



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: Facility Name: 4553 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: 32.971063 Longitude: -96.834025
Address: 4553 Glenn Curtiss Drive City: Addison County: Dallas

General Parking Notes:

The accessible parking spaces serving this facility are not compliant.

Total Parking Spaces:	37
Total Accessible Parking Spaces:	2
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	No

Violation #1: The left accessible space has a bench sitting in it blocking access for a vehicle to park.

Standard: 2010 ADAAG 502.7 Relationship to Accessible Routes.

Text: Parking spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes

Possible Solutions: Remove from the accessible parking space.

Violation #1 Cost: \$105 Priority **Level 4**

ADDISON AIRPORT - 4553 Glenn Curtiss Drive
Parking - Page 2

Violation #2: The left accessible space has a 3.5% running slope.

Standard: **2010 ADAAG 502.4 Floor or Ground Surfaces.**

Text: Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Possible Solutions: Regrade accessible parking space to achieve 1:48 (2.08%) maximum slope in all directions.

Violation #2 Cost: \$3,150 Priority **Level 4**

Violation #3: There are no "van Accessible" parking spaces provided.

Standard: **2010 ADAAG 502.6 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: Install van accessible signage.

Violation #3 Cost: \$525 Priority **Level 4**

Violation #4: The exterior hangar area has 7 parking spaces provided, none of which are accessible. Airplanes are parked in the spaces.

Standard: **2010 ADAAG 208.1 General.**

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Parking - Page 3

Text:

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

Possible Solutions:

Provide an accessible parking space with a compliant access aisle and signage.

Violation #4 Cost:

\$2,100

Priority

Level 4

Parking Violations Total

\$5,880

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Entrance Notes:

The entrance to the building is not accessible due to slope and maneuvering clearance 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 #6: The landing at the main entrance into the building has a 4% 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.

Possible Solutions: Remove and replace paving to achieve slopes no greater than 2% in all directions.

Violation #6 Cost: \$1,050 **Priority** Level 3

Violation #7: There is only an 11" maneuvering clearance on the pull side at the entrance door.

Standard: 2010 ADAAG 404.2.4.1 Swinging Doors and Gates

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Entrance - Page 2

Text:

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

Possible Solutions:

Modify entrance to provide the 18" minimum required maneuvering clearance.

Violation #7 Cost:

\$2,625

Priority

Level 4

Entrance Total

\$3,675

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Accessible Route Notes:

This is a two-story facility with no accessible route provided to the 2nd floor. Offices, a break room and restrooms are provided on the 2nd floor.

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 #5: There is no accessible route to the 2nd floor of the building.

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

	High Priority	1-4
Accessible Route Total		5-8
	Low Priority	9-12

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This facility has hallways and several of the doors have non-compliant hardware. Restroom signage is non-compliant.

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 #8:

There are approximately 10 doors throughout the facility that have door hardware that requires twisting and grasping 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 type hardware.

Violation #8 Cost:

\$5,250

Priority

Level 5

Violation #9:

Restroom signage on both the first and second floors are not compliant.

ADDISON AIRPORT - 4553 Glenn Curtiss Drive
Hallway - Page 2

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 the men's and women's restrooms and install on the latch side of the door.

Violation #9 Cost:

\$1,050

Priority

Level 6

Violation #10:

The time clock located in the break room is mounted with the highest operable part at 57" above finished floor where 48" maximum is required.

Standard:

2010 ADAAG 308.2.1 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:

Lower the time clock so the highest operable part is no more than 48" above finished floor.

Violation #10 Cost:

\$525

Priority

Level 7

Violation #11:

The white board cabinet provided in the conference room protrudes into the path of travel 4-5/8".

Standard:

2010 ADAAG 307.2 Protrusion Limits.

ADDISON AIRPORT - 4553 Glenn Curtiss Drive
Hallway - Page 3

Text:

Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.

Possible Solutions:

Remove whiteboard cabinet or relocate so that its leading edge is 27" maximum above the floor.

