



**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Conference Centre
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:
Inspector: Karen Jackson **Date:** April 19, 2017
Email: Kjackson@accessology.com

Latitude: 32.961751 **Longitude:** -96.828638
Address: 15650 Addison Circle **City:** Addison **County:** Dallas

General Parking Notes:
Parking for the conference center is shared with the Theatre Centre. Parking violations are reflected on the Theatre Centre building report.

Parking Violations Total <input style="width: 100px; text-align: center;" type="text" value="\$0"/>	<table border="0" style="width: 100%;"> <tr> <td style="text-align: right;">High Priority</td> <td style="background-color: #f08080; padding: 2px; text-align: center;">1-4</td> </tr> <tr> <td style="text-align: right;">Medium Priority</td> <td style="background-color: #ffff00; padding: 2px; text-align: center;">5-8</td> </tr> <tr> <td style="text-align: right;">Low Priority</td> <td style="background-color: #90ee90; padding: 2px; text-align: center;">9-12</td> </tr> </table>	High Priority	1-4	Medium Priority	5-8	Low Priority	9-12
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General Accessible Route Notes:
Comments for the exterior route from the accessible parking to the building entrance are provided under an additional report.

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 Conference Centre is substantially compliant.

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

Entrance Total High Priority
Medium Priority
Low Priority

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This facility has multiple doors with non-compliant hardware and maneuvering clearances.

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?

Yes

Are visual strobes provided?

No

Are there any protruding objects?

No

Is the signage substantially compliant?

Yes

Violation #1:

The double doors leading into the conference rooms (4 sets) have door stops at the bottoms of each door.

Standard:

2010 ADAAG 404.2.10 Door and Gate Surfaces.

Text:

Swinging door surfaces within 10 inches of the finish floor measured vertically shall have a smooth surface on the push side extending the full width of the door or gate.

Possible Solutions:

Remove door stops.

Violation #1 Cost:

\$210

Priority

Level 12

Violation #2:

The route leading behind the reception desk is only 29" wide.

TOWN OF ADDISON - Conference Centre
Hallway - Page 2

Standard: 2010 ADAAG 403.5.1 Clear Width.

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

Possible Solutions: Widen route leading behind the reception desk to provide 32" minimum clear width.

Violation #2 Cost: \$2,625 Priority **Level 5**

Violation #3: There are 8 doors in this facility that have knob type 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 with lever type door hardware.

Violation #3 Cost: \$4,200 Priority **Level 5**

		High Priority	1-4
Hallway Total	\$7,035	Medium Priority	5-8
		Low Priority	9-12

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Latitude: 32.961751

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Address: 15650 Addison Circle

City: Addison

County: Dallas

Is the door to the restroom substantially compliant?

No

Does the room have the required turning radius?

Yes

Is the water closet substantially compliant?

Yes

Does the water closet have the required clear floor space?

Yes

Is the lavatory substantially compliant?

Yes

Is the urinal substantially compliant?

Yes

Is the mirror substantially compliant?

Yes

Violation #4:

The Men's restroom does not have a minimum of 54" deep maneuvering clearance provided on the pull side of the door.

Standard:

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 #4 Cost:

\$2,625

Priority

Level 5

Violation #5:

The Men's restroom has eight (8) fixtures and no ambulatory toilet compartment.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

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Restrooms - Page 2

Text:

In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

Possible Solutions:

Add/convert existing non-accessible stall into an ambulatory stall.

Violation #5 Cost:

\$2,625

Priority

Level 12

Violation #6:

The Women's restroom does not have a minimum of 54" deep maneuvering clearance provided on the pull side of the door.

Standard:

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 #6 Cost:

\$2,625

Priority

Level 5

Violation #7:

The Women's restroom has seven (7) toilet compartments and no ambulatory stall.

Standard:

2010 ADAAG 213.3.1 Toilet Compartments.

Text:

In addition to the compartment required to comply with 604.8.1, at least one compartment shall comply with 604.8.2 where six or more toilet compartments are provided, or where the combination of urinals and water closets totals six or more fixtures.

TOWN OF ADDISON - Conference Centre
Restrooms - Page 3

Possible Solutions:

Add/convert existing non-accessible stall into an ambulatory stall in compliance with section 604.8.2.

Violation #7 Cost:

\$2,625

Priority

Level 4

Restrooms Total

\$10,500

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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The facility includes interior drinking fountains, transaction counters and meeting rooms.

Are there exterior drinking fountains?

No

Are there any other miscellaneous items not previously covered?

N/A

Violation #8:

The work room behind the reception area only has a 28.5" door opening with a 5.5" maneuvering clearance provided on the pull side of the door.

Standard:

2010 ADAAG 404.2.3 Clear Width. & 404.2.4.1 Swinging Doors and Gates

Text:

Door openings shall provide a clear width of 32" min. Clear openings of doorways shall be measured between the face of the door and the stop, with the door open 90 degrees. Swinging doors shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Reverse the swing of the door.

Violation #8 Cost:

\$2,625

Priority

Level 5

Violation #9:

The storage room behind the reception area only has a 29" door opening with a 10 1/4" maneuvering clearance on the pull side.

