



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** 4555 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: 32.971477 **Longitude:** -96.833654

Address: 4555 Glenn Curtiss Drive **City:** Addison **County:** Dallas

General Parking Notes:

There are no accessible parking spaces provided at the main entrance into the building. There are a total of 32 parking spaces and the 2 accessible spaces are provided at the side of the building by the unused entrance that is marked as the accessible entrance.

Total Parking Spaces: Side of building	32
Total Accessible Parking Spaces:	2
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	No

General Parking Notes: Southeast Lot

There are 21 parking spaces provided in the hangar area, none of which are accessible.

Total Parking Spaces - Hangar parking	21
Total Accessible Parking Spaces:	0
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	N/A

ADDISON AIRPORT - 4555 Glenn Curtiss Drive
Parking - Page 2

Violation #1:

There are two accessible parking spaces provided at the side of the building, neither of them are designated as van accessible.

Standard:

2010 ADAAG 502.2 Vehicle Spaces.

Text:

Car parking spaces shall be 96" wide min. and van parking spaces shall be 132" wide min., shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. EXCEPTION: Van parking spaces shall be permitted to be 96" wide minimum where the access aisle is 96" wide min.

Possible Solutions:

Add van accessible signage to the right accessible space. Restripe the access aisles so it is 96" wide to serve the accessible parking space that will be designated as "van accessible."

Violation #1 Cost:

\$1,250

Priority

Level 4

Violation #2:

There are no accessible parking spaces provided in the back hangar parking area.

Standard:

2010 ADAAG 208.1 General.

Text:

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

Possible Solutions:

Add a van accessible parking space, access aisle and complaint parking signage.

Violation #2 Cost:

\$2,625

Priority

Level 4

ADDISON AIRPORT - 4555 Glenn Curtiss Drive
Parking - Page 3

Violation #3:

The accessible parking is not located on the shortest accessible route to the main entrance. There are no accessible spaces in the front lot to serve the main building entrance.

Standard:

2010 ADAAG 208.3.1 General.

Text:

Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4.

Possible Solutions:

Add accessible parking, access aisle and parking signage to the front parking area.

Violation #3 Cost:

\$2,625

Priority

Level 4

Parking Violations Total

\$6,500

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Accessible Route Notes:

The accessible route from the accessible parking at the side of the building is compliant but leads to an entrance that is currently not in use, the door remains locked.

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 #4:

The route from the front parking lot to the building is not compliant. The parking lot as well as the sidewalk leading to the main building entrance has excessive slopes.

Standard:

2010 ADAAG 403.3 Slope.

Text:

The running slope of walking surfaces shall not be steeper than 1:20 (5%).
The cross slope of walking surfaces shall not be steeper than 1:48 (2%).

Possible Solutions:

Repave that path of travel leading from the front parking area (where accessible parking should be provided) to the building entrance.

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Accessible Route Exterior - Page 2

Violation #4 Cost:

\$5,250

Priority

Level 3

Accessible Route Total

\$5,250

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

**ADDISON AIRPORT
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Facility Information:**Facility Name:** 4555 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:** 32.971477**Longitude:** -96.833654**Address:** 4555 Glenn Curtiss Drive**City:** Addison**County:** Dallas**General Entrance Notes:**

The main entrance into the building has level change issues. The accessible entrance located at the side of the building was not evaluated as it is currently not in use.

Is the main entry door accessible?

No

Is there an alternate door that is accessible?

Yes

If so, does the inaccessible door have signage indicating the location of the nearest accessible door?

No

Violation #5:

The main entrance has a broken concrete resulting in a change in level greater than 1/4".

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 patch the broken concrete at the front entrance to achieve a smooth, level transition.

ADDISON AIRPORT - 4555 Glenn Curtiss Drive
Entrance - Page 2

Violation #5 Cost:

\$1,575

Priority

Level 3

Entrance Total

\$1,575

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

ADDISON AIRPORT BUILDING REPORT

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This facility includes many hallways and corridors.

Does this facility have any hallways?

Yes

Do the doors have compliant hardware?

Yes

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?

No

Is the signage substantially compliant?

No

Violation #6:

The two front offices do not have a minimum of 18" maneuvering clearance on the pull side of the doors.

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.
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Text:

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

Reverse the swing of the doors.

ADDISON AIRPORT - 4555 Glenn Curtiss Drive

Hallway - Page 2

Violation #6 Cost:

\$2,625

Priority

Level 4

Hallway Total

\$2,625

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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Accessology Inspector Information:

Inspector: Karen Jackson

Date: May 3, 2017

Email: Kjackson@accessology.com

Latitude: 32.971477

Longitude: -96.833654

Address: 4555 Glenn Curtiss Drive

City: Addison

County: Dallas

General Restroom Notes:

This facility has one unisex, and a Men's and a Women's restroom.

