



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information:

Facility Name: 4551 Glenn Curtiss Drive

Facility Contact: Lisa Pyles

Contact Phone: 972-450-2878

Accessology Inspector Information:

Inspector: Karen Jackson

Date: May 3, 2017

Email: Kjackson@accessology.com

Latitude: 32.970644

Longitude: -96.833811

Address: 4551 Glenn Curtiss Drive

City: Addison

County: Dallas

General Parking Notes:

No accessible parking spaces are provided to serve the small parking lot serving this facility.

Total Parking Spaces:

10

Total Accessible Parking Spaces:

0

Number of van accessible spaces:

0

Is the accessible parking substantially compliant?

N/A

Violation #1:

There are no accessible parking spaces provided at this building.

Standard:

2010 ADAAG 208.1 General.

Text:

Where parking spaces are provided, parking spaces shall be provided in accordance with 208.

Possible Solutions:

Add one van accessible parking space, an access aisle and compliant van parking signage.

ADDISON AIRPORT - 4551 Glenn Curtiss Drive

Parking - Page 2

Violation #1 Cost:

\$3,150

Priority

Level 3

Parking Violations Total

\$3,150

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Accessible Route Notes:

The route from parking to the entrance is not compliant.

Is the path of travel from accessible parking to building entrance compliant?	No
Does the path of travel serve all exterior amenities offered by the facility?	N/A
Is the path of travel from building entrances to all amenities served by the entrance substantially compliant?	N/A

Violation #2: The ground around the entrance is cracked and uneven with gaps up to 1-1/2" in some places.

Standard: 2010 ADAAG 302.1 General

Text: Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

Possible Solutions: Remove and replace paving to achieve a smooth transition.

Violation #2 Cost: \$1,575 **Priority** Level 4

	High Priority 1-4
Accessible Route Total \$1,575	Medium Priority 5-8
	Low Priority 9-12

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General Entrance Notes:

The entrance into this facility is not compliant.

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 #3: There is not a 60" level maneuvering clearance on the pull side of the entrance door as the pavement drops off 1/2".

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: Reconstruct exterior of door to provide a 60" deep level landing.

Violation #3 Cost: \$2,625 **Priority** Level 4

		High Priority	1-4
Entrance Total	\$2,625	Medium Priority	5-8
		Low Priority	9-12

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General Hallway Notes:

This facility includes hallways. Eight of the doors have non-compliant hardware.

Does this facility have any hallways?

Yes

Do the doors have compliant hardware?

No

Do the doors have proper maneuvering clearances?

Yes

Is the hallway width at least 36" clear width?

Yes

Are visual strobes provided?

No

Are there any protruding objects?

No

Is the signage substantially compliant?

No

Violation #4:

There are 8 interior doors with 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 door hardware with lever style door hardware.

Violation #4 Cost:

\$3,150

Priority

Level 2

ADDISON AIRPORT - 4551 Glenn Curtiss Drive
Hallway - Page 2

Violation #5:

The vision panel on the door leading into the storage room is at 46-3/8" where 43" maximum is required to the bottom of the vision panel.

Standard:

2010 ADAAG 404.2.11 Vision Lights.

Text:

Doors, gates, and side lights adjacent to doors or gates, containing one or more glazing panels that permit viewing through the panels shall have the bottom of at least one glazed panel located 43" maximum above the finish floor.

Possible Solutions:

Replace the door with a compliant vision panel.

Violation #5 Cost:

\$2,625

Priority

Level 12

Violation #6:

The storage room in the warehouse has a 1-3/16" step to enter.

Standard:

2010 ADAAG 303.2 Vertical.

Text:

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

Possible Solutions:

Modify entrance into the store room so it has a change in level no greater than 1/2".

Violation #6 Cost:

\$1,575

Priority

Level 9

Hallway Total

\$7,350

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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There is a Men's and a Women's single user restroom serving this facility. Neither restroom is in substantial compliance.

