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MEDICAL OFFICE BUILDING

Texas

TEXAS ACCESSIBILITY STANDARDS PLAN REVIEW

4.3 ACCESSIBILITY ROUTE:

4.3.6 Surface Textures

Does Not Comply, verify exterior surface textures comply and state the surface texture used on walks and the accessible route at drives and parking areas. Surface Texture is not specified. (See 4.7.4(2)).

4.3.7 Slope

Verify Compliance, the cross slope of walks cannot exceed 2%.

4.3.8. Changes in Levels

Verify Compliance, changes in levels cannot exceed ½ in, and particular attention should be given to intersections between the walks and drives.

4.5 GROUND AND FLOOR SURFACES

4.5.3. Carpet

Verify Compliance, carpet complies with 4.5.3

4.5.3* Carpet. 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 thickness shall be 1/2 in (13

mm) (see Fig. 8(f)). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with 4.5.2.

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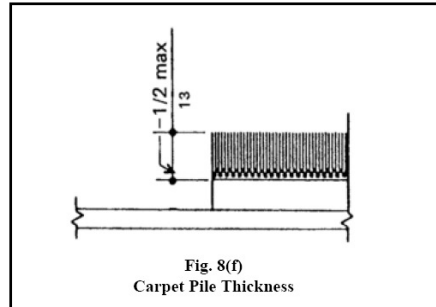


Fig. 8(f)
Carpet Pile Thickness

4.6 PARKING AND PASSENGER LOADING ZONES

4.6.2 Location

Does Not Comply, Passenger Loading Zone, persons entering and exiting vehicles will be in the flow of traffic.

4.6.6 Passenger Loading Zone

Does Not Comply, slope exceeds 2%.

4.7 CURB RAMPS

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

Does Not Comply, see box below.

TAS 4.7.4(2) requires curb ramps to have a light reflective value and surface texture that significantly contrasts with that of adjoining pedestrian routes.

The only surface textures TDLR is currently aware of that meet the intent of this standard are truncated domes meeting the technical specifications of TAS 4.29.2.

Other textures such as grooves $\frac{1}{4}$ " deep and $\frac{3}{4}$ " wide 2" apart and arranged so that water will not accumulate, may be acceptable provided the surfaces are detectable underfoot. Other designs for surfaces that are detectable underfoot may be submitted for consideration.

4.13 DOORS

TM 99-05 DOORS – CLEAR WIDTH 4.13.5.

Verify Compliance, exterior doors with TM 99-05.

Issue Date: January 5, 1999	TM 99-05
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Doors - Clear width 4.13.5	
Scoping and Application 4.1.3(7)	
<p>TAS 4.13.5 and Figure 24 note that the minimum clear opening width is to be determined with the door open 90 degrees and measured from the face of the door to the opposite stop. No mention is made of potential impact on passage as a result of panic devices or other hardware.</p> <p>We are frequently asked whether hardware can protrude into the required clear width. Therefore, we have developed the following position, the wording of which is derived from Recommendations for a New ADAAG (dated September 30, 1996), Section 404.2.3.</p> <p style="text-align: center;">There shall be no projections into the required clear opening width lower than 34 inches above the floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.</p>	

4.13.6. MANEUVERING CLEARANCES AT DOORS

Does Not Comply, Door D48 does not have the minimum maneuvering clearance at the sidewalk (See Fig 25b).

Does Not Comply, Door D02 and D03 do not have the minimum maneuvering clearance (See Fig 25b).

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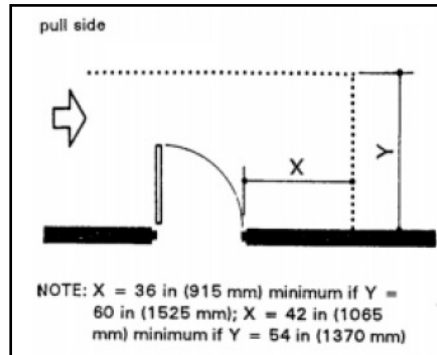


Fig. 25 b

4.13.9 DOOR HARDWARE

Verify Compliance, The interior locking knob shall have a shape that is easy to grasp and does not require tight grasping, tight pinching, or twisting of the wrist to operate. It shall be push button and not a twisting knob.

