



**ADDISON AIRPORT
BUILDING REPORT**

Facility Information: **Facility Name:** Terminal Building
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

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

Latitude: 32.967685 **Longitude:** -96.830112
Address: 16051 Addison Road **City:** Addison **County:** Dallas

General Parking Notes:

There are reserved parking spaces that are also covered parking spaces. One accessible parking space is provided in the covered area.

Total Parking Spaces:	115
Total Accessible Parking Spaces:	3
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	No

Violation #1: The accessible parking space on the left facing the street has a running slope of 3.1%.

Standard: 2010 ADAAG 502.4 Floor or Ground Surfaces

Text: Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve.

ADDISON AIRPORT - Terminal Building
Parking - Page 2

Possible Solutions:

Regrade the accessible parking space to achieve a 1:48 (2.08%) maximum slope in all directions and ensure one of the accessible parking spaces is a

Violation #1 Cost:

\$6,300

Priority

Level 5

Violation #2:

The both access aisles facing the street are only 47" wide where a minimum 60" wide access aisle is required. Neither accessible parking space is wide enough to accommodate a van accessible space.

Standard:

2010 ADAAG 502.2 Vehicle Spaces.

Text:

Car parking spaces shall be 96 inches wide minimum and van parking spaces shall be 132 inches wide minimum, shall be marked to define the

Possible Solutions:

Restripe to allow for 60" minimum wide access aisles and one accessible parking space to be 132" wide van accessible parking space.

Violation #2 Cost:

\$2,625

Priority

Level 7

Violation #3:

The left access aisle facing the street has a running slope of 2.3%.

Standard:

2010 ADAAG 502.4 Floor or Ground Surfaces

Text:

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve.

Possible Solutions:

Regrade the access aisle to achieve a 1:48 (2%) maximum slope in all directions.

Violation #3 Cost:

\$3,150

Priority

Level 12

ADDISON AIRPORT - Terminal Building
Parking - Page 3

Violation #4:

The accessible parking space provided in the covered parking area has a running slope of 3.1% and a cross slope of 2.3%.

Standard:

2010 ADAAG 502.4 Floor or Ground Surfaces

Text:

Parking spaces and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking spaces they serve.

Possible Solutions:

Regrade the access aisle to achieve a 1:48 (2%) maximum slope in all directions and ensure the accessible space is a minimum of 132" wide to serve as a van accessible space.

Violation #4 Cost:

\$3,150

Priority

Level 12

Violation #5:

All accessible parking signs are mounted too low and none of the spaces are marked for "Van Accessible".

Standard:

2010 ADAAG 502.6 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:

Raise all signage and add van accessible signage to the covered parking as well as one of the uncovered parking spaces.

Violation #5 Cost:

\$525

Priority

Level 9

Violation #6:

The access aisle serving the covered accessible parking space is partially brick and goes all the way up to the building where a mailbox is mounted on the building and protrudes into the access aisle 12" at 30-1/2" above finished floor.

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Parking - Page 4

Standard:

2010 ADAAG 307.2 Protrusion Limits.

Text:

Objects with leading edges more than 27 inches and not more than 80 inches above the finish floor or ground shall protrude 4 inches maximum horizontally into the circulation path.

Possible Solutions:

Relocate mailbox out of the path of circulation path.

Violation #6 Cost:

\$158

Priority

Level 4

Violation #7:

There are only 3 accessible parking spaces provided, where 5 are required with one being van accessible.

Standard:

2010 ADAAG 208.2 Minimum Number.

Text:

Parking spaces complying with 502 shall be provided in accordance with Table 208.2 except as required by 208.2.1, 208.2.2, and 208.2.3. Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Possible Solutions:

Add two accessible parking spaces (one that is van accessible) with access aisles serving them with compliant signage.

Violation #7 Cost:

\$3,150

Priority

Level 4

Parking Violations Total

\$19,058

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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

Accessology Inspector Information:

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

Latitude: 32.967685	Longitude: -96.830112	
Address: 16051 Addison Road	City: Addison	County: Dallas

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?	<div style="border: 1px solid black; padding: 2px;">Yes</div>
Does the path of travel serve all exterior amenities offered by the facility?	<div style="border: 1px solid black; padding: 2px;">No</div>
Is the path of travel from building entrances to all amenities served by the entrance substantially compliant?	<div style="border: 1px solid black; padding: 2px;">N/A</div>

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

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General Entrance Notes:

The main entrance into the facility has non-compliant slopes.

