



**TOWN OF ADDISON
BUILDING REPORT**

Facility Information:

Facility Name: Wiley Post Office Building

Facility Contact: Lisa Pyles

Contact Phone: 972-450-2878

Accessology Inspector Information:

Inspector: Karen Jackson

Date: April 10, 2017

Email: Kjackson@accessology.com

Latitude: 32.959864

Longitude: -96.834858

Address: 4308 & 4310 Wiley Post Road

City: Addison

County: Dallas

General Parking Notes:

Parking is provided but no accessible parking is provided to serve this facility. The number of parking spaces required to be accessible is to be calculated separately for each parking facility; the required number is not to be based on the total number of parking spaces provided in all of the parking facilities provided on the site. The number of accessible spaces provided does not meet the minimum requirements based on total spaces provided. Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

Total Parking Spaces: Uncovered Parking

38

Total Accessible Parking Spaces:

0

Number of van accessible spaces:

0

Is the accessible parking substantially compliant?

N/A

Total Parking Spaces: Covered Parking

5

Total Accessible Parking Spaces:

0

Number of van accessible spaces:

0

Is the accessible parking substantially compliant?

N/A

TOWN OF ADDISON - Wiley Post Office Building
Parking - Page 2

Violation #1:

There are 38 uncovered parking spaces with no accessible parking spaces provided.

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.

Possible Solutions:

Provide two accessible parking spaces, one being van accessible parking space, an access aisle and compliant signage. See general Note

Violation #1 Cost:

\$5,250

Priority

Level 4

Violation #2:

There are 5 covered parking spaces at the west portion of the building (4308) with no accessible parking spaces provided.

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.

Possible Solutions:

Provide one van accessible parking space, access aisle and compliant signage. See general Note

Violation #2 Cost:

\$2,100

Priority

Level 4

Parking Violations Total

\$7,350

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Wiley Post Office Building
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:
Inspector: Karen Jackson **Date:** April 10, 2017
Email: Kjackson@accessology.com

Latitude: 32.959864 **Longitude:** -96.834858
Address: 4308 & 4310 Wiley Post Road **City:** Addison **County:** Dallas

General Accessible Route Notes:

There are no accessible routes leading to the building entrances.

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 #3: The ramp provided leading to the main entrance of the building (4310) has a drop off at the corner.

Standard: 2010 ADAAG 406.1 Curb Ramps General

Text: Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

Possible Solutions: Add edge protection.

Violation #3 Cost: \$1,575 **Priority:** Level 2

Violation #4: A step up of 3-1/4" is required for access to the porch at the entrance to the 4308 portion of the building.

Standard: 2010 ADAAG 303.4 Changes in Level Ramps

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Accessible Route Exterior - Page 2

Text:

Changes in level greater than 1/2 inch high shall be ramped, and shall comply with (405 Ramps & 406 Curb Ramps).

Possible Solutions:

Provide an accessible route to the building entrance.

Violation #4 Cost:

\$5,250

Priority

Level 2

Accessible Route Total

\$6,825

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Entrance Notes:

There are two addresses and entrances into the building, 4308 and 4310.

Is the main entry door accessible? Yes
 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 #5: There is a level change as well as an unsecured mat at the entrance to 4308.

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 so it is no greater than 1/2".

Violation #5 Cost: \$1,575 Level 3

		High Priority	1-4
Entrance Total	\$1,575	Medium Priority	5-8
		Low Priority	9-12

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This is a 2-story facility with multiple tenants and 2 addresses. This building is owned by the Town of Addison. There is no accessible route to the 2nd floor.

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?

No

Are visual strobes provided?

No

Are there any protruding objects?

Yes

Is the signage substantially compliant?

No

Violation #6:

There is no accessible route to the 2nd floor, no elevator is provided in building in common area.

Standard:

2010 ADAAG 206.2.3 Accessible Routes Multi-Story Buildings and Facilities.

Text:

At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

Possible Solutions:

Add a fully compliant elevator when needed to accommodate an employee if an accommodation can not be made in a more accessible location. Until the elevator is needed, it's a low priority.

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Hallway - Page 2

Violation #6 Cost:

\$157,500

Priority

Level 11

Violation #7:

There are approximately 100 doors with knob hardware throughout the facility.

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 Operation) operable parts of such hardware shall be 34 inches minimum and 48 inches maximum above the finish floor or ground.

Possible Solutions:

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

Violation #7 Cost:

\$10,500

Priority

Level 6

Violation #8:

There is one office door on the first floor that has an opening that is less than the required 32" minimum wide.

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:

Modify door to provide minimum 32" clear opening.

Violation #8 Cost:

\$2,625

Priority

Level 4

TOWN OF ADDISON - Wiley Post Office Building

Hallway - Page 3

Violation #9:

There are 5 office doors on the first floor that does not have the minimum 18" maneuvering clearance on the pull side.

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 doo to provide 18" clearance.

Violation #9 Cost:

\$13,125

Priority

Level 4

Violation #10:

Signage throughout the building which designate permanent spaces is mounted above the door, or in the wrong location and does not have Braille or tactile characters. (approximately 75 signs) to include directional, room identification, restroom signage and tenant signage,

Standard:

2010 ADAAG 703.4.2 Installation Height and 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:

Install compliant signage on the wall next to the latch side of the door. It shall be no more than 8" from the door frame, and between 48" and 60" high. Ensure signage has both raised texture and Braille.

