



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** 4400 Glenn Curtiss Drive
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:
Inspector: Karen Jackson **Date:** April 17, 2017
Email: kjackson@accessology.com

Latitude: 32.969249 **Longitude:** -96.834691
Address: 4400 Glenn Curtiss Drive **City:** Addison **County:** Dallas

General Parking Notes:

There are 50 parking spaces noted to serve this facility with only 1 accessible space.

Total Parking Spaces:	50
Total Accessible Parking Spaces:	1
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	No

Violation #1: Only one accessible parking space is provided where two are required and one of the two is required to be van accessible.

Standard: 2010 ADAAG 208.2 Minimum Number.

Text: Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3.

Possible Solutions: Create one additional accessible parking space with an access aisle and accessible signage.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Parking - Page 2

Violation #1 Cost: \$3,150 Priority Level 3

Violation #2: The existing accessible parking space is not served by the required access aisle.

Standard: 2010 ADAAG 502.3 Access Aisle.

Text: Access aisles serving parking spaces shall comply with 502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Possible Solutions: Add an access aisle that can be shared with the additional parking space being added. Price is included in Violation #1.

Violation #2 Cost: \$0 Priority Level 3

Violation #3: There is no accessible parking signage provided.

Standard: 2010 ADAAG 502.6 Parking Spaces Identification.

Text: Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

Possible Solutions: Provide an accessible parking sign to serve the existing space.

Violation #3 Cost: \$525 Priority Level 4

	High Priority 1-4
Parking Violations Total \$3,675	Medium Priority 5-8
	Low Priority 9-12

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General Accessible Route Notes:

Accessible route from parking to building is substantially compliant.

Is the path of travel from accessible parking to building entrance compliant?
Does the path of travel serve all exterior amenities offered by the facility?
Is the path of travel from building entrances to all amenities served by the entrance substantially compliant?

Accessible Route Total High Priority
Medium Priority
Low Priority

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General Accessible Route Notes:

The accessible route to the building entrance is in substantial compliance. There is however, no accessible route to the second level of the building.

Is the path of travel from building entrances to all amenities served by the entrance substantially compliant? No

Violation #4: There is no accessible route leading to the second floor.

Standard: 2010 ADAAG 206.2.3 Multi-Story Buildings and Facilities.

Text: At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

Possible Solutions: Add a fully compliant elevator when needed to accommodate an employee if an accommodation can not be made in a more accessible location. Until the elevator is needed, it's a low priority.

Violation #4 Cost: \$157,500 **Priority** Level 11

	High Priority 1-4
Accessible Route Total \$157,500	Medium Priority 5-8
	Low Priority 9-12

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General Entrance Notes:

The main entrance into the building is not compliant due to slope issues.

Is the main entry door accessible? No
Is there an alternate door that is accessible? No
If so, does the inaccessible door have signage indicating the location of the nearest accessible door? N/A

Violation #5: The landing at the building's main entrance has a 6.9% running slope.

Standard: **2010 ADAAG 404.2.4.4 Floor or Ground Surface.**

Text: Floor or ground surface within required maneuvering clearances shall comply with 302. Changes in level are not permitted. EXCEPTIONS: Slopes not steeper than 1:48 shall be permitted.

Possible Solutions: Remove and replace pavement at entrance door to achieve a level landing at the door with slopes no greater than 1:48 in all directions.

Violation #5 Cost: \$2,100 **Priority** Level 3

Violation #6: There is only a 33-1/2" deep level landing/maneuvering clearance at the side door that leads to the runway area. The maneuvering clearance at this door should be a minimum of 60" deep.

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Entrance - Page 2

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

Text:

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Remove and replace pavement at entrance door to achieve a level landing with slopes no greater than 1:48 in all directions for a minimum of 60" deep.

Violation #6 Cost:

\$2,100

Priority

Level 3

Violation #7:

The sidewalk leading up to the side entrance from the runway area has a 10.7% running slope.

Standard:

2010 ADAAG 403.3 Slope.

Text:

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Possible Solutions:

Reconstruct this area and provide a fully accessible ramp with compliant handrails.

Violation #7 Cost:

\$3,675

Priority

Level 4

Violation #8:

There are 5 doors leading into the building from the warehouse that have a 6" step up onto a platform.

Standard:

2010 ADAAG 303.2 Vertical

Text:

Changes in level of ¼ inch high maximum shall be permitted to be vertical.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive

Entrance - Page 3

Possible Solutions:

Modify one door from the warehouse to provide an accessible connection to the building.

Violation #8 Cost:

\$2,625

Priority

Level 4

Violation #9:

The warehouse doors only have a 53" deep maneuvering clearance where a minimum of 60" is required.

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

Text:

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Modify one door from the warehouse to provide the required 60" deep maneuvering clearance. Cost included in Violation #8.

Violation #9 Cost:

\$0

Priority

Level 4

Violation #10:

Doors leading into the building from the warehouse only have a 9-1/2" maneuvering clearance on the pull side where a minimum of 18" is required.

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

Text:

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Modify one door from the warehouse to provide 18" minimum clearance on the pull side of the door. Cost included in Violation #8.

Violation #10 Cost:

\$0

Priority

Level 4

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Entrance - Page 4

Violation #11:

Doors leading into the building from the warehouse do not have a minimum width of 32".

Standard:

2010 ADAAG 404.2.3 Clear Width.

Text:

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Possible Solutions:

Replace one door with unit that provides 32" minimum clear width. Cost included in Violation #8.

Violation #11 Cost:

\$0

Priority

Level 3

Entrance Total

\$10,500

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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The facility is two stories with no access to the second level, multiple hallways and corridors with non-compliant signage and door hardware throughout.

Does this facility have any hallways?

Yes

Do the doors have compliant hardware?

No

Do the doors have proper maneuvering clearances?

