

Rockport Region (2) CF- ADA Evaluation



CF-Rockport TX, Region 2 Office ADA Evaluation

702 Navigation Cir

Rockport, TX 78382

Accessibility Evaluation

Inspection Date: 02/16/2023

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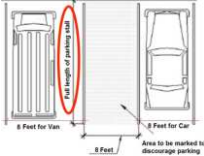

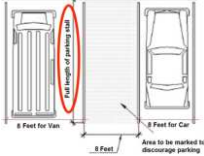

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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled	The surfaces of the accessible parking spaces and access aisles are not firm, stable, and slip resistant. Floor and ground surfaces shall be stable, firm, and slip resistant. Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted.	Parking lot is degrading and loose, surface is not slip resistant and in need of repair. Only required to have the accessible parking stalls, access aisles, and pathway to building meet surfacing requirement.	https://www.access-board.gov/ada/#ada-302_1 https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4, 302.1 2010 ADAS Section: 502.4, 302.1 2015 ABAAS Section: 502.4, 302.1		
2	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Unlabeled Stall (L) Side	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."	Both stalls are missing accessible parking signs, one spot needs to be designated van, both stalls and access aisle meet van dimensions requirements.	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): HQ Parking Lot (2 Spaces) 2 Unlabeled - Unlabeled Stall (L) Side	The ISA markings do not contrast with the pavement. A paved accessible parking space must include the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement.	ISA Symbol is deteriorating and in need of repair.	This is required by 2020 TAS	2020 TDLR Section: 68.104 (a), 68.104 (a)(1)		


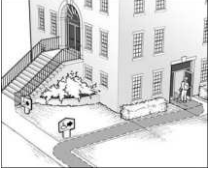

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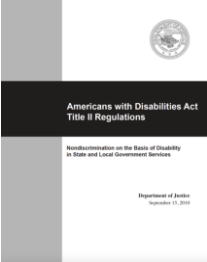
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure	
4	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Unlabeled Stall (R) Side	The van stall is missing a sign identifying it as a van accessible stall. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible."	Both stalls are missing accessible parking signs, one spot needs to be designated van, both stalls and access aisle meet van dimensions requirements.		https://www.access-board.gov/ada/#ada-502_6	2012 TAS Section: 502.6 2010 ADAS Section: 502.6 2015 ABAAS Section: 502.6		
5	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Unlabeled Stall (R) Side	The ISA markings do not contrast with the pavement. A paved accessible parking space must include the International Symbol of Accessibility painted conspicuously on the surface in a color that contrasts the pavement.	ISA Symbol is deteriorating and in need of repair.	This is required by 2020 TAS	2020 TDLR Section: 68.104 (a), 68.104 (a)(1)			