Violation #10 Cost:

\$19,688

Priority

Level 6

Violation #11:

Thermostats throughout the facility are mounted with the highest operable parts between 60"- 68" above finished floor.

TOWN OF ADDISON - Wiley Post Office Building
Hallway - Page 4

Standard:

2010 ADAAG 308.2.1 Reach Ranges Forward Reach Unobstructed.

Text:

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

Possible Solutions:

Lower thermostats so the highest operable part is at 48" high maximum or lock them from public access.

Violation #11 Cost:

\$788

Priority

Level 9

Violation #12:

The Fire extinguishers throughout the facility are mounted where the highest operable part is between 63-1/2" to 72" above finished floor.

Standard:

2010 ADAAG 308.2.1 Reach Ranges Forward Reach Unobstructed.

Text:

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

Possible Solutions:

Lower fire extinguishers so the highest operable part is at 48" above finished floor.

Violation #12 Cost:

\$788

Priority

Level 9

Violation #13:

Light switches from 49"-58" above finished floor to the highest operable part.

Standard:

2010 ADAAG 308.2.1 Reach Ranges Forward Reach Unobstructed.

Text:

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

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Possible Solutions:

Lower light switches so the highest operable part is at 48" above finished floor.

Violation #13 Cost:

\$788

Priority

Level 9

Violation #14:

Some outlets in the facility are mounted with the highest operable parts below the minimum requirement of 15" above finished floor.

Standard:

2010 ADAAG 308.2.1 Reach Ranges Forward Reach Unobstructed.

Text:

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

Possible Solutions:

Remount outlets so they are a minimum of 15" above finished floor to the lowest operable part.

Violation #14 Cost:

\$525

Priority

Level 9

Violation #15:

There is a light fixture in the hallway that protrudes 6" into the path of travel at 62-3/16" above finished floor.

Standard:

2010 ADAAG 307.2 Protruding Objects 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 light fixtures or place a permanent barrier below 27 inches

Violation #15 Cost:

\$1,050

Priority

Level 7

TOWN OF ADDISON - Wiley Post Office Building

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Violation #16:

There is a transaction window in Room 203 that measures 43-3/4" above finished floor.

Standard:

2010 ADAAG Sales & Service Counters

Text:

Sales counters and service counters shall comply with 904.4.1 or 904.4.2. The accessible portion of the counter top shall extend the same depth as the sales or service counter top.

Possible Solutions:

Lower counter to 36" above finished floor.

Violation #16 Cost:

\$2,100

Priority

Level 12

Violation #17:

The drinking fountain provided in the maintenance area has a spout at 42" above finished floor with no accessible fountain. Additionally, the operable portion of the bottle fill portion of the drinking fountain is mounted at 53-1/3" above finished floor.

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 an accessible drinking fountain with the spout no higher than 36" above finished floor.

Violation #17 Cost:

\$5,250

Priority

Level 8

Violation #18:

There is no access to the warehouse, stairs only are provided.

TOWN OF ADDISON - Wiley Post Office Building

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Standard:

2010 ADAAG 203.9 General Exceptions Employee Work Areas.

Text:

Spaces and elements within employee work areas shall only be required to comply with (206.2.8 Employee Work Areas) and shall be designed and constructed so that individuals with disabilities can approach, enter, and exit the employee work area.

Possible Solutions:

Add a lift for access when needed to accommodate an employee if an accommodation can not be made in a more accessible location. Until the elevator is needed, it's a low priority.

Violation #18 Cost:

\$26,250

Priority

Level 12

Violation #19:

There are 2 office doors on the 2nd floor that have openings that are less than the required 32" minimum wide.

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:

Modify door to provide minimum 32" clear opening.

Violation #19 Cost:

\$2,625

Priority

Level 8

Violation #20:

There is one office door on the 2nd floor that does not have the minimum 18" maneuvering clearance on the pull side.

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

TOWN OF ADDISON - Wiley Post Office Building
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Text: Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions: Modify door to provide 18" clearance.

Violation #20 Cost: \$2,625 Priority **Level 9**

Violation #21: The door leading from the main hallway into the lobby on the first floor does not have the minimum 18" maneuvering clearance on the pull side of the door.

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 door to provide 18" clearance.

Violation #21 Cost: \$2,625 Priority **Level 6**

Violation #22: The exit door leading into the maintenance area does not have a minimum 18" maneuvering clearance on the pull side.

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 door to provide 18" clearance.

Violation #22 Cost: \$2,625 Priority **Level 12**

TOWN OF ADDISON - Wiley Post Office Building

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Violation #23:

The door leading from the main hallway into the lobby on the 2nd floor as well as the door on the 2nd floor that connects 4308 with 4310 do not have the minimum 18" maneuvering clearance on the pull side of the door.

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 18" clearances.

Violation #23 Cost:

\$5,250

Priority

Level 8

Hallway Total

\$256,727

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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There is a set of Men's and Women's restrooms on the first and second floors in building 4310 and single user restrooms on the 1st and 2nd floors in 4310. There is also a shower provided in building 4310.

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?

No

Is the mirror substantially compliant?

No

Violation #24:

Women's Restroom first floor of 4310 - No accessible toilet compartment provided.

