



**TOWN OF ADDISON  
BUILDING REPORT**

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

**Accessology Inspector Information:**  
**Inspector:** Karen Jackson **Date:** April 21, 2017  
**Email:** Kjackson@accessology.com

**Latitude:** 32.953362 **Longitude:** -96.813731  
**Address:** 5350 Beltline Road **City:** Addison **County:** Dallas

**General Parking Notes:**

There is a large parking lot to the right of the building with no accessible spaces provided; the accessible parking spaces are located directly in front of the facility.

<b>Total Parking Spaces:</b>	22
<b>Total Accessible Parking Spaces:</b>	1
<b>Number of van accessible spaces:</b>	1
<b>Is the accessible parking substantially compliant?</b>	No

**Violation #1:** The access aisle has slopes ranging from 2.4% to 4.4%.

**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. Changes in level are not permitted. EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

**Possible Solutions:** Repave access aisle to achieve slopes in all directions no greater than 1:48. Cost for corrections is included under Violation #2.

**TOWN OF ADDISON - Finance Building**  
**Parking - Page 2**

**Violation #1 Cost:** \$0                      Priority Level 4

**Violation #2:** There is evidence of ponding in the accessible parking space.

**Standard:** 2010 ADAAG 302.1 General.

**Text:** Floor and ground surfaces shall be stable, firm, and slip resistant and shall comply with 302.

**Possible Solutions:** Repave area to achieve a smooth surface.

**Violation #2 Cost:** \$6,300                      Priority Level 4

**Violation #3:** The accessible signage is mounted too low.

**Standard:** 2010 ADAAG 502.6 Identification.

**Text:** Signs identifying van parking spaces shall contain the designation “van accessible.” Signs shall be 60" min. above the ground surface measured to the bottom of the sign.

**Possible Solutions:** Raise signage.

**Violation #3 Cost:** \$525                      Priority Level 6

	High Priority <span style="background-color: #f08080; border: 1px solid black; padding: 2px;">1-4</span>
<b>Parking Violations Total</b> <span style="border: 1px solid black; padding: 2px;">\$6,825</span>	Medium Priority <span style="background-color: #ffff00; border: 1px solid black; padding: 2px;">5-8</span>
	Low Priority <span style="background-color: #90ee90; border: 1px solid black; padding: 2px;">9-12</span>

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**General Accessible Route Notes:**

This facility is a 2-story building with no accessible route to the 2nd floor.

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 #4:** There is no elevator serving this building, therefore there is no access to the 2nd floor.

**Standard:** 2010 ADAAG 206.2.3 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:** Install a compliant elevator unless all programs can be moved to more accessible location.

**Violation #4 Cost:** \$157,500 **Priority:** Level 3

Accessible Route Total \$157,500

High Priority	<input type="text" value="1-4"/>
Medium Priority	<input type="text" value="5-8"/>
Low Priority	<input type="text" value="9-12"/>

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**General Entrance Notes:**

The main entrance into the building is not compliant.

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 #5:** The building entrance has a 7.9% sloped area at the building entrance.

**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:** Modify building entrance to be served by a level maneuvering clearance.

**Violation #5 Cost:** \$2,625 **Priority:** Level 3

**Violation #6:** The threshold at the entrance door is greater than 1/2".

**Standard:** 2010 ADAAG 404.2.5 Thresholds

**TOWN OF ADDISON - Finance Building**  
**Entrance - Page 2**

**Text:**

Thresholds, if provided at doorways, shall be 1/2" high max. Raised thresholds and changes in level at doorways shall comply with 302 and 303.

**Possible Solutions:**

Modify threshold to achieve a change in level no greater than 1/2".

**Violation #6 Cost:**

\$525

Priority

Level 3

**Violation #7:**

The entrance door has a door stop at the bottom, therefore, the bottom 10" of the door does not have a smooth surface.

**Standard:**

**2010 ADAAG 404.2.10 Door and Gate Surfaces.**

**Text:**

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

**Possible Solutions:**

Remove door stop. This is a TDLR requirement not a Federal standard.