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 #8:

The landing at the main entrance to the building has a running slope of 7.1%.

Standard:

2010 ADAAG 404.2.4.4 Floor or Ground Surfaces.

Text:

Floor or ground surfaces 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 regrade the area in front of the door to achieve a smooth and level landing.

Violation #8 Cost:

\$4,200

 Priority

Level 3

	High Priority <div style="border: 1px solid black; padding: 5px; display: inline-block; background-color: #f08080;">1-4</div>
Entrance Total <div style="border: 1px solid black; padding: 5px; display: inline-block;">\$4,200</div>	Medium Priority <div style="border: 1px solid black; padding: 5px; display: inline-block; background-color: #ffff00;">5-8</div>
	Low Priority <div style="border: 1px solid black; padding: 5px; display: inline-block; background-color: #90ee90;">9-12</div>

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This is a multi-tenant facility. Only the suite occupied by the Town of Addison and the restrooms and elevator serving the Town were evaluated.

Does this facility have any hallways?

Yes

Do the doors have compliant hardware?

Yes

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?

N/A

Violation #9:

The thermostat control in the hallway is mounted with the highest operable part at 54-5/8" above finished floor where 48" high maximum is required.

Standard:

2010 ADAAG 308.2.1 Unobstructed.

Text:

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Possible Solutions:

Lower thermostat so the highest operable part is at 48".

Violation #9 Cost:

\$525

Priority

Level 12

ADDISON AIRPORT - Terminal Building

Hallway - Page 2

Violation #10:

The fire extinguisher provided in the hallway is mounted with the highest operable part at 54" above finished floor where 48" high maximum is allowed.

Standard:

2010 ADAAG 308.2.1 Unobstructed.

Text:

Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Possible Solutions:

Lower the fire extinguisher so the highest operable part is at 48".

Violation #10 Cost:

\$525

Priority

Level 12

Violation #11:

The transaction window provided behind reception is mounted at 40" above finished floor.

Standard:

2010 ADAAG 904.4.1 Parallel Approach.

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:

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

Violation #11 Cost:

\$2,100

Priority

Level 12

Violation #12:

Two of the offices do not have a minimum of 18" maneuvering clearance on the pull side.

ADDISON AIRPORT - Terminal Building

Hallway - 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:

Modify doors to provide an 18" minimum maneuvering clearance.

Violation #12 Cost:

\$5,250

Priority

Level 7

Hallway Total

\$8,400

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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Latitude: 32.967685

Longitude: -96.830112

Address: 16051 Addison Road

City: Addison

County: Dallas

General Restroom Notes:

The second floor is served by Men's and Women's public restrooms.

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?

Yes

Violation #13:

Women's Restroom - The distance between the door and the lavatory is only 29".
A minimum of 48" maneuvering clearance 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 #13 Cost:

\$2,625

Priority

Level 2

Violation #14:

Women's Restroom - Pipes under the lavatory are not wrapped.

ADDISON AIRPORT - Terminal Building

Restrooms - Page 2

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 #14 Cost:

\$105

Priority

Level 5

Violation #15:

Women's Restroom - No accessible stall is provided; only an ambulatory stall is provided.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

Text:

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions:

Modify partitions to provide a wheelchair accessible compartment. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall.

Violation #15 Cost:

\$3,150

Priority

Level 4

Violation #16:

Women's Restroom - The feminine product dispenser is mounted with the highest operable part at 55-1/2" above finished floor and requires grasping to operate.

Standard:

2010 ADAAG 308.2.1 Unobstructed & 309.4 Operation.

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Restrooms - Page 3

Text:

Where a forward reach is unobstructed, the high forward reach shall be 48" max and the low forward reach shall be 15" min above the finish floor or ground. Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Possible Solutions:

Remove dispenser or replace with a compliant dispenser mounted with highest operable part at 48".

Violation #16 Cost:

\$525

Level 12

Violation #17:

Men's Restroom - Entry door requires more than 5lbs to open.

Standard:

2010 ADAAG 404.2.9 Door and Gate Opening Force.

Text:

Fire doors shall have a minimum opening force allowable by the appropriate administrative authority. The force for pushing or pulling open

Possible Solutions:

Adjust closer.

Violation #17 Cost:

\$158

Level 2

Violation #18:

Men's Restroom - Pipes under the lavatory are not wrapped.

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.