Is the door to the restroom substantially compliant?

Yes

Does the room have the required turning radius?

Yes

Is the water closet substantially compliant?

Yes

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 #7:

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

Standard:

2010 ADAAG 703.4.2 Installation Height and Location.

Text:

Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side.

Possible Solutions:

Remove the signs and relocate them to the latch side of the doors.

Violation #7 Cost:

\$1,050

Priority

Level 6

Violation #8:

The water closet in the unisex toilet room only has a 47" wide clear floor space. The sink encroaches on the required clear floor space.

ADDISON AIRPORT - 4555 Glenn Curtiss Drive

Parking - Page 2

Standard:

2010 ADAAG 604.3.1 Size.

Text:

Clearance around a water closet shall be 60 inches minimum measured perpendicular from the side wall and 56 inches minimum measured perpendicular from the rear wall.

Possible Solutions:

Modify toilet room to achieve the required clear floor space for the water closet.

Violation #8 Cost:

\$2,625

Priority

Level 3

Violation #9:

Men's Restroom: Stall door is not self-closing and does not have door hardware.

Standard:

2010 ADAAG 604.8.1.2 Doors.

Text:

The door shall be self-closing. A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.

Possible Solutions:

Adjust closer to self-close and add door pulls.

Violation #9 Cost:

\$263

Priority

Level 5

Violation #10:

Men's Restroom: The 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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Parking - Page 3

Possible Solutions:

Replace or modify lavatory to provide the required toe and knee clearance.

Violation #10 Cost:

\$2,625

Priority

Level 4

Violation #11:

Men's Restroom: The coat hook is mounted at 55" above finished floor to the highest operable part.

Standard:

2010 ADAAG 308.3.1 Unobstructed.

Text:

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor.

Possible Solutions:

Install a coat hook so its highest operable part is at 48" above finished floor.

Violation #11 Cost:

\$105

Priority

Level 8

Violation #12:

Women's Restroom: Lavatory does not have the required toe and knee clearance.

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:

Replace or modify lavatory to provide the required toe and knee clearance.

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Parking - Page 4

Violation #12 Cost: \$2,625 Priority **Level 4**

Violation #13: Women's Restroom: The flush control is on the closed side of the water closet.

Standard: 2010 ADAAG 604.6 Flush Controls.

Text: Flush controls shall be located on the open side of the water closet.

Possible Solutions: Replace flush valve to approach/open side of water closet.

Violation #13 Cost: \$525 Priority **Level 5**

Violation #14: Women's Restroom: The stall door does not have any door hardware.

Standard: 2010 ADAAG 604.8.1.2 Doors.

Text: A door pull complying with 404.2.7 shall be placed on both sides of the door near the latch.

Possible Solutions: Add door pulls.

Violation #14 Cost: \$263 Priority **Level 7**

Violation #15: Women's Restroom: The coat hook is mounted at 56" above finished floor to the highest operable part.

Standard: 2010 ADAAG 308.3.1 Unobstructed.

ADDISON AIRPORT - 4555 Glenn Curtiss Drive
Parking - Page 5

Text:

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" max. and the low side reach shall be 15" min. above the finish floor.

Possible Solutions:

Install a coat hook so its highest operable part is at 48" above finished floor.

Violation #15 Cost:

\$105

Priority

Level 8

Restrooms Total

\$10,186

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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General Break Room Notes:

There are two breakrooms in this facility. Neither of them have a stove or cooktop.

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 #16:

The small breakroom near the front of the facility sink is 36" 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.

ADDISON AIRPORT - 4555 Glenn Curtiss Drive

Break Rooms - Page 2

Violation #16 Cost:

\$2,100

Priority

Level 4

Break Rooms Total

\$2,100

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for 4555 Glenn Curtiss Drive

4555 Glenn Curtiss Drive

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Add van accessible signage to the right accessible space. Restripe the access aisles so it is 96" wide to serve the accessible parking space that will be designated as "van accessible."	Level 4	\$1,250.00
2	Add a van accessible parking space, access aisle and complaint parking signage.	Level 4	\$2,625.00
3	Add accessible parking, access aisle and parking signage to the front parking area.	Level 4	\$2,625.00
4	Repave that path of travel leading from the front parking area (where accessible parking should be provided) to the building entrance.	Level 3	\$5,250.00
5	Remove and patch the broken concrete at the front entrance to achieve a smooth, level transition.	Level 3	\$1,575.00
6	Reverse the swing of the doors.	Level 4	\$2,625.00
7	Remove the signs and relocate them to the latch side of the doors.	Level 6	\$1,050.00
8	Modify toilet room to achieve the required clear floor space for the water closet.	Level 3	\$2,625.00
9	Adjust closer to self-close and add door pulls.	Level 5	\$263.00
10	Replace or modify lavatory to provide the required toe and knee clearance.	Level 4	\$2,625.00
11	Install a coat hook so its highest operable part is at 48" above finished floor.	Level 8	\$105.00
12	Replace or modify lavatory to provide the required toe and knee clearance.	Level 4	\$2,625.00
13	Replace flush valve to approach/open side of water closet.	Level 5	\$525.00
14	Add door pulls.	Level 7	\$263.00
15	Install a coat hook so its highest operable part is at 48" above finished floor.	Level 8	\$105.00
16	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$28,236.00
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Violation 1 - There are two accessible parking spaces provided at the side of the building, neither of them are designated as van accessible.