Violation #11 Cost:

\$525

Priority

Level 6

Violation #12:

There are 4 office doors on the 2nd floor with vision lights that are above the required 43" above finished floor.

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 inches maximum above the finish floor.

Possible Solutions:

Replace doors with vision panels that are 43" maximum high.

Violation #12 Cost:

\$10,500

Priority

Level 6

Hallway Total

\$17,850

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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Latitude: 32.971063

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Address: 4553 Glenn Curtiss Drive

City: Addison

County: Dallas

General Restroom Notes:

There are 2 sets of restrooms provided in the building. One set is on the 2nd floor that has no compliant features.

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?

No

Is the mirror substantially compliant?

No

Violation #13:

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

Standard:

2010 ADAAG 213.2 Toilet Rooms.

Text:

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

Possible Solutions:

Remove urinal and lavatory base cabinet to provide the required clear floor space.

Violation #13 Cost:

\$8,400

Priority

Level 3

ADDISON AIRPORT - 4553 Glenn Curtiss Drive
Restrooms - Page 2

Violation #14:

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

Standard:

2010 ADAAG 213.2 Toilet 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 #14 Cost:

\$15,750

Priority

Level 3

Violation #15:

Men's and Women's restroom doors on the 2nd floor 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. 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 doors to achieve 32" minimum clear width and swing doors outward.

Violation #15 Cost:

\$5,250

Priority

Level 3

Violation #16:

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

ADDISON AIRPORT - 4553 Glenn Curtiss Drive
Restrooms - Page 3

Standard: 2010 ADAAG 213.2 Toilet 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 #16 Cost: \$8,400 Priority **Level 3**

Violation #17: The Women's restroom on the second floor is too small and does not have the required turning radius provided.

Standard: 2010 ADAAG 213.2 Toilet 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 #17 Cost: \$8,400 Priority **Level 3**

		High Priority 1-4
Restrooms Total	\$46,200	Medium Priority 5-8
		Low Priority 9-12

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General Break Room Notes:

There are 2 breakrooms in the building, one on each floor.

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

Violation #18: The break room sink on the first floor is at 35-1/2" 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 #18 Cost: \$2,100 **Priority** **Level 4**

Violation #19: The sink in the break room on the second floor is at 35-5/8" where a maximum of 34" is required.

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Break Rooms - Page 2

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 #19 Cost:

\$2,100

Priority

Level 4

Break Rooms Total

\$4,200

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for 4553 Glenn Curtiss Drive

4553 Glenn Curtiss Drive

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Remove from the accessible parking space.	Level 4	\$105.00
2	Regrade accessible parking space to achieve 1:48 (2.08%) maximum slope in all directions.	Level 4	\$3,150.00
3	Install van accessible signage.	Level 4	\$525.00
4	Provide an accessible parking space with a compliant access aisle and signage.	Level 4	\$2,100.00
5	Remove and replace paving to achieve slopes no greater than 2% in all directions.	Level 3	\$1,050.00
6	Modify entrance to provide the 18" minimum required maneuvering clearance.	Level 4	\$2,625.00
7	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
8	Replace door hardware with lever type hardware.	Level 5	\$5,250.00
9	Provide new compliant signs for the men's and women's restrooms and install on	Level 6	\$1,050.00
10	Lower the time clock so the highest operable part is no more than 48" above finished floor.	Level 7	\$525.00
11	Remove whiteboard cabinet or relocate so that its leading edge is 27" maximum above the floor.	Level 6	\$525.00
12	Replace doors with vision panels that are 43" maximum high.	Level 6	\$10,500.00
13	Remove urinal and lavatory base cabinet to provide the required clear floor space.	Level 3	\$8,400.00
14	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.	Level 3	\$15,750.00
15	Replace doors to achieve 32" minimum clear width and swing doors outward.	Level 3	\$5,250.00
16	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.	Level 3	\$8,400.00
17	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.	Level 3	\$8,400.00
18	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00
19	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$235,305.00
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Violation 1 - The left accessible space has a bench sitting in it blocking access for a vehicle to park.