ADDISON AIRPORT - Terminal Building
Restrooms - Page 4

Possible Solutions:

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

Violation #18 Cost:

\$105

Level 5

Violation #19:

Men's Restroom - No accessible stall provided; only an ambulatory stall is provided.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

Text:

Where toilet compartments are provided, at least one toilet compartment shall comply with 604.8.1.

Possible Solutions:

Modify partitions to provide a wheelchair accessible compartment. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall.

Violation #19 Cost:

\$4,200

Priority Level 4

Restrooms Total

\$10,868

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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Address: 16051 Addison Road **City:** Addison **County:** Dallas

General Break Room Notes:

There is one break room provided at this facility.

Does the facility have a break room?	<input type="checkbox"/> Yes
Is there a stove or cooktop?	<input type="checkbox"/> No
Is there a sink?	<input type="checkbox"/> Yes
Is the sink substantially compliant?	<input type="checkbox"/> No
Are the counters at 34" aff?	<input type="checkbox"/> No

Violation #20: The counter in the break room is 35-3/4" above finished floor to the top of the counter at the sink 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 #20 Cost: \$2,100 **Priority** Level 2

Violation #21: The counters in the break room are from 35" to 36" above finished floor.

ADDISON AIRPORT - Terminal Building
Break Rooms - Page 2

Standard: 2010 ADAAG 902.3 Height.

Text: The tops of dining surfaces and work surfaces shall be 28 inches minimum and 34 inches maximum above the finish floor or ground.

Possible Solutions: Lower a portion of the counter to 34" above finished floor.

Violation #21 Cost: \$2,100 Priority **Level 6**

Violation #22: The microwave is mounted with the highest operable part at 62-1/2" above finished floor.

Standard: 308.2.1 Unobstructed.

Text: Where a forward reach is unobstructed, the high forward reach shall be 48 inches maximum and the low forward reach shall be 15 inches minimum above the finish floor or ground.

Possible Solutions: Relocate microwave or add another one where it is within reach range.

Violation #22 Cost: \$105 Priority **Level 12**

Violation #23: The counter in front of the refrigerator reduces the required clear floor space and maneuvering clearance required for use of the refrigerator down to 38".

Standard: 404.2.4 Maneuvering Clearances

Text: Minimum maneuvering clearances at doors and gates shall comply with 404.2.4. Maneuvering clearances shall extend the full width of the doorway and the required latch side or hinge side clearance.

ADDISON AIRPORT - Terminal Building

Break Rooms - Page 3

Possible Solutions:

Remove or modify counter to allow for the requierd clear floor space at the refrigerator.

Violation #23 Cost:

\$1,050

Priority

Level 7

Break Rooms Total

\$5,355

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Misc Notes:

There are no other miscellaneous amenities serving this facility.

Are there exterior drinking fountains?

No

Are there any other miscellaneous items not previously covered?

N/A

Violation #24:

There is only 1 drinking fountain, at accessible height is provided. Where drinking fountains are provided, where 2 are required.

Standard:

2010 ADAAG 211.2 Minimum Number

Text:

No fewer than two drinking fountains shall be provided. One drinking fountain shall comply with 602.1 through 602.6 and one drinking fountain shall comply with 602.7.

Possible Solutions:

Add a drinking fountain for standing persons.

Violation #24 Cost:

\$5,250

Priority

Level 5

Violation #25:

The reception desk is mounted at 39-7/8" to the top where a maximum of 36" is required.

Standard:

2010 ADAAG 904.4.1 Parallel Approach

ADDISON AIRPORT - Terminal Building

Miscellaneous - Page 2

Text:

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

Possible Solutions:

Lower portion of the reception desk.

Violation #25 Cost:

