

ACP Building EO- ADA Evaluation



TPWD- Austin TX, ACP Property ADA Evaluation
1340 Airport Commerce Dr A-F
Montopolis, TX 78741
Accessibility Evaluation
Inspection Date: N/A
Inspectors: Christopher Meza

Prepared By



(512) 424 - 2000
tpwd.texas.gov

Report Date: 03/10/2024

Table of Contents

Findings 3

First Floor - Suite B (Public) 3

First Floor- In-between Suite A-B (Public) 5

First Floor - Suite A (STAFF) 8

First Floor - Suite C (STAFF) 10


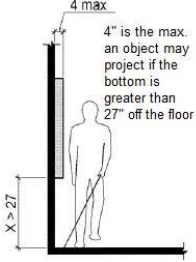
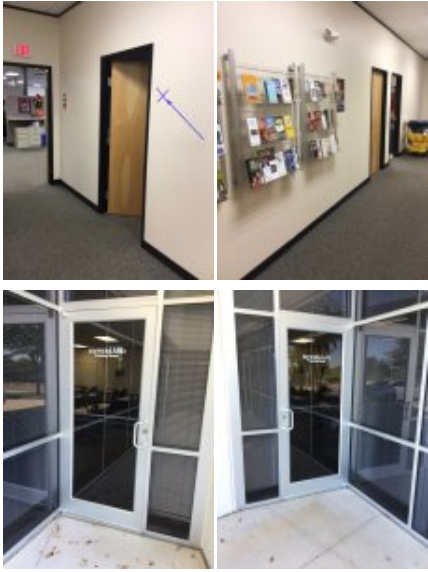
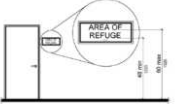
First Floor - Suite D (STAFF) 10


First Floor- In-between Suite D-E (STAFF) 11

First Floor - Suite E (STAFF) 13

First Floor - Suite F (STAFF) 13

TPWD- Austin TX, ACP Property ADA Evaluation - 1340 Airport Commerce Dr Montopolis, TX 78741






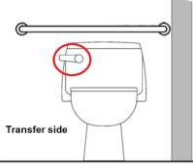
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	First Floor - Suite B (Public) : Interior spaces (Suite B) - Walkways (Suite B)	The element projects more than 4 inches into the circulation path. There are areas in which accessible route is out of compliance due to low hanging objects that protrude into walkway. The majority of these violations are hanging folders that do not meet specifications or are not mounted correctly. There were a few folders throughout walkways of suite B. **Details/locations are marked with red (l) in attached resource map. 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.	extends more than 4"	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		
2	First Floor - Suite B (Public) : Interior spaces (Suite B) - Ed Werland training room (Suite B)	The room identification sign is missing. Ed Werland training room, a sign should be installed for both the interior entrance and exterior entrance from parking lot. 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.	No sign provided	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		



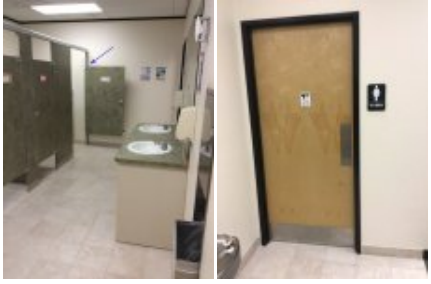

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	First Floor - Suite B (Public) : Interior spaces (Suite B) - Ed Werland training room (Suite B)	The sign providing directional and information is missing There are no identifying signs that meet compliance. Signs that identify, direct to or give information about accessible elements and features of a building or site, shall have a non-glare finish, contrast with their background, be selected from fonts where the width of the uppercase letter "O" is 55 percent minimum and 110 percent maximum of the height of the uppercase letter "I". Characters shall be uppercase or lowercase or a combination of both, conventional in form and shall not be italic, oblique, script, highly decorative, or of other unusual forms and be sized according to the viewing distance.	no sign provided Signs that provide direction to or information about interior spaces and facilities must meet visual requirements but are not required to be tactile	https://www.access-board.gov/ada/#ada-216_3	2012 TAS Section: 216.3 2010 ADAS Section: 216.3		


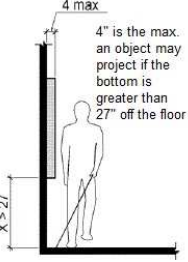
TPWD- Austin TX, ACP Property ADA Evaluation - 1340 Airport Commerce Dr Montopolis, TX 78741