Violation 2 - The left accessible space has a 3.5% running slope.

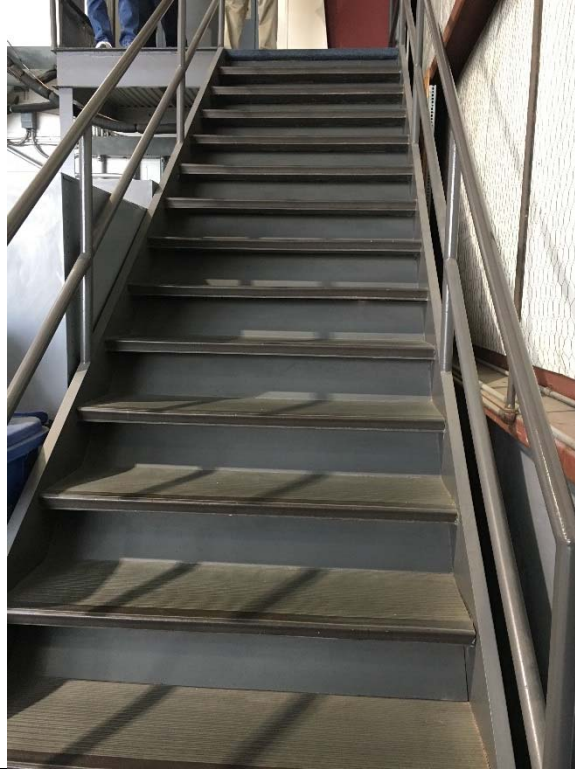


Violation 3 - There are no "van Accessible" parking spaces provided.



Violation 4 - The exterior hangar area has 7 parking spaces provided, none of which are accessible. Airplanes are parked in the spaces.