\$2,100

Priority

Level 12

Miscellaneous Total

\$7,350

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for Terminal Building

Terminal Building

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Regrade the accessible parking space to achieve a 1:48 (2.08%) maximum slope in all directions and ensure one of the accessible parking spaces is a minimum of 132" to serve as a van accessible space.	Level 5	\$6,300.00
2	Restripe to allow for 60" minimum wide access aisles and one accessible parking space to be 132" wide van accessible parking space.	Level 7	\$2,625.00
3	Regrade the access aisle to achieve a 1:48 (2%) maximum slope in all directions.	Level 12	\$3,150.00
4	Regrade the access aisle to achieve a 1:48 (2%) maximum slope in all directions and ensure the accessible space is a minimum of 132" wide to serve as a van accessible space.	Level 12	\$3,150.00
5	Raise all signage and add van accessible signage to the covered parking as well as one of the uncovered parking spaces.	Level 9	\$525.00
6	Relocate mailbox out of the path of circulation path.	Level 4	\$158.00
7	Add two accessible parking spaces (one that is van accessible) with access aisles serving them with compliant signage.	Level 4	\$3,150.00
8	Remove and regrade the area in front of the door to achieve a smooth and level landing.	Level 3	\$4,200.00
9	Lower thermostat so the highest operable part is at 48".	Level 12	\$525.00
10	Lower the fire extinguisher so the highest operable part is at 48".	Level 12	\$525.00
11	Lower counter so it is no higher than 36" above finished floor.	Level 12	\$2,100.00
12	Modify doors to provide an 18" minimum maneuvering clearance.	Level 7	\$5,250.00
13	Reverse the swing of the door.	Level 2	\$2,625.00
14	Provide protection at the exposed drains and water lines under the lavatories.	Level 5	\$105.00
15	Modify partitions to provide a wheelchair accessible compartment. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall.	Level 4	\$3,150.00
16	Remove dispenser or replace with a compliant dispenser mounted with highest operable part at 48".	Level 12	\$525.00
17	Adjust closer.	Level 2	\$158.00
18	Provide protection at the exposed drains and water lines under the lavatories.	Level 5	\$105.00
19	Modify partitions to provide a wheelchair accessible compartment. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall.	Level 4	\$4,200.00
20	Modify sink to provide 34" maximum height.	Level 2	\$2,100.00
21	Lower a portion of the counter to 34" above finished floor.	Level 6	\$2,100.00
22	Relocate microwave or add another one where it is within reach range.	Level 12	\$105.00

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
23	Remove or modify counter to allow for the required clear floor space at the refrigerator.	Level 7	\$1,050.00
24	Add a drinking fountain for standing persons.	Level 5	\$5,250.00
25	Lower portion of the reception desk.	Level 12	\$2,100.00

Grand Total	\$55,231.00
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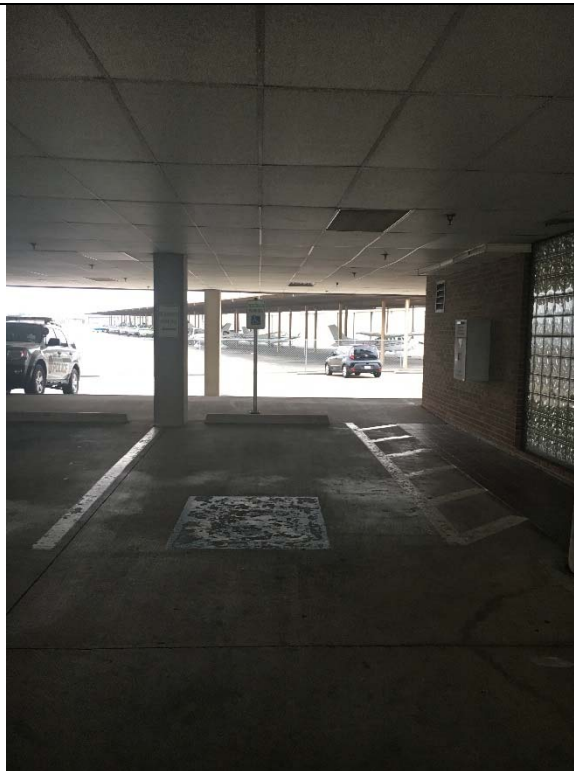
Violation 1 - The accessible parking space on the left facing the street has a running slope of 3.1%.



Violation 2 - The both access aisles facing the street are only 47" wide where a minimum 60" wide access aisle is required. Neither accessible parking space is wide enough to accommodate a van accessible space.



Violation 3 - The left access aisle facing the street has a running slope of 2.3%.



Violation 4 - The accessible parking space provided in the covered parking area has a running slope of 3.1% and a cross slope of 2.3%.



Violation 5 - All accessible parking signs are mounted too low and none of the spaces are marked for "Van Accessible".

