



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: Facility Name: 4666 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: 32.969591 Longitude: -96.832838
Address: 4666 Glenn Curtiss Drive City: Addison County: Dallas

General Parking Notes:
There is a small parking lot serving this facility. None of the spaces are accessible.

Total Parking Spaces:	4
Total Accessible Parking Spaces:	0
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	N/A

Violation #1: Four parking spaces serve this building, none of which are accessible.

Standard: 2010 ADAAG 208.1 General.

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

Possible Solutions: Provide one van accessible parking space, an access aisle and compliant signage.

ADDISON AIRPORT - 4666 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 accessible route to the building entrance 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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Address: 4666 Glenn Curtiss Drive

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General Entrance Notes:

The entrance door has knob hardware and a level change to get into the building.

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 #2:

The main entrance door into the building has knob door hardware requiring 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 hardware.

Violation #2 Cost:

\$525

Priority

Level 5

Violation #3:

There is a 1-1/4" step to get into the building.

Standard:

2010 ADAAG 303.2 Vertical.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive

Entrance - Page 2

Text:

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

Possible Solutions:

Modify entrance to provide a transition no more than 1/4" high.

Violation #3 Cost:

\$1,575

Priority

Level 3

Violation #4:

The entrance door into the storage portion of the office pod has knob style door hardware requiring 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 hardware.

Violation #4 Cost:

\$525

Priority

Level 5

Violation #5:

The entrance door into the storage portion of the office pod only has a 30" opening.

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 to achieve 32" minimum clear width and swing door outward.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive

Entrance - Page 3

Violation #5 Cost:

\$2,625

Priority

Level 2

Violation #6:

The door exiting from the storage portion of the office pod only has a 8.5" maneuvering clearance on the pull side.

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 the door to provide 18" minimum clearance.

Violation #6 Cost:

\$2,625

Priority

Level 4

Violation #7:

The entrance into the main portion of the office pod has 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 hardware.

Violation #7 Cost:

\$525

Priority

Level 5

Violation #8:

The entrance into the main portion of the office pod requires a 1-1/2" step up to enter.

Standard:

2010 ADAAG 303.2 Vertical.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive

Entrance - Page 4

Text:

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

Possible Solutions:

Modify entrance to provide a transition no more than 1/4" high.

Violation #8 Cost:

\$1,575

Priority

Level 3

Violation #9:

The entrance door into the main portion of the office only has a 27" wide opening.

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 to achieve 32" minimum clear width and swing door outward.

Violation #9 Cost:

\$2,625

Priority

Level 3

Violation #10:

The third entrance into the office pod has a 5/8" high change in level.

Standard:

2010 ADAAG 303.2 Vertical.

Text:

Changes in level of ¼" high max. shall be permitted to be vertical.

Possible Solutions:

Modify entrance to provide a transition no more than 1/4" high.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive
Entrance - Page 5

Violation #10 Cost:

\$1,575

Priority

Level 3

Entrance Total

\$14,175

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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Facility Name: 4666 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: 32.969591

Longitude: -96.832838

Address: 4666 Glenn Curtiss Drive

City: Addison

County: Dallas

General Hallway Notes:

This facility is an open warehouse with an office area. The office area does not appear to be occupied and seems to be more of a storage facility.

Does this facility have any hallways?

No

Do the doors have compliant hardware?

No

Do the doors have proper maneuvering clearances?

No

Is the hallway width at least 36" clear width?

No

Are visual strobes provided?

No

Are there any protruding objects?

No

Is the signage substantially compliant?

No

Violation #11:

Two doors inside the office pod have door knob 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 all knob hardware with lever hardware that doesn't require tight grasping or twisting to operate.

Violation #11 Cost:

\$788

Priority

Level 5

ADDISON AIRPORT - 4666 Glenn Curtiss Drive

Hallway - Page 2

Violation #12:

The entrance into the storage room has an opening of only 28" wide.

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 to achieve 32" minimum clear width and swing door outward.