No

Is the hallway width at least 36" clear width?

Yes

Are visual strobes provided?

No

Are there any protruding objects?

Yes

Is the signage substantially compliant?

No

Violation #12:

The information desk is at 49-3/4" to the top where a maximum of 36" is required.

Standard:

2010 ADAAG 904.4 Sales and Service Counters

Text:

Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

Possible Solutions:

Lower a 36" wide portion of the counter to 36" maximum. Clear floor space for a side approach is already provided.

Violation #12 Cost:

\$2,100

Priority

Level 4

ADDISON AIRPORT - 4400 Glenn Curtiss Drive

Hallway - Page 2

Violation #13:

Approximately 15 doors throughout the facility have door hardware that requires grasping and twisting to operate.

Standard:

2010 ADAAG 404.2.7 Door and Gate Hardware.

Text:

Handles, pulls, latches, locks, and other operable parts on doors and gates shall comply with 309.4.

Possible Solutions:

Replace with lever style door hardware.

Violation #13 Cost:

\$7,875

Priority

Level 5

Violation #14:

There are approximately 25 room signs throughout the building that have no compliant features, some of which are mounted on the doors.

Standard:

2010 ADAAG 216.2 Designations.

Text:

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5. Where pictograms are provided the pictograms shall comply with 703.6 and shall have text descriptors complying with 703.2 and 703.5.

Possible Solutions:

Provide new compliant signs for all permanent rooms and install on them on the latch side of the doors.

Violation #14 Cost:

\$6,615

Priority

Level 6

Violation #15:

There are approximately 8 doors throughout the building (including private offices) that do not have a minimum of 18" maneuvering clearance on the pull side.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Hallway - Page 3

Standard: 2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

Text: Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions: Modify doors to provide an 18" minimum maneuvering clearance.

Violation #15 Cost: \$37,800 Priority **Level 3**

Violation #16: The controls for the thermostat provided in the lounge area are at 60" above finished floor.

Standard: 2010 ADAAG 308.2.1 Unobstructed. & 308.3.1 Unobstructed

Text: Where forward and side reaches area unobstructed, the high forward and side reaches shall be 48" maximum and the low forward and side reaches shall be 15" minimum above the finish floor or ground.

Possible Solutions: Lower thermostat so the highest operable part is at 48" above finished floor.

Violation #16 Cost: \$525 Priority **Level 8**

			High Priority 1-4
Hallway Total	\$54,915		Medium Priority 5-8
			Low Priority 9-12

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There are multiple restrooms in the facility, none of which are fully compliant.

Is the door to the restroom substantially compliant?

Yes

Does the room have the required turning radius?

Yes

Is the water closet substantially compliant?

No

Does the water closet have the required clear floor space?

No

Is the lavatory substantially compliant?

No

Is the urinal substantially compliant?

N/A

Is the mirror substantially compliant?

Yes

Violation #17:

There are two showers in the lounge restroom, neither of which are compliant.

Standard:

2010 ADAAG 213.3.6 Bathing Facilities.

Text:

Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

Possible Solutions:

Provide one fully accessible shower.

Violation #17 Cost:

\$3,150

Priority

Level 4

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Restrooms - Page 2

Violation #18:

The lavatory in the lounge restroom does not have the required toe and knee clearance provided.

Standard:

2010 ADAAG 606.2 Clear Floor Space.

Text:

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

Possible Solutions:

Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.

Violation #18 Cost:

\$2,100

Priority

Level 4

Violation #19:

The lounge restroom does not have an accessible stall provided.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

Text:

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions:

Modify restroom to provide an accessible stall.

Violation #19 Cost:

\$4,200

Priority

Level 4

Violation #20:

First Floor Men's room - Does not have an accessible stall provided.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Restrooms - Page 3

Text: Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions: Modify restroom to provide an accessible stall.

Violation #20 Cost: \$4,200 Priority **Level 4**

Violation #21: First Floor Men's room - Lavatory does not have the required toe and knee clearance provided.

Standard: **2010 ADAAG 606.2 Clear Floor Space.**

Text: A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

Possible Solutions: Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.

Violation #21 Cost: \$2,100 Priority **Level 4**

Violation #22: First Floor Women's room - Does not have an accessible stall provided.

Standard: **2010 ADAAG 213.3.1 Toilet Compartments.**

Text: Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions: Modify restroom to provide an accessible stall.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Restrooms - Page 4

Violation #22 Cost: Priority

Violation #23:

Standard:

Text:

Possible Solutions:

Violation #23 Cost: Priority

Violation #24:

Standard:

Text:

Possible Solutions:

Violation #24 Cost: Priority

Violation #25:

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Standard:

2010 ADAAG 606.2 Clear Floor Space.

Text:

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

Possible Solutions:

Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.

Violation #25 Cost:

\$2,100

Priority

Level 4

Violation #26:

Second Floor Women's room - Does not have an accessible stall provided.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

Text:

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions:

Modify restroom to provide an accessible stall.

Violation #26 Cost:

\$4,200

Priority

Level 4

Violation #27:

Second Floor Women's room - Lavatory does not have the required toe and knee clearance provided.

Standard:

2010 ADAAG 606.2 Clear Floor Space.

Text:

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

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Restrooms - Page 6

Possible Solutions:

Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.

Violation #27 Cost:

\$2,100

Priority

Level 4

Violation #28:

Warehouse restroom door opening is only 22" wide and the door is shredded at the bottom with a door stop.

Standard:

2010 ADAAG 404.2.3 Door and Gate Clear Width.

Text:

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Possible Solutions:

Replace door with unit that provides 32" minimum clear width and that has a smooth surface.

Violation #28 Cost:

\$2,625

Priority

Level 3

Violation #29:

The warehouse restroom does not have an accessible stall.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

Text:

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions:

Modify restroom to provide an accessible stall.