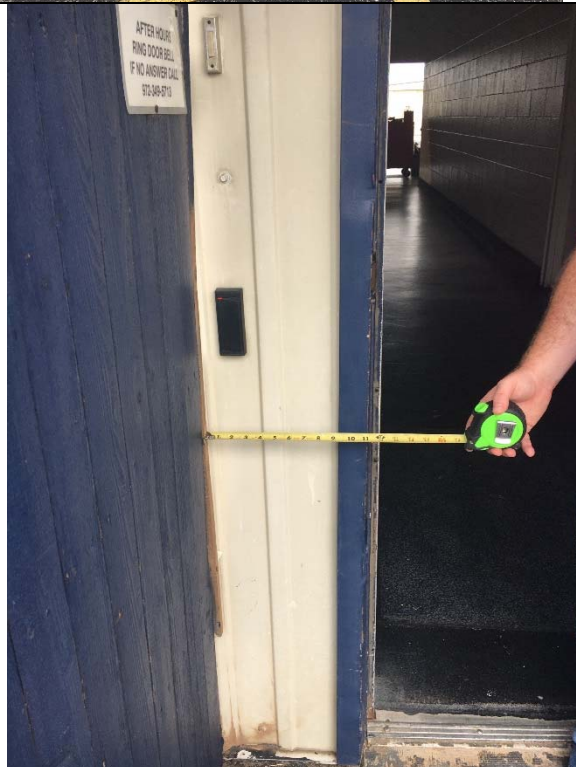




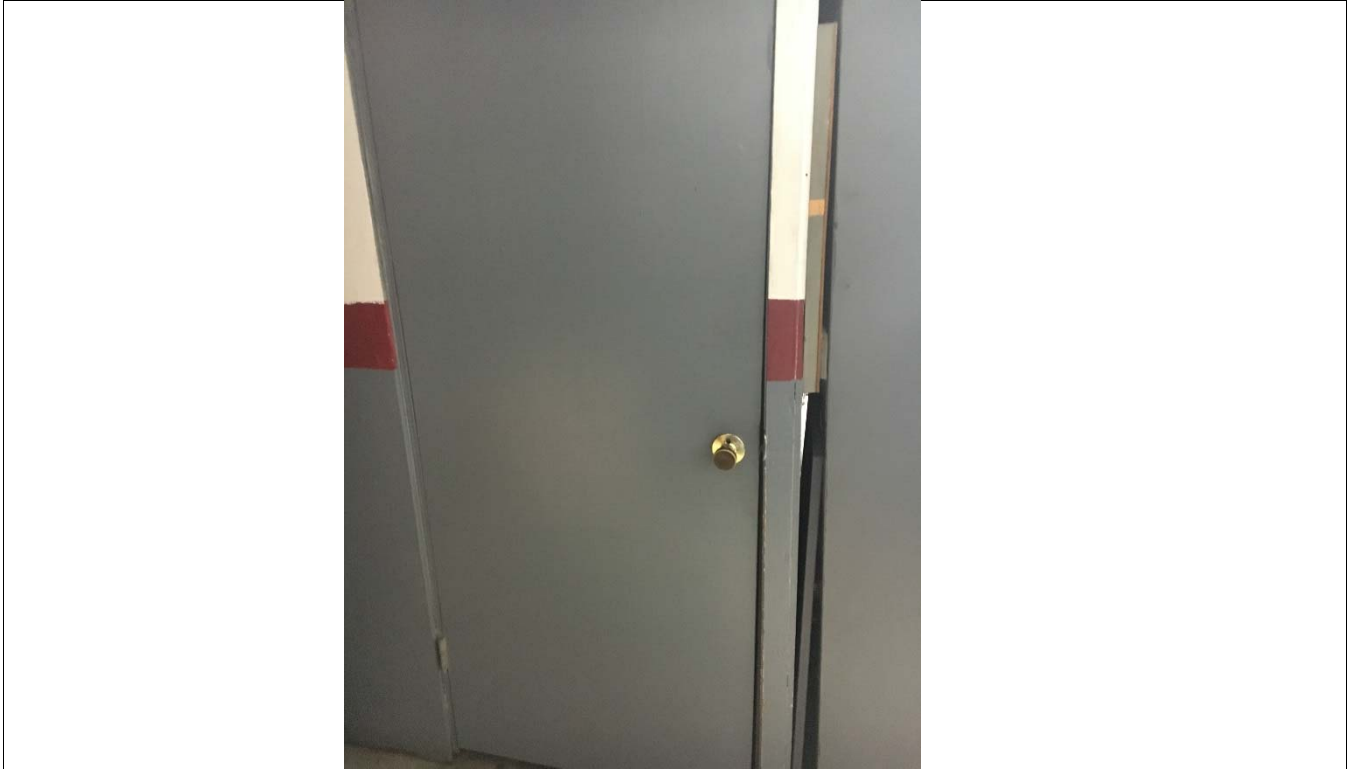
Violation 5 - There is no accessible route to the 2nd floor of the building.



Violation 6 - The landing at the main entrance into the building has a 4% slope running up to it.



Violation 7 - There is only an 11" maneuvering clearance on the pull side at the entrance door.