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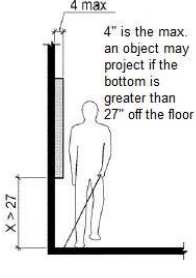
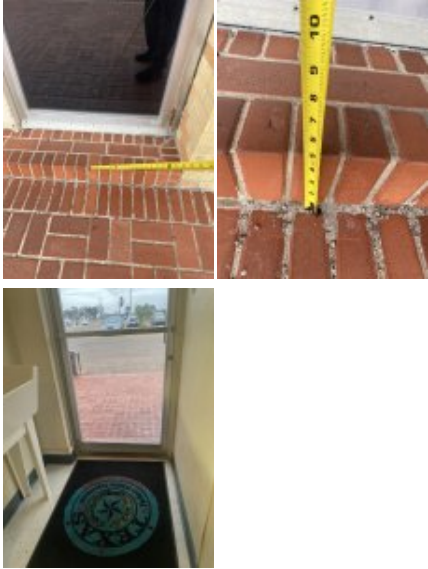
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
6	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Access Aisle (Shared)	The access aisle contains loose gravel and/or surface materials that do not provide for a stable, firm slip resistant surface. 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.	Access aisle surfacing loose and deteriorating. Access aisle meets compliance in dimensions, slope, and markings.	https://www.access-board.gov/ada/#ada-502_4	2012 TAS Section: 502.4 2010 ADAS Section: 502.4 2015 ABAAS Section: 502.4		
7	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Access Aisle (L) Side Unlabeled Stall	The access aisle is not as long as the parking space/s they serve and is obstructed by a curb or other obstruction which reduces its required length. Access aisles shall extend the full length of the parking spaces they serve.	Access aisle impeded by planter obstruction, access aisle needs to run entire length of parking space. Technically not necessary since shared access aisle satisfies compliance.	Recommend removing access aisle or reconfiguring parking lot to allow for space required. https://www.access-board.gov/ada/#ada-502_3_2	2012 TAS Section: 502.3.2 2010 ADAS Section: 502.3.2 2015 ABAAS Section: 502.3.2		
8	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Access Aisle (R) Side Unlabeled Stall	The access aisle is not as long as the parking space/s they serve and is obstructed by a curb or other obstruction which reduces its required length. Access aisles shall extend the full length of the parking spaces they serve.	Access aisle impeded by planter obstruction, access aisle needs to run entire length of parking space. Technically not necessary since shared access aisle satisfies compliance.	Recommend removing access aisle or reconfiguring parking lot to allow for space required. https://www.access-board.gov/ada/#ada-502_3_2	2012 TAS Section: 502.3.2 2010 ADAS Section: 502.3.2 2015 ABAAS Section: 502.3.2		
9	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Pathway to Building (Parking Lot to HQ Entrance)	Accessible routes must connect parking spaces to accessible entrances. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids. Where possible, it is preferable that the accessible route not pass behind parked vehicles.	There are no walkway markings provided for walkway leading to building entrance.	Create lined cross walk where pedestrian pathway crosses through vehicular traffic as a smart practice https://www.access-board.gov/ada/#ada-502_3	2012 TAS Section: 502.3, 502.3 Advisory 2010 ADAS Section: 502.3		

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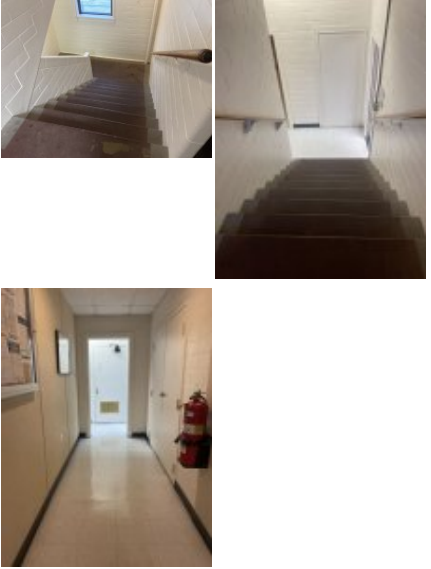

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure	
10	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Pathway to Building (Parking Lot to HQ Entrance)	The building entrance is not located on an accessible route. When a building, or portion of 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 lip and thresholds there is no accessible route into building. 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		
11	Exterior of Property (Public): HQ Parking Lot (2 Spaces) 2 Unlabeled - Pathway to Building (Parking Lot to HQ Entrance)	The walkway contains changes in level greater than a 1/2 inch high that should be ramped. Changes in level greater than 1/2 inch high shall be constructed as a ramp or curb ramp.	Lip prevent access into building. Measures at 4"		https://www.access-board.gov/ada/#ada-303_4	2012 TAS Section: 303.4 2010 ADAS Section: 303.4 2015 ABAAS Section: 303.4		

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12	Exterior of Property (Public): Research and Skiv Vessels	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.	Site does allow volunteers to accompany research outings on water. These boats and trips are not accessible. Exterior route leading to boats meets compliance.	Volunteer forms should address physical requirements to participate in program, if forms do not address this already. Provide an equitable experience for volunteers who do not meet physical requirements to participate in program. It's recommended volunteers have a few mobility issues and majority of physical abilities to accompany trips due to safety concerns and type of work needed to accomplish.	2010 ADAS Section: Advisory		



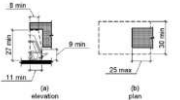
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13	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) Lobby Area 1st Floor	The element projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches 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.	Fire extinguisher is protruding object, There are no official ADA fire extinguisher height or fire alarm ADA requirements. However, there are rules that govern the placement of all protruding objects, no matter their function, to accommodate blind and other visually impaired people	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2 2015 ABAAS Section: 307.2		
14	Structures on Property (Public) - Tour/Public Componets : HQ Building (Interior) Lobby Area 1st Floor - Entrance/Exit Doors	The door maneuvering clearance contains changes in level. Floor or ground surface within required maneuvering clearances shall comply with Floor or Ground Surfaces. Changes in level are not permitted. The entire maneuvering clearance must be free of obstructions and must be flat (2% max. slope is considered flat in any direction).	Large lip over 4" prevent access to door entrance.	https://www.access-board.gov/ada/#ada-404_2_4_4	2012 TAS Section: 404.2.4.4 2010 ADAS Section: 404.2.4.4 2015 ABAAS Section: 404.2.4.4		