Violation #29 Cost:

\$4,200

Priority

Level 4

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Violation #30: The warehouse restroom does not have an accessible lavatory provided.

Standard: 2010 ADAAG 213.3.4 Lavatories

Text: Where lavatories are provided, at least one shall comply with 606 and shall not be located in a toilet compartment.

Possible Solutions: Lower one of the lavatories to 34" with a 27" knee clearance, wrap pipes and replace controls with lever style controls.

Violation #30 Cost: \$2,100

Priority **Level 4**

Restrooms Total \$43,575

High Priority **1-4**

Medium Priority **5-8**

Low Priority **9-12**

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General Break Room Notes:

There are two public break rooms and two break rooms located in tenant spaces.

Does the facility have a break room?	<input type="checkbox"/>	Yes
Is there a stove or cooktop?	<input type="checkbox"/>	No
Is there a sink?	<input type="checkbox"/>	Yes
Is the sink substantially compliant?	<input type="checkbox"/>	No
Are the counters at 34" aff?	<input type="checkbox"/>	No

Violation #31: The counter in the first floor break room is 36-5/16" above finished floor to the top of the counter at the sink where a maximum of 34" is required.

Standard: 2010 ADAAG 606.3 Lavatories and Sinks Height.

Text: Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

Possible Solutions: Modify sink to provide 34" maximum height.

Violation #31 Cost: \$2,100 **Priority:** Level 4

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Break Rooms - Page 2

Violation #32:

There is a coffee bar in the AmeriStar Human Resources office (suite 100) with a sink that is mounted at 36" above finished floor where 34" maximum is required.

Standard:

2010 ADAAG 606.3 Lavatories and Sinks Height.

Text:

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

Possible Solutions:

Modify sink to provide 34" maximum height.

Violation #32 Cost:

\$2,100

Priority

Level 4

Violation #33:

The sink controls at the coffee bar in AmeriStar's Human Resources office require grasping and twisting of the wrist to operate.

Standard:

2010 ADAAG 606.4 Faucets.

Text:

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Possible Solutions:

Replace with lever style handles.

Violation #33 Cost:

\$525

Priority

Level 4

Violation #34:

The counter in the second floor break room is at 36-3/8" high where 34" maximum is required.

Standard:

2010 ADAAG 606.3 Lavatories and Sinks Height.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Break Rooms - Page 3

Text:

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

Possible Solutions:

Modify sink to provide 34" maximum height.

Violation #34 Cost:

\$2,100

Priority

Level 4

Violation #35:

The 2nd floor break room sink clear floor space is blocked by a wing wall leaving only a 13" deep clear floor space.

Standard:

2010 ADAAG 606.2 Clear Floor Space.

Text:

A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

Possible Solutions:

Relocate sink to a location that provides the required clear floor space.

Violation #35 Cost:

\$2,625

Priority

Level 4

Violation #36:

The 2nd floor break room faucet controls require grasping and twisting of the wrist to operate.

Standard:

2010 ADAAG 606.4 Faucets.

Text:

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Possible Solutions:

Replace faucet with lever style handles.

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Break Rooms - Page 4

Violation #36 Cost: \$525 Priority Level 4

Violation #37: The counter in the 2nd floor break room in the AmeriStar office is 36-1/8" high where a maximum height of 34" is required.

Standard: 2010 ADAAG 606.3 Lavatories and Sinks Height.

Text: Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34 inches maximum above the finish floor or ground.

Possible Solutions: Modify sink to provide 34" maximum height.

Violation #37 Cost: \$2,100 Priority Level 4

		High Priority	1-4
Break Rooms Total	\$12,075	Medium Priority	5-8
		Low Priority	9-12

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Address: 4400 Glenn Curtiss Drive

City: Addison

County: Dallas

General Misc Notes:

This facility has multiple interior drinking fountains and mailboxes.

Are there exterior drinking fountains?

No

Are there any other miscellaneous items not previously covered?

N/A

Violation #38:

The mailboxes provided for the tenant has the highest operable part at 77" above finished floor.

Standard:

2010 ADAAG 308.2.1 Reach Ranges Forward Reach Unobstructed.

Text:

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Possible Solutions:

Relocate mail slots to 48" high maximum.

Violation #38 Cost:

\$525

Priority

Level 8

Violation #39:

The storage room in the restroom serving the lounge area has a door with a 21" opening. This storage room allows full access therefore the door width is required to have a 32" minimum opening for access.

Standard:

2010 ADAAG 404.2.3 Clear Width.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive

Miscellaneous - Page 2

Text:

Door openings shall provide a clear width of 32 inches minimum. Clear openings of doorways with swinging doors shall be measured between the face of the door and the stop, with the door open 90 degrees.

Possible Solutions:

Replace door with unit that provides 32" minimum clear width.

Violation #39 Cost:

\$2,625

Priority

Level 5

Violation #40:

There is only one drinking fountain provided on the first floor, where two are required.

Standard:

2010 ADAAG 211.2 Minimum Number.

Text:

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

Possible Solutions:

Install a new hi/low fountain.

Violation #40 Cost:

\$5,250

Priority

Level 8

Violation #41:

There is only one drinking fountain provided on the second floor and it has no compliant features.

Standard:

2010 ADAAG 211.2 Minimum Number.

Text:

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive

Miscellaneous - Page 3

Possible Solutions:

Install a new hi/low fountain.

Violation #41 Cost:

\$5,250

Priority

Level 8

Violation #42:

There is only one drinking fountain provided in the warehouse and it has no compliant features.

Standard:

2010 ADAAG 211.2 Minimum Number.

Text:

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

Possible Solutions:

Install a new hi/low fountain.

Violation #42 Cost:

\$5,250

Priority

Level 8

Violation #43:

One of the offices on the second floor office has sliding glass doors to go out on the balcony. The doors only have a 28" opening.