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:

Modify restroom to provide an accessible toilet compartment.

Violation #24 Cost:

\$4,200

Priority

Level 4

TOWN OF ADDISON - Wiley Post Office Building
Restrooms - Page 2

Violation #25:

Women's Restroom first floor of 4310 - There is a cabinet beneath the lavatory obstructing the required knee clearance.

Standard:

2010 ADAAG 606.2 Lavatories and Sinks Clear Floor Space.

Text:

A clear floor space complying with (305 Clear Floor or Ground Space), positioned for a forward approach, and knee and toe clearance complying with (306 Knee and Toe Clearance) shall be provided.

Possible Solutions:

Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.

Violation #25 Cost:

\$2,625

Priority

Level 4

Violation #26:

Women's Restroom first floor of 4310 - The mirror is mounted at 43" 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.

Possible Solutions:

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

Violation #26 Cost:

\$525

Priority

Level 8

Violation #27:

Men's Restroom first floor of 4310 - Entrance door is only 31" wide.

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Restrooms - Page 3

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:

Modify door to provide minimum 32" clear opening.

Violation #27 Cost:

\$2,625

Priority

Level 2

Violation #28:

Men's Restroom first floor of 4310 - Entrance door maneuvering clearance is only 43" deep on the pull side where a 48" deep 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:

Install an automatic door opener.

Violation #28 Cost:

\$2,625

Priority

Level 2

Violation #29:

Men's Restroom first floor on 4310 - The path leading to the toilet compartments is only 20-1/2" wide.

Standard:

2010 ADAAG 403.5.1 Walking Surface Clear Width.

Text:

The clear width of walking surfaces shall be 36 inches minimum.

TOWN OF ADDISON - Wiley Post Office Building
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Possible Solutions:

Modify restroom to provide access to an accessible toilet compartment.

Violation #29 Cost:

\$5,250

Priority

Level 4

Violation #30:

Men's Restroom first floor of 4310 - Does not have an accessible toilet compartment provided.

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:

Modify restroom to provide an accessible toilet compartment.

Violation #30 Cost:

\$3,150

Priority

Level 4

Violation #31:

Men's Restroom first floor of 4310 - There is a cabinet beneath the lavatory obstructing the required knee clearance.

Standard:

2010 ADAAG 606.2 Lavatories and Sinks Clear Floor Space.

Text:

A clear floor space complying with (305 Clear Floor or Ground Space), positioned for a forward approach, and knee and toe clearance complying with (306 Knee and Toe Clearance) shall be provided.

Possible Solutions:

Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.

TOWN OF ADDISON - Wiley Post Office Building
Restrooms - Page 5

Violation #31 Cost: \$2,625 Priority Level 4

Violation #32: Men's Restroom first floor of 4310 - The mirror is mounted at 53" 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.

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

Violation #32 Cost: \$525 Priority Level 8

Violation #33: Women's Restroom second floor of 4310 - The opening leading into the restroom is only 30" wide.

Standard: **2010 ADAAG 403.5.1 Walking Surface Clear Width.**

Text: The clear width of walking surfaces shall be 36 inches minimum.

Possible Solutions: Modify restroom to ensure a clear 36" wide opening leading into the restroom.

Violation #33 Cost: \$2,625 Priority Level 3

Violation #34: Women's Restroom second floor of 4310 - Does not have an accessible toilet compartment provided.

TOWN OF ADDISON - Wiley Post Office Building
Restrooms - Page 6

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:

Modify toilet room to provide an accessible toilet compartment.

Violation #34 Cost:

\$5,250

Priority

Level 4

Violation #35:

Women's Restroom second floor 4310 - There is a cabinet beneath the lavatory obstructing the required knee clearance.

Standard:

2010 ADAAG 606.2 Lavatories and Sinks Clear Floor Space.

Text:

A clear floor space complying with (305 Clear Floor or Ground Space), positioned for a forward approach, and knee and toe clearance complying with (306 Knee and Toe Clearance) shall be provided.

Possible Solutions:

Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.

Violation #35 Cost:

\$2,625

Priority

Level 4

Violation #36:

Women's Restroom second floor of 4310 - The mirror is mounted at 52" above finished floor.

Standard:

2010 ADAAG 603.3 Mirrors.

TOWN OF ADDISON - Wiley Post Office Building
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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.

Possible Solutions:

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

Violation #36 Cost:

\$525

Priority

Level 8

Violation #37:

Men's Restroom second floor of 4310 - The maneuvering clearance on pull side of the door is only 44" deep.

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:

Install an automatic door opener.

Violation #37 Cost:

\$2,100

Priority

Level 3

Violation #38:

Men's Restroom second floor of 4310 - The opening leading into the restroom is only 33-1/2" wide.

Standard:

2010 ADAAG 403.5.1 Walking Surface Clear Width.

Text:

The clear width of walking surfaces shall be 36 inches minimum.

Possible Solutions:

Modify restroom to ensure a clear 36" wide opening leading into the restroom.

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Restrooms - Page 8

Violation #38 Cost: Priority

Violation #39:

Standard:

Text:

Possible Solutions:

Violation #39 Cost: Priority

Violation #40:

Standard:

Text:

Possible Solutions:

Violation #40 Cost: Priority

Violation #41:

TOWN OF ADDISON - Wiley Post Office Building
Restrooms - Page 9

Standard:

2010 ADAAG 606.2 Lavatories and Sinks Clear Floor Space.

Text:

A clear floor space complying with (305 Clear Floor or Ground Space), positioned for a forward approach, and knee and toe clearance complying with (306 Knee and Toe Clearance) shall be provided.

