

June 2, 2011

Valde Guerra, Executive Officer
County of Hidalgo, TX
2812 S. Business Hwy. 281
Edinburg, TX 78539

Re: Improvements to Sunset Park, Precinct 1, Hidalgo County, TX
TDLR Project EABPRJ# B0812385

Dear Mr. Guerra,

As architects for the project, we received a copy of the ACC Accessibility Report, dated May 18, 2011 (copy attached). Several items in the report are noted as 'violations'. Due to the funds available for the Improvements Project, these 'violation' items were all beyond the scope of the work we were involved with.

ACC, the Registered Accessibility Specialist, has requested that the County submit a **Inspection Response Form** (attached). Please have the form filled-in and send the form to ACC. The form indicates that the non-compliant items can be corrected within 270 days of the inspection date. Additional time, if needed, can be requested later.

We have provided Precinct 1 a cost estimate for the pending work. We believe that the Precinct is in the process of budgeting for this work.

Sincerely,



George A. Garcia,
Project Architect

encls

cc: Martha Salazar,
Jaime Garza, Pct 1

RECEIVED
OFFICE OF EXECUTIVE OFFICER
ON: 6/11 BY: 

AGA, INC. 1333 E Jasmine Ave. McAllen, Texas, 78501 956-618-2007 / Fax 956-618-2008

c: AGADC via email

INSPECTION REPORT

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

RAS Name: Anthony Covacevich
Date: May 19, 2011

RAS #: 97
EABPRJ# B0812385

PROJECT INFORMATION

Project Name: Sunset Park Improvements
Facility Name: Sunset Park
Project Address: Mile 11 two mile east of FM 1015, Weslaco, Texas 78596
Detail Description of Construction activities: New restrooms and walking trail.

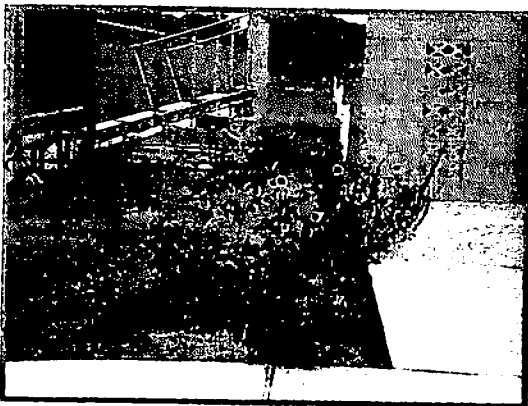
OWNER INFORMATION

Name: County of Hidalgo
Address: 100 E. Cano St.
City: Edinburg **State:** Tx **Zip:** 78539

XX

4.3 Accessible Route.

4.3.1* General. All walks, halls, corridors, aisles, skywalks, tunnels, general circulation routes, and other spaces that are part of an accessible route shall comply with 4.3.



4.3.2 Location.

(1) At least one accessible route within the boundary of the site shall 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 unless that route would violate 4.3.2(5).

(2) At least one accessible route shall connect accessible buildings, facilities, elements, and spaces that are on the same site.

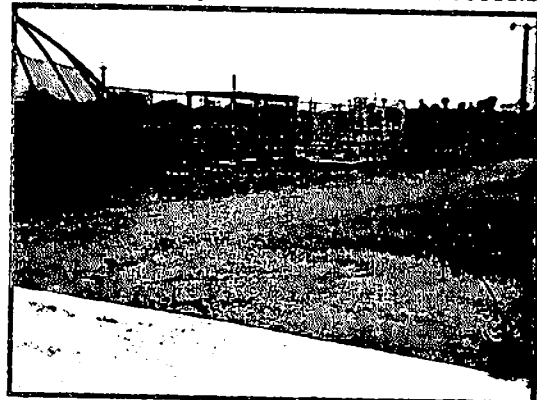
(3) At least one accessible route shall connect accessible building or facility entrances with all accessible

spaces and elements and with all accessible dwelling units within the building or facility.