TOWN OF ADDISON - Conference Centre

Miscellaneous - Page 2

Standard:

2010 ADAAG 404.2.3 Clear Width. & 404.2.4.1 Swinging Doors and Gates

Text:

Door openings shall provide a clear width of 32" min. Clear openings of doorways shall be measured between the face of the door and the stop, with the door open 90 degrees. Swinging doors shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Modify door to provide 32" minimum clear width.

Violation #9 Cost:

\$2,625

Priority

Level 5

Miscellaneous Total

\$5,250

High Priority

1-4

Medium Priority

5-8

Low Priority

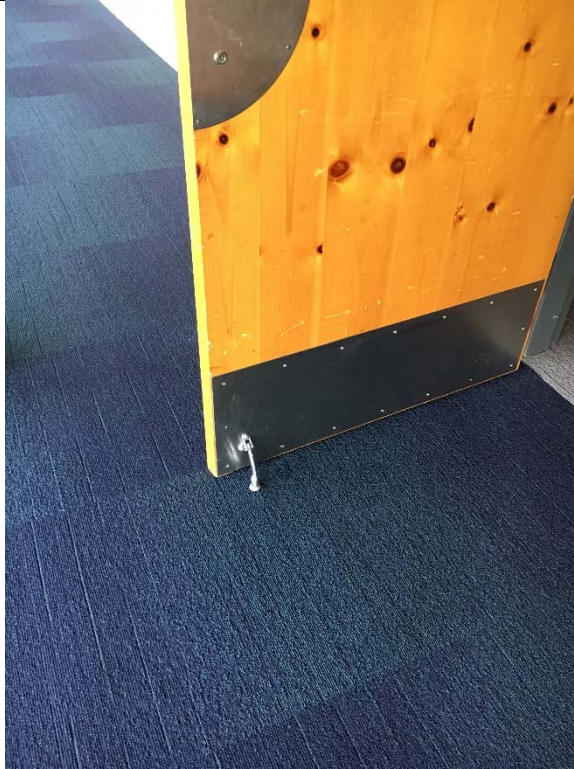
9-12

Summary Sheet for Conference Centre

Conference Centre

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Remove door stops.	Level 12	\$210.00
2	Widen route leading behind the reception desk to provide 32" minimum clear width.	Level 5	\$2,625.00
3	Replace with lever type door hardware.	Level 5	\$4,200.00
4	Reverse the swing of the door.	Level 5	\$2,625.00
5	Add/convert existing non-accessible stall into an ambulatory stall.	Level 12	\$2,625.00
6	Reverse the swing of the door.	Level 5	\$2,625.00
7	Add/convert existing non-accessible stall into an ambulatory stall in compliance with section 604.8.2.	Level 4	\$2,625.00
8	Reverse the swing of the door.	Level 5	\$2,625.00
9	Modify door to provide 32" minimum clear width.	Level 5	\$2,625.00

Grand Total	\$22,785.00
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Violation 1 – The double doors leading into the conference rooms (4 sets) have door stops at the bottom of each door.





Violation 2 – The route leading behind the reception desk is only 29” wide.



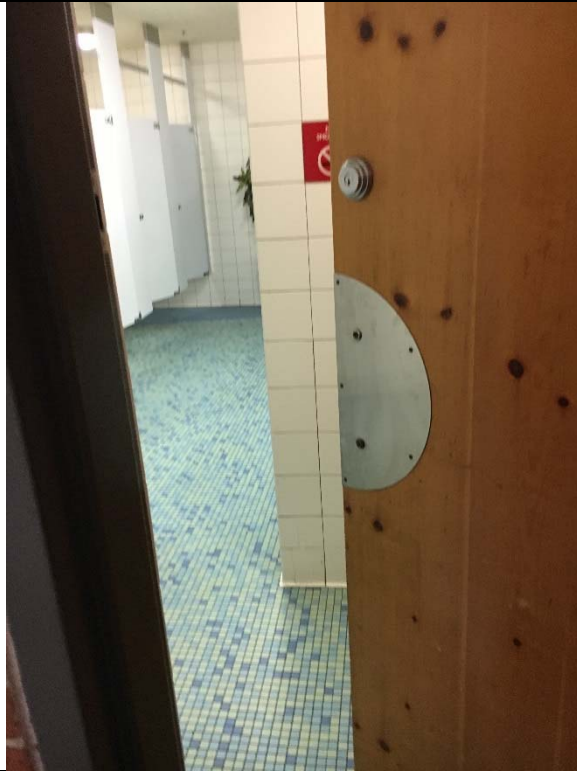
Violation 3 – There are 8 doors in this facility that have knob type door hardware that requires grasping and twisting to operate.



Violation 4 – The Men’s restroom does not have a minimum of 54” deep maneuvering clearance provided on the pull side of the door.



Violation 5 – The Men’s restroom has eight (8) fixtures and no ambulatory toilet compartment.



Violation 6 - The Women's restroom does not have a minimum of 54" deep maneuvering clearance provided on the pull side of the door.



Violation 7 - The Women's restroom has seven (7) toilet compartments and no ambulatory stall.



Violation 8 - The work room behind the reception area only has a 28.5" door opening with a 5.5" maneuvering clearance provided on the pull side of the door.



Violation 9 - The storage room behind the reception area only has a 29" door opening with a 10 1/4" maneuvering clearance on the pull side.



Violation 10 - There is a wing wall in the storage room behind the reception desk that reduces the room size to 29.5" wide obstructing full access into the room.