**Violation #7 Cost:**

\$105

Priority

Level 12

**Entrance Total**

\$3,255

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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This facility includes many hallways and corridors. All of the doors have non-compliant hardware.

Does this facility have any hallways?

Yes

Do the doors have compliant hardware?

No

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?

No

**Violation #8:**

The reception desk is 44" above finished floor to the top of the counter.

**Standard:**

**2010 ADAAG 904.4.1 Parallel Approach.**

**Text:**

A portion of the counter surface that is 36" long min. 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:**

Replace desk or provide a portion of the desk that is no higher than 36" above finished floor.

**Violation #8 Cost:**

\$2,100

Priority

Level 4

**TOWN OF ADDISON - Finance Building**

**Hallway - Page 2**

**Violation #9:**

There are approximately 12 door knobs provided 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.

**Possible Solutions:**

Replace with lever type handles.

**Violation #9 Cost:**

\$3,150

Priority

Level 5

Hallway Total

\$5,250

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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There are two single user toilet rooms provided in this facility.

Is the door to the restroom substantially compliant?

No

Does the room have the required turning radius?

No

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 #10:**

Women's Restroom: Signage is mounted on the wall next to the hinge side of the door.

**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. Signs containing tactile characters shall be located so that a clear floor space of 18" x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

**Possible Solutions:**

Relocate signage to the latch side of the door.

**Violation #10 Cost:**

\$525

Priority

Level 6



**TOWN OF ADDISON - Finance Building**  
**Restrooms - Page 2**

**Violation #11:**

Women's Restroom: The required clear floor space around the water closet is not provided.

**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:**

Remove and relocated lavatory to achieve required clear floor space.

**Violation #11 Cost:**

\$2,625

Priority

Level 3

**Violation #12:**

Women's & Men's Restrooms: Water closet seats are 15.5" above finished floor.

**Standard:**

**2010 ADAAG 604.4 Seats.**

**Text:**

The seat height of a water closet above the finish floor shall be 17 inches minimum and 19 inches maximum measured to the top of the seat. Seats shall not be sprung to return to a lifted position.

**Possible Solutions:**

Install a complaint water closet in each restroom.

**Violation #12 Cost:**

\$2,625

Priority

Level 5

**Violation #13:**

Women's & Men's Restrooms: The space between the grab bar and the wall is 2".

**Standard:**

**2010 ADAAG 609.3 Spacing.**

**TOWN OF ADDISON - Finance Building**

**Restrooms - Page 3**

**Text:**

The space between the wall and the grab bar shall be 1½".

**Possible Solutions:**

Remove and remount grab bars so that 1-1/2" clearance is achieved.

**Violation #13 Cost:**

\$2,100

Priority

Level 5

**Violation #14:**

Women's Restroom: The rear grab bar is only 24" long.

**Standard:**

**2010 ADAAG 604.5.2 Rear Wall.**

**Text:**

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

**Possible Solutions:**

Install a compliant grab bar. The cost for compliance is included in Violation #13.

**Violation #14 Cost:**

\$0

Priority

Level 6

**Violation #15:**

Women's Restroom: The rear grab bar is mounted too high at 37" above finished floor.

**Standard:**

**2010 ADAAG 609.4 Position of Grab Bars.**

**Text:**

Grab bars shall be installed in a horizontal position, 33" - 36" maximum above the finish floor measured to the top of the gripping surface.

**Possible Solutions:**

Remount grab bar to compliant height. The cost for compliance is included in Violation #13.

**TOWN OF ADDISON - Finance Building**

**Restrooms - Page 4**

**Violation #15 Cost:**

\$0

Priority

Level 6

**Violation #16:**

Women's Restroom: Lavatory pipes and valves are not wrapped to protect against 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 #16 Cost:**

\$105

Priority

Level 5

**Violation #17:**

Men's Restroom: Signage is mounted on the wall next to the hinge side of the door.

**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. Signs containing tactile characters shall be located so that a clear floor space of 18" x 18" min., centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position.

**Possible Solutions:**

Relocate signage to the latch side of the door.