Possible Solutions:

Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.

Violation #41 Cost:

\$2,625

Priority

Level 4

Violation #42:

There is a shower provided in the shower room on the 4310 side on the 2nd floor that has no compliant features.

Standard:

2010 ADAAG 213.3.6 Bathing Facilities.

Text:

Where bathtubs or showers are provided, at least one bathtub complying with 607 or at least one shower complying with 608 shall be provided.

Possible Solutions:

Install a compliant shower.

Violation #42 Cost:

\$5,775

Priority

Level 4

Violation #43:

Men's Restroom first floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.

Standard:

2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.

TOWN OF ADDISON - Wiley Post Office Building
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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 #43 Cost:

\$8,400

Priority

Level 4

Violation #44:

Women's Restroom first floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.

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 #44 Cost:

\$8,400

Priority

Level 4

Violation #45:

Men's Restroom second floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.

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.

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Restrooms - Page 11

Possible Solutions:

Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.

Violation #45 Cost:

\$8,400

Priority

Level 4

Violation #46:

Women's Restroom second floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.

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 #46 Cost:

\$8,400

Priority

Level 4

Restrooms Total

\$87,150

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Wiley Post Office Building
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:
Inspector: Karen Jackson **Date:** April 10, 2017
Email: Kjackson@accessology.com

Latitude: 32.959864 **Longitude:** -96.834858
Address: 4308 & 4310 Wiley Post Road **City:** Addison **County:** Dallas

General Break Room Notes:

There is one breakroom in this facility and there are three ways to access the breakroom, none of them are accessible.

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 #47: There is a change in level greater than 1/2" leading to the break room from the office and from the hallway.

Standard: 2010 ADAAG 303.2 Changes in Level Vertical.

Text: Changes in level of 1/4 inch high maximum shall be permitted to be vertical.

Possible Solutions: Modify floor to provide a level accessible route leading into the break room.

Violation #47 Cost: \$2,625 **Priority:** Level 4

Violation #48: The hallway leading into the breakroom is only 33" wide.

TOWN OF ADDISON - Wiley Post Office Building
Break Rooms - Page 2

Standard: 2010 ADAAG 403.5.1 Walking Surface Clear Width.

Text: The clear width of walking surfaces shall be 36 inches minimum.

Possible Solutions: Modify hallway to achieve a minimum 36" wide path to the break room.

Violation #48 Cost: \$2,625 Priority **Level 4**

Violation #49: The counter in the break room is 36" 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 #49 Cost: \$2,100 Priority **Level 4**

			High Priority 1-4
Break Rooms Total	\$7,350		Medium Priority 5-8
			Low Priority 9-12

Summary Sheet for Wiley Post Office Building

Wiley Post Office Building

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Provide two accessible parking spaces, one being van accessible parking space, an access aisle and compliant signage. See general Note	Level 4	\$5,250.00
2	Provide one van accessible parking space, access aisle and compliant signage. See general Note	Level 4	\$2,100.00
3	Add edge protection.	Level 2	\$1,575.00
4	Provide an accessible route to the building entrance.	Level 2	\$5,250.00
5	Modify threshold so it is no greater than 1/2".	Level 3	\$1,575.00
6	Add a fully compliant elevator when needed to accommodate an employee if an accommodation can not be made in a more accessible location. Until the elevator is needed, it's a low priority.	Level 11	\$157,500.00
7	Replace all knob hardware with lever hardware that doesn't require tight grasping or twisting to operate.	Level 6	\$10,500.00
8	Modify door to provide minimum 32" clear opening.	Level 4	\$2,625.00
9	Modify door to provide 18" clearance.	Level 4	\$13,125.00
10	Install compliant signage on the wall next to the latch side of the door. It shall be no more than 8" from the door frame, and between 48" and 60" high. Ensure signage has both raised texture and Braille.	Level 6	\$19,688.00
11	Lower thermostats so the highest operable part is at 48" high maximum or lock them from public access.	Level 9	\$788.00
12	Lower fire extinguishers so the highest operable part is at 48" above finished floor.	Level 9	\$788.00
13	Lower light switches so the highest operable part is at 48" above finished floor.	Level 9	\$788.00
14	Remount outlets so they are a minimum of 15" above finished floor to the lowest operable part.	Level 9	\$525.00
15	Relocate light fixtures or place a permanent barrier below 27 inches	Level 7	\$1,050.00
16	Lower counter to 36" above finished floor.	Level 12	\$2,100.00
17	Add an accessible drinking fountain with the spout no higher than 36" above finished floor.	Level 8	\$5,250.00
18	Add a lift for access when needed to accommodate an employee if an accommodation can not be made in a more accessible location. Until the elevator is needed, it's a low priority.	Level 12	\$26,250.00
19	Modify door to provide minimum 32" clear opening.	Level 8	\$2,625.00
20	Modify door to provide 18" clearance.	Level 9	\$2,625.00
21	Modify door to provide 18" clearance.	Level 6	\$2,625.00
22	Modify door to provide 18" clearance.	Level 12	\$2,625.00
23	Modify doors to provide 18" clearances.	Level 8	\$5,250.00
24	Modify restroom to provide an accessible toilet compartment.	Level 4	\$4,200.00
25	Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.	Level 4	\$2,625.00