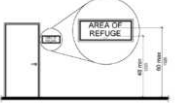
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
4	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Men's restroom	The coat hook is missing for stall restroom Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	N/A		https://www.access-board.gov/ada/#ada-308_2_1 2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1		
5	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Men's restroom	The water and drain pipes under the lavatory are not adequately insulated. There is no coverings on pipes. Men's restroom in between suite A and B. 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 sufficiently covered		https://www.access-board.gov/ada/#ada-606_5 2012 TAS Section: 606.5 2010 ADAS Section: 606.5		
6	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Men's restroom	The water closet compartment is missing a loop handle on one side or 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		


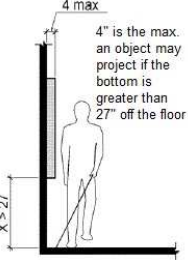
TPWD- Austin TX, ACP Property ADA Evaluation - 1340 Airport Commerce Dr Montopolis, TX 78741

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
7	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Men's restroom	The compartment door is not self closing. The water closet compartment shall be equipped with a door that has an automatic-closing device. 604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.	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		
8	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Women's restroom	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.	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		
9	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Women's restroom	The flush handle is located on the wrong side of the toilet. Flush control is on the wrong side. Not placed on open side. 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.	N/A	https://www.access-board.gov/ada/#ada-604_6	2012 TAS Section: 604.6 2010 ADAS Section: 604.6		


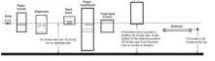

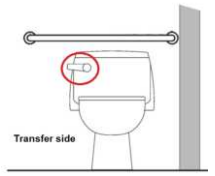

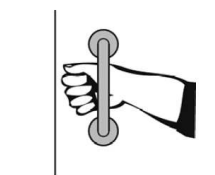

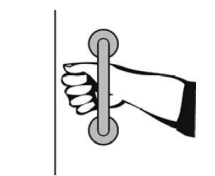
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
10	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Women's restroom	The water closet compartment is missing a loop handle on one side or both sides of the door. Water closet compartments 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		
11	First Floor- In-between Suite A-B (Public) : Restrooms and Water Fountains - Women's restroom	The compartment door is not self closing. The water closet compartment shall be equipped with a door that has an automatic-closing device. 604.8.2.2 Doors. Toilet compartment doors, including door hardware, shall comply with 404, except that if the approach is to the latch side of the compartment door, clearance between the door side of the compartment and any obstruction shall be 42 inches (1065 mm) minimum. The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch. Toilet compartment doors shall not swing into the minimum required compartment area.	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		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
12	First Floor - Suite A (STAFF): Interior spaces (Suite A) - Walkways (Suite A)	There were a number of folders throughout walkways of suite A. **Details/locations are marked with red (l) in attached resource map. The element projects more than 4 inches into the circulation path. There are areas in which accessible route is out of compliance due to low hanging objects that protrude into walkway. The majority of these violations are hanging folders that do not meet specifications or are not mounted correctly. 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.	extends more than 4"	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		

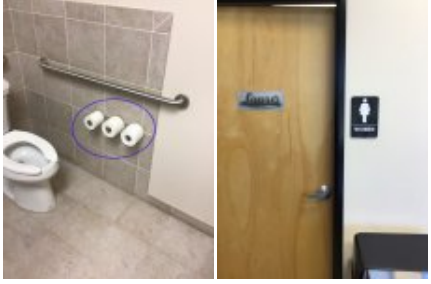
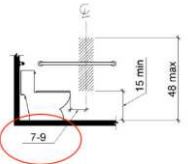
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
13	First Floor - Suite A (STAFF): Interior spaces (Suite A) - Conference Room (Suite A)	Compliant room identification signs are missing. Sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, 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. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. 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. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. 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.	Sign missing	Signs that identify a room, space or area are required to have raised characters and Braille. This requirement includes both public access areas as well as all employee areas. 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, 703.4.2 2010 ADAS Section: 216.2, 703.4.2		