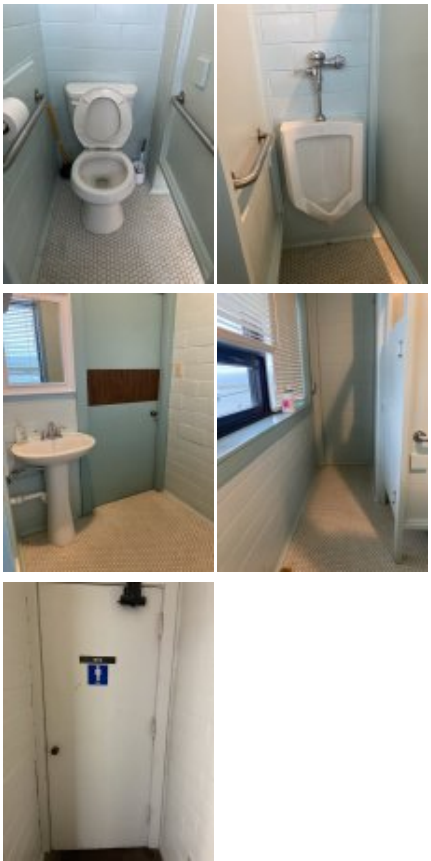
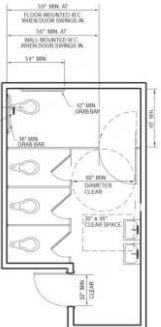

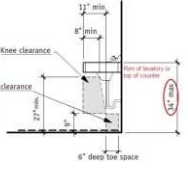
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15	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor	At least one accessible route (i.e. elevator, ramp or platform lift) shall connect each story and mezzanine in multi-story buildings and facilities. The following buildings and facilities do not require vertical access: In private buildings or facilities that are less than three stories or that have less than 3000 square feet per story, an accessible route shall not be required to connect stories provided that the building or facility is not a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation, an airport passenger terminal, or another type of facility as determined by the Attorney General. The building or facility is not currently being used as a shopping center, a shopping mall, the professional office of a health care provider, a terminal, depot or other station used for specified public transportation or an airport passenger terminal. If this changes in the future, the building or facility may not be eligible for this exception. The elevator exemption does not obviate or limit, in any way the obligation to comply with the other accessibility requirements established in the 2010 ADAS for the second floor as they are readily achievable to do so.	There is no accessible route to 2nd floor. All 2nd floor elements are for staff only.	Access to 2nd floor is not required at this time.	2012 TAS Section: 206.2.3 2010 ADAS Section: 206.2.3 2015 ABAAS Section: F206.2.3		
16	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Kitchenette	The required number of accessible sinks is not provided. Where sinks are provided, at least 5 percent, but no fewer than one, of each type provided in each accessible room or space shall be accessible. The toe clearance is the space under the sink between the finish floor or ground and 9 inches above the finish floor 30 inches wide minimum. The toe clearance shall extend a minimum of 17 inches and a maximum of 25 inches underneath the sink.	Best practice to make sinks accessible via front approach in any areas where food prep is done. Sinks are not accessible via frontal or parallel approach due to rim height. Sinks do not require knee and toe space since there is no stove top oven in vicinity. This sink would qualify for parallel approach.	https://www.access-board.gov/ada/#ada-212_3	2012 TAS Section: 212.3 2010 ADAS Section: 212.3 2015 ABAAS Section: F212.3		


