

Inspection Process

Accessibility | Solutions

The second phase of the TDLR Architectural Barriers process is a site inspection of the completed project. This can be important, as the local building official is typically not inspecting for access compliance. The owner is required to contact the Registered Accessibility Specialist (RAS) to schedule the inspection within 30 days of completion of the project. We often find that this part of the process gets left out. At Atelier, we will contact them when it gets close to the completion date as a reminder so this important step does not get missed. Once the inspection is scheduled we will visit the site and perform the inspection based upon the documents received and the scope of work. An inspection report is generated and provided to the owner and client. Any non-complying conditions should be identified accordingly by the RAS as failure to cite violations does not relieve the owner from their obligation to comply. It is beneficial for the owner to be able to rely on their report to identify violations so they may be resolved prior to project close-out with the contractor. The final inspection report then becomes record in the TDLR project file. After the inspection report is generated the owner has an initial 90 days to complete any repairs. A follow up letter is required by TDLR to be sent at the 180 day mark. Prior the end of 270 days following the inspection TDLR will be looking to the owner to have completed all corrections and submitted their Inspection Response form. If a project does not get inspected, the file is assumed by TDLR and may become subject to Enforcement.



To avoid costly corrections, Atelier may provide optional **preliminary inspections** to identify non-complying conditions prior to completion of construction while the contractors are on-site, benefiting both the owner and contractor. The Registered Accessibility Specialist (RAS) is often able to check form boards prior to placement of concrete and plumbing rough-ins before wall and floor finishes are applied. Violations identified in a timely manner can avoid costly work after the tenant moves in. Post correction inspections are helpful to verify the corrections were done in a compliant manner.

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