**Violation #17 Cost:**

\$525

Priority

Level 6

**TOWN OF ADDISON - Finance Building**

**Restrooms - Page 5**

**Violation #18:**

Men's Restroom: The required clear floor space around the water closet is not provided.

**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:**

Remove and relocate lavatory to achieve required clear floor space.

**Violation #18 Cost:**

\$2,625

Priority

Level 3

**Violation #19:**

Men's Restroom: The rear grab bar is only 24" long.

**Standard:**

**2010 ADAAG 604.5.2 Rear Wall.**

**Text:**

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

**Possible Solutions:**

Install a compliant grab bar. The cost for compliance is included in Violation #18.

**Violation #19 Cost:**

\$0

Priority

Level 6

**Violation #20:**

Men's Restroom: The rear grab bar is mounted too high at 37" above finished floor.

**Standard:**

**2010 ADAAG 609.4 Position of Grab Bars.**

**TOWN OF ADDISON - Finance Building**  
**Restrooms - Page 6**

**Text:**

Grab bars shall be installed in a horizontal position, 33" - 36" maximum above the finish floor measured to the top of the gripping surface.

**Possible Solutions:**

Remount grab bar to compliant height. The cost for compliance is included in Violation #18.

**Violation #20 Cost:**

\$0

Priority

Level 6

Restrooms Total

\$11,130

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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**General Break Room Notes:**

There is one break room that serves this facility.

Does the facility have a break room?	Yes
Is there a stove or cooktop?	Yes
Is there a sink?	Yes
Is the sink substantially compliant?	No
Are the counters at 34" aff?	No

**Violation #21:** The sink is mounted higher than 34" above finished floor.

**Standard:** 2010 ADAAG 606.3 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:** Lower sink ensure front of the rim or counter surface is 34 inches maximum above the finish floor or ground.

**Violation #21 Cost:** \$2,625 **Priority:** Level 4

**Violation #22:** The sink does not have the required knee clearance provided.

**Standard:** 2010 ADAAG 606.2 Clear Floor Space.

**TOWN OF ADDISON - Finance Building**  
**Break Rooms - Page 2**

**Text:**

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:**

Modify cabinets to provide the required toe and knee clearance. The cost for compliance is included in Violation #21.

**Violation #22 Cost:**

\$0

Priority

Level 4

**Violation #23:**

The microwave is mounted above 48" to the highest operable part.

**Standard:**

**2010 ADAAG 308.3.2 Obstructed High Reach.**

**Text:**

Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" max. and the depth of the obstruction shall be 24" max.

**Possible Solutions:**

Relocate microwave so that it is located within the required reach range.