Standard:

2010 ADAAG 404.2.3 Clear Width.

Text:

Door openings shall provide a clear width of 32 inches minimum.

Possible Solutions:

Replace door with unit that provides 32" minimum clear width.

Violation #43 Cost:

\$2,625

Priority

Level 12

Violation #44:

The stairs in the lobby provide a vertical protrusion at 65-5/8" where a minimum of 80" clearance is required.

ADDISON AIRPORT - 4400 Glenn Curtiss Drive
Miscellaneous - Page 4

Standard:

2010 ADAAG 307.4 Vertical Clearance

Text:

Vertical clearance shall be 80" high min. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" maximum above the finish floor or ground.

Possible Solutions:

Provide an under stair barrier.

Violation #44 Cost:

\$2,100

Priority

Level 5

Miscellaneous Total

\$23,625

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for 4400 Glenn Curtiss Drive

4400 Glenn Curtiss Drive

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Create one additional accessible parking space with an access aisle and accessible signage.	Level 3	\$3,150.00
2	Add an access aisle that can be shared with the additional parking space being added. Price is included in Violation #1.	Level 3	\$0.00
3	Provide an accessible parking sign to serve the existing space.	Level 4	\$525.00
4	Add a fully compliant elevator when needed to accommodate an employee if an accommodation can not be made in a more accessible location. Until the elevator is needed, it's a low priority.	Level 11	\$157,500.00
5	Remove and replace pavement at entrance door to achieve a level landing at the door with slopes no greater than 1:48 in all directions.	Level 3	\$2,100.00
6	Remove and replace pavement at entrance door to achieve a level landing with slopes no greater than 1:48 in all directions for a minimum of 60" deep.	Level 3	\$2,100.00
7	Reconstruct this area and provide a fully accessible ramp with compliant handrails.	Level 4	\$3,675.00
8	Modify one door from the warehouse to provide an accessible connection to the building. Cost included in Violation #7.	Level 4	\$2,625.00
9	Modify one door from the warehouse to provide the required 60" deep maneuvering clearance. Cost included in Violation #8.	Level 4	\$0.00
10	Modify one door from the warehouse to provide 18" minimum clearance on the pull side of the door. Cost included in Violation #8.	Level 4	\$0.00
11	Replace one door with unit that provides 32" minimum clear width. Cost included in Violation #8.	Level 3	\$0.00
12	Lower a 36" wide portion of the counter to 36" maximum. Clear floor space for a side approach is already provided.	Level 4	\$2,100.00
13	Replace with lever style door hardware.	Level 5	\$7,875.00
14	Provide new compliant signs for all permanent rooms and install on them on the latch side of the doors.	Level 6	\$6,615.00
15	Modify doors to provide an 18" minimum maneuvering clearance.	Level 3	\$37,800.00
16	Lower thermostat so the highest operable part is at 48" above finished floor.	Level 8	\$525.00
17	Provide one fully accessible shower.	Level 4	\$3,150.00
18	Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.	Level 4	\$2,100.00
19	Modify restroom to provide an accessible stall.	Level 4	\$4,200.00
20	Modify restroom to provide an accessible stall.	Level 4	\$4,200.00
21	Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.	Level 4	\$2,100.00
22	Modify restroom to provide an accessible stall.	Level 4	\$4,200.00

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
23	Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.	Level 4	\$2,100.00
24	Modify restroom to provide an accessible stall.	Level 4	\$4,200.00
25	Modify restroom to provide an accessible stall.	Level 4	\$2,100.00
26	Modify restroom to provide an accessible stall.	Level 4	\$4,200.00
27	Modify lavatory to provide the required clear floor space and knee/toe clearance for a forward approach.	Level 4	\$2,100.00
28	Replace door with unit that provides 32" minimum clear width and that has a smooth surface.	Level 3	\$2,625.00
29	Modify restroom to provide an accessible stall.	Level 4	\$4,200.00
30	Lower one of the lavatories to 34" with a 27" knee clearance, wrap pipes and replace controls with lever style controls.	Level 4	\$2,100.00
31	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00
32	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00
33	Replace with lever style handles.	Level 4	\$525.00
34	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00
35	Relocate sink to a location that provides the required clear floor space.	Level 4	\$2,625.00
36	Replace faucet with lever style handles.	Level 4	\$525.00
37	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00
38	Relocate mail slots to 48" high maximum.	Level 8	\$525.00
39	Replace door with unit that provides 32" minimum clear width.	Level 5	\$2,625.00
40	Install a new hi/low fountain.	Level 8	\$5,250.00
41	Install a new hi/low fountain.	Level 8	\$5,250.00
42	Install a new hi/low fountain.	Level 8	\$5,250.00
43	Replace door with unit that provides 32" minimum clear width.	Level 12	\$2,625.00
44	Provide an under stair barrier.	Level 5	\$2,100.00

Grand Total	\$305,865.00
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Violation 1 - Only one accessible parking space is provided where two are required and one of the two is required to be van accessible.



