



**ADDION AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** Pilot Lounge West

Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:

Inspector: Karen Jackson **Date:** April 17, 2017

Email: Kjackson@accessology.com

Latitude: 32.959194 **Longitude:** -96.837615

Address: 4550 Richard Byrd **City:** Addison **County:** Dallas

General Parking Notes:

There is no parking associated with this building.

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

		High Priority	1-4	
Parking Violations Total	\$0		Medium Priority	5-8
			Low Priority	9-12

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General Accessible Route Notes:

Route to building is substantially compliant.

Is the path of travel from accessible parking to building entrance compliant?	Yes
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

Accessible Route Total	\$0	High Priority	1-4	Medium Priority	5-8	Low Priority	9-12
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General Entrance Notes:

This is a stand alone restroom building with an open area and a restroom.

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 #1: There is a 1-1/4" threshold at the entrance door.

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 #1 Cost: \$525 **Priority** Level 4

		High Priority	1-4
Entrance Total	\$525	Medium Priority	5-8
		Low Priority	9-12

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General Restroom Notes:

This is a stand alone restroom building with an open area and a single user restroom.

Is the door to the restroom substantially compliant?

No

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 #2:

The restroom door 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 hardware with lever type hardware.

Violation #2 Cost:

\$525

Priority

Level 5

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Violation #3:

The lavatory is mounted at 35-1/2" to the counter and toe and knee clearance is not provided.

Standard:

2010 ADAAG 606.3 Height.
2010 ADAAG 606.2 Clear Floor Space.

Text:

2010 ADAAG 606.3 Height. Lavatories shall be installed with the front of the higher of the rim or counter surface 34" max. above the finish floor.
2010 ADAAG 606.2 Clear Floor Space. 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 lavatory with a compliant lavatory.

Violation #3 Cost:

\$2,100

Priority

Level 4

Violation #4:

The water closet is mounted at 21-1/4" from the sidewall to the centerline.

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:

Relocate water closet.

Violation #4 Cost:

\$2,100

Priority

Level 4

Violation #5:

There are no grab bars provided.

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Standard:

2010 ADAAG 604.5 Grab Bars.

Text:

Grab bars for water closets shall comply with 609. Grab bars shall be provided on the side wall closest to the water closet and on the rear wall.

Possible Solutions:

Install compliant grab bars.

Violation #5 Cost:

\$1,050

Priority

Level 4

Violation #6:

The mirror is mounted at 49" to the bottom of the reflective surface.

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" maximum above the finish floor or ground

Possible Solutions:

Lower mirror.

Violation #6 Cost:

\$525

Priority

Level 8

Violation #7:

The coat hook is mounted too high at 67" above finished floor to the highest part where reach range no higher than 48" is required.

Standard:

603.4 Coat Hooks and Shelves.

Text:

Coat hooks shall be located within one of the reach ranges specified in 308.

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Possible Solutions:

Lower coat hook.

Violation #7 Cost:

\$105

Priority

Level 8

Restrooms Total

\$6,405

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for Pilot Lounge West

Pilot Lounge West

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Modify threshold.	Level 4	\$525.00
2	Replace hardware with lever type hardware.	Level 5	\$525.00
3	Replace lavatory with a compliant lavatory.	Level 4	\$2,100.00
4	Relocate water closet.	Level 4	\$2,100.00
5	Install compliant grab bars.	Level 4	\$1,050.00
6	Lower mirror.	Level 8	\$525.00
7	Lower coat hook.	Level 8	\$105.00

Grand Total	\$6,930.00
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Violation 1 - There is a 1-1/4" threshold at the entrance door.



Violation 2 - The restroom door has door hardware that requires grasping and twisting to operate.





Violation 3 - The lavatory is mounted at 35-1/2" to the counter and toe and knee clearance is not provided.



Violation 4 - The water closet is mounted at 21-1/4" from the sidewall to the centerline.



Violation 5 – There are no grab bars provided.



Violation 6 - The mirror is mounted at 49" to the bottom of the reflective surface.



Violation 7 - The coat hook is mounted too high at 67" above finished floor to the highest part where reach range no higher than 48" is required.