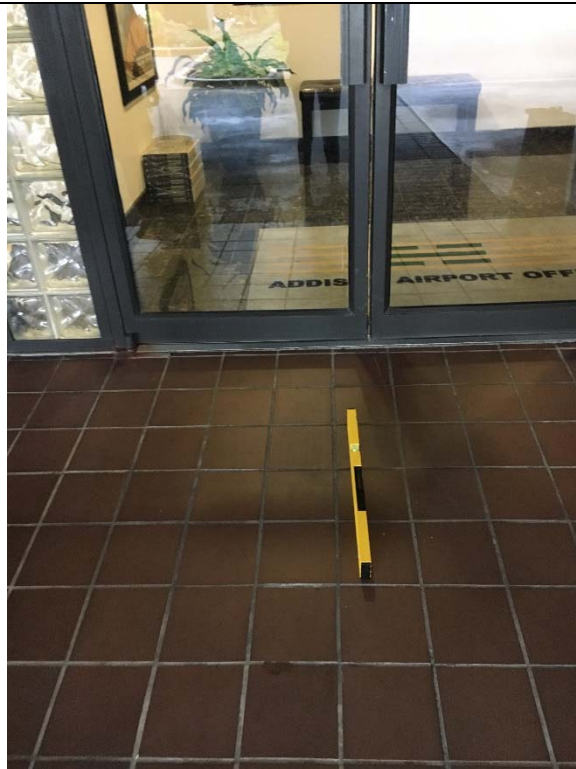




Violation 6 – The access aisle serving the covered accessible parking space is partially brick and goes all the way up to the building where a mailbox is mounted on the building and protrudes into the access aisle 12" at 30-1/2" above finished floor.



Violation 7 - There are only 3 accessible parking spaces provided, where 5 are required with one being van accessible.





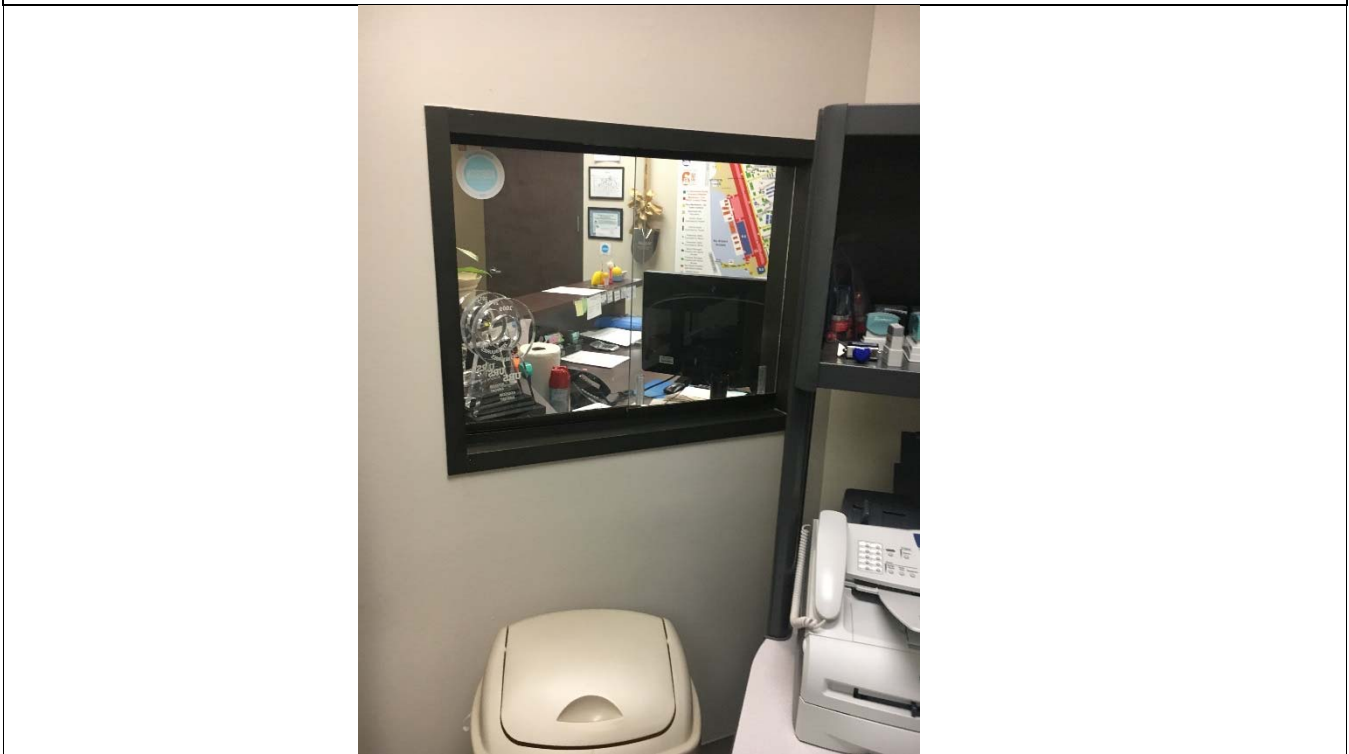
Violation 8 - The landing at the main entrance to the building has a running slope of 7.1%.