4.16 WATER CLOSETS

4.16.4 Grab Bars

Verify Compliance, Women's Toilet 102, Men's Toilet 103, Patient Toilet 106, 113 distance from wall to grab bar, (Fig 29) is not shown on the drawings .

4.16.6 Dispensers

Does Not Comply, at all water closets. Toilet paper dispenser shall be 19" AFF (Fig 29) to centerline of dispenser.

4.17 TOILET STALLS

4.17.6 Grab Bars

Verify Compliance, Men's Dressing 132, Women's Dressing 133, distance from wall to grab bar (Fig. 29) is not shown on the drawings.

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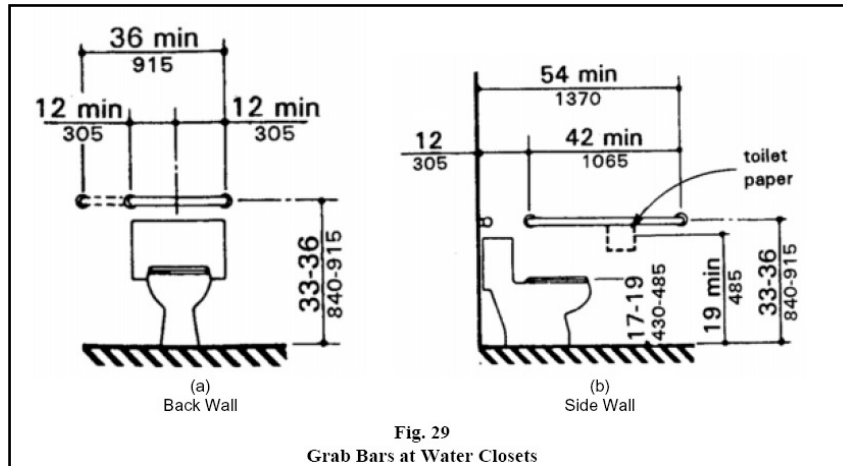
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4.18 URINALS

4.18.2 Height

Does Not Comply, (Interior Elevation 25/A7.1), "Urinals shall be stall-type or wall hung with a tapered elongated rim mounted at a maximum of 17 in."

4.19 LAVATORIES AND MIRRORS

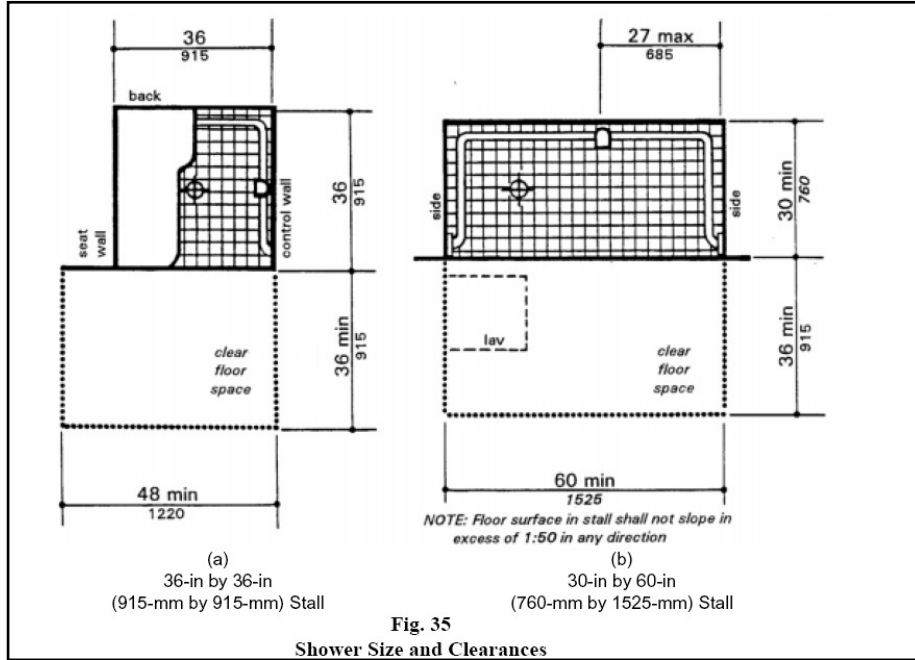
4.19.6 Mirrors

Does Not Comply, All Mirrors at Lavatories. "Mirrors shall be on accessible routes . . . shall be mounted with the bottom edge of the reflecting surface no higher than 40 in above the finished floor. Mirrors that are intended to be used by both ambulatory people and wheelchair users . . . must be at least 74 in high at their topmost edge."

