



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** 4736 Airport Parkway
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

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

Latitude: 32.965185 **Longitude:** -96.831101
Address: 4736 Airport Parkway **City:** Addison **County:** Dallas

General Parking Notes:

There is one parking lot serving this facility and no accessible parking spaces are provided within the lot.

Total Parking Spaces:	14
Total Accessible Parking Spaces:	0
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	N/A

Violation #1: No accessible parking spaces are provided. One accessible parking space is required and it must be van accessible.

Standard: 2010 ADAAG 208.1 General.

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

ADDISON AIRPORT - 4736 Airport Parkway

Parking - Page 2

Possible Solutions:

Provide one van accessible space with required access aisle and signage.

Violation #1 Cost:

\$6,300

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:

There is no accessible route leading from the parking lot to the building entrance.

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?

Violation #2: There is a 1-13/16" change in level at the main entrance of the building.

Standard: 2010 ADAAG 303.2 Vertical.

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

Possible Solutions: Remove change in level at main entrance to the building.

Violation #2 Cost: \$2,100 **Priority:** Level 3

Violation #3: The bushes next to the sidewalk along the front of the building protrude into the walkway and reduce the clear width of the path of travel below 36".

Standard: 2010 ADAAG 403.5.1 Clear Width

ADDISON AIRPORT - 4736 Airport Parkway
Parking - Page 2

Text:

Except as provided in 403.5.2 and 403.5.3, the clear width of walking surfaces shall be 36" minimum.

Possible Solutions:

Maintain bushes along the sidewalk to provide 36" minimum clear route.

Violation #3 Cost:

\$525

Priority

Level 4

Accessible Route Total

\$2,625

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Entrance Notes:

The entrance into the facility is not accessible. See Violations #2 and #3.

Is the main entry door accessible?
Is there an alternate door that is accessible?
If so, does the inaccessible door have signage indicating the location of the nearest accessible door?

Entrance Total High Priority
Medium Priority
Low Priority

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This facility is served by interior hallways. There are 6 doors that have non-compliant door 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 6 doors in the facility that have 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 #4 Cost:

\$3,150

Priority

Level 5

ADDISON AIRPORT - 4736 Airport Parkway
Hallway - Page 2

Violation #5:

The route leading into the Testing Center requires a 7-5/16" step down 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:

The change in level could be accomplished by installation of a ramp or platform lift. Relocating the functions of the Testing Center to an accessible facility is also acceptable.

Violation #5 Cost:

\$1,470

Priority

Level 4

Violation #6:

The exterior exit door from the Testing Center has a 1-1/2" step down.

Standard:

2010 ADAAG 303.2 Vertical.

Text:

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

Possible Solutions:

Modify door and threshold to be flush with outside surfaces.

Violation #6 Cost:

\$2,625

Priority

Level 5

Hallway Total

\$7,245

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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Address: 4736 Airport Parkway

City: Addison

County: Dallas

General Restroom Notes:

A Men's restroom and a Women's restroom are provided in this facility. Neither restroom is accessible.

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:

Men's and Women's Restrooms: Signage is mounted on the doors and does not have tactile characters and Braille.

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 at the men's and women's restroom doors.

Violation #7 Cost:

\$1,050

Priority

Level 6

ADDISON AIRPORT - 4736 Airport Parkway
Restrooms - Page 2

Violation #8:

Men's and Women's Restrooms: Door hardware 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 knob hardware with lever style door hardware.

Violation #8 Cost:

\$1,050

Priority

Level 5

Violation #9:

Men's and Women's Restrooms: Doors are only 22" wide and do not provide the required 32" minimum clear width.

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

Violation #9 Cost:

\$5,250

Priority

Level 4

Violation #10:

The Women's single user restroom is not large enough to accommodate a wheelchair turning space and the required clear floor spaces for accessible fixtures.

ADDISON AIRPORT - 4736 Airport Parkway
Restrooms - Page 3

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 #10 Cost:

\$6,300

Priority

Level 3

Violation #11:

The Men's single user restroom is not large enough to accommodate a wheelchair turning space and the required clear floor spaces for accessible fixtures.

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 #11 Cost:

\$6,300

Priority

Level 3

Restrooms Total

\$19,950

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 serving 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?	Yes
Are the counters at 34" aff?	No

Violation #12: The sink in the breakroom is 36" above finished floor where 34" maximum is required.