Violation #12 Cost:

\$2,625

Priority

Level 7

Violation #13:

Sliding glass doors exiting the storage room only have a 30" opening.

Standard:

2010 ADAAG 404.2.4.2 Doorways without Doors or Gates, Sliding Doors, and Folding Doors.

Text:

Doorways less than 36 inches wide without doors or gates, sliding doors, or folding doors shall have maneuvering clearances complying with Table 404.2.4.2.

Possible Solutions:

Replace doors to achieve a 32" minimum opening.

Violation #13 Cost:

\$2,625

Priority

Level 10

Violation #14:

There is a counter that is 38" to the top where 36" is the maximum allowed.

Standard:

2010 ADAAG 904.4.1 Parallel Approach.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive

Hallway - Page 3

Text:

A portion of the counter surface that is 36" long min. and 36" high max. above the finish floor shall be provided. A clear floor or ground space complying with 305 shall be positioned for a parallel approach adjacent to the 36" min. length of counter.

Possible Solutions:

Modify counter so it is no higher than 36" above finished floor.

Violation #14 Cost:

\$1,575

Priority

Level 12

Hallway Total

\$7,613

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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There is one restroom provided in this building and it 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?

N/A

Is the mirror substantially compliant?

No

Violation #15:

The restroom door has knob style door hardware requiring 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 Operation) operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Possible Solutions:

Replace door hardware with lever type hardware.

Violation #15 Cost:

\$525

Priority

Level 5

ADDISON AIRPORT - 4666 Glenn Curtiss Drive
Restrooms - Page 2

Violation #16:

Restroom signage is mounted on the door and does not provide tactile characters or braille.

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 a new compliant sign and install on the latch side of the door.

Violation #16 Cost:

\$525

Priority

Level 6

Violation #17:

The restroom door only provides 22" clear width where 32" minimum is required.

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.

Violation #17 Cost:

\$2,625

Priority

Level 2

Violation #18:

The restroom door only has a 10" maneuvering clearance on the pull side of the door.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive
Restrooms - 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:

Swing door out. Price included under violation #17.

Violation #18 Cost:

\$0

Priority

Level 3

Violation #19:

The restroom does not include any accessible features and the room is not large enough to accommodate accessible fixtures and wheelchair turning space.

Standard:

2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.

Text:

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

Possible Solutions:

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

Violation #19 Cost:

\$8,400

Priority

Level 2

Violation #20:

There is a shower provided in the restroom that has no accessible features.

Standard:

2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.

Text:

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

ADDISON AIRPORT - 4666 Glenn Curtiss Drive
Restrooms - Page 4

Possible Solutions:

Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space. Cost include in violation #19.

Violation #20 Cost:

\$0

Priority

Level 2

Restrooms Total

\$12,075

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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Address: 4666 Glenn Curtiss Drive

City: Addison

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General Break Room Notes:

There is a break area serving this facility. It does not have an oven 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 #21:

The break room sink is 35-3/4" 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 break room sink and counter to provide 34" maximum height.

Violation #21 Cost:

\$2,100

Priority

Level 4

Violation #22:

Breakroom sink faucets require grasping and twisting to operate.

ADDISON AIRPORT - 4666 Glenn Curtiss Drive

Break Rooms - Page 2

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.

Violation #22 Cost:

\$525

Priority

Level 4

Break Rooms Total

\$2,625

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for 4666 Glenn Curtiss Drive