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
26	Lower mirror so the bottom of the reflective surface is no higher than 40" above finished floor.	Level 8	\$525.00
27	Modify door to provide minimum 32" clear opening.	Level 2	\$2,625.00
28	Install an automatic door opener.	Level 2	\$2,625.00
29	Modify restroom to provide access to an accessible toilet compartment.	Level 4	\$5,250.00
30	Modify restroom to provide an accessible toilet compartment.	Level 4	\$3,150.00
31	Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.	Level 4	\$2,625.00
32	Modify restroom to ensure a clear 36" wide opening leading into the restroom.	Level 8	\$525.00
33	Modify restroom to ensure a clear 36" wide opening leading into the restroom.	Level 3	\$2,625.00
34	Modify toilet room to provide an accessible toilet compartment.	Level 4	\$5,250.00
35	Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.	Level 4	\$2,625.00
36	Lower mirror so the bottom of the reflective surface is no higher than 40" above finished floor.	Level 8	\$525.00
37	Install an automatic door opener.	Level 3	\$2,100.00
38	Modify restroom to ensure a clear 36" wide opening leading into the restroom.	Level 3	\$2,625.00
39	Modify restroom to provide an accessible route to the toilet compartment. Price include with violation #40.	Level 2	\$0.00
40	Modify restroom to provide an accessible toilet compartment.	Level 4	\$5,250.00
41	Replace the lavatory with one that provides the required knee and toe clearance for a forward approach.	Level 4	\$2,625.00
42	Install a compliant shower.	Level 4	\$5,775.00
43	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$8,400.00
44	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$8,400.00
45	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$8,400.00
46	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$8,400.00
47	Modify floor to provide a level accessible route leading into the break room.	Level 4	\$2,625.00
48	Modify hallway to achieve a minimum 36" wide path to the break room.	Level 4	\$2,625.00
49	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$366,977.00
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Violation 1 - There are no accessible parking spaces serving the building.



Violation 2 -There are 5 covered parking spaces at the west portion of the building (4308) with no accessible parking spaces provided.





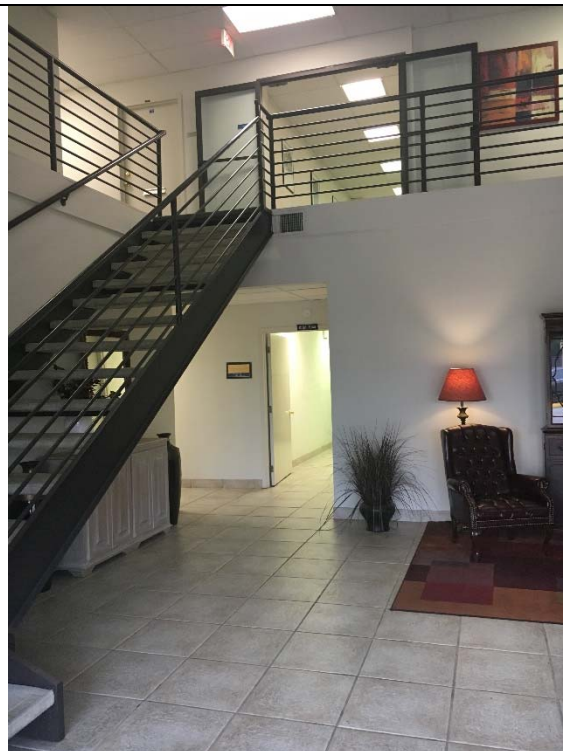
Violation 3 - The ramp provided leading to the main entrance of the building (4310) has a drop off at the corner.



Violation 4 - A step up of 3-1/4" is required for access to the porch at the entrance to the 4308 portion of the building.



Violation 5 - There is a level change as well as an unsecured mat at the entrance to 4308.



Violation 6 – There is no accessible route to the 2nd floor, no elevator is provided in building.



Violation 7 - There are approximately 100 doors with knob hardware throughout the facility.



Violation 8 - There is one office door on the first floor that has an opening that is less than the required 32" minimum wide.

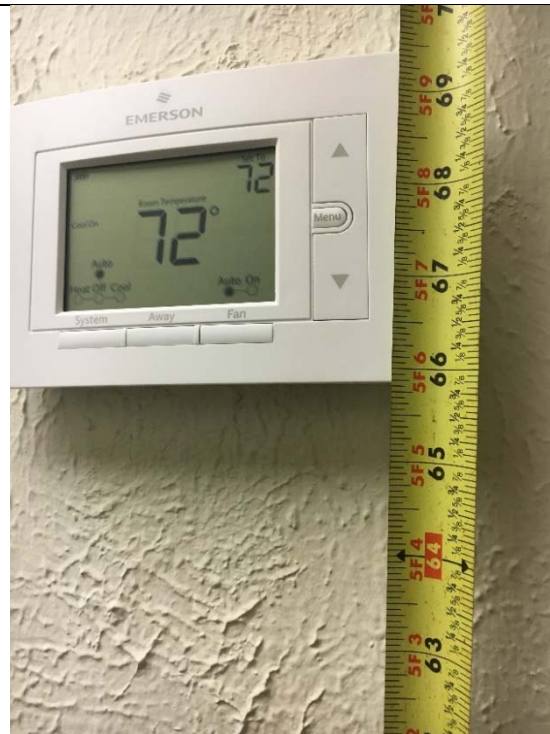


Violation 9 - There are 5 office doors on the first floor that does not have the minimum 18" maneuvering clearance on the pull side.