Violation 2 - There are no accessible parking spaces provided in the back hangar parking area.



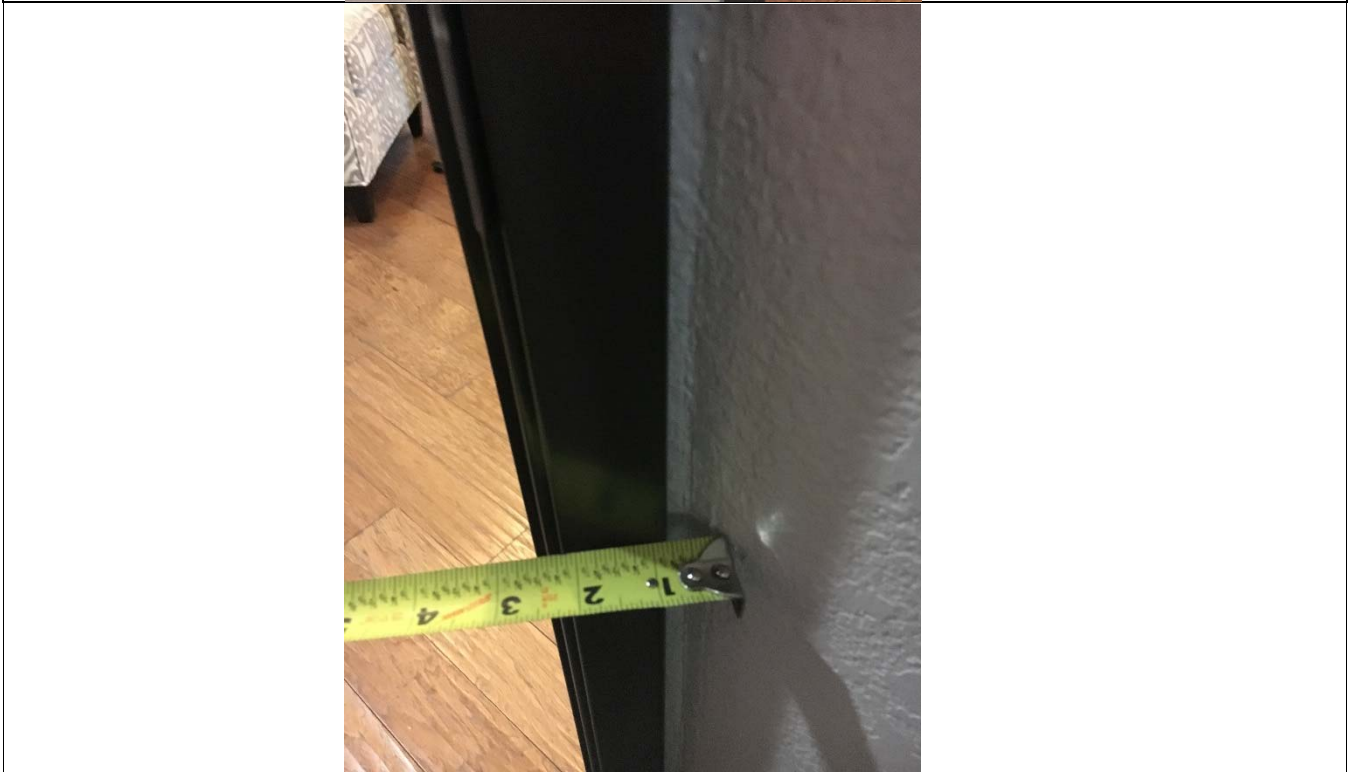
Violation 3 - The accessible parking is not located on the shortest accessible route to the main entrance. There are no accessible spaces in the front lot to serve the main building entrance.