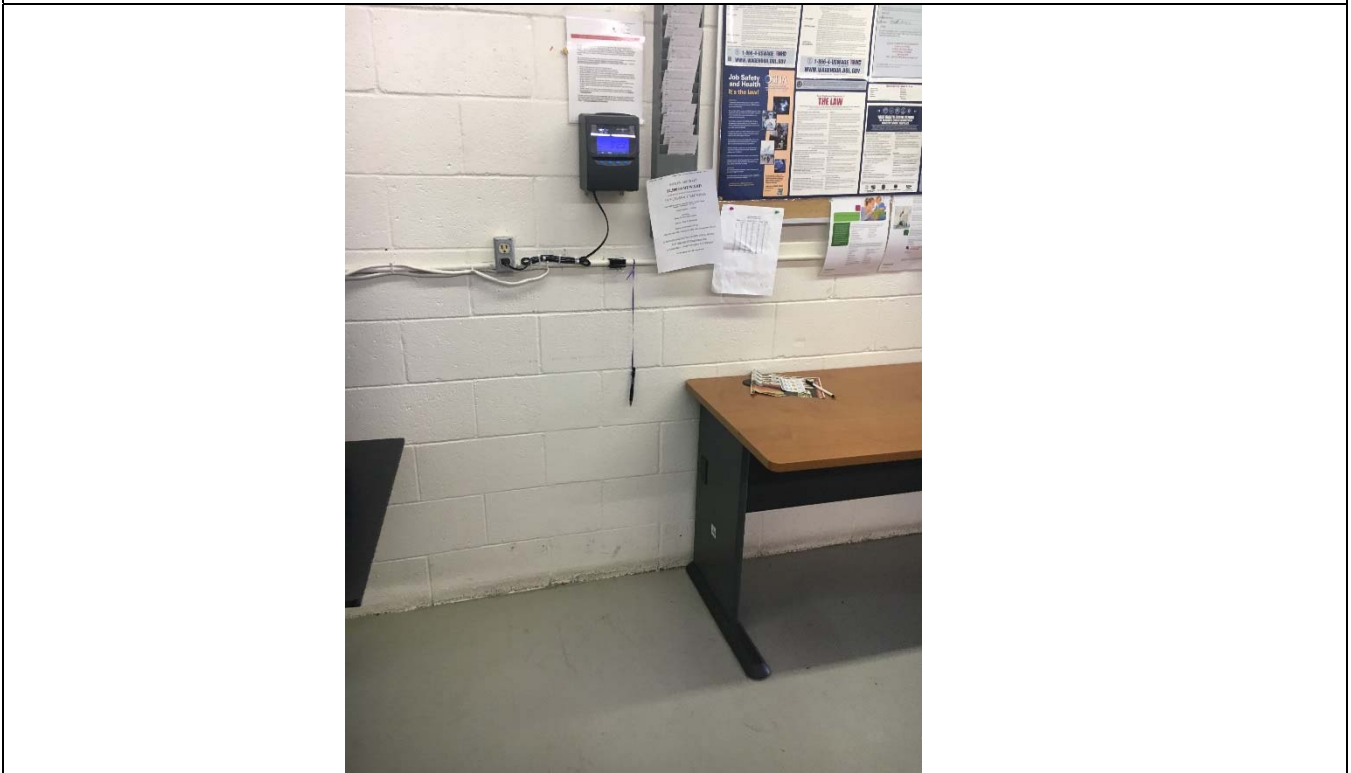
Violation 8 - There are approximately 10 doors throughout the facility that have door hardware that requires twisting and grasping to operate.