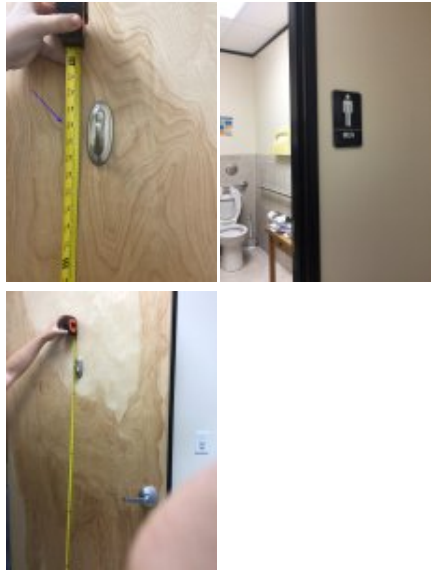
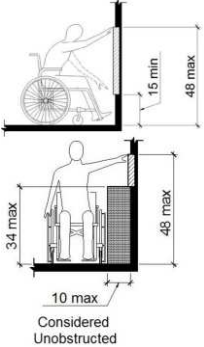
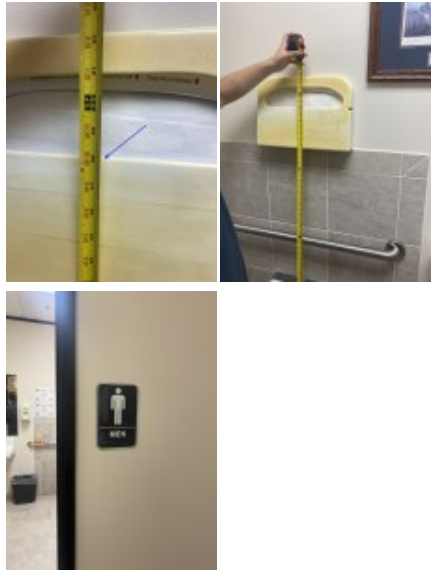
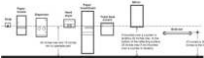
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
14	First Floor - Suite D (STAFF): Interior Spaces (Suite D) - Walkways (Suite D)	<p>The element projects more than 4 inches into the circulation path. There are areas in which accessible route is out of compliance due to low hanging objects that protrude into walkway. The majority of these violations are hanging folders that do not meet specifications or are not mounted correctly. There is one hanging folder near the Buffalo Soldier area. The A/C reader located close by is mounted at height causing hazard.</p> <p>**Details/locations are marked with red (I) in attached resource map. 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.</p>	Some folders and A/C reader extend greater than 4"	https://www.access-board.gov/ada/#ada-307_2	<p>2012 TAS Section: 307.2</p> <p>2010 ADAS Section: 307.2</p>		

TPWD- Austin TX, ACP Property ADA Evaluation - 1340 Airport Commerce Dr Montopolis, TX 78741

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
15	First Floor- In-between Suite D-E (STAFF): Restrooms and Water Fountains - Men's restroom	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.	N/A		https://www.access-board.gov/ada/#ada-308_2_1 https://www.access-board.gov/ada/#ada-308_2_2		
16	First Floor- In-between Suite D-E (STAFF): Restrooms and Water Fountains - Men's restroom	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.	N/A		https://www.access-board.gov/ada/#ada-604_6		
17	First Floor- In-between Suite D-E (STAFF): Restrooms and Water Fountains - Men's restroom	The water closet compartment is missing a loop handle on one side or 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		
18	First Floor- In-between Suite D-E (STAFF): Restrooms and Water Fountains - Women's restroom	The water closet compartment is missing a loop handle on one side or 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		


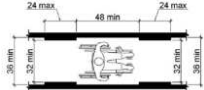

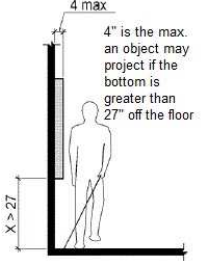
TPWD- Austin TX, ACP Property ADA Evaluation - 1340 Airport Commerce Dr Montopolis, TX 78741


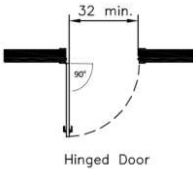
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
19	First Floor- In-between Suite D-E (STAFF): Restrooms and Water Fountains - Women's restroom	The toilet paper dispenser does not allow a continuous flow. There is no toilet paper dispenser mounted. Toilet paper dispensers 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.	no TP dispenser provided	https://www.access-board.gov/ada/#ada-604_7	2012 TAS Section: 604.7 2010 ADAS Section: 604.7		


