



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** 4726 George Haddaway Dr.
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

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

Latitude: 32.962691 **Longitude:** -96.831664
Address: 4726 George Haddaway Dr. **City:** Addison **County:** Dallas

General Parking Notes:

The parking lot provided to serve this facility has no accessible parking spaces provided and the ground surface is very unstable.

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.

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.

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Parking - Page 2

Violation #1 Cost: \$6,300 Priority Level 3

Violation #2: The ground surface in the parking area is broken, uneven and unstable.

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: Repave the area where accessible parking spaces will be added. Cost is included in Violation #1.

Violation #2 Cost: \$0 Priority Level 3

Parking Violations Total \$6,300

High Priority 1-4
Medium Priority 5-8
Low Priority 9-12

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General Accessible Route Notes:

The accessible route around the building leading to building entrances is unstable.

Is the path of travel from accessible parking to building entrance compliant?	<input type="text" value="No"/>
Does the path of travel serve all exterior amenities offered by the facility?	<input type="text" value="N/A"/>
Is the path of travel from building entrances to all amenities served by the entrance substantially compliant?	<input type="text" value="N/A"/>

Violation #3: The ground surface around the building is broken, uneven and unstable.

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: Repave the accessible route leading to the building's main entrance.

Violation #3 Cost: \$4,200 Priority Level 3

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

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General Entrance Notes:

The main entrance as well as the entrance through the hangar are 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 #4: The main entrance has a threshold that is greater than 1/2" and there is not a smooth transition from the porch area.

Standard: 2010 ADAAG 404.2.5 Thresholds.

Text: Thresholds, if provided at doorways, shall be 1/2 inch high maximum. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

Possible Solutions: Modify threshold.

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

Violation #5: The entrance door is only 28-1/2" wide where a minimum of 32" is required.

Standard: 2010 ADAAG 404.2.3 Clear Width.

ADDISON AIRPORT - 4726 George Haddaway Dr.**Entrance - Page 2****Text:**

Door openings shall provide a clear width of 32" 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.

Violation #5 Cost:

\$2,625

Priority

Level 3

Violation #6:

The entrance into the airplane hangar area from outside has broken, uneven pavement.

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:

Repair broken pavement.

Violation #6 Cost:

\$2,100

Priority

Level 4

Violation #7:

The entrance into the office from the hangar area has uneven pavement that appears to have dropped.

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. Slopes not steeper than 1:48 shall be permitted.

Possible Solutions:

Remove and replace pavement in the area in front of the door to achieve a smooth transition.

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Entrance - Page 3

Violation #7 Cost:

\$2,100

Priority

Level 4

Entrance Total

\$8,400

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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This facility consists of a reception area, open office area, offices, conference room, restroom and a break room.

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?

No

Is the signage substantially compliant?

N/A

Violation #8:

There are 9 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 all knob hardware with lever hardware that doesn't require tight grasping or twisting to operate.

Violation #8 Cost:

\$4,725

Priority

Level 5

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Hallway - Page 2

Violation #9:

The reception desk is mounted at 50" above finished floor to the top of the counter.

Standard:

2010 ADAAG 904.4.1 Parallel Approach.

Text:

A portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided.

Possible Solutions:

Lower a 36" portion of the counter to 36" above finished floor to the top of the counter.

Violation #9 Cost:

\$1,050

Priority

Level 4

Violation #10:

Office door only has an 11-1/2" 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:

Reverse the swing of the door.

Violation #10 Cost:

\$1,575

Priority

Level 3

Hallway Total

\$7,350

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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One restroom is provided and it is not compliant.

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 #11:

Restroom signage is mounted on the door and does not have Braille or tactile characters.

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.

Possible Solutions:

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

Violation #11 Cost:

\$525

Priority

Level 6

Violation #12:

The door to the restroom is only 22" wide where a minimum of 32" is required.

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Restrooms - Page 2

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 door to achieve 32" minimum clear width and reverse the swing of the door.

Violation #12 Cost:

\$2,625

Priority

Level 2

Violation #13:

The single user restroom is not large enough to accommodate a wheelchair turning space and could not be considered an accessible restroom.

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 and lavatory and wheelchair turning space.

Violation #13 Cost:

\$8,400

Priority

Level 4

Restrooms Total

\$11,550

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 in this facility. It does not 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 #14: The sink in the break room is at 36" 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 #14 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 4726 George Haddaway Dr.