**Violation #23 Cost:**

\$525

Priority

Level 11

**Break Rooms Total**

\$3,150

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

## Summary Sheet for Finance Building

### Finance Building

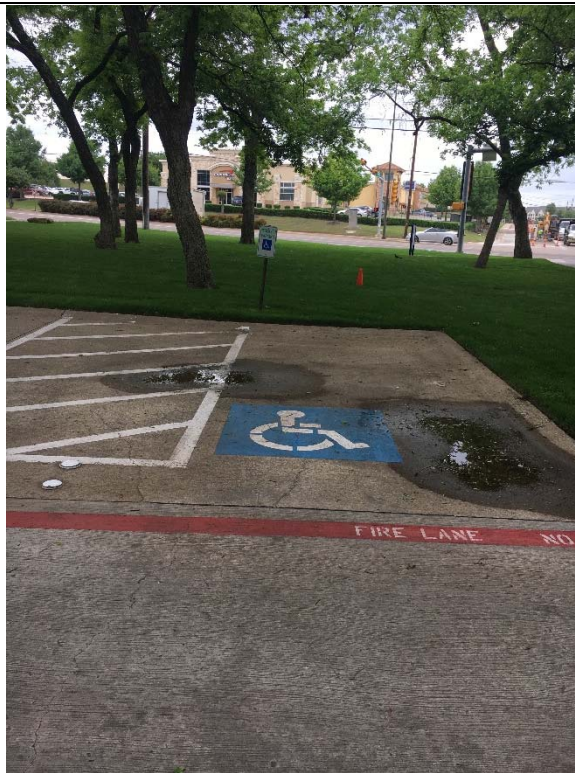
#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Repave access aisle to achieve slopes in all directions no greater than 1:48. Cost for corrections is included under Violation #2.	Level 4	\$0.00
2	Repave area to achieve a smooth surface.	Level 4	\$6,300.00
3	Raise signage.	Level 6	\$525.00
4	Install a compliant elevator unless all programs can be moved to more accessible location.	Level 3	\$157,500.00
5	Modify building entrance to be served by a level maneuvering clearance.	Level 3	\$2,625.00
6	Modify threshold to achieve a change in level no greater than 1/2".	Level 3	\$525.00
7	Remove door stop. This is a TDLR requirement not a Federal standard.	Level 12	\$105.00
8	Replace desk or provide a portion of the desk that is no higher than 36" above finished floor.	Level 4	\$2,100.00
9	Replace with lever type handles.	Level 5	\$3,150.00
10	Relocate signage to the latch side of the door.	Level 6	\$525.00
11	Remove and relocated lavatory to achieve required clear floor space.	Level 3	\$2,625.00
12	Install a complaint water closet in each restroom.	Level 5	\$2,625.00
13	Remove and remount grab bars so that 1-1/2" clearance is achieved.	Level 5	\$2,100.00
14	Install a compliant grab bar. The cost for compliance is included in Violation #13.	Level 6	\$0.00
15	Remount grab bar to compliant height. The cost for compliance is included in Violation #13.	Level 6	\$0.00
16	Provide protection at the exposed drains and water lines under the lavatories.	Level 5	\$105.00
17	Relocate signage to the latch side of the door.	Level 6	\$525.00
18	Remove and relocate lavatory to achieve required clear floor space.	Level 3	\$2,625.00
19	Install a compliant grab bar. The cost for compliance is included in Violation #18.	Level 6	\$0.00
20	Remount grab bar to compliant height. The cost for compliance is included in Violation #18.	Level 6	\$0.00
21	Lower sink ensure front of the rim or counter surface is 34 inches maximum above the finish floor or ground.	Level 4	\$2,625.00
22	Modify cabinets to provide the required toe and knee clearance. The cost for compliance is included in Violation #21.	Level 4	\$0.00
23	Relocate microwave so that it is located within the required reach range.	Level 11	\$525.00

Grand Total	\$187,110.00
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**Violation 1** - The access aisle has slopes ranging from 2.4% to 4.4%.



**Violation 2** - There is evidence of ponding in the accessible parking space.



**Violation 3** - The accessible signage is mounted too low.



**Violation 4** - There is no elevator serving this building, therefore there is no access to the 2nd floor.



**Violation 5** - The building entrance has a 7.9% sloped area at the building entrance.

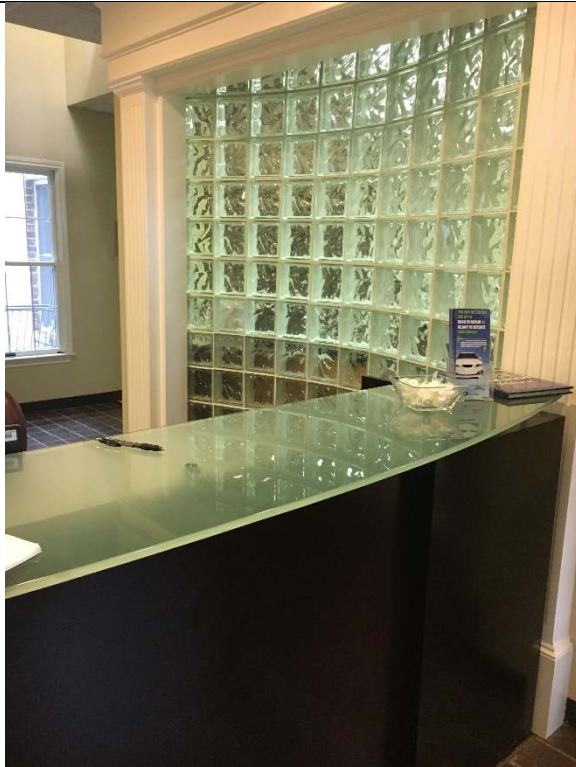




**Violation 6** - The threshold at the entrance door is greater than 1/2".



**Violation 7** - The entrance door has a door stop at the bottom, therefore, the bottom 10" of the door does not have a smooth surface.