4666 Glenn Curtiss Drive

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Provide one van accessible parking space, an access aisle and compliant signage.	Level 3	\$3,150.00
2	Replace door hardware with lever style hardware.	Level 5	\$525.00
3	Modify entrance to provide a transition no more than 1/4" high.	Level 3	\$1,575.00
4	Replace door hardware with lever style hardware.	Level 5	\$525.00
5	Replace door to achieve 32" minimum clear width and swing door outward.	Level 2	\$2,625.00
6	Modify the door to provide 18" minimum clearance.	Level 4	\$2,625.00
7	Replace door hardware with lever style hardware.	Level 5	\$525.00
8	Modify entrance to provide a transition no more than 1/4" high.	Level 3	\$1,575.00
9	Replace door to achieve 32" minimum clear width and swing door outward.	Level 3	\$2,625.00
10	Modify entrance to provide a transition no more than 1/4" high.	Level 3	\$1,575.00
11	Replace all knob hardware with lever hardware that doesn't require tight grasping or twisting to operate.	Level 5	\$788.00
12	Replace door to achieve 32" minimum clear width and swing door outward.	Level 7	\$2,625.00
13	Replace doors to achieve a 32" minimum opening.	Level 10	\$2,625.00
14	Modify counter so it is no higher than 36" above finished floor.	Level 12	\$1,575.00
15	Replace door hardware with lever type hardware.	Level 5	\$525.00
16	Provide a new compliant sign and install on the latch side of the door.	Level 6	\$525.00
17	Replace door with unit that provides 32" minimum clear width.	Level 2	\$2,625.00
18	Swing door out. Price included under violation #17.	Level 3	\$0.00
19	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space.	Level 2	\$8,400.00
20	Enlarge restroom to accommodate accessible water closet, lavatory and wheelchair turning space. Cost include in violation #19.	Level 2	\$0.00
21	Modify break room sink and counter to provide 34" maximum height.	Level 4	\$2,100.00
22	Replace faucet with lever style handles.	Level 4	\$525.00

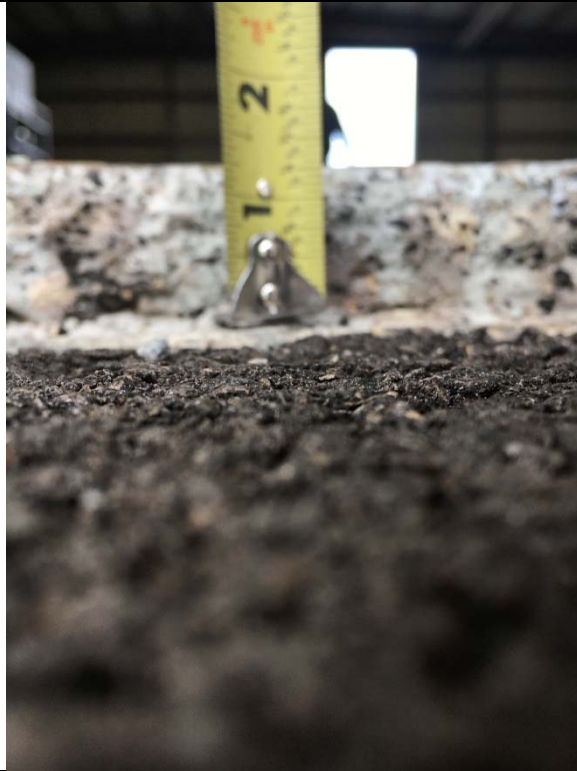
Grand Total	\$39,638.00
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Violation 1 - Four parking spaces serve this building, none of which are accessible.



Violation 2 - The main entrance door into the building has knob door hardware requiring grasping and twisting to operate.



Violation 3 - There is a 1-1/4" step to get into the building.



Violation 4 - The entrance door into the storage portion of the office pod has knob style door hardware requiring grasping and twisting to operate.



Violation 5 - The entrance door into the storage portion of the office pod only has a 30" opening.



Violation 6 - The door exiting from the storage portion of the office pod only has a 8-1/2" maneuvering clearance on the pull side.



Violation 7 - The entrance into the main portion of the office pod has door hardware that requires grasping and twisting to operate.



Violation 8 - The entrance into the main portion of the office pod requires a 1-1/2" step up to enter.



Violation 9 - The entrance door into the main portion of the office only has a 27" wide opening.