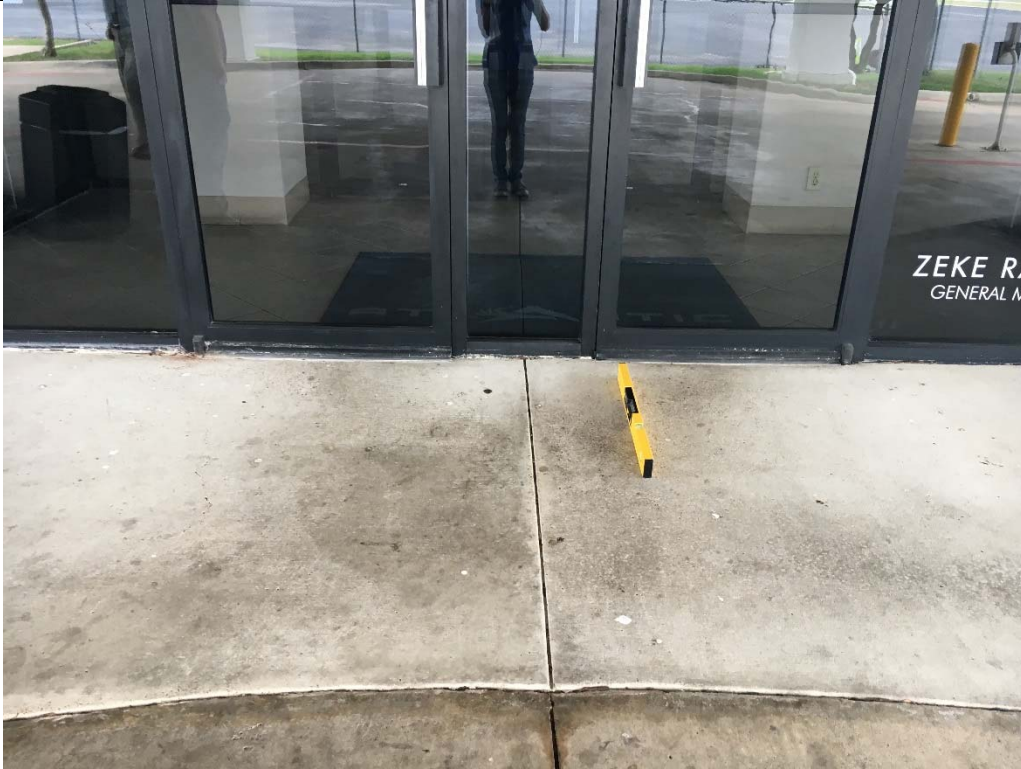
Violation 2 - Only one accessible parking space is provided where two are required and one of the two is required to be van accessible.



Violation 3 – There is no accessible parking signage provided.



Violation 4 - There is no accessible route leading to the second floor.



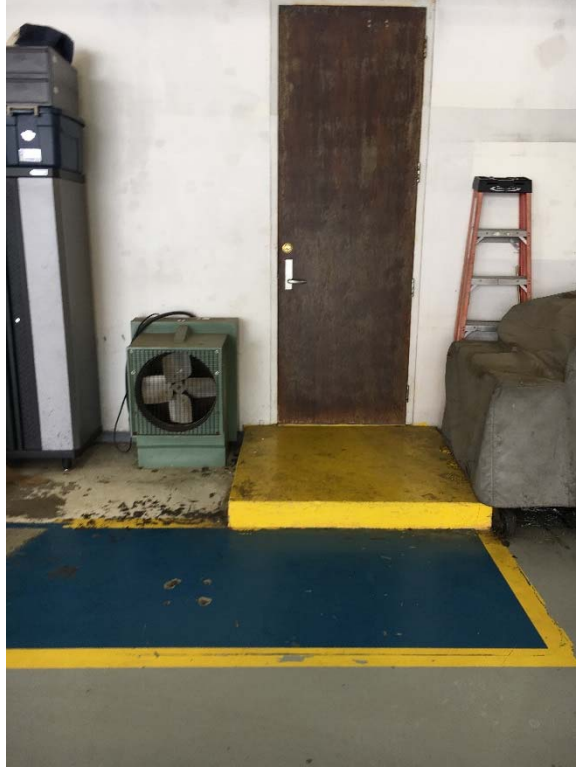
Violation 5 - The landing at the building's main entrance has a 6.9% running slope.



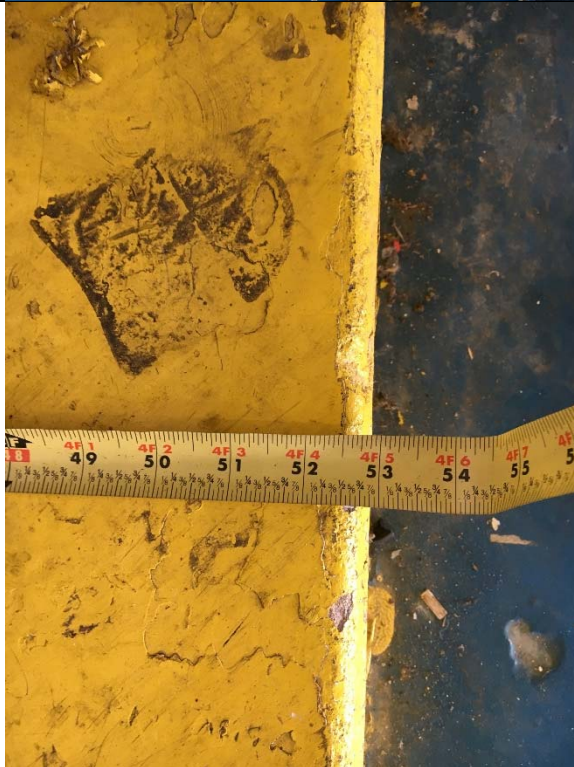
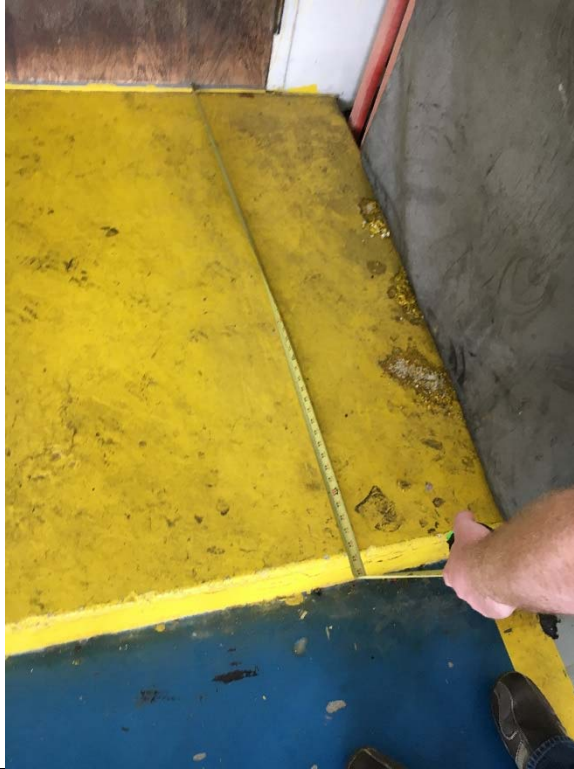
Violation 6 - There is only a 33-1/2" deep level landing/maneuvering clearance at the side door that leads to the runway area. The maneuvering clearance at this door should be a minimum of 60" deep.



