

## **MEDICAL OFFICE BUILDING**

Texas 75034

### **TEXAS ACCESSIBILITY STANDARDS INSPECTION**

TDLR Project No. EABPRJ A

Inspection date

### **INSPECTION COMPLETED – VIOLATIONS PENDING**

The following report identifies violations with the Texas Accessibility Standards (TAS). All items noted as "Unacceptable" must be corrected to comply with the Architectural Barriers Act, Texas Government Code, Chapter 469.

#### **INTRODUCTION**

The facility is an out patient surgery center and medical office building. The front of the building faces **south**. Parking is on the south, east and north sides of the building. There are 69 parking spaces. There are two accessible parking spaces to the east of the main entry and one van accessible parking space to the west of the main entry. There is a patient drop off on the south side of the canopy. The surgery center occupies the center of the building and there are two lease spaces on the east and west sides of the building.

The building is new construction, one story metal stud with brick veneer. The interior finish was gypsum board. The foundation was slab on grade.

**THE FOLLOWING ITEMS WERE FOUND TO BE UNACCEPTABLE:**

**4.1.2 SITE AND EXTERIOR FACILITIES, NEW CONSTRUCTION**

**4.1.2(5) (c)**

*(c) If passenger loading zones are provided, then at least one passenger loading zone shall comply with 4.6.6.*

**4.6.6 Passenger Loading Zones.** *Passenger loading zones shall provide an access aisle at least 60 in (1525 mm) wide and 20 ft (240 in)(6100 mm) long adjacent and parallel to the vehicle pull-up space (see Fig. 10). If there are curbs between the access aisle and the vehicle pull-up space, then a curb ramp complying with 4.7 shall be provided. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.*

**UNACCEPTABLE**

**Cross slope exceeds 2% at passenger loading zone and there is no accessible aisle.**

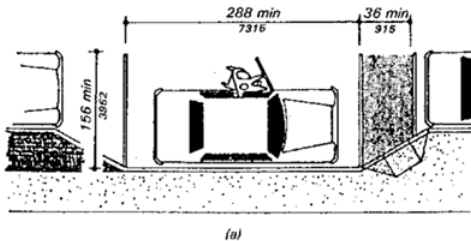


Fig 10



Passenger Loading Zone  
Slope 2.6%



No Access Aisle  
from Passenger Loading

**4.3 ACCESSIBLE ROUTE**

**4.3.7 Slope.** *An accessible route with a running slope greater than 1:20 is a ramp and shall comply with 4.8. Nowhere shall the cross slope of an accessible route exceed 1:50.*

**UNACCEPTABLE**

**Cross slope exceeds 1:50 (2%) at the following locations:**



Public walk on west side  
2.7% Slope



Walk on west side  
2.8% Slope



Walk at west exit door  
2.6% Slope



Walk at west exit door  
3.3% Slope



Public sidewalk to the east  
2.7% Slope



Walk east of entry  
2.7% Slope



Walk to street at west  
2.1% Slope



Walk west of entry  
3% Slope



Walk east of main entry  
2.6% Slope

## **4.7 CURB RAMPS**

**4.7.2 Slope.** *Slopes of curb ramps shall comply with 4.8.2.*

**4.8.2\* Slope and Rise.** *The least possible slope shall be used for any ramp. The maximum slope of a ramp in new construction shall be 1:12.*

### **UNACCEPTABLE**

**Slope on ramp exceeds 1:12 (8.3%) at the following locations:**



Ramp east of front entry  
9% Slope



Ramp to public sidewalk  
9% Slope

### **SCOPING AND APPLICATION**

#### **4.7.4 Surface, (TM 99-15 Curb Ramps-Surfaces 4.7.4 (1))**

*TDLR recognizes the need to form a stable framework in concrete surfaces for proper alignment and installation of pavers inserts at curb ramps. For purposes of design, TDLR will accept a border not exceeding four inches (4") at the sides, top and bottom of the curb ramp surface in lieu of "extending the full length and width" of the curb ramp as mentioned in TAS.*

**4.7.4 Surface.** *Surfaces of curb ramps shall comply with 4.5.*

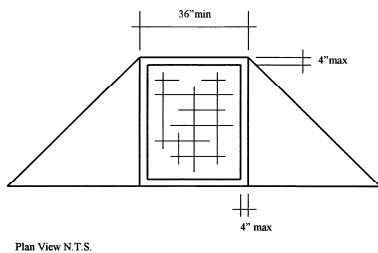
**4.5.1\* General.** *Ground and floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with 4.5.*

(1) Textures shall consist of exposed crushed stone aggregate, roughened concrete, rubber, raised abrasive strips, or grooves extending the full width and depth of the curb ramp. Surfaces that are raised, etched, or grooved in a way that would allow water to accumulate are prohibited.

(2) For purposes of warning, the full width and depth of curb ramps shall have a light reflective value and texture that significantly contrasts with that of adjoining pedestrian routes.

## UNACCEPTABLE

**Light reflective value and surface texture do not have sufficient surface contrast at curb ramps:**



Typical application



Curb Ramp at west sidewalk



Curb ramp at east sidewalk.

## UNACCEPTABLE

**Surface color and contrast is failing at the curb ramps:**



P

Paint on ramps is chipped and all ramps, with chipped paint, should be repainted.