Is the door to the restroom substantially compliant?

No

Does the room have the required turning radius?

No

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?

No

Violation #7:

The Men's restroom signage is mounted on the door.

Standard:

2010 ADAAG 703.1 General.

Text:

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

Possible Solutions:

Install compliant signage on the wall on the latch side of the door.

Violation #7 Cost:

\$525

Priority

Level 6

ADDISON AIRPORT - 4551 Glenn Curtiss Drive
Restrooms - Page 2

Violation #8:

The Men's restroom is too small and does not have the required turning radius provided.

Standard:

2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.

Text:

Where toilet rooms are provided, each toilet room shall comply with 603.

Possible Solutions:

Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.

Violation #8 Cost:

\$8,400

Priority

Level 4

Violation #9:

The Women's restroom signage is mounted on the door.

Standard:

2010 ADAAG 703.1 General.

Text:

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided.

Possible Solutions:

Install compliant signage on the wall on the latch side of the door.

Violation #9 Cost:

\$525

Priority

Level 6

Violation #10:

The Women's restroom is too small and does not have the required turning radius provided.

Standard:

2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.

ADDISON AIRPORT - 4551 Glenn Curtiss Drive
Restrooms - Page 3

Text:

Where toilet rooms are provided, each toilet room shall comply with 603.

Possible Solutions:

Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.

Violation #10 Cost:

\$8,400

Priority

Level 4

Restrooms Total

\$17,850

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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General Break Room Notes:

There is one break room that serves this facility.

Does the facility have a break room?	Yes
Is there a stove or cooktop?	No
Is there a sink?	Yes
Is the sink substantially compliant?	No
Are the counters at 34" aff?	No

Violation #11: The breakroom sink is at 35-1/2" high 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 #11 Cost: \$2,100 **Priority** Level 4

	High Priority 1-4
Break Rooms Total \$2,100	Medium Priority 5-8
	Low Priority 9-12

Summary Sheet for 4551 Glenn Curtiss Drive

4551 Glenn Curtiss Drive

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Add one van accessible parking space, an access aisle and compliant van parking signage.	Level 3	\$3,150.00
2	Remove and replace paving to achieve a smooth transition.	Level 4	\$1,575.00
3	Reconstruct exterior of door to provide a 60" deep level landing.	Level 4	\$2,625.00
4	Replace door hardware with lever style door hardware.	Level 2	\$3,150.00
5	Replace the door with a compliant vision panel.	Level 12	\$2,625.00
6	Modify entrance into the store room so it has a change in level no greater than 1/2".	Level 9	\$1,575.00
7	Install compliant signage on the wall on the latch side of the door.	Level 6	\$525.00
8	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.	Level 4	\$8,400.00
9	Install compliant signage on the wall on the latch side of the door.	Level 6	\$525.00
10	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.	Level 4	\$8,400.00
11	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$34,650.00
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Violation 1 - There are no accessible parking provided at this building.



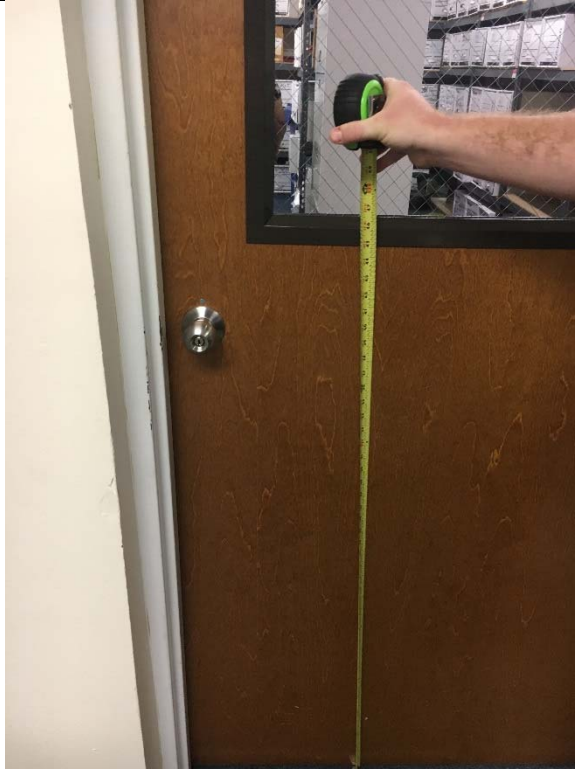
Violation 2 - The ground around the entrance is cracked and uneven with gaps up to 1-1/2" in some places.