Violation 7 - The sidewalk leading up to the side entrance from the runway area has a 10.7% running slope.



Violation 8 - There are 5 doors leading into the building from the warehouse that have a 6" step up onto a platform.



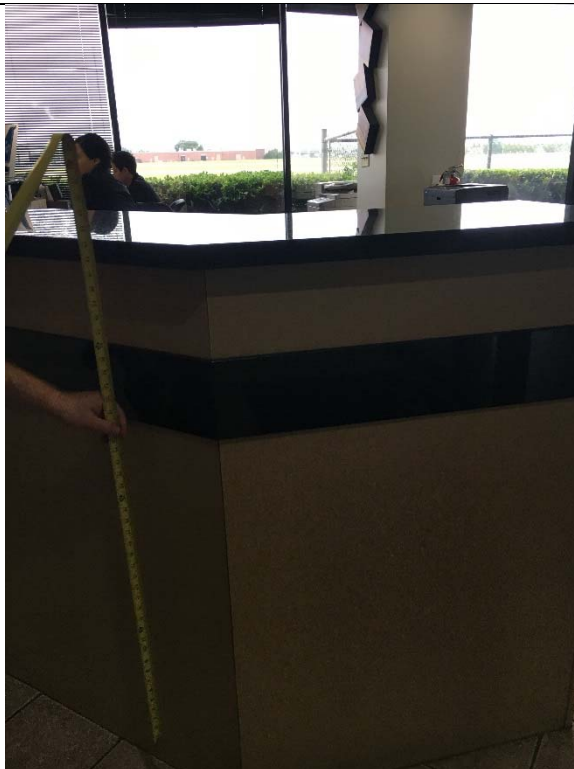
Violation 9 - The warehouse doors only have a 53" deep maneuvering clearance where a minimum of 60" is required.



Violation 10 - Doors leading into the building from the warehouse only have a 9-1/2" maneuvering clearance on the pull side where a minimum of 18" is required.



Violation 11 - Doors leading into the building from the warehouse do not have a minimum width of 32".





Violation 12 - The information desk is at 49-3/4" to the top where a maximum of 36" is required.

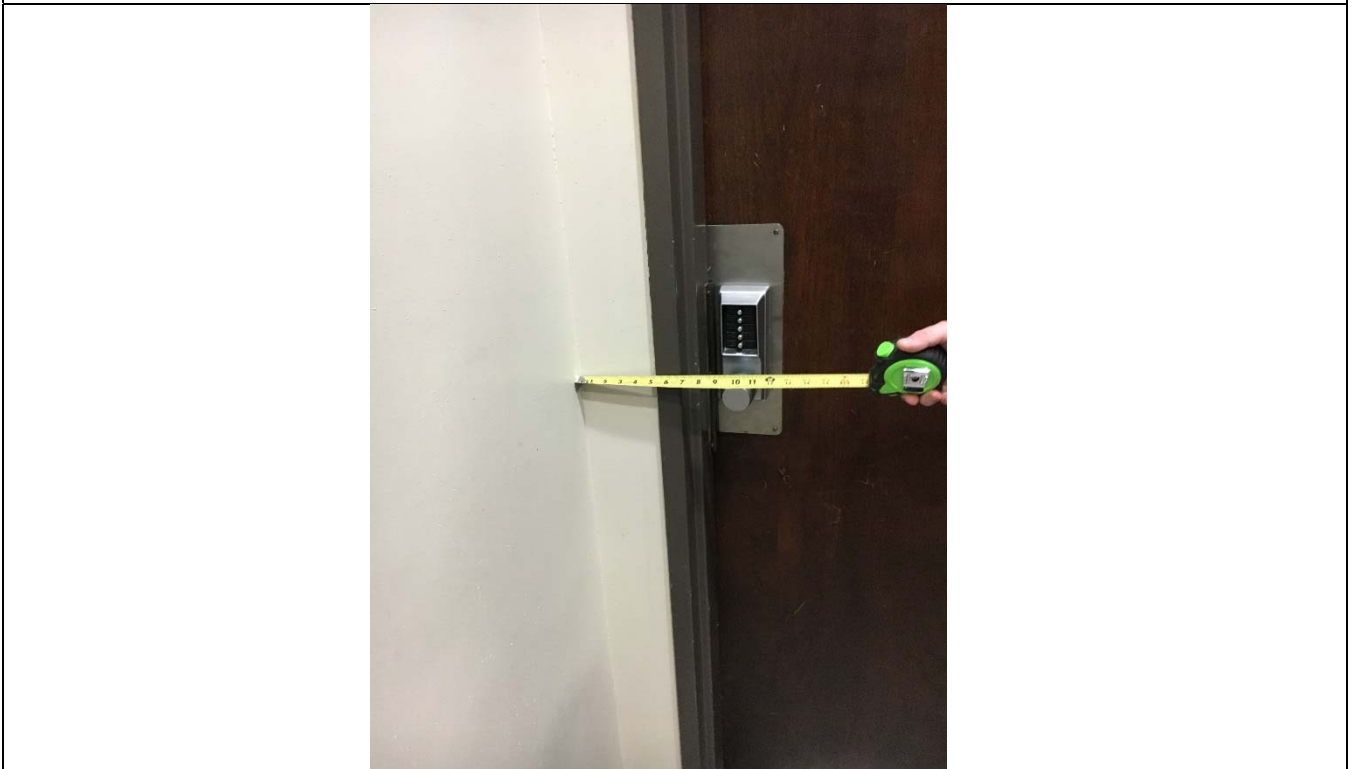


Violation 13 - Approximately 15 doors throughout the facility have door hardware that requires grasping and twisting to operate.