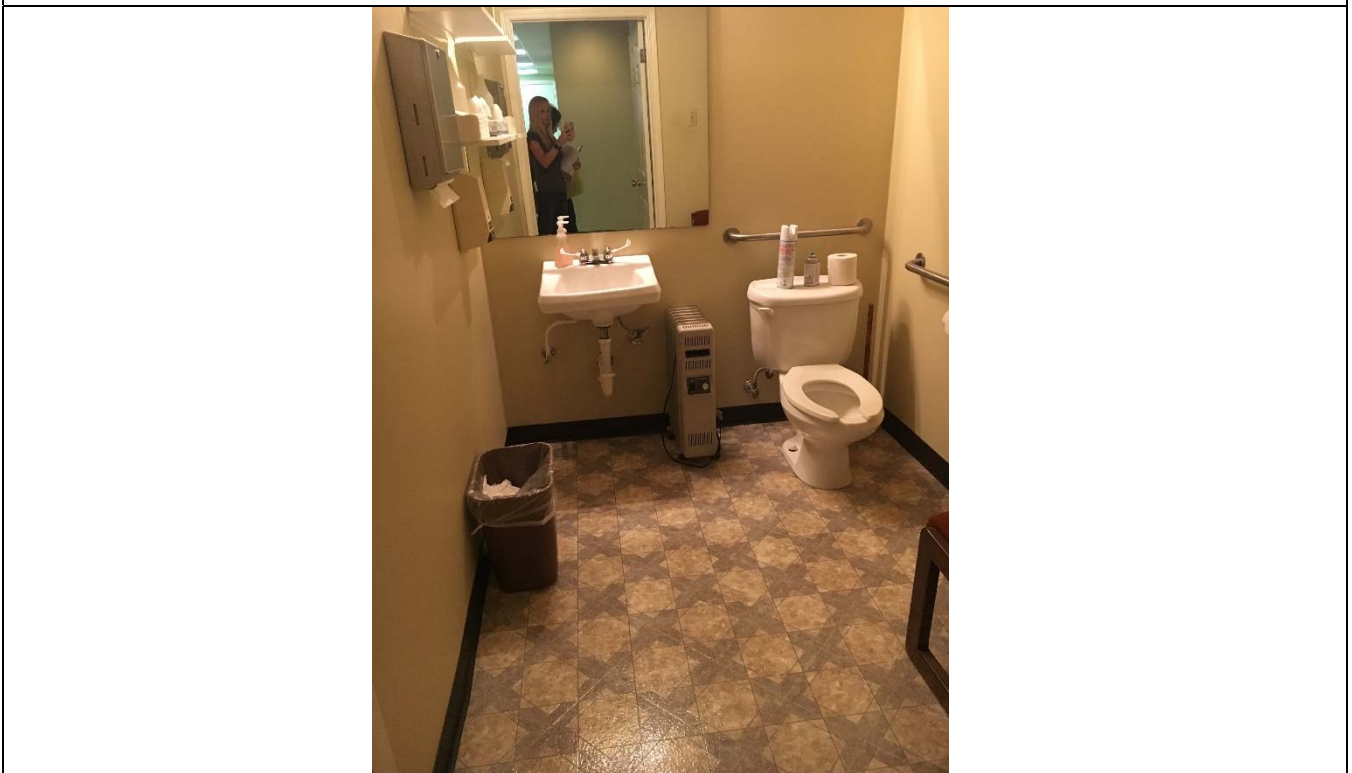
**Violation 8** - The reception desk is 44" above finished floor to the top of the counter.