Violation 3 - There is not a 5' level maneuvering clearance on the pull side of the entrance door. The pavement drops off 1/2".



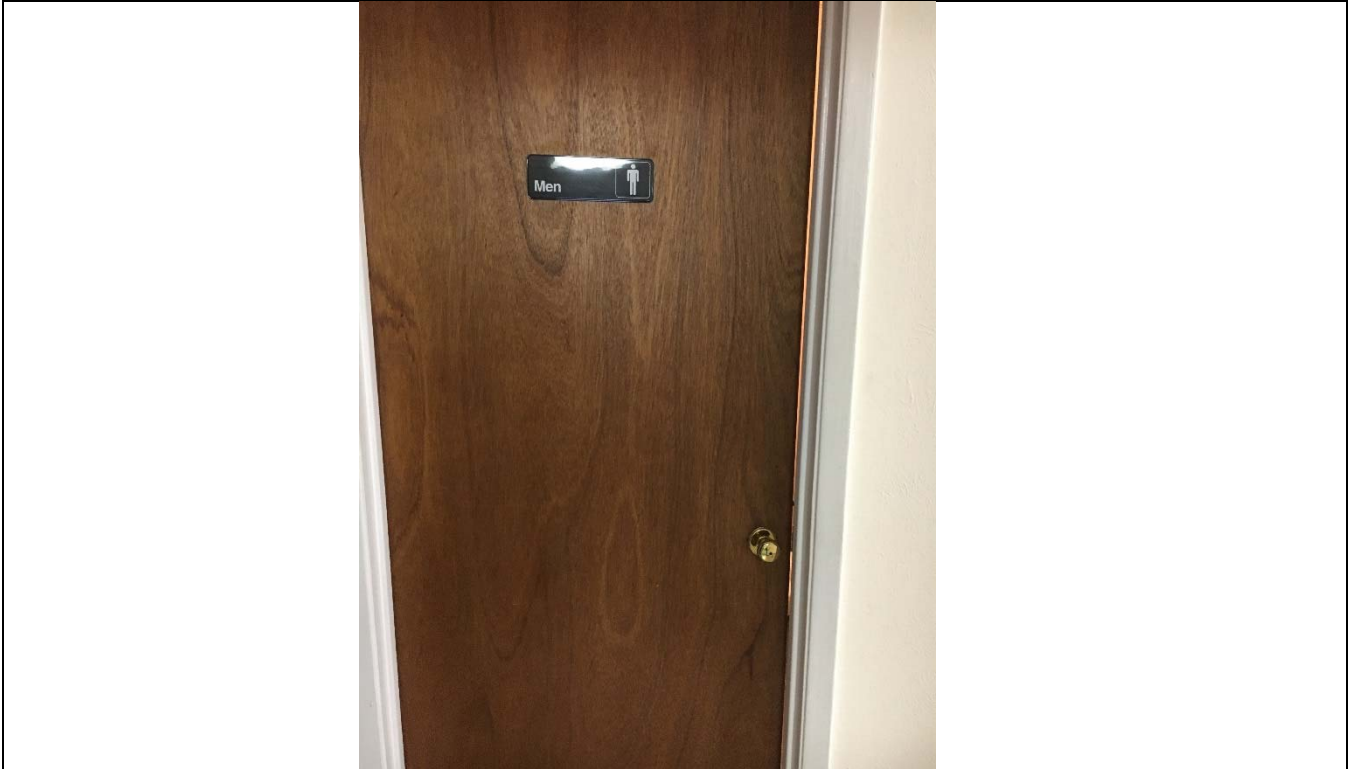
Violation 4 - There are 8 interior doors with door hardware that requires grasping and twisting to operate.