4.21 SHOWER STALLS

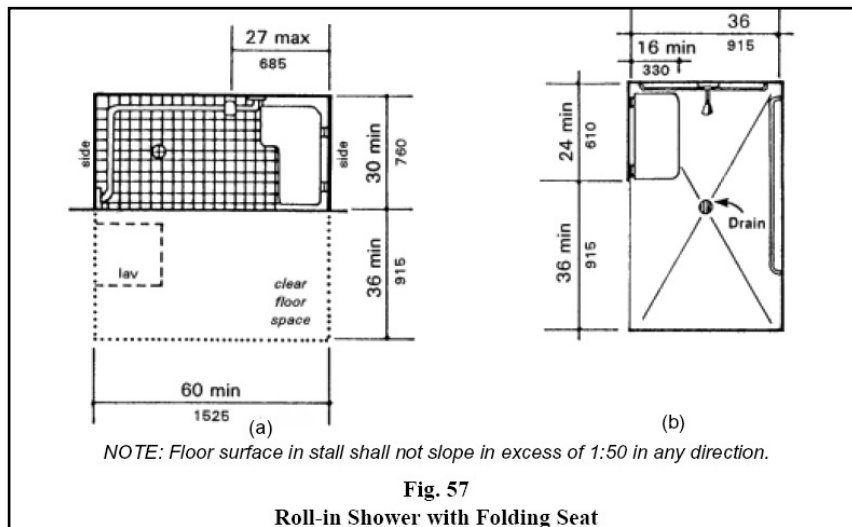
4.21.2 Size and Clearances

Does Not Comply, shower stall size does comply (Fig 35).



4.21.3 Seat.

Does Not Comply, "Where a fixed seat is provided in a 30 in by 60 in minimum shower stall, it shall be a folding type and shall be mounted on the wall adjacent to the controls as shown on Fig 57. . . ."



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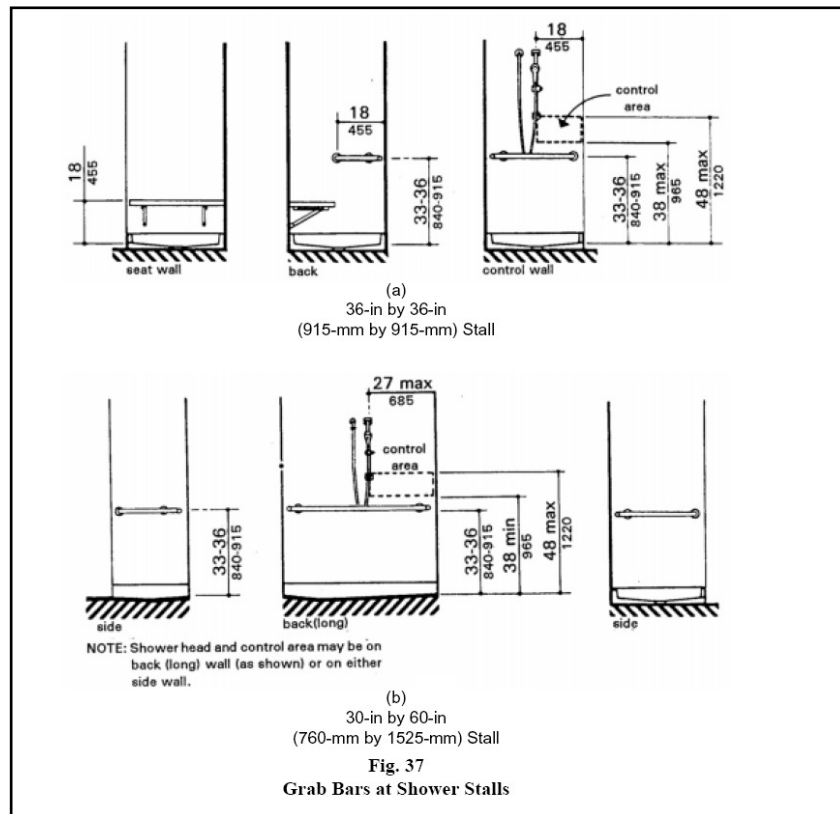
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4.21.4 Grab Bars

Does Not Comply, "Grab bars complying with 4.26 shall be as shown in Fig. 37."