Standard: 2010 ADAAG 606.3 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 #12 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 4736 Airport Parkway

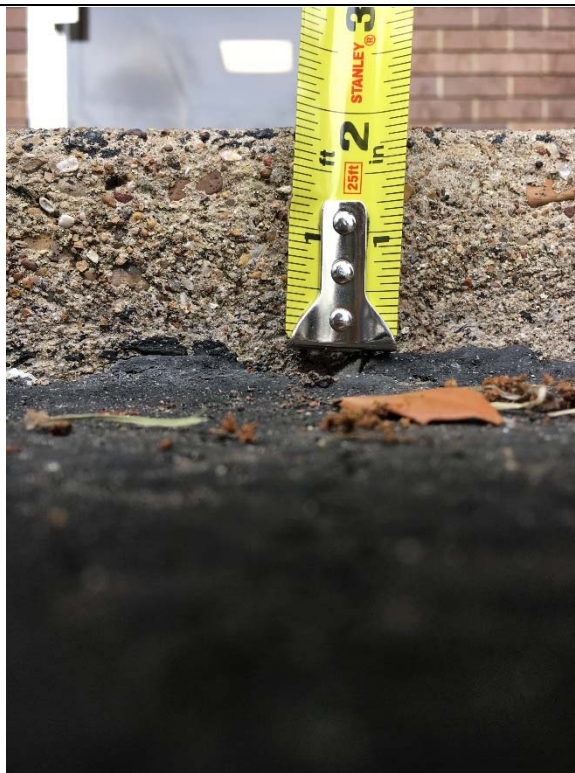
4736 Airport Parkway

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Provide one van accessible space with required access aisle and signage.	Level 3	\$6,300.00
2	Remove change in level at main entrance to the building.	Level 3	\$2,100.00
3	Maintain bushes along the sidewalk to provide 36" minimum clear route.	Level 4	\$525.00
4	Replace all knob hardware with lever hardware that doesn't require tight grasping or twisting to operate.	Level 5	\$3,150.00
5	The change in level could be accomplished by installation of a ramp or platform lift. Relocating the functions of the Testing Center to an accessible facility is also acceptable.	Level 4	\$1,470.00
6	Modify door and threshold to be flush with outside surfaces.	Level 5	\$2,625.00
7	Install compliant signage at the men's and women's restroom doors.	Level 6	\$1,050.00
8	Replace knob hardware with lever style door hardware.	Level 5	\$1,050.00
9	Replace doors to achieve 32" minimum clear width and reverse swing of the	Level 4	\$5,250.00
10	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 3	\$6,300.00
11	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 3	\$6,300.00
12	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$38,220.00
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Violation 1 - There are no accessible parking spaces provided.



Violation 2 - There is a 1-13/16" step to get to the main entrance of the building.



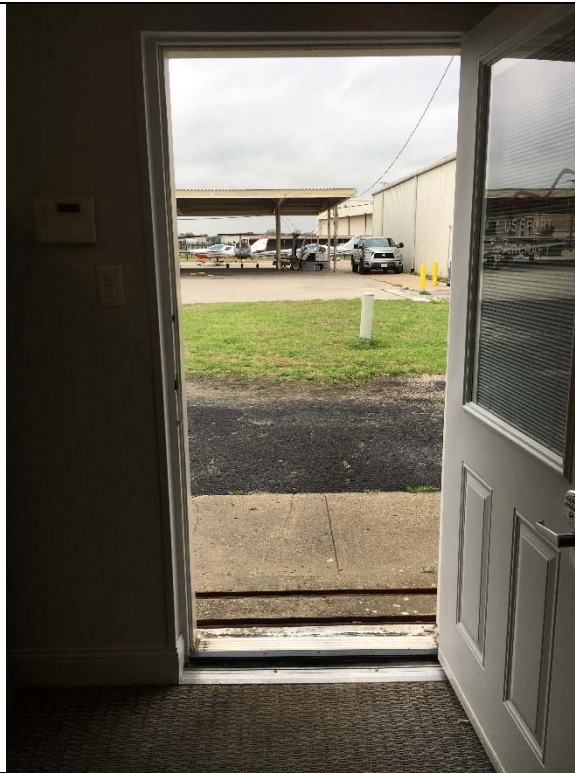
Violation 3 - Bushes provided next to the sidewalk along the front of the building protrude into the walkway and reduce the width of the path of travel.



Violation 4 - There are 6 doors in the facility that have door hardware that requires grasping and twisting to operate.



Violation 5 - The route leading into the Testing Center requires a 7-5/16" step down to enter.