(4) An accessible route shall connect at least one accessible entrance of each accessible dwelling unit with those exterior and interior spaces and facilities that serve the accessible dwelling unit.

(5) Accessible routes shall be located so that users are not required to wheel or walk behind parked vehicles (except the one they operate or in which they are a passenger) or in traffic lanes.

4.3.3 Width. The minimum clear width of an accessible route shall be 36 in (915 mm) except at doors (see 4.13.5 and 4.13.6). If a person in a wheelchair must



make a turn around an obstruction, the minimum clear width of the accessible route shall be as shown in Fig. 7(a) and 7(b).

4.3.4 Passing Space. If an accessible route has less than 60 in (1525 mm) clear width, then passing spaces at least 60 in by 60 in (1525 mm by 1525 mm) shall be located at reasonable intervals not to exceed 200 ft (61 m). A T-intersection of two corridors or walks is an acceptable passing place.

4.3.5 Head Room. Accessible routes shall comply with 4.4.2.

4.3.6 Surface Textures. The surface of an accessible route shall comply with 4.5.

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.



4.3.8 Changes in Levels. Changes in levels along an accessible route shall comply with 4.5.2. If an accessible route has changes in level greater than 1/2 in (13 mm), then a curb ramp, ramp, elevator, or platform lift (as permitted in 4.1.3 and 4.1.6) shall be provided that complies with 4.7, 4.8, 4.10, or 4.11, respectively. An accessible route does not include stairs, steps, or escalators. See definition of "egress, means of" in 3.5.

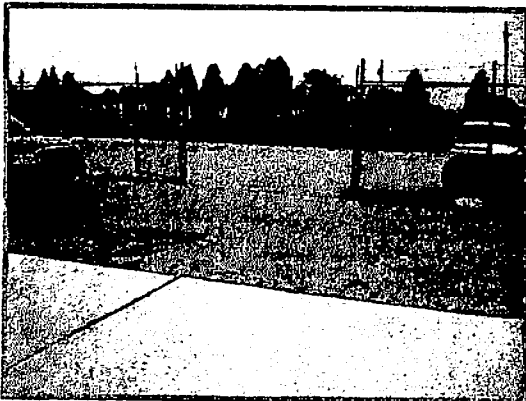
4.3.9 Doors. Doors along an accessible route shall comply with 4.13.

4.3.10* Egress. Accessible routes serving any accessible space or element shall also serve as a means of egress for emergencies or connect to an accessible area of rescue assistance.

Violation: The restrooms and concession stands are not on accessible routes especially from the parking area and other areas such as the bleachers, benches, dugouts, etc. New sidewalks do not connect to parking or to all benches in the area.

4.6 Parking and Passenger Loading Zones.

4.6.1 Minimum Number. Parking spaces required to be accessible by 4.1 shall comply with 4.6.2 through 4.6.5. Passenger loading zones required to be accessible by 4.1 shall comply with 4.6.5 and 4.6.6.



4.6.2 Location. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

(1) Parallel parking is discouraged unless it can be situated so that persons entering and exiting vehicles will be out of the flow of traffic. If parallel parking is located on

a street, driveway, or any other area where vehicular traffic exists, the space shall be designed and located so that users are out of the flow of traffic (see Figure 9(a)).

4.6.3* Parking Spaces. Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles shall be part of an accessible route to the building or facility entrance and shall comply with

4.3. Two accessible parking spaces may share a common access aisle (see Fig. 9b). Parked vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

4.6.4* Signage. Each accessible parking space shall be designated as reserved by a *vertically mounted or suspended* sign showing the symbol of accessibility (see 4.30.7). Spaces complying with 4.1.2(5)(b) shall have an additional sign "Van-Accessible" mounted below the symbol of accessibility.