4.21.5. Controls. **Verify Compliance**, "Faucets and other controls complying with 4.27.4 shall be located as shown in fig. 37."



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4.22 TOILET ROOMS

4.22.6 Lavatories and Mirrors

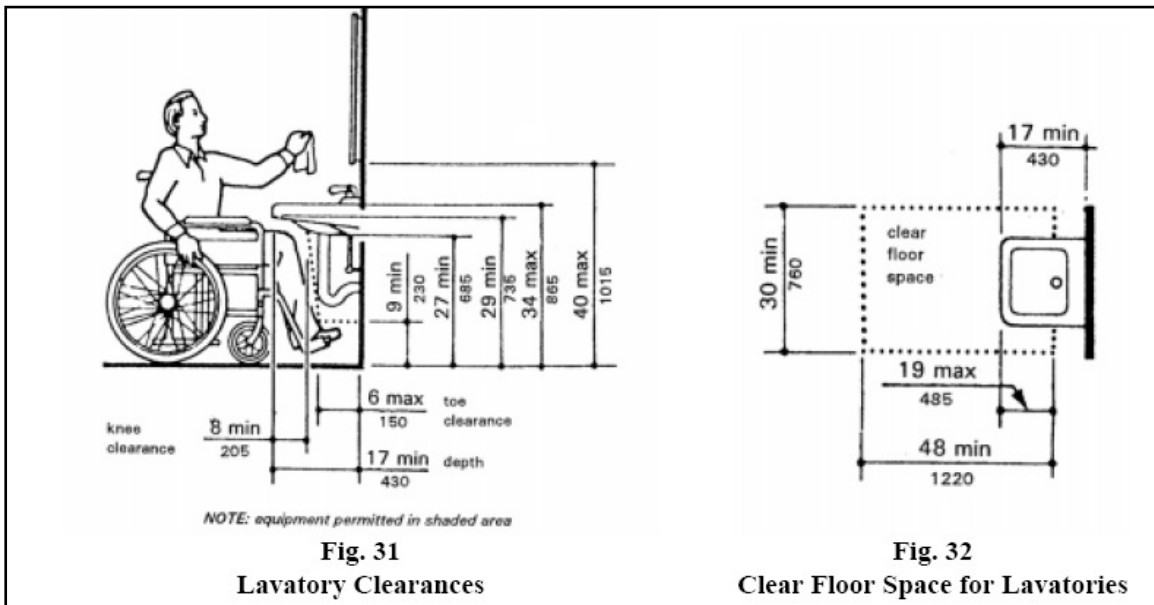
Does Not Comply, all mirror tops do not comply. *"If lavatories and mirrors are provided then at least one of each shall comply with 4.19."*

"Mirrors shall be on accessible routes . . . shall be mounted with the bottom edge of the reflecting surface no higher than 40 in above the finished floor. Mirrors that are intended to be used by both ambulatory people and people in wheelchair users . . . must be at least 74 in high at their topmost edge."

4.24 SINKS

4.24.3 Knee Clearance

Does Not Comply, Lounge 134 (no knee space). (Fig 31,32), *"Knee clearance that is at least 27 in high, 30 in wide and 19 in deep shall be provided under sinks."*



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4.24. 5 Clear Floor Space

Does Not Comply, Hospitality 101 doors swing into floor space for accessible fixtures. TM 03-02 addresses door swings into the clear floor area of accessible fixtures.

