

MISCONCEPTIONS & COMMON PROBLEMS

Peter Grojean, P.E., RAS (#0075)

2014 ACCESSIBILITY SERIES

MISCONCEPTIONS:

1. Curb ramps (Truncated Domes; Public ROW; & Color & Grooves)
2. Obtaining TDLR Variance for "Anything" - Either "disproportionate cost" or "technical infeasibility".
3. Elevator requirements.
4. Accessible egress - IBC requirements.

COMMON PROBLEMS - DESIGN & CONSTRUCTION:

1. Accessible route not "stable, firm and slip resistant". What about DG?
2. Changes in level exceeding 1/4" or between 1/4" & 1/2" and not beveled.
3. Openings in floor and ground surfaces - opening greater than 1/2" and elongated openings not perpendicular to the dominant direction of travel.
4. Protruding objects - 4" between 27" and 80" along walks, halls, corridors, passageways or aisles. ("Hi" drinking fountains, handrail extensions and baby changing stations)
5. 18" maneuvering area at doors, from latch on pull side - alcoves and corridors.
6. Toilet stall door location in relation to water closet
7. Side grab bar (42") mounted too close to back wall. Must extend 54" off back wall.
8. Accessible toilet stalls without toe clearance require extra depth and width.
9. Toilet paper dispenser location. 1 1/2" below or 12" above grab bar.
10. Shower stall clear floor area - (36" by 36" stall) - 30" by 48" area and relation to shower seat.
11. Doors that do not provide "user passage" exempt from most requirements.
12. Dressing and fitting rooms - bench (always)

PETE'S HELPFUL HINTS

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1. Pay your RAS for both the Plan Review and Inspection, up-front.
2. Submit plans, Registration form, fees and Proof of Submission form all together at one time.
3. Ensure that Civil Engineer uses spot elevations at points surrounding accessible parking areas.
3. Get the property owner to sign the Request for Inspection form prior to actually needing the inspection - or designate you (design team lead) as agent so you can request the inspection.
4. Don't locate doors in 5 ft. corridors - or make corridors and alcoves 5' - 6".
5. Be proactive with you RAS during design and construction - ask questions and send emails along with sketches of areas of concern.
6. Don't hesitate to challenge any RAS observations which are inconsistent with prior plan review findings or other RAS interpretations.
7. Specify the side grab bar at water closets to be 48" in lieu of 42".
8. Locate drinking fountains in alcoves whenever possible to avoid "protruding Object" condition.
9. Read the Plan Review report!
10. Be conservative in estimating the original project completion date. When your project is delayed, notify your RAS of revised completion date. Project files must be returned to TDLR after 1 year past project completion date.
11. Don't assume it is the Owner's responsibility to request the inspection, even though it is.....
12. Have RAS conduct final inspection when project is substantially finished and/or prior to contractor leaving the project.