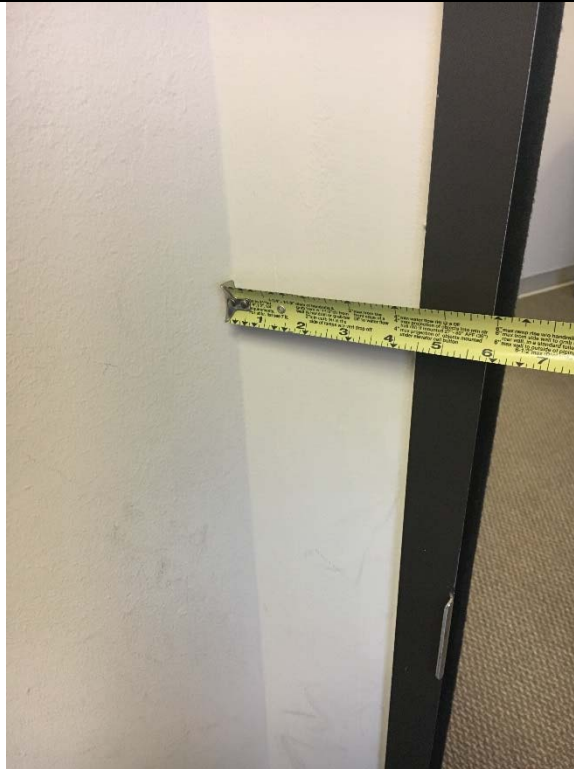
Violation 9 - The thermostat control in the hallway is mounted with the highest operable part at 54-5/8" above finished floor where 48" high maximum is required.



Violation 10 - The fire extinguisher provided in the hallway is mounted with the highest operable part at 54" above finished floor where 48" high maximum is allowed.



Violation 11 - The transaction window provided behind reception is mounted at 40" above finished floor.



Violation 12 - Two of the offices do not have a minimum of 18" maneuvering clearance on the pull side.



Violation 13 – Women's Restroom - The distance between the door and the lavatory is only 29". A minimum of 48" maneuvering clearance is required.



Violation 14 - Women's Restroom - Pipes under the lavatory are not wrapped.



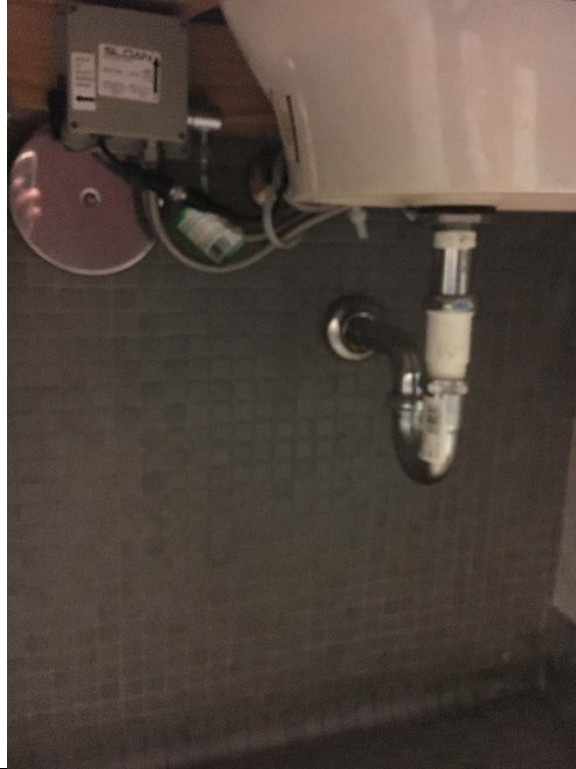
Violation 15 - Women's Restroom - No accessible stall is provided; only an ambulatory stall is provided.



Violation 16 - Women's Restroom - The feminine product dispenser is mounted with the highest operable part at 55-1/2" above finished floor and requires grasping to operate.



Violation 17 - Men's Restroom - Entry door requires more than 5lbs to open.



