

Plan Review Process

The Texas Department of Licensing and Regulation (TDLR) requires construction projects which are over \$50,000.00 go through a review and inspection process. The Architect or other design professional is required to submit their drawings to a Registered Accessibility Specialist (RAS) within 20 days of issuing their plans for construction or public bid. The owner is obligated to register their project prior to the beginning of construction and ensure a RAS receives the plans. Often the owner requests their design professional to assist them with this process along with applying for building permits and other regulatory requirements.

Once the drawings are received by the RAS, they will review the drawings and specifications for compliance with the Texas Accessibility Standards (TAS). Items that need additional information or that are non-complying are noted accordingly on the plan review. The RAS is then required to send a copy of the review to the owner and the whoever submitted the drawings. It is also important for the owner or designer at this stage to share the review comments with others involved in the construction in a timely manner to avoid costly violations discovered later in the inspection process.

Atelier also encourages a **preliminary plan review** to identify non-complying conditions prior to publication of the final construction documents. This allows fewer changes in the field and few comments on the final review which becomes record in the TDLR project file. If you have any questions or need any assistance through this process, please contact us.



Plan Review Report
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The following report identifies deficiencies with the Texas Accessibility Standards (TAS). No response is required to this review; however, all items not noted as "Acceptable" should be addressed prior to inspection.

Project: ABC Building
Facility: ABC Building
Address: 100 Main St.
City: Anywhere, TX

Owner: John Smith
Address: 100 Main St.
City: Anywhere, TX

Designer: John Smith
Reviewer: Michael Love RAS 997

Date: February 10, 2014

Project Scope: TAS 201 Application - New Construction
Project Description: Interior lease reach out to new multi-level shopping center. One single user toilet room provided.

CHAPTER 2 SCOPING
201 Application
Refer to the items listed in this report for compliance.
201.1 Scope. All areas of newly designed and newly constructed buildings and facilities and altered portions of existing buildings and facilities shall comply with these requirements. These standards apply to fixed or built-in elements of buildings, structures, site improvements, and pedestrian routes or vehicular ways located on a site. Unless specifically stated otherwise, advisory notes and figures explain or illustrate the requirements of the standards; they do not establish enforceable requirements.

CHAPTER 3 BUILDING BLOCKS

308 Reach Ranges

Outlets and switches noted at counter per A-1. 2" counter depth noted per A1-1. Ensure outlets and switches are provided within reach range to comply with the following.

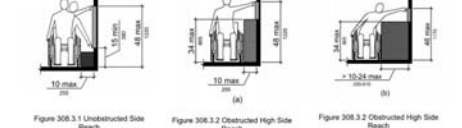


Figure 308.3.1 Unobstructed Side Reach
Figure 308.3.2 Obstructed High Side Reach
Figure 308.3.2 Obstructed High Side Reach

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Accessibility | Solutions

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