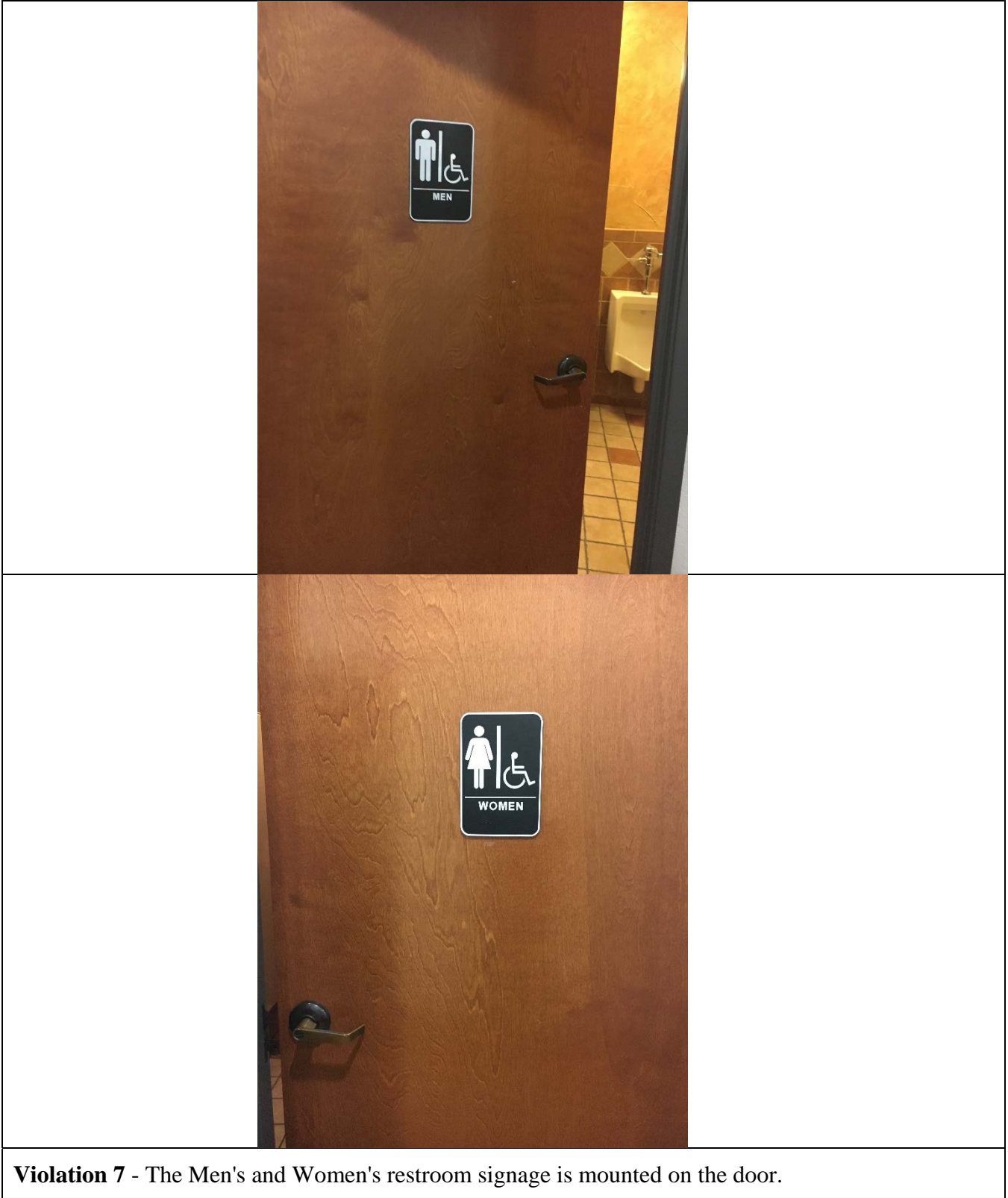
Violation 4 - The route from the front parking lot to the building is not compliant. The parking lot as well as the sidewalk leading to the main building entrance has excessive slopes.



Violation 5 - The main entrance has a broken concrete resulting in a change in level greater than 1/4".



Violation 6 - The two front offices do not have a minimum of 18" maneuvering clearance on the pull side of the doors.



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



Violation 8: - The water closet in the unisex toilet room only has a 47" wide clear floor space. The sink encroaches on the required clear floor space.



Violation 9 - Men's Restroom: Stall door is not self-closing and does not have door hardware.



Violation 10 - Men's Restroom: The coat hook is mounted at 55" above finished floor to the highest operable part.



Violation 11 - Men's Restroom: The coat hook is mounted at 55" above finished floor to the highest operable part.



Violation 12 - Women's Restroom: Lavatory does not have the required toe and knee clearance.



Violation 13 - Women's Restroom: The flush control is on the closed side of the water closet.



Violation 14 - Women's Restroom: The stall door does not have any door hardware.



Violation 15 - Women's Restroom: The coat hook is mounted at 56" above finished floor to the highest operable part.



Violation 16 - The small breakroom near the front of the facility sink is 36" high where 34" maximum is required.