Violation 5 - The vision panel on the door leading into the storage room is at 46-3/8".



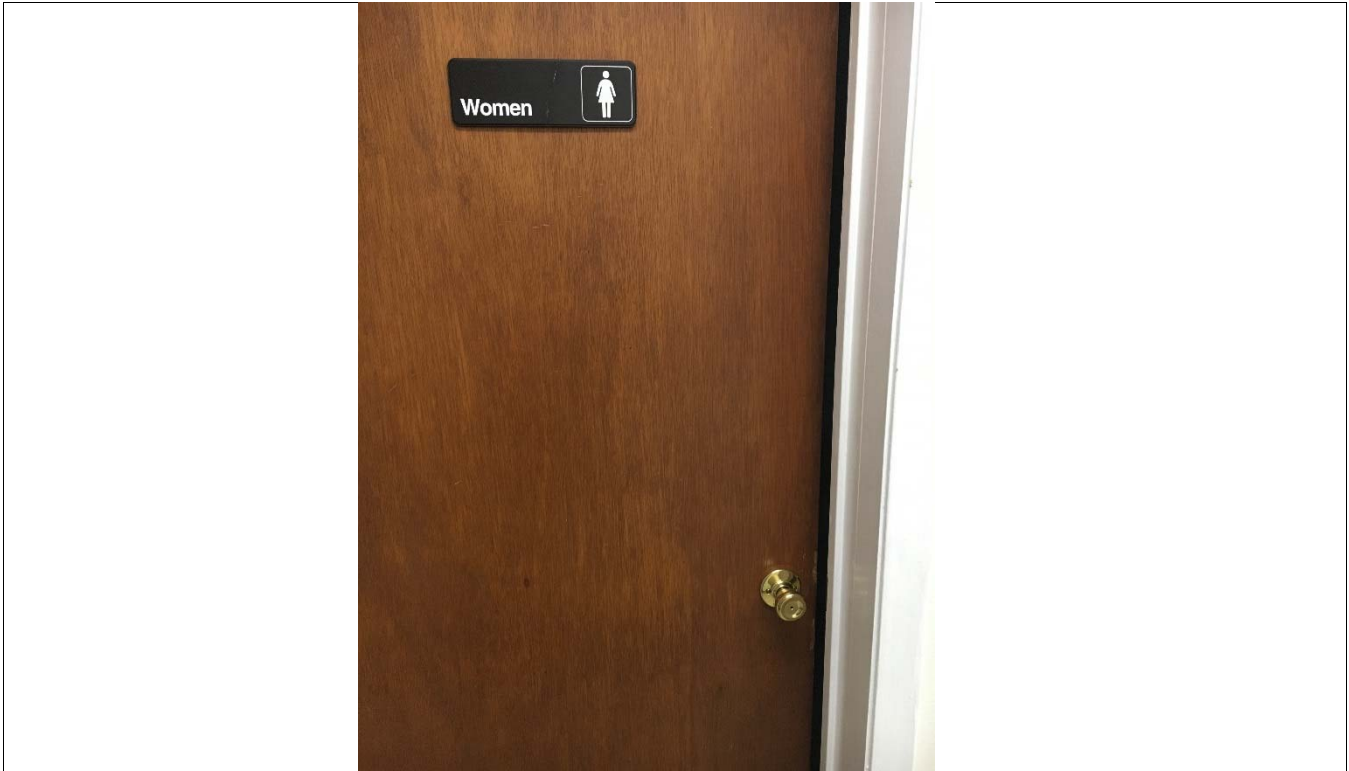
Violation 6 - The storage room in the warehouse has a 1-3/16" step to enter.