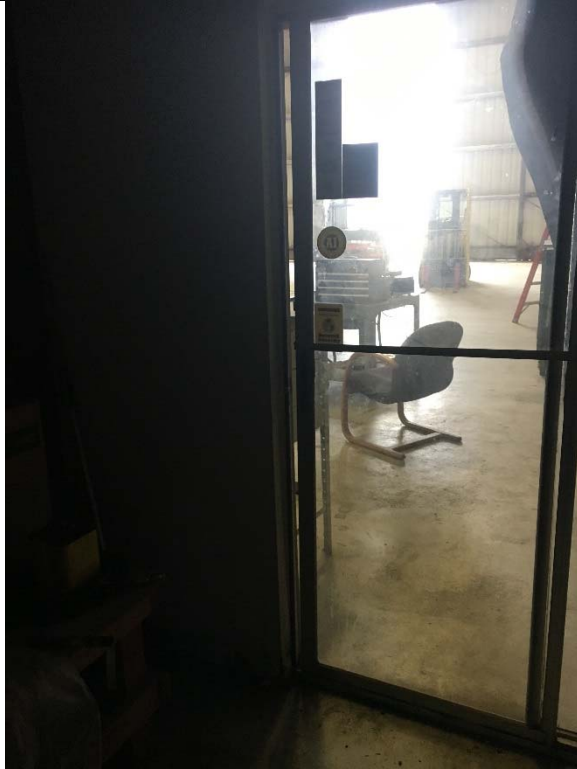
Violation 10 - The third entrance into the office pod has a 5/8" high change in level.



Violation 11 - Two doors inside the office pod have door knob hardware that requires grasping and twisting to operate.



Violation 12 - The entrance into the storage room has an opening of only 28" wide.



Violation 13 - Sliding glass doors exiting the storage room only have a 30" opening.



Violation 14 - There is a counter that is 38" to the top where 36" is the maximum allowed.



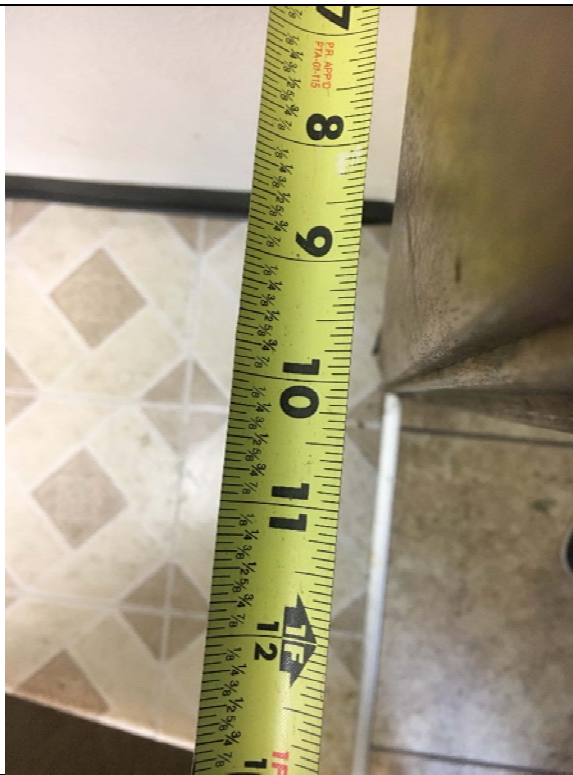
Violation 15 - The restroom door has knob style door hardware requiring grasping and twisting to operate.



Violation 16 - Restroom signage is mounted on the door and does not provide tactile characters or braille.



Violation 17 - The restroom door only provides 22" clear width where 32" minimum is required.



Violation 18 - The restroom door only has a 10" maneuvering clearance on the pull side of the door.



Violation 19 - The restroom does not include any accessible features and the room is not large enough to accommodate accessible fixtures and wheelchair turning space.



Violation 20 - There is a shower provided in the restroom that has no accessible features.



Violation 21 - The break room sink is 35-3/4" high where 34" maximum is required.



Violation 22 - Breakroom sink faucets require grasping and twisting to operate.