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MEDICAL OFFICE BUILDING
Texas

TEXAS ACCESSIBILITY STANDARDS PLAN REVIEW

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 1/4" deep and 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

Doors - Clear width
4.13.5

Scoping and Application
4.1.3(7)

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.

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.

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.

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).

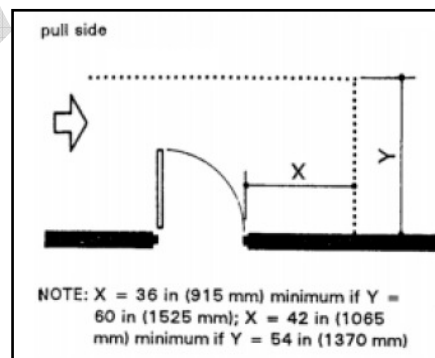


Fig. 25 b

TEXAS ACCESSIBILITY STANDARDS INSPECTION

THE FOLLOWING ITEMS WERE FOUND TO BE UNACCEPTABLE:

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.

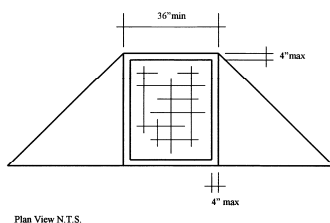
4.5.1* General. Ground and floor surfaces along accessible routes and in accessible rooms and spaces including floors, walks, ramps, stairs, and curb ramps, shall be stable, firm, slip-resistant, and shall comply with 4.5.

(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:



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

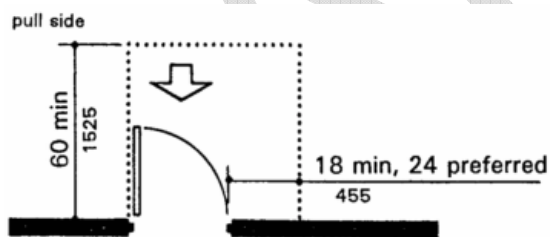
Ramp to public sidewalk
Paint is faded and peeling

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



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

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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