

PLAN REVIEW SUBMITTAL REQUIREMENTS

Under the Texas Architectural Barriers online System (TABS) of the Texas Department of Licensing and Regulation (TDLR), the following items constitute a complete plan review submittal:

- ❑ A TABS project number (obtained by registering the project in TABS)
- ❑ A complete set of plans and specifications (upload in TABS or submit to P3 Consulting)
- ❑ A signed Proof of Submission form (upload in TABS or submit to P3 Consulting)
- ❑ Plan Review Fee – payable to P3 CONSULTING (see FEES)

All necessary forms may be found on the TDLR website at www.tdlr.texas.gov/ab/abforms.htm. See also QUICK LINKS TO TDLR FORMS at the end of this document.

Projects must be registered on the TDLR website at www.tdlr.texas.gov/TABS. When prompted to enter a RAS License Number, enter **1182**. Click the button that says “Verify RAS Information” to confirm that you have selected James Rickard as your Registered Accessibility Specialist (RAS).

INSPECTION SUBMITTAL REQUIREMENTS

The following items must be submitted to schedule an inspection:

- ❑ Completed Request for Inspection form signed by owner
- ❑ Inspection Fee – payable to P3 CONSULTING (see FEES)

FEES

Please note that fees include answering any questions via phone or email. A preliminary inspection for Austin-area projects can often be arranged without cost. Projects more than 100 miles from Austin may be subject to an additional travel fee, which will be set prior to the inspection.

<u>Est. Construction Cost</u>	<u>Plan Review Fee</u>	<u>Inspection Fee</u>
\$50,000 - \$200,000	\$325	\$425
\$200,001 - \$500,000	\$375	\$475
\$500,001 - \$1,000,000	\$450	\$525
\$1,000,001 - \$3,000,000	\$525	\$575
\$3,000,001 - \$6,000,000	\$600	\$625
\$6,000,001 - \$10,000,000	\$675	\$700
\$10,000,001 - \$25,000,000	\$850	\$850
\$25,000,001 - \$50,000,000	\$1,000	\$1,000
\$50,000,001 - \$75,000,000	\$1,250	\$1,250
> \$75,000,000	Negotiated Fee	Negotiated Fee
Preliminary Review/Inspection	Negotiated Fee	Negotiated Fee

Effective January 1, 2019

Payment may be made via check or PayPal. If paying by check, include all fees in a single check to P3 CONSULTING. If paying through PayPal, administrative fees will be added to the amount due. All fees are payable prior to services unless other arrangements are made. Please note that P3 Consulting is providing advice only, and any liability for errors and omissions of any kind related to this project is limited to the amount of fees paid.

SUMMARY OF TDLR PROCEDURES FOR ACCESSIBILITY PLAN REVIEW AND INSPECTION

- Step 1: Register project and submit plans to a Registered Accessibility Specialist (RAS).
- Step 2: The RAS performs a plan review and sends comments to the building owner and design professional. Plan revisions will be accepted and reviewed at no charge, but are not required.
- Step 3: Within one year of construction completion, the building owner must submit a request for inspection form and any remaining fees to a RAS for a final inspection.
- Step 4: The RAS performs an inspection and sends comments to the building owner. If there are no violations, TDLR is notified and proceeds with project closure.
- Step 5: If there are violations pending, the building owner must correct the deficiencies within 270 days. Notify the RAS who performed the inspection using an inspection response form when the deficiencies have been corrected. No re-inspection is necessary.

Please note that these procedures are a brief summary of the rules and procedures as written by the Texas Department of Licensing and Regulation. There are additional procedures that may be required in certain circumstances. Please ask questions if you have any concerns regarding the Texas Accessibility Standards.

QUICK LINK TO TDLR FORMS

For your convenience, the forms linked below are pre-filled with P3 Consulting's RAS information. You may complete each form by typing the relevant project information directly into the blank fields.

[Proof of Submission](#)

[Request for Inspection](#)

[Inspection Response](#)