



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** Pilot Lounge North
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

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

Latitude: 32.967759 **Longitude:** -96.833104
Address: 4551 Jimmy Doolittle Drive **City:** Addison **County:** Dallas

General Parking Notes:

There is a small parking area provided directly in front of the building.

Total Parking Spaces:	2
Total Accessible Parking Spaces:	1
Number of van accessible spaces:	1
Is the accessible parking substantially compliant?	No

Violation #1: The accessible parking space is only 106" wide with an access aisle that is only 48" wide.

Standard: 2010 ADAAG 502.2 Vehicle Spaces.

Text: 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. Van parking spaces shall be permitted to be 96" wide min. where the access aisle is 96" wide min.

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Parking - Page 2

Possible Solutions:

Restripe parking to provide a van accessible space that is 96" wide with an access aisle that is 96" wide.

Violation #1 Cost:

\$2,100

Priority

Level 3

Violation #2:

There is no parking signage provided.

Standard:

2010 ADAAG 502.6 Parking Spaces 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:

Provide "van accessible" parking sign at 60" minimum high to the bottom of the sign.

Violation #2 Cost:

\$525

Priority

Level 5

Parking Violations Total

\$2,625

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 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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General Entrance Notes:

The entrance into the building is not compliant.

Is the main entry door accessible?	No
Is there an alternate door that is accessible?	N/A
If so, does the inaccessible door have signage indicating the location of the nearest accessible door?	N/A

Violation #3: The landing at the entrance has a 7.1% running 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. EXCEPTIONS: Slopes not steeper than 1:48 shall be permitted.

Possible Solutions: Remove and replace landing to achieve slopes no greater than 1:48 in all directions.

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

		High Priority	1-4
Entrance Total	\$2,100	Medium Priority	5-8
		Low Priority	9-12

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Address: 4551 Jimmy Doolittle Drive

City: Addison

County: Dallas

General Restroom Notes:

There is one single user restroom provided in this facility.

Is the door to the restroom substantially compliant?

Yes

Does the room have the required turning radius?

Yes

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 #4:

Restroom door hardware requires grasping and twisting of the wrist 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 hardware with lever style door hardware.

Violation #4 Cost:

\$525

Priority

Level 5

Violation #5:

Restroom signage is mounted on the door.

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Restrooms - Page 2

Standard: 2010 ADAAG 703.4.2 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: Relocate signage to the latch side of the door.

Violation #5 Cost: \$525

Priority **Level 6**

Violation #6: The lavatory encroaches on the required clear floor space for the water closet.

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 restroom to provide the required clear floor space for each element.

Violation #6 Cost: \$5,250

Priority **Level 5**

Violation #7: The flush control is mounted on the closed side.

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 the approach side.

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Restrooms - Page 3

Violation #7 Cost:

\$525

Priority

Level 5

Violation #8:

The centerline of the water closet is at 21-1/2".

Standard:

2010 ADAAG 604.2 Location.

Text:

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16 inches minimum to 18 inches maximum from the side wall or partition,

Possible Solutions:

Re-mount water closet so the centerline is between 16"-18".

Violation #8 Cost:

\$2,100

Priority

Level 5

Violation #9:

The rear grab bar is not mounted in the proper location.

Standard:

2010 ADAAG 604.5.2 Rear Wall.

Text:

The rear wall grab bar shall be 36 inches long minimum and extend from the centerline of the water closet 12 inches minimum on one side and 24 inches minimum on the other side.

Possible Solutions:

Relocate grab bar.

Violation #9 Cost:

\$525

Priority

Level 6

Violation #10:

The toilet paper dispenser is mounted 9-1/2" above the grab bar where a minimum of 12" is required.

Standard:

2010 ADAAG 609.3 Spacing.

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Text:

The space between the grab bar and projecting objects below and at the ends shall be 1½ inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.

Possible Solutions:

Remount toilet paper dispenser either 12" minimum above the grab bar or 1-1/2" minimum below the grab bar.

Violation #10 Cost:

\$525

Priority

Level 6

Violation #11:

The lavatory pipes are not protected from contact.

Standard:

2010 ADAAG 606.5 Exposed Pipes and Surfaces.

Text:

Water supply and drain pipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories and sinks.