Violation 10 - Signage throughout the building (approximately 75 signs) to include directional, room identification, restroom signage and tenant signage, is mounted above the door, or in the wrong location and does not have Braille or tactile characters.



Violation 11 - Thermostats throughout the facility are mounted with the highest operable parts between 60" - 68" above finished floor.



Violation 12 - The Fire extinguishers throughout the facility are mounted where the highest operable part is between 63-1/2"-72" above finished floor.



Violation 13 - Light switches from 49"-58"aff to the highest operable part.



Violation 14 - Some outlets in the facility are mounted with the highest operable parts below the minimum requirement of 15" above finished floor.





Violation 15 - There is a light fixture in the hallway that protrudes 6" into the path of travel at 62-3/16" above finished floor.



Violation 16 - There is a transaction window in Room 203 that measures 43-3/4" above finished floor.



Violation 17 - The drinking fountain provided in the maintenance area has a spout at 42" above finished floor with no accessible fountain. Additionally, the operable portion of the bottle fill portion of the drinking fountain is mounted at 53-1/3" above finished floor.



Violation 18 - There is no access to the warehouse, stairs only are provided.



Violation 19 - There are 2 office doors on the 2nd floor that have openings that are less than the required 32" minimum wide.



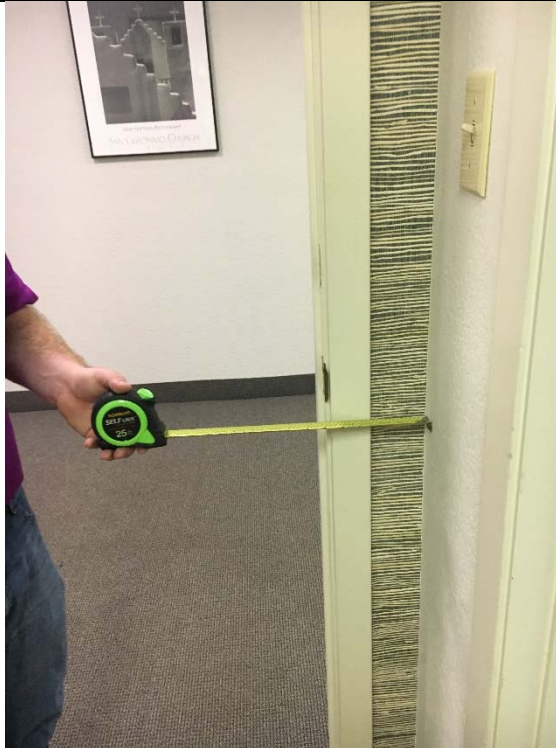
Violation 20 - There is one office door on the 2nd floor that does not have the minimum 18" maneuvering clearance on the pull side.



Violation 21 - The door leading from the main hallway into the lobby on the first floor does not have the minimum 18" maneuvering clearance on the pull side of the door.



Violation 22 - The exit door leading into the maintenance area does not have a minimum 18" maneuvering clearance on the pull side.



Violation 23 - The door leading from the main hallway into the lobby on the 2nd floor as well as the door on the 2nd floor that connects 4308 with 4310 do not have the minimum 18" maneuvering clearance on the pull side of the door.



Violation 24 - Women's Restroom first floor of 4310 - Does not have an accessible stall provided.



Violation 25 - Women's Restroom first floor of 4310 - There is a cabinet beneath the lavatory blocking the required knee clearance.



Violation 26 - Women's Restroom first floor of 4310 - The mirror is mounted at 43" above finished floor.



Violation 27 - Men's Restroom first floor of 4310 - Entrance door is only 31" wide.



Violation 28 - Men's Restroom first floor of 4310 - Entrance door maneuvering clearance is only 43" deep on the pull side where a 48" deep maneuvering clearance is required.



Violation 29 - Men's Restroom first floor on 4310 - The path leading to the stalls is only 20-1/2" wide.



Violation 30 - Men's Restroom first floor of 4310 - Does not have an accessible stall provided.



Violation 31 - Men's Restroom first floor of 4310 - There is a cabinet beneath the lavatory blocking the required knee clearance.



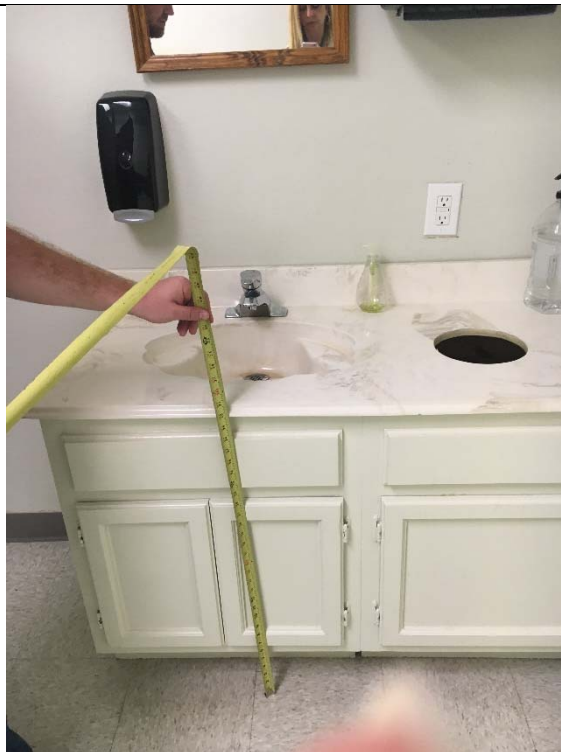
Violation 32 - Men's Restroom first floor of 4310 - The mirror is mounted at 53" above finished floor.