(1) *Characters and symbols on such signs shall be located 60" (1525 mm) minimum above the ground, floor, or paving surface so they cannot be obscured by a vehicle parked in the space.*

(2) *Signs located within an accessible route shall comply with 4.4.2.*

(3) *Characters and symbols on overhead signs shall comply with 4.30.3.*

4.6.5* Vertical Clearance. Provide minimum vertical clearance of 114 in (2895 mm) at accessible passenger loading zones and along at least one vehicle access route to such areas from site entrance(s) and exit(s). At parking spaces complying with 4.1.2(5)(b), provide minimum vertical clearance of 98 in (2490 mm) at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s).

Violation: Accessible parking is not provided on the area designated for parking. No provisions of 4.6 are in compliance. The area does not provide for a durable surface.



TEXAS DEPARTMENT OF LICENSING AND REGULATION
 P. O. Box 12157, Austin, Texas 78711
 (512) 539-5669 • (877) 278-0999 • FAX (512) 539-5690
 architectural.barriers@license.state.tx.us • www.license.state.tx.us

ARCHITECTURAL BARRIERS - INSPECTION RESPONSE FORM

Building or facility owners or the owners' designated agent may use this form to indicate the status of outstanding violations associated with the referenced construction project that were identified during the inspection performed by a Registered Accessibility Specialist (RAS) or TDLR Investigator to verify compliance with the Texas Accessibility Standards (TAS).

This form must be submitted to the RAS or TDLR representative noted in Step 4.

STEP 1 - PROJECT INFORMATION

PRINT OR TYPE

Name: <u>Improvements to Sunset Park, Pct. 1</u>		EABPRJ #: <u>B0812385</u>	
Address: <u>Mile 11 & FM 1015</u>	Suite No:	City: <u>Westlaco</u>	Zip: <u>78596</u>

STEP 2 - INSPECTION STATUS INFORMATION

A. All violations cited on the inspection report relating to the above referenced project have been corrected.

B. All violations cited on the inspection report relating to the above referenced project will be corrected by: _____ (completion date).
Note: Projects inspected by a RAS, have 270 calendar days from the date of the inspection report to correct inspection violations.
 Completion dates after 270 calendar days of the inspection report must be approved by TDLR.

C. The following violations cited on the inspection report relating to the above referenced project will not be corrected:
 TAS violation reference(s) _____
 A Variance Application has been submitted and/or approved for: _____

STEP 3 - OWNER / AGENT INFORMATION

Owner/Agent Name: <u>Hidalgo County</u>		Company/Firm: <u>Hidalgo County</u>	
Address: <u>2818 S. Bus. Hwy. 281</u>		City: <u>Edinburg</u>	State: <u>TX</u> Zip: <u>78539</u>
Phone #: <u>(956) 292-7025</u>	Fax #: <u>(956) 292-7034</u>	**Email: <u>valde.guerra@co.hidalgo.tx.us</u>	

I am the owner of this building/facility or the agent designated by the owner to act on their behalf (check one):
 Owner (Person or entity that holds title to this property) Owner's Designated Agent

I certify by my signature below that the information provided is true and accurate. I also understand that failure to correct the violation(s) may result in this project being forwarded to the Enforcement Division of TDLR for action.
 Signature: _____ Date: _____

STEP 4 - SUBMITTAL INFORMATION:

FOR RAS AND/OR TDLR USE ONLY			
Name:	RAS # (if applicable):	Company/Agency:	
Address:	City:	State:	Zip:
Phone:	Fax:	**Email:	

TDLR 029AB 12-08

NOTE: An individual who completes and files this form with the Texas Department of Licensing and Regulation (the Dept.) is entitled to the following:
 1) to be informed about the information that the Dept. collects about the individual, upon their request and subject to a few exceptions;
 2) to receive and review the information, under Sections 552.021 and 552.023 of the Texas Gov. Code; and
 3) have the Dept. correct information about the individual that is incorrect, under Section 559.004 of the Texas Gov. Code

**The Department will add your address to the Architectural Barriers email notification list which automatically provides Department information on matters affecting Architectural Barriers. Your email address is confidential pursuant to the Texas Information Act; the Department will not share it with the public. For additional information link to: <http://www.license.state.tx.us/newsletters/TDLRNotificationLists.asp>