Violation 14 - There are approximately 25 room signs throughout the building that have no compliant features, some of which are mounted on the doors.





Violation 15 - There are approximately 8 doors throughout the building (including private offices) that do not have a minimum of 18" maneuvering clearance on the pull side.



Violation 16 - The controls for the thermostat provided in the lounge area are at 60" above finished floor.



Violation 17 - There are two showers in the lounge restroom, neither of which are compliant.



Violation 18 - The lavatory in the lounge restroom does not have the required toe and knee clearance provided.



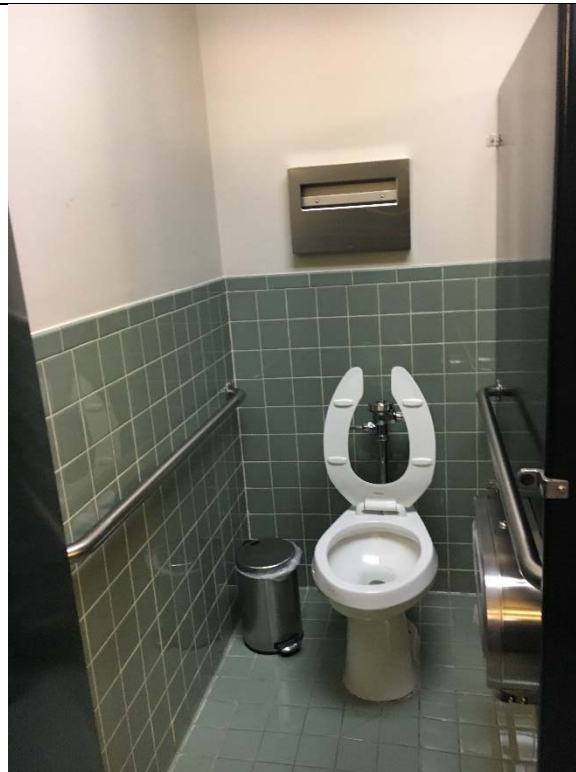
Violation 19 - The lounge restroom does not have an accessible stall provided.



Violation 20 - First Floor Men's room - Does not have an accessible stall provided.



Violation 21 - First Floor Men's room - Lavatory does not have the required toe and knee clearance provided.



Violation 22 - First Floor Women's room - Does not have an accessible stall provided.



Violation 23 - First Floor Women's room - Lavatory does not have the required toe and knee clearance provided.



Violation 24 - Second Floor Men's room - Does not have an accessible stall provided.



Violation 25 - Second Floor Men's room - Lavatory does not have the required toe and knee clearance provided.



Violation 26 - Second Floor Women's room - Does not have an accessible stall provided.



Violation 27 - Second Floor Women's room - Lavatory does not have the required toe and knee clearance provided.





Violation 28 - Warehouse restroom door opening is only 22" wide and the door is shredded at the bottom with a door stop.



Violation 29 - The warehouse restroom does not have an accessible stall.



Violation 30 - The warehouse restroom does not have an accessible lavatory provided.



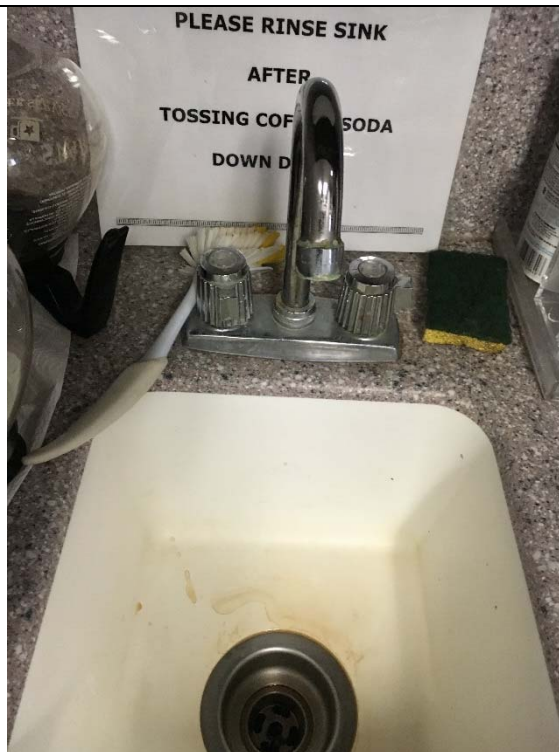


Violation 31 - The counter in the first floor break room is 36-5/16" above finished floor to the top of the counter at the sink where a maximum of 34" is required.