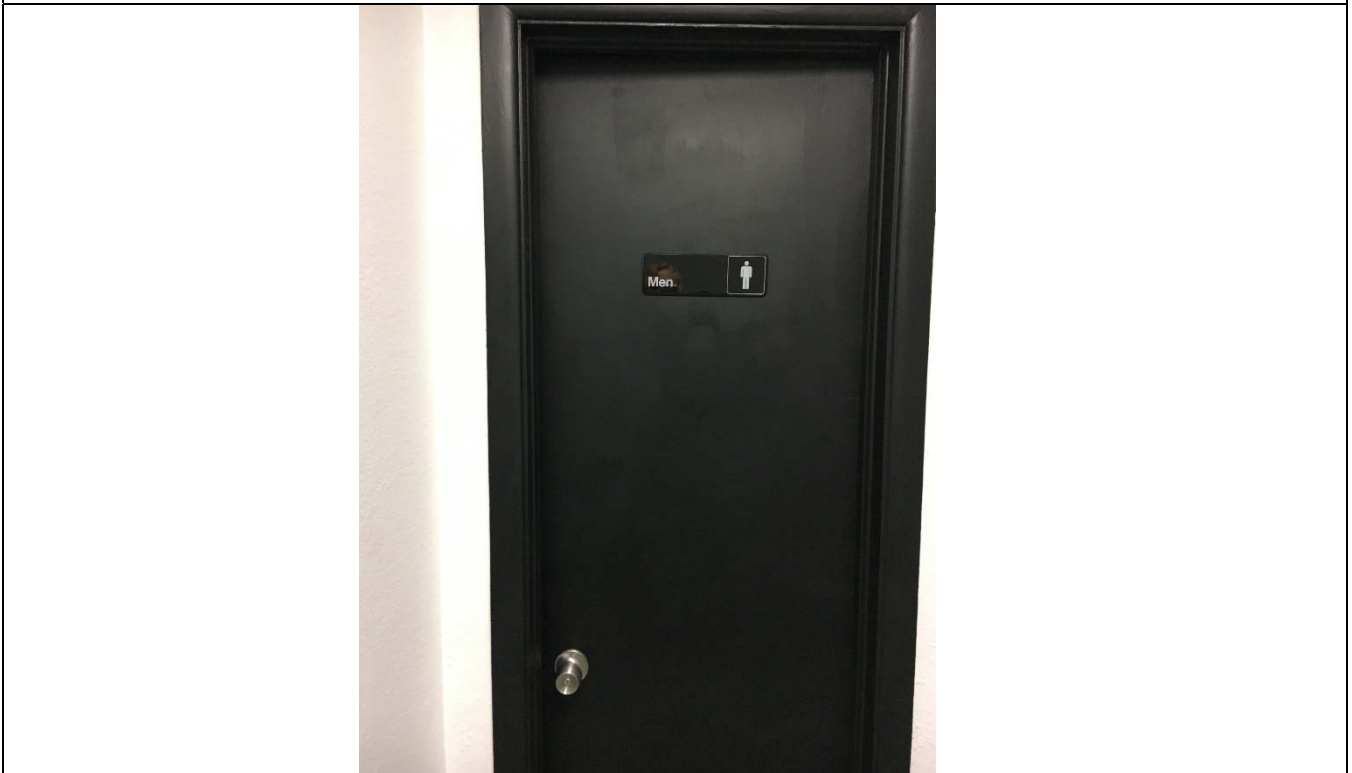


Violation 6 - The route leading outside from the Testing Center has a 1-1/2" step down.





Violation 7 - Men's and Women's Restrooms: Signage is mounted on the door.





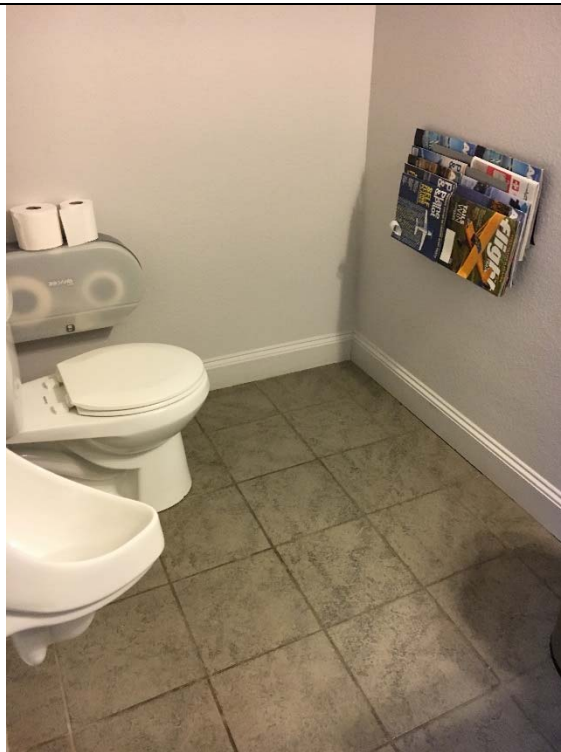
Violation 8 - Men's and Women's Restrooms: Door hardware requires grasping and twisting to operate.



Violation 9 - Men's and Women's Restrooms: Doors are only 22" wide.



Violation 10 - The Women's single user restrooms is not large enough to accommodate a wheelchair turning space.



Violation 11 - The Men's single user restrooms is not large enough to accommodate a wheelchair turning space.



Violation 12 - The counter in the breakroom is at 36" above finished floor.