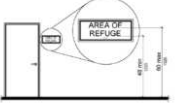
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
20	First Floor - Suite F (STAFF): Restrooms and Water Fountains (Suite F) - Men's restroom	The coat hook is installed greater than 48 inches above the finished floor. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum above the finished floor.	over 48"	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1		 <p>Considered Unobstructed</p>
21	First Floor - Suite F (STAFF): Restrooms and Water Fountains (Suite F) - Men's restroom	The toilet seat cover dispenser is mounted too high. Dispensers must have operable parts a maximum of 48 inches above the floor. Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.	over 48"	https://www.access-board.gov/ada/#ada-308_1	2012 TAS Section: 308.1 2010 ADAS Section: 308.1		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
22	First Floor - Suite F (STAFF): Restrooms and Water Fountains (Suite F) - Women's restroom	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 48"	https://www.access-board.gov/ada/#ada-308_2_1	2012 TAS Section: 308.2.1 2010 ADAS Section: 308.2.1		
23	First Floor - Suite F (STAFF): Restrooms and Water Fountains (Suite F) - Women's restroom	The toilet seat cover dispenser is mounted too high. Dispensers must have operable parts a maximum of 48 inches above the floor. Toilet seat covers must be on an accessible route. An accessible route of travel is 36 inches wide minimum and provides a 30 inch by 48 inch clear floor space that allows a side or forward approach.	over 48"	https://www.access-board.gov/ada/#ada-308_1	2012 TAS Section: 308.1 2010 ADAS Section: 308.1		

TPWD- Austin TX, ACP Property ADA Evaluation - 1340 Airport Commerce Dr Montopolis, TX 78741

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
24	First Floor - Suite F (STAFF): Interior spaces (Suite F) - Walkways (Suite F)	Details/locations are marked as (X) in attached resource map. 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.	There is equipment in back hallway of suite F causing non compliance.	https://www.access-board.gov/ada/#ada-403_5_1	2012 TAS Section: 403.5.1 2010 ADAS Section: 403.5.1		
25	First Floor - Suite F (STAFF): Interior spaces (Suite F) - Walkways (Suite F)	There are a few hanging folders in front walkways of Suite F **Details/locations are marked with red (I) in attached resource map. The element projects more than 4 inches into the circulation path. There are areas in which accessible route is out of compliance due to low hanging objects that protrude into walkway. The majority of these violations are hanging folders that do not meet specifications or are not mounted correctly. 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.	extends greater than 4"	https://www.access-board.gov/ada/#ada-307_2	2012 TAS Section: 307.2 2010 ADAS Section: 307.2		 4" is the max. an object may project if the bottom is greater than 27" off the floor

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
26	First Floor - Suite F (STAFF): Interior spaces (Suite F) - Cubicle entrances (Suite F)	3 cubicles in suite F next to front entrance are out of compliance. **Details/locations are highlighted in blue in attached resource map. The door opening does not provide at least 32 inches between the face of the door and the opposite stop. Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.	N/A	https://www.access-board.gov/ada/#ada-404_2_3	2012 TAS Section: 404.2.3 2010 ADAS Section: 404.2.3		 <p>Hinged Door</p>

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
27	First Floor - Suite F (STAFF): Interior spaces (Suite F) - Conference Room (Suite F)	Compliant room identification signs are missing. Sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, 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. Signs containing tactile characters shall be located so that a clear floor space of 18 inches minimum by 18 inches minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position. 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. Contracted Grade 2 Braille shall be in a horizontal format and shall be placed a minimum of 3/8 inch and a maximum of 1/2 inch directly below the tactile characters; flush left or centered. Dots shall be 1/10 inch on center in each cell with 2/10-inch space between cells, measured from the second column of dots in the first cell to the first column of dots in the second cell. Dots shall be raised a minimum of 1/40 inch above the background. Braille dots shall be domed or rounded. 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.	no sign provided	Signs that identify a room, space or area are required to have raised characters and Braille. This requirement includes both public access areas as well as all employee areas. 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, 703.4.2 2010 ADAS Section: 216.2, 703.4.2		

Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
28	First Floor - Suite F (STAFF): Interior spaces (Suite F) - Conference Room (Suite F)	The light switch is positioned too high for either a side or front approach. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48 inches maximum and the low side reach shall be 15 inches minimum above the finish floor or ground. Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.	over 48"	https://www.access-board.gov/ada/#ada-308_1	2012 TAS Section: 308.1 2010 ADAS Section: 308.1	