

# Equitable Access LLC

## OWNERS CHECKLIST

Ensuring accessibility for all abilities in your new, addition, or renovation construction project is mandated by the Elimination of Architectural Barriers Act in Texas. This law, regulated by the Texas Department of Licensing and Regulation (TDLR) and overseen by Registered Accessibility Specialists (RAS), necessitates adherence to the Texas Accessibility Standards (TAS). TAS compliance involves a three-step process: Registration, Plan Review, and Inspection. Projects with a construction cost exceeding \$50,000 must be submitted to the Department for evaluation. It's important to note that TDLR does not manage or enforce the Americans with Disabilities Act (ADA).

### **Project submission and Registration in Texas Architectural Barriers Online System (TABS) or by Form (EAB-205N) to RAS**

- Project can be registered by anyone on the project (Owner, Agent, Architect or Engineer) Online registration is required at [[www.tdlr.texas.gov/TABS](http://www.tdlr.texas.gov/TABS)].
- A user account in TABS with a valid email address is necessary
- Registration fee: \$175 (\$300 late registration fee) paid online via credit card on the Comptroller's website. ***This fee is processed through the Comptroller's website and is non-refundable.***

### **Plan Review**

- Construction Documents – An architect, registered interior designer, landscape architect, or engineer with overall responsibility for the design of a building or facility subject to §469.101 of the Act, shall provide electronically, or hand-deliver the construction documents along with a Proof of Submission form to a registered accessibility specialist (RAS), or a contract provider not later than the twentieth day after the plans and specifications are issued.
- Copy of the Elimination of Architectural Barriers (EAB) confirmation Page, registration receipt with TABS number.
- Proof of Submission Form (EAB-242N) – Completed by the Design Professional
- Owner Agent Designation Form (EAB-243N) – Used to designate a person who is outside the Owner's Company to receive and sign documents on behalf of the Owner.
- Payment for Plan Review Fee dependent on the scope of the project.
- RAS will submit their report to Owner or Owner's Agent that we have been directed to copy, projects are reviewed in the order received usually within 30 days.

### **Inspection**

- Request for Inspection Form (EAB-241N) – Which must be done within 30 days of Substantial Completion of the project. Inspection can be within one year of completion of construction. If completion date changes please notify so we can correct ours and TDLR records. We cannot inspect the project without this form.
- Owner or Owner Agent must sign Form (EAB-244N)
- A letter of substantial conformance No Violations noted letter will be issued and uploaded to the TABS website.

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- If violations are found a detailed report will be sent along with an Inspection Response Form (EAB-229N) which will be returned once remediation is completed. There is a 270 day window to return the form before we are locked out of the TABS system.