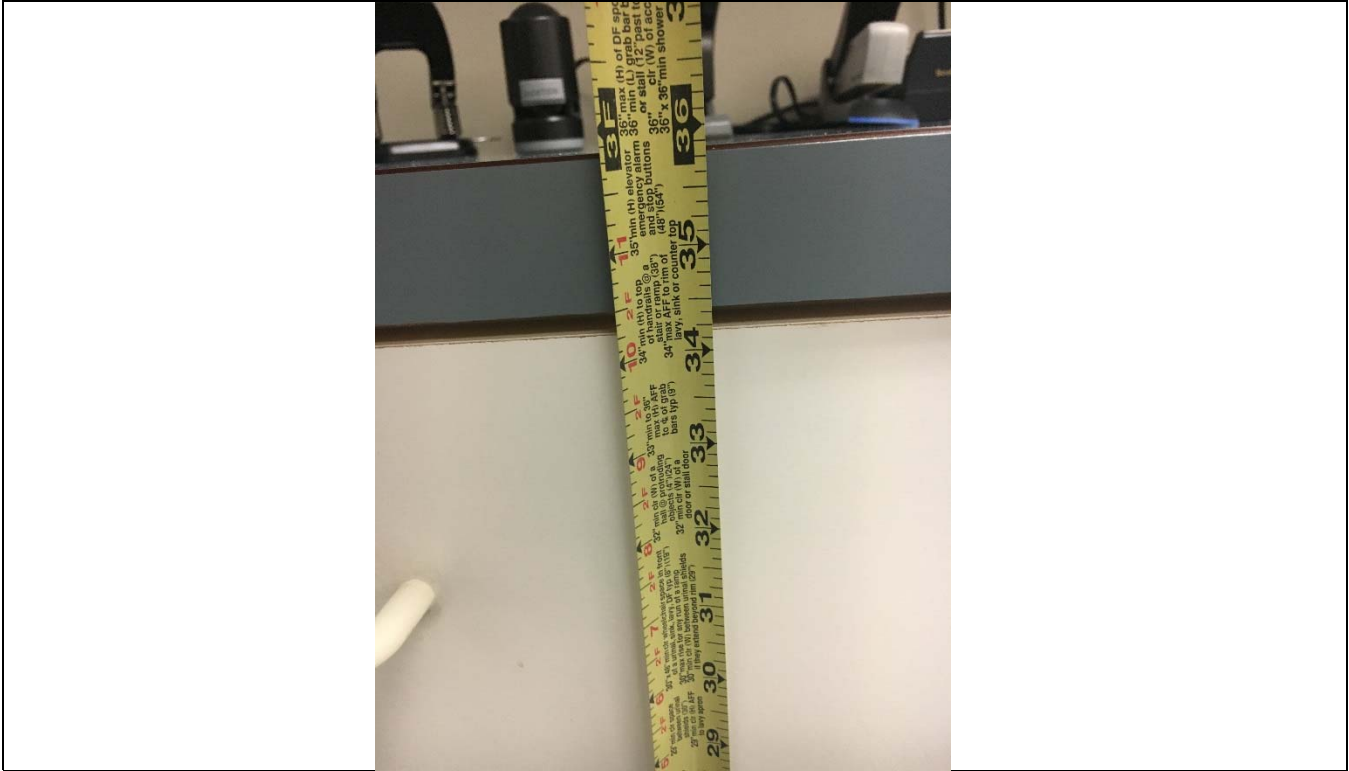
Violation 18 - Men's Restroom - Pipes under the lavatory are not wrapped.





Violation 19 - Men's Restroom - No accessible stall provided; only an ambulatory stall is provided.