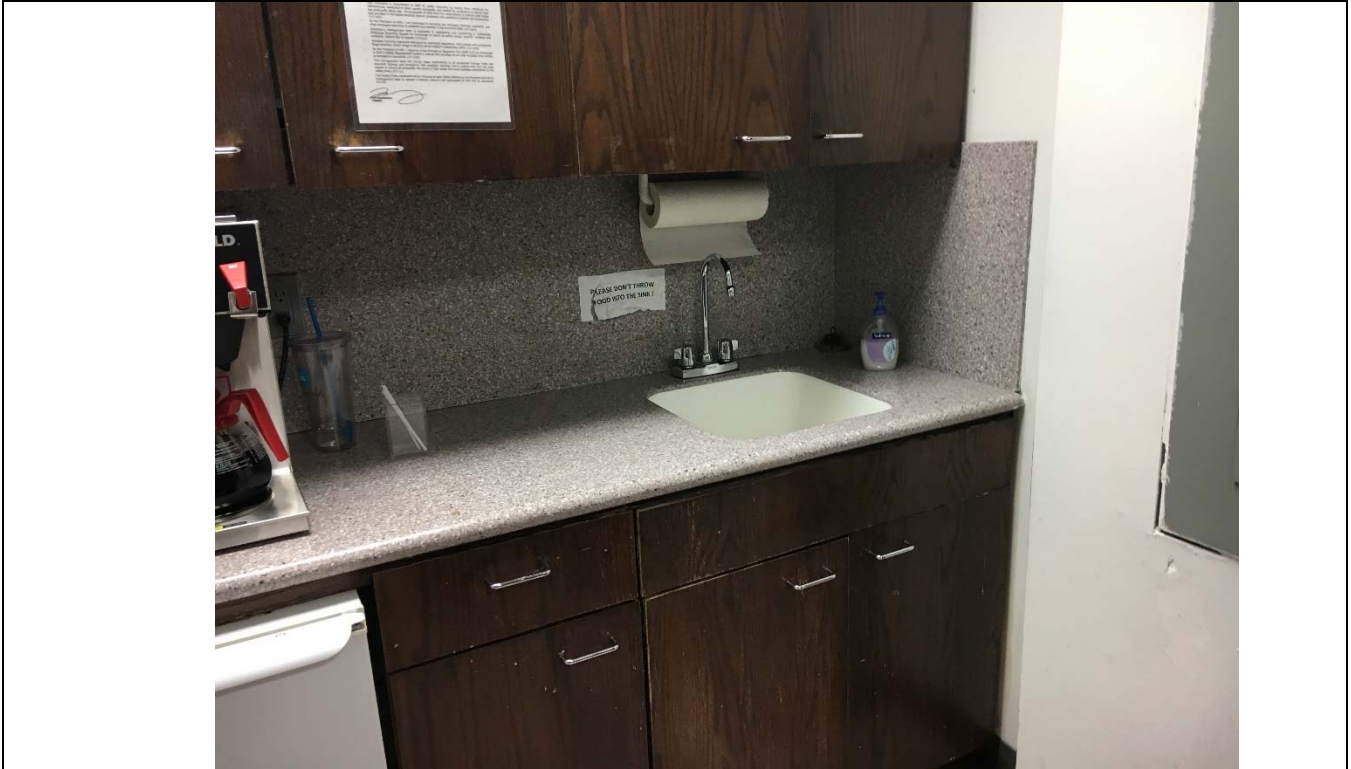




Violation 32 - There is a coffee bar in the AmeriStar Human Resources office (suite 100) with a sink that is mounted at 36" above finished floor where 34" maximum is required.



Violation 33 - The sink controls at the coffee bar in AmeriStar's Human Resources office require grasping and twisting of the wrist to operate.



Violation 34 - The counter in the second floor break room is at 36-3/8" high where 34" maximum is required.



Violation 35 - The 2nd floor break room sink clear floor space is blocked by a wing wall leaving only a 13" deep clear floor space.



Violation 36 - The 2nd floor break room faucet controls require grasping and twisting of the wrist to operate.



Violation 37 - The counter in the 2nd floor break room in the AmeriStar office is 36-1/8" high where a maximum height of 34" is required.



Violation 38 - The mailboxes provided for the tenant has the highest operable part at 77" above finished floor.



Violation 39 - The storage room in the restroom serving the lounge area has a door with a 21" opening. This storage room allows full access therefore the door width is required to have a 32" minimum opening for access.



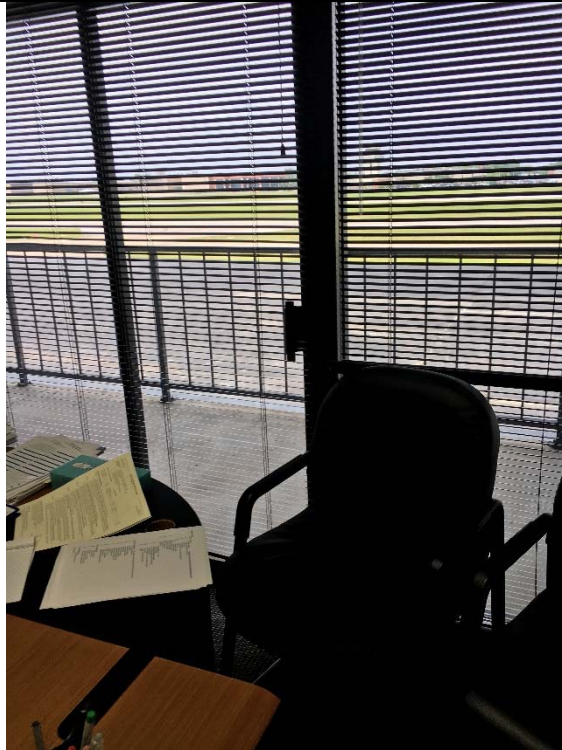
Violation 40 - There is only one drinking fountain provided on the first floor, where two are required.



Violation 41 - There is only one drinking fountain provided on the second floor and it has no compliant features.



Violation 42 - There is only one drinking fountain provided in the warehouse and it has no compliant features.



Violation 43 - One of the offices on the second floor office has sliding glass doors to go out on the balcony. The doors only have a 28" opening.



Violation 44 - The stairs in the lobby provide a vertical protrusion at 65-5/8" where a minimum of 80" clearance is required.