Ramp to public sidewalk  
Paint is faded and peeling

## 4.8 RAMPS

**4.8.6 Cross Slope and Surfaces.** The cross slope of ramp surfaces shall be no greater than 1:50. Ramp surfaces shall comply with 4.5



## UNACCEPTABLE

**Cross slope on curb ramps exceeds 2% at the following locations:**



West accessible ramp slope  
slope 2.6%



East accessible ramp  
slope 2.5%



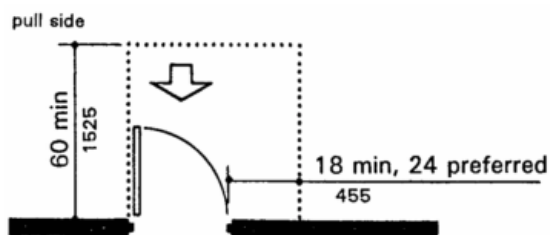
East accessible ramp  
slope 2.6%

## 4.13 DOORS

**4.13.6 Maneuvering Clearances at Doors.** *Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Fig. 25. The floor or ground area within the required clearances shall be level and clear*

## UNACCEPTABLE

**Maneuvering clearance at door is insufficient:**



Door from  
Women's  
Dressing to OR  
Area 17"  
Clearance, 16"  
from the  
counter top

**Fig. 25**  
**Front Approach Swing Door**

## 4.16 WATER CLOSETS

**4.16.5\* Flush Controls.** Flush controls shall be hand operated or automatic and shall comply with 4.27.4. Controls for flush valves shall be mounted on the wide side of toilet areas no more than 44 in (1120 mm) above the floor.

### UNACCEPTABLE

Flush controls exceed 44" above the floor in the following patient rooms.



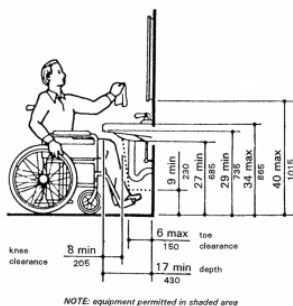
**Patient Toilet Pre-op flush control 50" AFF    Patient Toilet Post-op flush control 50" AFF**

## 4.24 SINKS

**4.24.3 Knee Clearance.** Knee clearance that is at least 27 in (685 mm) high, 30 in (760 mm) wide, and 19 in (485 mm) deep shall be provided underneath sinks.

### UNACCEPTABLE

Sinks do not have the required clearance under the sink at the following locations:



NOTE: equipment permitted in shaded area



Fig. 31 Lavatory Clearances Lobby Coffee Bar

Bottom of skirt is 14" from wall (right)



Garbage disposal in Lounge is 6 ½" from the front of the cabinet.

#### **4.28 ALARMS**

##### **UNACCEPTABLE**

The alarms could not be tested without Fire Department Approval. Owner shall verify that fire alarms comply with TAS or NFPA-72-1999 Chapter 4.

#### **4.30 SIGNAGE**

##### **4.30.4\* Raised and Brailed Characters and Pictorial Symbol Signs (Pictograms).**

*Letters and numerals shall be raised 1/32 in, upper case, sans serif or simple serif type and shall be accompanied with Grade 2 Braille. Raised characters shall be at least 5/8 in (16 mm) high, but no higher than 2 in (50 mm). Pictograms shall be accompanied by the equivalent verbal description placed directly below the pictogram. The border dimension of the pictogram shall be 6 in (152 mm) minimum in height.*

##### **UNACCEPTABLE**

Braille is incorrect verify that all Braille is complete and accurate:



Braille is missing letters on Men's Room sign. Verify that Braille on all signs is complete and accurate.



#### **4.35 DRESSING ROOMS**

**4.35.4 Bench.** Every accessible dressing room shall have a 24 in by 48 in (610 mm by 1220 mm) bench fixed to the wall along the longer dimension. The bench shall be mounted 17 in to 19 in (430 mm to 485 mm) above the finish floor. Clear floor space shall be provided alongside the bench to allow a person using a wheelchair to make a parallel transfer onto the bench. The structural strength of the bench and attachments shall comply with 4.26.3.

#### **UNACCEPTABLE**

**Bench depth is insufficient at the following locations:**



Bench in Men's Dressing is 16" deep



Bench in Women's Dressing is 16" deep

#### **UNACCEPTABLE**

**Bench is not fixed to the wall at the following locations:**



Bench in Pre-op Lockers is  
not fixed to the wall



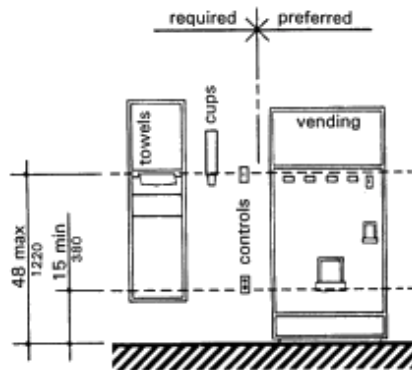
Bench in Post-op Lockers  
not fixed to the wall

#### **A4.27 CONTROLS AND OPERATING MECHANISMS.**

**A4.27.3 Height.** *Fig. A8 further illustrates mandatory and advisory control mounting height provisions for typical equipment.*

#### **UNACCEPTABLE**

**Paper towel dispenser exceeds the maximum height of the finish floor:**



**Fig. A8**  
**Control Reach Limitations**

**Paper towel dispenser in men's  
off lobby is over 48" above the floor**

This determination does not address the applicability of the Americans with Disabilities Act (ADA), (P.L. 101-336) or any other state, local or federal requirement. For information on the ADA, call the ADA Hotline at (800) 949-4232 or the United States Department of Justice at (202) 514-0301.

Please reference the NAE and TDLR project numbers in all correspondence pertaining to the project. Questions should be directed to NAE.

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