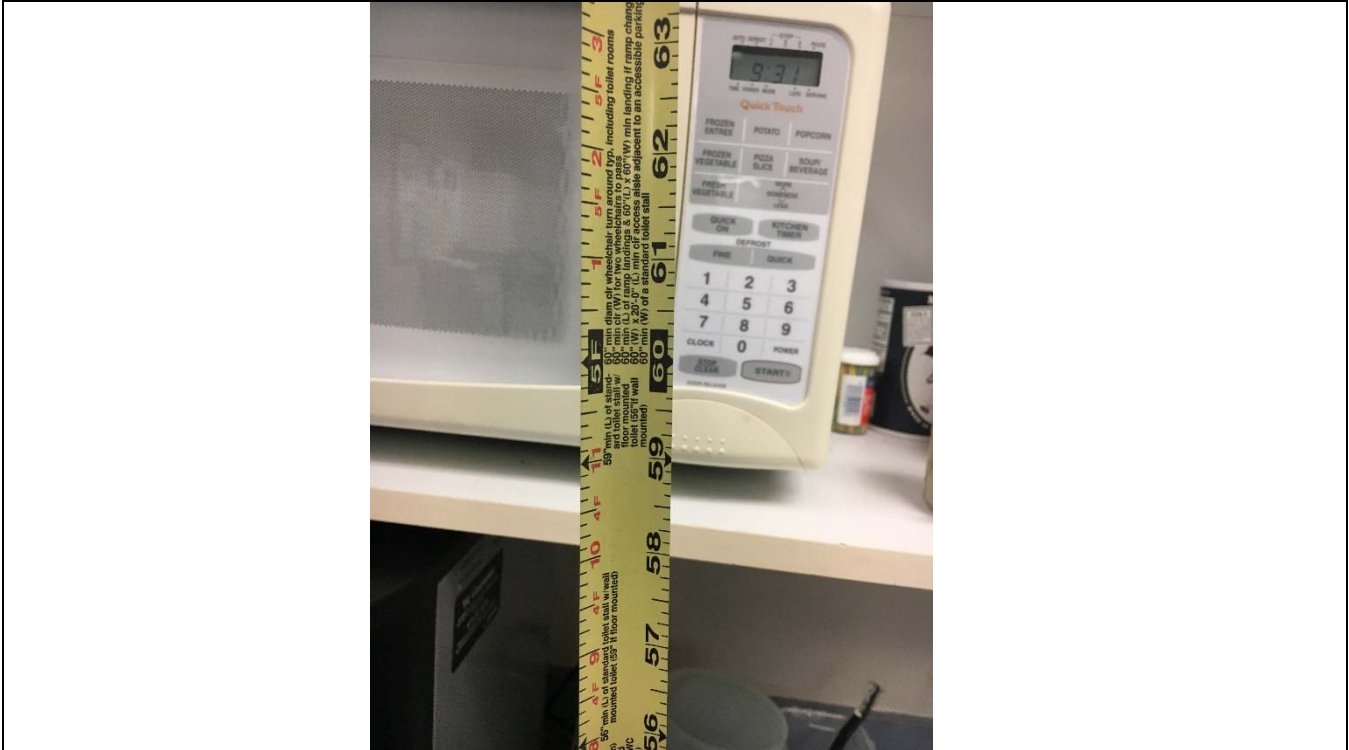
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Violation 21 - The counters in the break room are from 35" to 36" above finished floor.





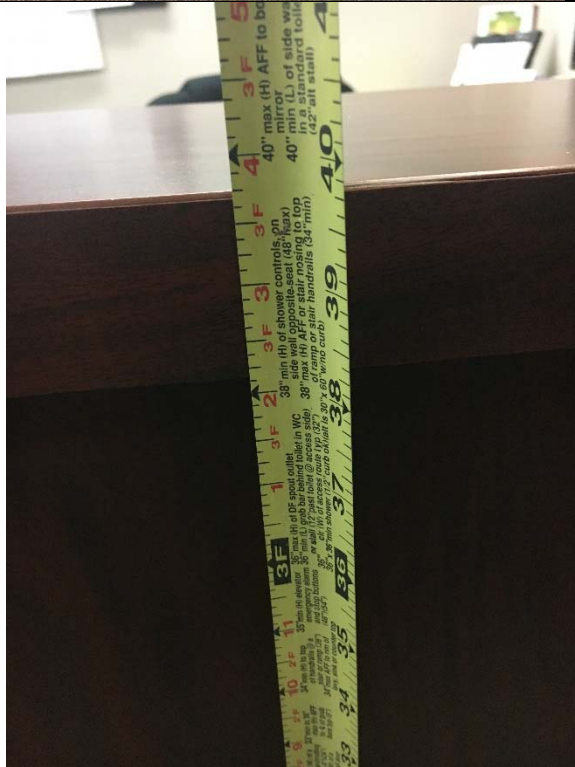
Violation 22 - The microwave is mounted with the highest operable part at 62-1/2" above finished floor.



Violation 23 - The counter in front of the refrigerator reduces the required clear floor space and maneuvering clearance required for use of the refrigerator down to 38".



Violation 24 - There is only 1 drinking fountain, at accessible height is provided. Where drinking fountains are provided, where 2 are required.



Violation 25 - The reception desk is mounted at 39-7/8" to the top where a maximum of 36" is required.