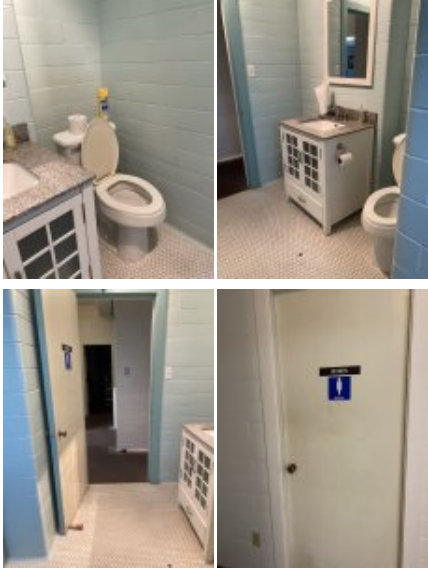


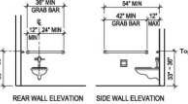
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17	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Kitchenette	The sink controls requires tight grasping, tight pinching or twisting of the wrist to operate. Controls and operating mechanisms shall be operable with one 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.	Sink hardware is not compliant.		https://www.access-board.gov/ada/#ada-309_4 2012 TAS Section: 309.4 2010 ADAS Section: 309.4 2015 ABAAS Section: 309.4		
18	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - 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.	Sink does not provide parallel or forward approach. Sink can be made to approach via parallel since they do not have a kitchenette or food prep area in traditional sense Not enough clear floor space provided for parallel approach.	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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19	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (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.	https://www.access-board.gov/ada/#ada-213_2 Review restrooms componets to make accessible. https://www.access-board.gov/ada/#ada-603	2012 TAS Section: 213.2 2010 ADAS Section: 213.2 2015 ABAAS Section: F213.2		
20	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (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 Review lavatory componets to make accessible. 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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21	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (Men's)	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.	Door hardware is not compliant.	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		
22	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (Women's)	The restroom is not nearly compliant. The restroom does not have the required minimum clear floor space or maneuvering clearances for the toilet. The restroom does not have the required minimum clear floor space or maneuvering clearances for the lavatory. The entry door does not contain the required minimum maneuvering spaces on the pull/push sides. The entry door encroach into the required clear floor space for fixtures. Grab bars are missing and/or incorrectly installed. Accessories, such as toilet seat covers, paper towel holders, garbage cans, hand dryers, and mirrors are either too high or without clear floor space or both. The restroom contain floor level changes greater than a 1/2 inch of the floor drains and is slope (XX) - (XX), the shower is too small and missing numerous accessible elements.	This restroom requires a number of componets to gain compliance.	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		
23	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (Women'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.	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		

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24	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (Women'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.	Review lavatory components to make accessible.	https://www.access-board.gov/ada/#ada-213_3_4 https://www.access-board.gov/ada/#ada-606	<p>2012 TAS Section: 213.3.4</p> <p>2010 ADAS Section: 213.3.4</p> <p>2015 ABAAS Section: F213.3.4</p>	
25	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Restroom (Women's)	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.	Door hardware is not compliant.		https://www.access-board.gov/ada/#ada-404_2_7	<p>2012 TAS Section: 404.2.7</p> <p>2010 ADAS Section: 404.2.7</p> <p>2015 ABAAS Section: 404.2.7</p>	

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26	Structures on Property (Staff) : HQ Building (Interior) Staff Areas 2nd Floor - Water Fountain	The drinking fountain has multiple violations. Drinking fountains must be on an accessible route that provides a 30 inch by 48 inch clear floor space centered on the low unit, allowing a forward approach. Spout outlets shall be 36 inches maximum above the finish floor or ground. Spout outlets of drinking fountains for standing persons shall be 38 inches minimum and 43 inches maximum above the finish floor or ground. The spout shall be located 15 inches minimum from the vertical support and 5 inches maximum from the front edge of the unit, including bumpers. The spout shall provide a flow of water 4 inches high minimum and shall be located 5 inches maximum from the front of the unit. The angle of the water stream shall be measured horizontally relative to the front face of the unit. Where spouts are located less than 3 inches of the front of the unit, the angle of the water stream shall be 30 degrees maximum. Where spouts are located between 3 inches and 5 inches maximum from the front of the unit, the angle of the water stream shall be 15 degrees maximum. Operable parts shall comply with applicable standards.	This water fountain is not compliant. 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.	Clear floor space https://www.access-board.gov/ada/#ada-403_5_1 Drinking fountain requirements, general https://www.access-board.gov/ada/#ada-602_1 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: 403.5.1, 602.1 2010 ADAS Section: 403.5.1, 602.1 2015 ABAAS Section: 403.5.1, 602.1	