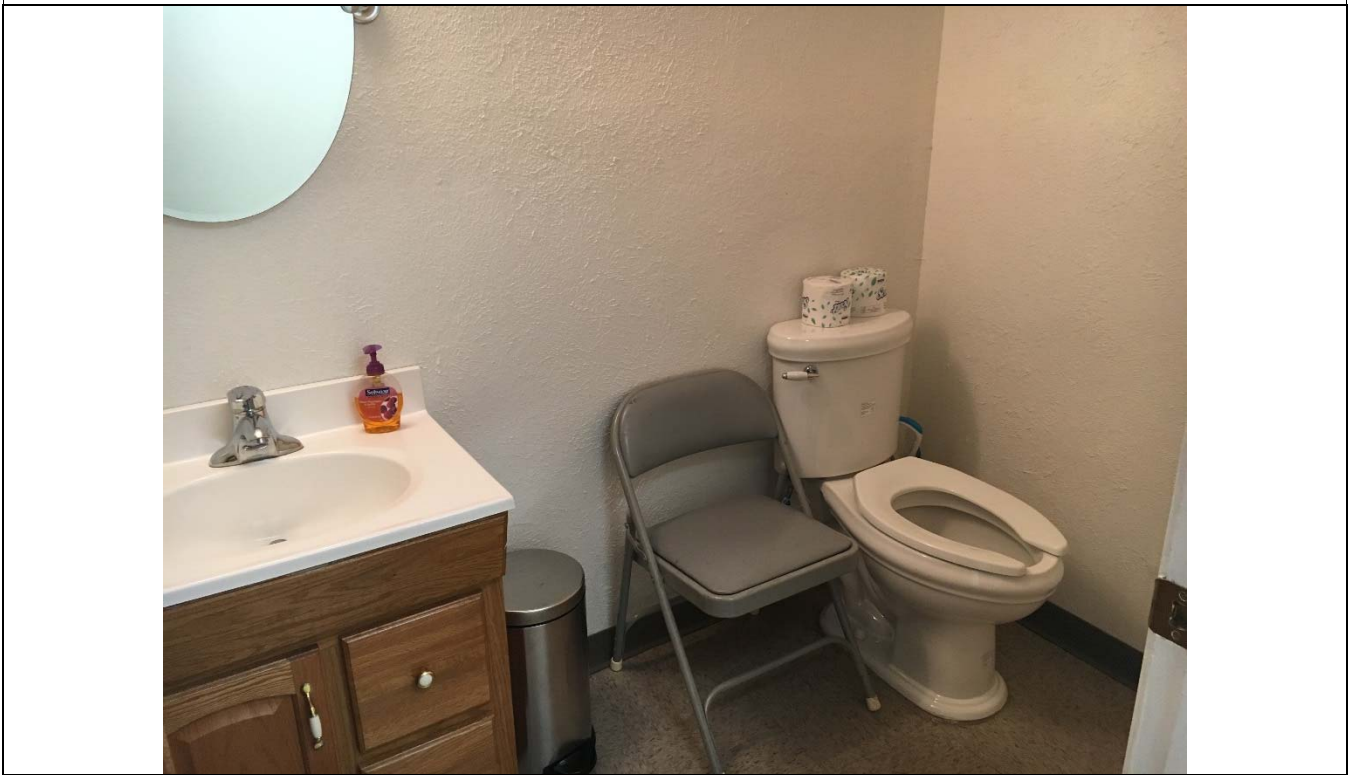
Violation 7 - The Men's restroom signage is mounted on the door.



Violation 8 - The Men's restroom is too small and does not have the required turning radius provided.



Violation 9 - The Women's restroom signage is mounted on the door.



Violation 10 - The Women's restroom is too small and does not have the required turning radius provided.



Violation 11 - The breakroom sink is at 35-1/2" high where 34" maximum is required.