Violation 33 - Women's Restroom second floor of 4310 - The opening leading into the restroom is only 30" wide.



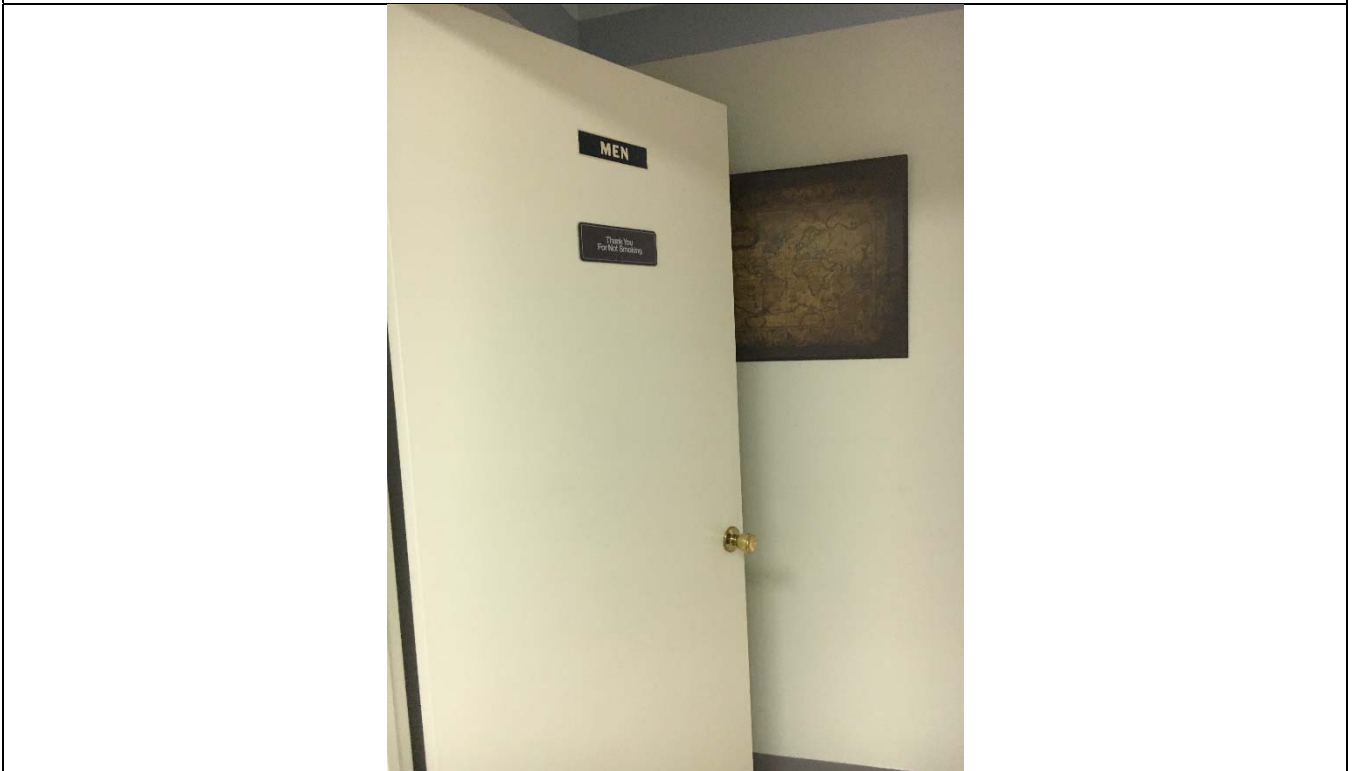
Violation 34 - Women's Restroom second floor of 4310 - Does not have an accessible stall provided.



Violation 35 - Women's Restroom second floor 4310 - There is a cabinet beneath the lavatory blocking the required knee clearance.



Violation 36 - Women's Restroom second floor of 4310 - The mirror is mounted at 52" above finished floor.





Violation 37 - Men's Restroom second floor of 4310 - The maneuvering clearance on pull side of the door is only 44" deep.



Violation 38 - Men's Restroom second floor of 4310 - The opening leading into the restroom is only 33-1/2" wide.



Violation 39 - Men's Restroom second floor of 4310 - The path leading to the stalls is only 25" wide between the stalls and the wall.



Violation 40 - Men's Restroom second floor of 4310 - Does not have an accessible stall provided.



Violation 41 - Men's Restroom second floor of 4310 - There is a cabinet beneath the lavatory blocking the required knee clearance.



Violation 42 - There is a shower provided in the shower room on the 4310 side on the 2nd floor that has no compliant features.