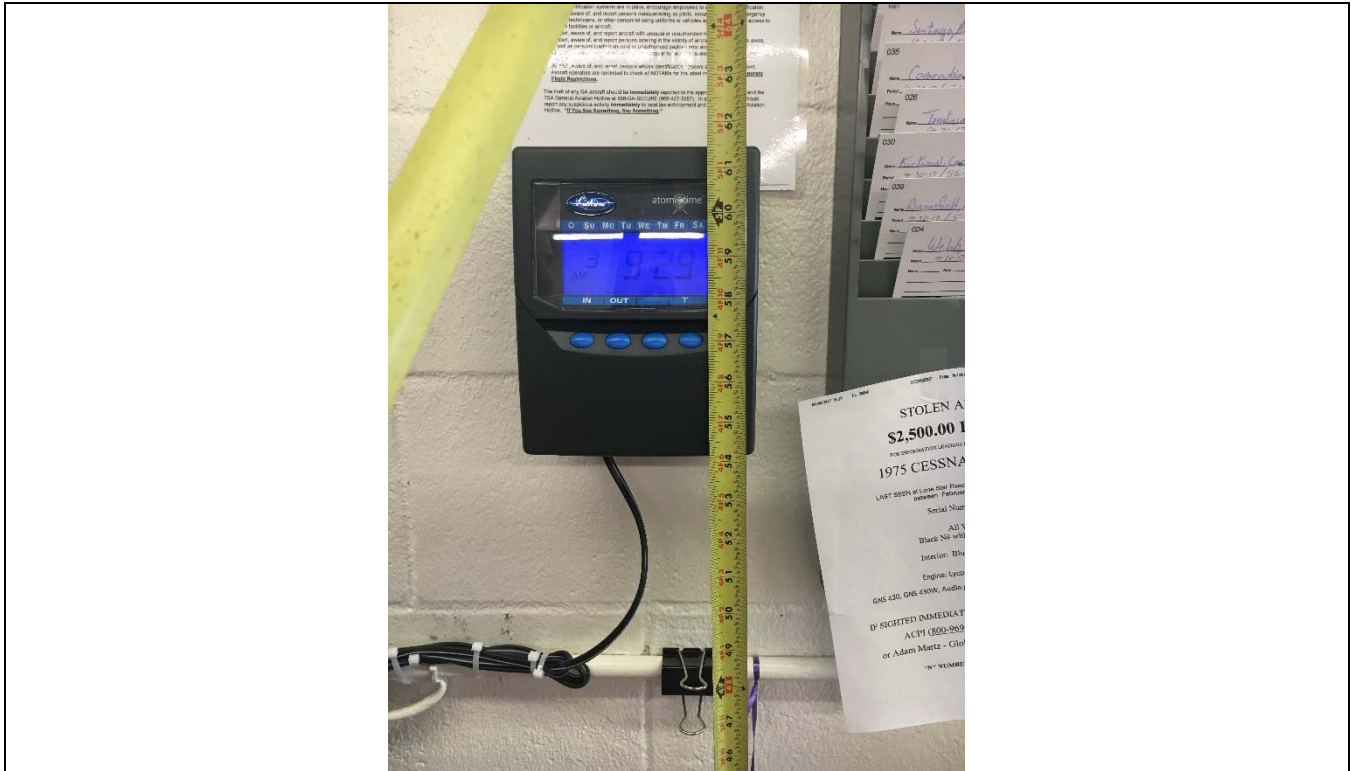




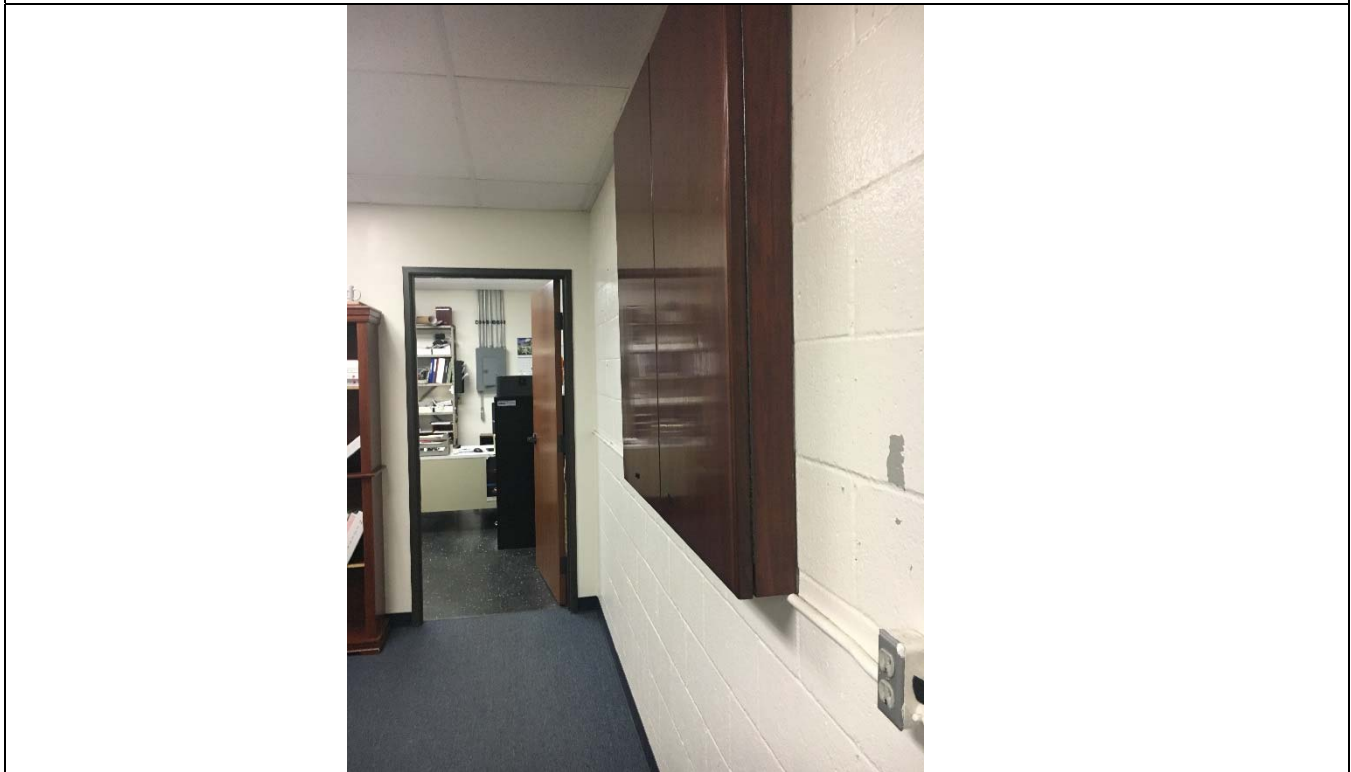


Violation 9 - Restroom signage on both the first and second floors are not compliant.



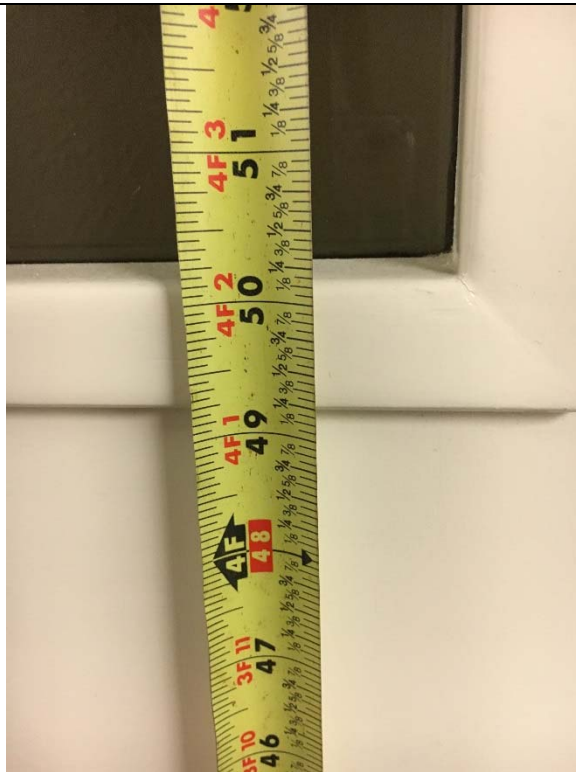


Violation 10 - The time clock located in the break room is mounted with the highest operable part at 57" above finished floor where 48" maximum is required.





Violation 11 - The white board cabinet provided in the conference room protrudes into the path of travel 4-5/8".





Violation 12 - There are 4 office doors on the 2nd floor with vision lights that are above the required 43" above finished floor.



Violation 13 - The Men's restroom on the first floor is too small and does not have the required turning radius provided.



Violation 14 - The Women's restroom on the first floor is too small and does not have the required turning radius provided.





Violation 15 - Men's and Women's restroom doors on the 2nd floor only have a 28" opening.



Violation 16 - The Men's restroom on the second floor is too small and does not have the required turning radius provided.



Violation 17 - The Women's restroom on the second floor is too small and does not have the required turning radius provided.





Violation 18 - The break room sink on the first floor is at 35-1/2" where a maximum of 34" is required.





Violation 19 - The sink in the break room on the second floor is at 35-5/8" where a maximum of 34" is required.