Issue Date: January 5, 1999	TM 99-05
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	Doors - Clear width 4.13.5
	Scoping and Application 4.1.3(7)
<p>TAS 4.13.5 and Figure 24 note that the minimum clear opening width is to be determined with the door open 90 degrees and measured from the face of the door to the opposite stop. No mention is made of potential impact on passage as a result of panic devices or other hardware.</p> <p>We are frequently asked whether hardware can protrude into the required clear width. Therefore, we have developed the following position, the wording of which is derived from Recommendations for a New ADAAG (dated September 30, 1996), Section 404.2.3.</p> <p style="text-align: center;">There shall be no projections into the required clear opening width lower than 34 inches above the floor or ground. Projections into the clear opening width between 34 inches and 80 inches above the floor shall not exceed 4 inches.</p>	

4.25 STORAGE

Verify Compliance, storage shelves and clear floor space shall comply.

4.25.2 Clear Floor Space. A clear floor space at least 30 in by 48 in (760 mm by 1220 mm) complying with 4.2.4 that allows either a forward or parallel approach by a person using a wheelchair shall be provided at accessible storage facilities. *This clear floor space shall adjoin or overlap an accessible route and shall comply with 4.2.4. In storage facilities permitting full entry by a wheelchair, and allowing a wheelchair to travel clear of the door swing, an unobstructed turning space complying with 4.2.3 shall be provided within the storage facility.*

4.25.3 Height. Accessible storage spaces shall be within at least one of the reach ranges specified in 4.2.5 and 4.2.6 (see Fig. 5 and Fig. 6). Clothes rods or shelves shall be a maximum of 54 in (1370 mm) above the finish floor for a side approach. Where the distance from the wheelchair to the clothes rod or shelf exceeds 10 in (255 mm) (as in closets without accessible doors) the height and depth to the rod or shelf shall comply with Fig. 38(a) and Fig. 38(b).

4.25.4 Hardware. Hardware for accessible storage facilities shall comply with 4.27.4. Touch latches and U-shaped pulls are acceptable.

4.27 CONTROLS AND OPERATING MECHANISMS

A4.27.4 Height

Verify Compliance, of the following controls: electrical switches, electrical outlets, fire alarm pull station, fire extinguisher, thermostats, access card readers and any controls required to be accessible by 4.1. *"Fig A8 further illustrates mandatory and advisory control mounting height provisions for typical equipment."*

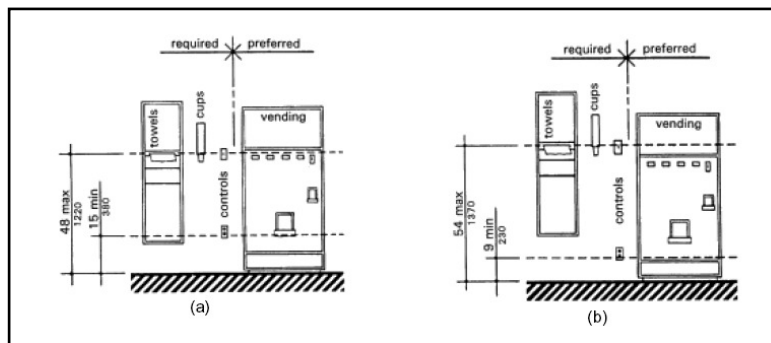


Fig A8

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4.28 ALARMS

4.28.2 Audible Alarms

Verify Compliance, of all audible alarms.

4.28.2* Audible Alarms. If provided, audible emergency alarms shall produce a sound that exceeds the prevailing equivalent sound level in the room or space by at least 15 dbA or exceeds any maximum sound level with a duration of 60 seconds by 5 dbA, whichever is louder. Sound levels for alarm signals shall not exceed 120 dbA.

4.28.3 Visual Alarms

Verify Compliance, of all visual alarms.

4.28.3* Visual Alarms. Visual alarm signal appliances shall be integrated into the building or facility alarm system. If single station audible alarms are provided then single station visual alarm signals shall be provided. Visual alarm signals shall have the following minimum photometric and location features:

(1) The lamp shall be a xenon strobe type or equivalent.

(2) The color shall be clear or nominal white (i.e., unfiltered or clear filtered white light).

(3) The maximum pulse duration shall be two-tenths of one second (0.2 sec) with a maximum duty cycle of 40 percent. The pulse duration is defined as the time interval between initial and final points of 10 percent of maximum signal.

(4) The intensity shall be a minimum of 75 candela.

(5) The flash rate shall be a minimum of 1 Hz and a maximum of 3 Hz.