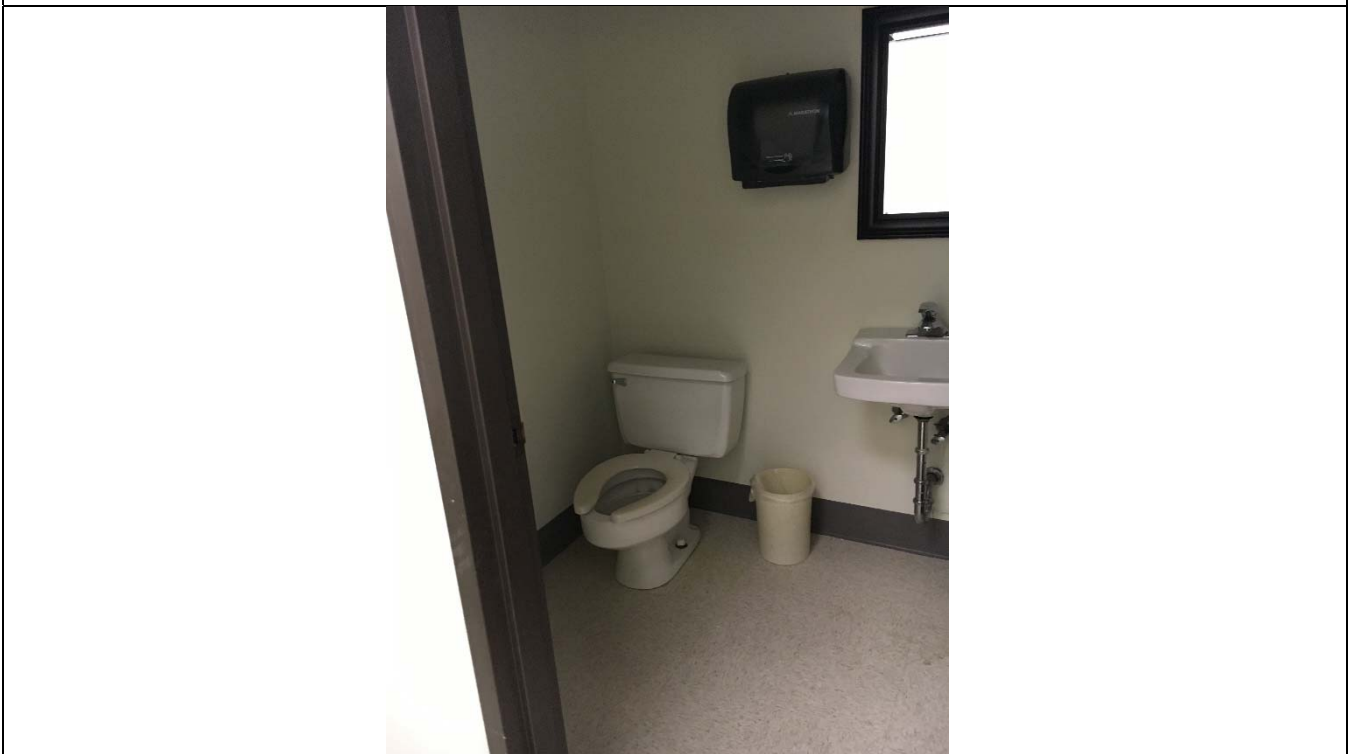
Violation 43 - Men's Restroom first floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.



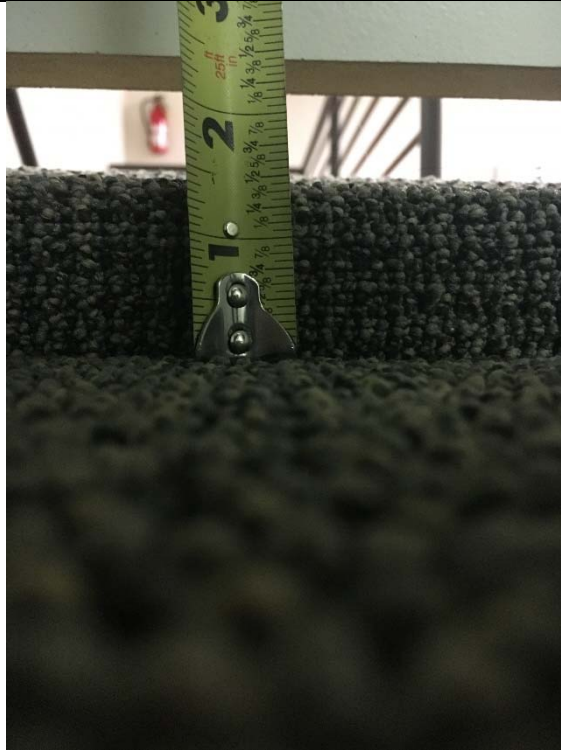
Violation 44 - Women's Restroom first floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.



Violation 45 - Men's Restroom second floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.



Violation 46 - Women's Restroom second floor of 4308 - Toilet room is not large enough to accommodate a wheelchair turning space.



Violation 47 - There is a change in level greater than 1/2" leading to the break room from the office and from the hallway.



Violation 48 - The hallway leading into the breakroom is only 33" wide.



Violation 49 - The counter in the break room is 36" above finished floor to the top of the counter at the sink where a maximum of 34" is required.