-board.gov/ada/#ada-403_1	2012 TAS Section: 206.2.1 2010 ADAS Section: 206.2.1 2015 ABAAS Section: F206.2.1		
12	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR	The accessible route contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Floor and ground surfaces shall be stable, firm, and slip resistant.	No accessible route from parking to lab building with conference room. Large cracks and gaps prevent access. Parking lot to lab/conference room	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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13	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR - Path of Travel Ramp (L) Side Entrance	The required edge protection is missing from the ramp run and/or ramp landing. Edge protection shall be provided on each side of ramp runs and at each side of ramp landings. The floor or ground surface of the ramp run or landing shall extend 12 inches minimum beyond the inside face of a handrail or a curb or barrier shall be provided that prevents the passage of a 4 inch diameter sphere, where any portion of the sphere is within 4 inches of the finish floor or ground surface.	No compliant edge protection is provided. Edge protection is either missing or not compliant and placed over 4" min requirement. This is considered the accessible entrance.	Recommend upgrading this entrance to full compliance instead of alternate entrance through garage. Edge protection https://www.access-board.gov/ada/#ada-405_9 Extended ground or floor surface https://www.access-board.gov/ada/#ada-405_9_1 Curb or barrier https://www.access-board.gov/ada/#ada-405_9_2	2012 TAS Section: 405.9.1, 405.9.2, 405.9 2010 ADAS Section: 405.9.2, 405.9.1, 405.9 2015 ABAAS Section: 405.9, 405.9.1, 405.9.2		
14	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR - Path of Travel Ramp (L) Side Entrance	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).	Measures at 10.2%	https://www.access-board.gov/ada/#ada-405_2	2012 TAS Section: 405.2 2010 ADAS Section: 405.2 2015 ABAAS Section: 405.2		
15	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR - Path of Travel Ramp (L) Side Entrance	The accessible route contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. Floor and ground surfaces shall be stable, firm, and slip resistant.	Debris and other loose materials preventing access.	https://www.access-board.gov/ada/#ada-302_1	2012 TAS Section: 302.1 2010 ADAS Section: 302.1 2015 ABAAS Section: 302.1		

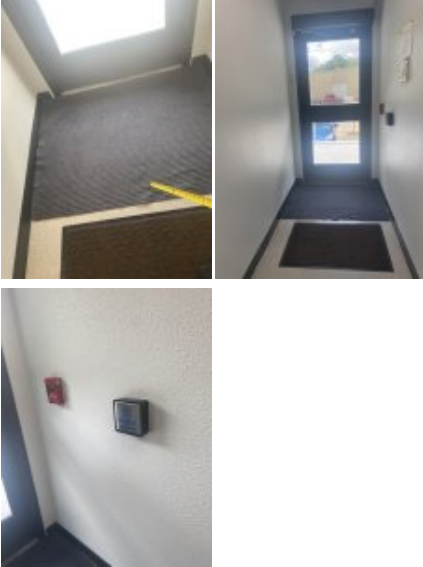
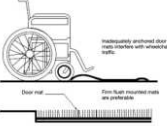
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16	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR - Path of Travel Ramp (L) Side Entrance	There is no ISA at this entrance. In existing buildings and facilities where not all entrances are accessible, entrances to buildings and facilities that are accessible to and usable by persons with disabilities shall be identified with an International Symbol of Accessibility (ISA). Typically this is 6 inches by 6 inches in size.	Once route is made accessible, entrance needs signage designation. Marking on ground may suffice as indicating accessible entrance. Best practice is to install sign designating accessible entrance, once made compliant.	https://www.access-board.gov/ada/#ada-216_6	2012 TAS Section: 216.6 2010 ADAS Section: 216.6 2015 ABAAS Section: F216.6		
17	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR - Path of Travel (Main Route)	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.	Route is not compliant due to ramp slope, and large lip to access entrance. This areas does not operate as main or accessible entrance. This is considered secondary entrance and is mainly used for vehicle work.	Recommend upgrading alternate access route, with ramp, to full compliance instead of this route. https://www.access-board.gov/ada/#ada-403_1	2010 ADAS Section: 403.1 2015 ABAAS Section: 403.1		

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18	Exterior of Property (Public): Lab & Conference Room Building (Exterior) - TOUR - Path of Travel (Main Route)	The entrance is not accessible and is missing signage. An identification sign identifying that this entrance is not accessible and directional signage pointing to the accessible entrance is required. When a directional sign is required, it should be located to minimize backtracking. In some cases, this could mean locating a sign at the beginning of a route, not just at the inaccessible entrances to a building.	Sign missing directing visitors to accessible entrance.	https://www.access-board.gov/ada/#ada-216_6	2010 ADAS Section: 216.6 2015 ABAAS Section: F216.6		


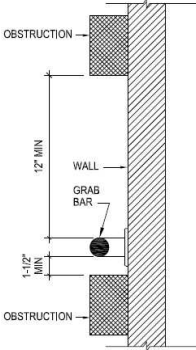


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19	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) - Accessible Entrance Doors	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.	Floor Mat is not in good working condition or secured to floor, not compliant Auto door entrance meets compliance for interior mount. This entrance is considered accessible entrance and would need a few elements to meet full 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		