Possible Solutions:

Provide protection at the exposed drains and water lines under the lavatories.

Violation #11 Cost:

\$105

Priority

Level 5

Violation #12:

The mirror is mounted with the bottom of the reflective surface at 44-1/2" above finished floor.

Standard:

2010 ADAAG 603.3 Mirrors.

Text:

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40 inches maximum above the finish floor or ground.

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Possible Solutions:

Lower mirror so the bottom reflective surface is no higher than 40" above finished floor.

Violation #12 Cost:

\$525

Priority

Level 8

Restrooms Total

\$10,605

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for Pilot Lounge North

Pilot Lounge North

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Restripe parking to provide a van accessible space that is 96" wide with an access aisle that is 96" wide.	Level 3	\$2,100.00
2	Provide "van accessible" parking sign at 60" minimum high to the bottom of the sign.	Level 5	\$525.00
3	Remove and replace landing to achieve slopes no greater than 1:48 in all directions.	Level 3	\$2,100.00
4	Replace hardware with lever style door hardware.	Level 5	\$525.00
5	Relocate signage to the latch side of the door.	Level 6	\$525.00
6	Modify restroom to provide the required clear floor space for each element.	Level 5	\$5,250.00
7	Replace flush valve to the approach side.	Level 5	\$525.00
8	Re-mount water closet so the centerline is between 16"-18".	Level 5	\$2,100.00
9	Relocate grab bar.	Level 6	\$525.00
10	Remount toilet paper dispenser either 12" minimum above the grab bar or 1-1/2" minimum below the grab bar.	Level 6	\$525.00
11	Provide protection at the exposed drains and water lines under the lavatories.	Level 5	\$105.00
12	Lower mirror so the bottom reflective surface is no higher than 40" above finished floor.	Level 8	\$525.00

Grand Total	\$15,330.00
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Violation 1 - The accessible parking space is only 106" wide with an access aisle that is only 48" wide.



Violation 2 - There is no parking signage provided.



Violation 3 - The landing at the entrance has a 7.1% running slope.



Violation 4 - Restroom door hardware requires grasping and twisting of the wrist to operate.



Violation 5 - Restroom signage is mounted on the door.



Violation 6 - The lavatory encroaches on the required clear floor space for the water closet.



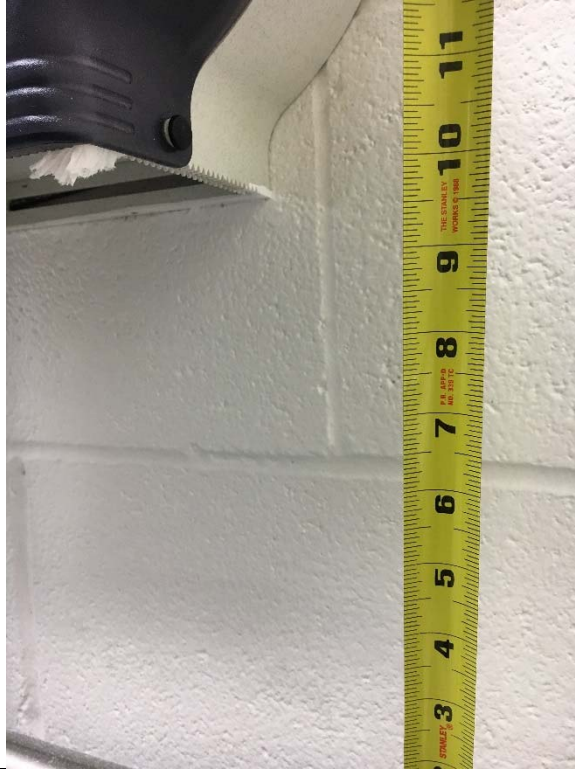
Violation 7 - The flush control is mounted on the closed side.



Violation 8 - The centerline of the water closet is at 21-1/2".



Violation 9 - The rear grab bar is not mounted in the proper location.



Violation 10 - The toilet paper dispenser is mounted 9-1/2" above the grab bar where a minimum of 12" is required.



Violation 11 - The lavatory pipes are not protected from contact.



Violation 12 - The mirror is mounted with the bottom of the reflective surface at 44-1/2" above finished floor.