(6) The appliance shall be placed 80 in (2030 mm) above the highest floor level within the space or 6 in (152 mm) below the ceiling, whichever is lower.

(7) In general, no place in any room or space required to have a visual signal appliance shall be more than 50 ft (15 m) from the signal (in the horizontal plane). In large rooms and spaces exceeding 100 ft (30 m) across, without obstructions 6 ft (2 m) above the finish floor, such as auditoriums, devices may be placed around the perimeter, spaced a maximum 100 ft (30 m) apart, in lieu of suspending appliances from the ceiling.

(8) No place in common corridors or hallways in which visual alarm signalling appliances are required shall be more than 50 ft (15 m) from the signal.

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4.30 SIGNAGE

Verify Compliance, of all signage with this entire section.

4.35 DRESSING AND FITTING ROOMS

TM 03-01

4.35 Bench

Does Not Comply, Patient Locker 112, 112a, Men's Dressing 132, Women's Dressing 133.

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. Where installed in conjunction with showers, swimming pools, or other wet locations, water shall not accumulate upon the surface of the bench and the bench shall have a slip-resistant surface.

Does Not Comply, accessible lockers shall comply with TAS 4.35

Issue Date: June 6, 2003

TM 03-01

Dressing and Fitting Rooms

TAS 4.1.3(21) requires dressing and fitting rooms to comply with TAS 4.35. It is often assumed that the scoping application is limited to single occupant dressing rooms provided in department stores and medical facilities; however, there are other spaces where occupants are expected to dress or change clothes (i.e. multi-occupant locker rooms in schools and health clubs). As a point of clarification, locker rooms or any other space where the occupants are expected to dress or change clothes must comply with TAS 4.35.

4.35.1 General.

(1) Dressing and fitting rooms required to be accessible by 4.1 shall comply with 4.35 and shall be on an accessible route.

(2) For mounting heights suitable in schools and other facilities used primarily by children see section 2.1.1.

4.35.2 Clear Floor Space. A clear floor space allowing a person using a wheelchair to make a 180-degree turn shall be provided in every accessible dressing room entered through a swinging or sliding door. No door shall swing into any part of the turning space. Turning space shall not be required in a private dressing room entered through a curtained opening at least 32 in (815 mm) wide if clear floor space complying with section 4.2 renders the dressing room usable by a person using a wheelchair.

4.35.3 Doors. All doors to accessible dressing rooms shall be in compliance with section 4.13.

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. Where installed in conjunction with showers, swimming pools, or other wet locations, water shall not accumulate upon the surface of the bench and the bench shall have a slip-resistant surface.

4.35.5 Mirror. Where mirrors are provided in dressing rooms of the same use, then in accessible dressing rooms, a full-length mirror, measuring at least 18 in wide by 54 in high (460 mm by 1370 mm), shall be mounted in a position affording a view to a person on the bench as well as to a person in a standing position.

OFFICE 200 AND OFFICE 300 WERE NOT REVIEWED AT THIS TIME IN THIS REVIEW

Issue Date: July 2, 1999

TM 99-18

Accessibility - First Time Occupancy by Tenant at Shell Buildings

**Scoping and Application
4.1.3**

TDLR considers shell-building construction as "not occupiable" until a tenant finish-out occurs. At the time that a first time tenant finish-out occurs, it shall be considered new construction and shall comply with TAS 4.1.3.

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THE FOLLOWING ITEMS WERE NOT NOTED ON THE PLANS AND WERE NOT REVIEWED: STAIRS, ELEVATORS, DRINKING FOUNTAINS AND WATER COOLERS, BATHTUBS, HANDRAILS, TELEPHONES AND FIXED SEATING.

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REFERENCES

TDLR Texas Department of Licensing and Regulation, Architectural Barriers Act, with Article 9102, Texas Civil Statutes.

TM 99-18 Technical Memo published by TDLR.

4.35 Bench Reference to Architectural Barriers Act.

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P R O J E C T S C O P E

The project is a one story 13, 752 SF steel frame, brick and stone veneer, metal studs building. Approximately 5800 SF is empty lease space on the east and west side of the building.

The building is located on 63,050 SF site with 69 parking spaces. Three spaces will be accessible spaces. There is a covered drive and drop off area in the front of the building.