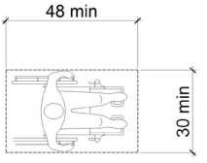
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20	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) - Restroom (Men's) Public/Staff	The toilet paper dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface. Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects above shall be 12 inches minimum.	Majority of restroom componets meet compliance. One side of lavatory fully accessible. TP dispenser mounted in wrong location, impedes access. Remove clutter hanging on bar to meet compliance.	https://www.access-board.gov/ada/#ada-609_3	2012 TAS Section: 609.3 2010 ADAS Section: 609.3 2015 ABAAS Section: 609.3		
21	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) - Restroom (Men's) Public/Staff	The water closet compartment is missing a loop handle on both sides 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 immediately below 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		


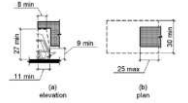
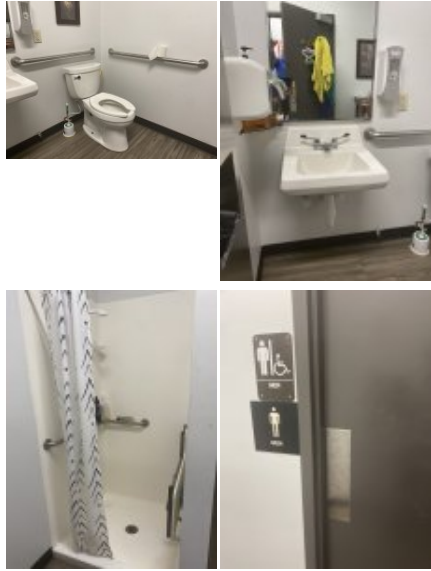
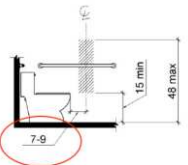
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22	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) - Restroom (Women's) Public/Staff	The toilet paper dispenser is mounted too close to the top of the grab bar, minimizing the gripping surface. Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects above shall be 12 inches minimum.	Majority of restroom componets meet compliance. TP dispenser mounted in wrong location, impedes access. Remove obstruction into restroom clear floor space.	https://www.access-board.gov/ada/#ada-609_3	2012 TAS Section: 609.3 2010 ADAS Section: 609.3 2015 ABAAS Section: 609.3		
23	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) - Restroom (Women's) Public/Staff	The water closet compartment is missing a loop handle on both sides 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 immediately below 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		


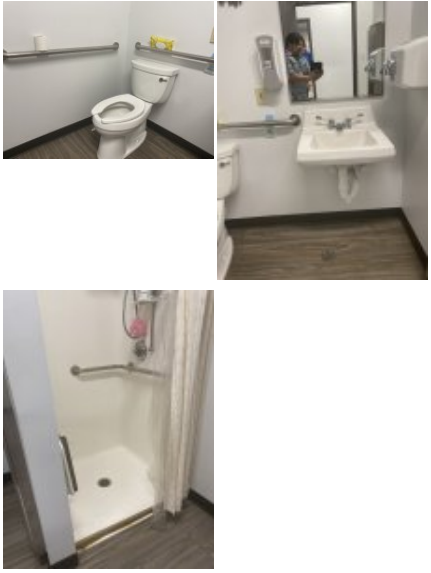
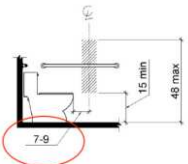
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24	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) - Restroom (Women's) Public/Staff	The lavatory's clear floor space obstructed by the trash can. The wall mounted trash can projects (XX) from the wall and encroaches into the required 30 inches by 48 inches clear floor space. The maximum projection that a dispenser may project at this location is (XX) inches.	Lavatory clear floor space obstructed by clutter, provide full access to at least one sink.	https://www.access-board.gov/ada/#ada-606_2	2012 TAS Section: 606.2 2010 ADAS Section: 606.2 2015 ABAAS Section: 606.2		

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25	Structures on Property (STAFF): HQ Building (Interior) - Kitchenette	Knee and toe space has not been provided at the sink. Kitchen sinks must be provided with a clear floor space positioned for a forward approach including knee and toe clearance.	Knee and toe space is obstructed to sink due to clutter. Paper towel dispenser placed out of range. Remove clutter and provide compliant paper towel option to meet compliance.	https://www.access-board.gov/ada/#ada-606_2 https://www.access-board.gov/ada/#ada-804_4 https://www.access-board.gov/ada/#ada-308_1	2012 TAS Section: 606.2, 804.4 2010 ADAS Section: 606.2, 804.4 2015 ABAAS Section: 606.2, 804.4		
26	Structures on Property (STAFF): Lab/Conference Room Building (Interior) - Restroom/Showers (Men's)	The toilet paper dispenser does not allow a continuous flow. 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.	Restroom meets most compliance standards. TP dispenser is not provided.	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		

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27	Structures on Property (STAFF): Lab/Conference Room Building (Interior) - Restroom/Shower (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.	Shower has some accessible componets but is not considered compliant due to threshold entrance, and shower head location/type.	There is no accessible shower at this time https://www.access-board.gov/ada/#ada-213_3_6 Review shower or tub componets 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		
28	Structures on Property (STAFF): Lab/Conference Room Building (Interior) - Restroom/Shower (Women's)	The toilet paper dispenser does not allow a continuous flow. 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.	Restroom meets most compliance standards. TP dispenser is not provided.	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7 2015 ABAAS Section: 604.7		
29	Structures on Property (STAFF): Lab/Conference Room Building (Interior) - Restroom/Shower (Women'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.	Shower has some accessible componets but is not considered compliant due to threshold entrance, and shower head location/type.	There is no accessible shower at this time https://www.access-board.gov/ada/#ada-213_3_6 Review shower or tub componets 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	