4726 George Haddaway Dr.

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Add one van accessible parking space, an access aisle and compliant van parking signage.	Level 3	\$6,300.00
2	Repave the area where accessible parking spaces will be added. Cost is included in Violation #1.	Level 3	\$0.00
3	Repave the accessible route leading to the building's main entrance.	Level 3	\$4,200.00
4	Modify threshold.	Level 4	\$1,575.00
5	Replace door to achieve 32" minimum clear width.	Level 3	\$2,625.00
6	Repair broken pavement.	Level 4	\$2,100.00
7	Remove and replace pavement in the area in front of the door to achieve a smooth transition.	Level 4	\$2,100.00
8	Replace all knob hardware with lever hardware that doesn't require tight grasping or twisting to operate.	Level 5	\$4,725.00
9	Lower a 36" portion of the counter to 36" above finished floor to the top of the	Level 4	\$1,050.00
10	Reverse the swing of the door.	Level 3	\$1,575.00
11	Install compliant signage on the wall on the latch side of the door.	Level 6	\$525.00
12	Replace door to achieve 32" minimum clear width and reverse the swing of the door.	Level 2	\$2,625.00
13	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$8,400.00
14	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$39,900.00
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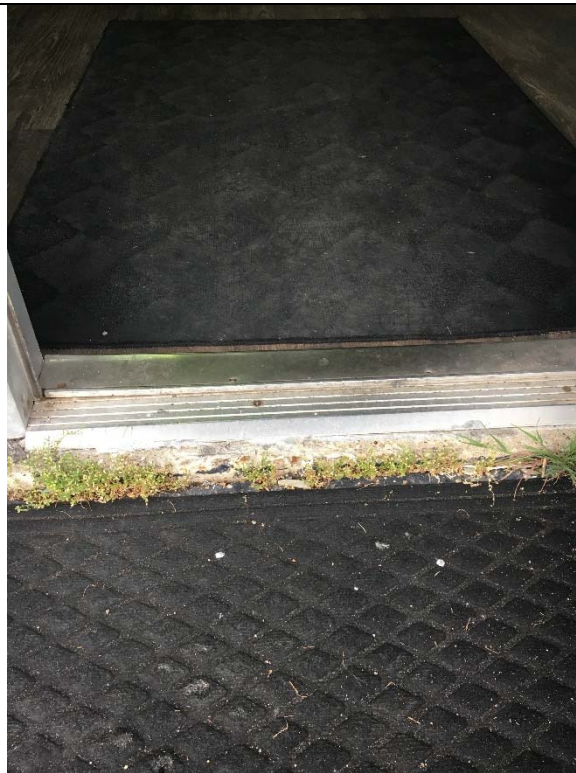
Violation 1 - There are no accessible parking spaces provided.



Violation 2 - The ground surface in the parking area is broken, uneven and unstable.



Violation 3 - The ground surface around the building is broken, uneven and unstable.



Violation 4 - The main entrance has a threshold that is greater than 1/2" and there is not a smooth transition from the porch area.



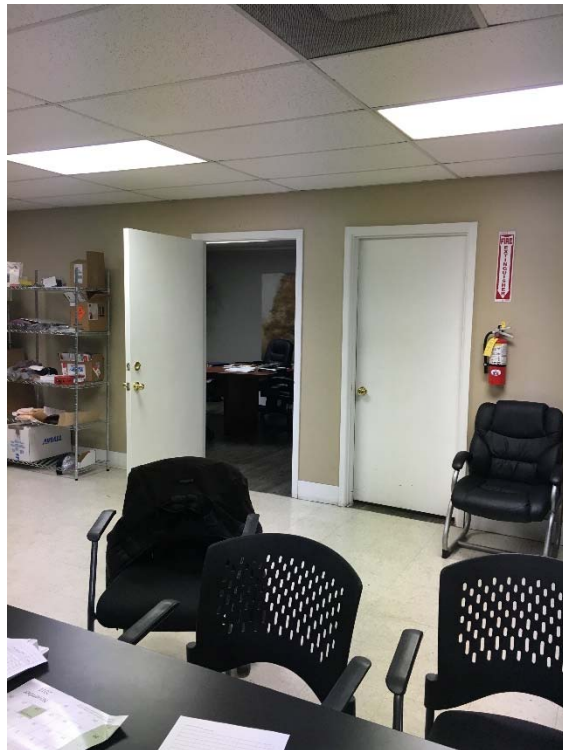
Violation 5 - The entrance door is only 28-1/2" wide where a minimum of 32" is required.



Violation 6 - The entrance into the airplane hangar area from outside has broken, uneven pavement.



Violation 7 - The entrance into the office from the hangar area has uneven pavement that appears to have dropped.



Violation 8 - There are 9 interior doors with door hardware that requires grasping and twisting to operate.



Violation 9 - The reception desk is mounted at 50" above finished floor to the top of the counter.



Violation 10 - Office door only has an 11-1/2" maneuvering clearance on the pull side where a minimum of 18" is required.



Violation 11 - Restroom signage is mounted on the door and does not have Braille or tactile characters.



Violation 12 - The door to the restroom is only 22" wide where a minimum of 32" is required.



Violation 13 - The single user restroom is not large enough to accommodate a wheelchair turning space and could not be considered accessible restrooms.



Violation 14 - The sink in the break room is at 36" where a maximum of 34" is required.