**Violation 9** - There are approximately 12 door knobs provided throughout the facility.



**Violation 10** - Women's Restroom: Signage is mounted on the wall next to the hinge side of the door.



**Violation 11** - Women's Restroom: The required clear floor space around the water closet is not provided.





**Violation 12** - Women's & Men's Restrooms: Water closet seats are 15.5" above finished floor.



**Violation 13** - Women's & Men's Restrooms: The space between the grab bar and the wall is 2".





**Violation 14 - Women's Restroom:** The rear grab bar is only 24" long.



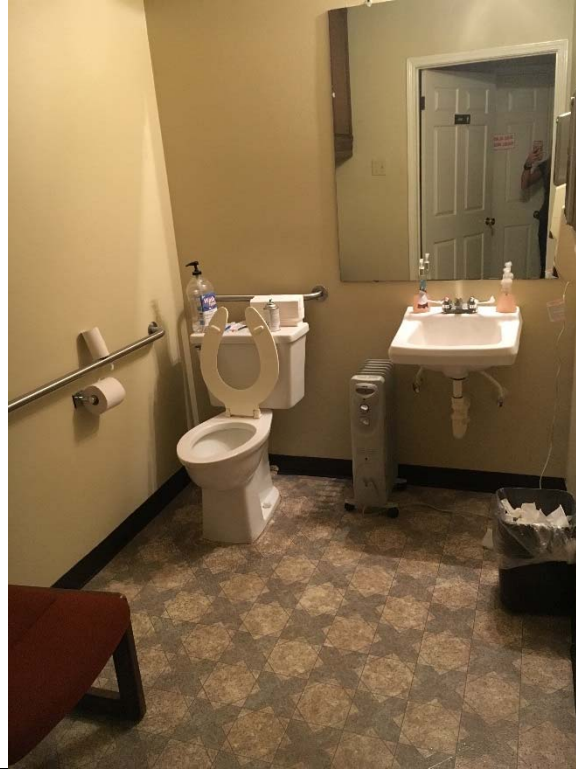
**Violation 15 - Women's Restroom:** The rear grab bar is mounted too high at 37" above finished floor.



**Violation 16 - Women's Restroom:** Lavatory pipes and valves are not wrapped to protect against contact.



**Violation 17 - Men's Restroom:** Signage is mounted on the wall next to the hinge side of the door.



**Violation 18 - Men's Restroom:** The required clear floor space around the water closet is not provided.



**Violation 19 - Men's Restroom:** The rear grab bar is only 24" long.

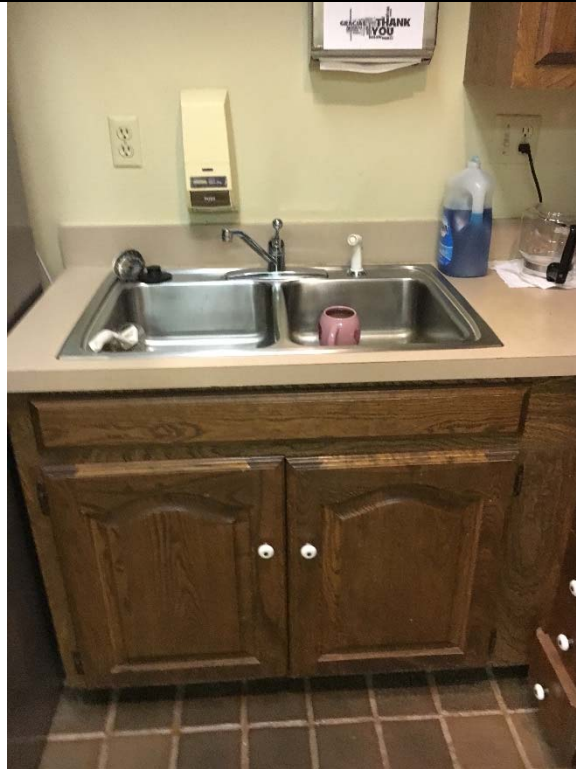


**Violation 20 - Men's Restroom:** The rear grab bar is mounted too high at 37" above finished floor.



**Violation 21 -** The sink is mounted higher than 34" above finished floor.





**Violation 22** - The sink does not have the required knee clearance provided.



**Violation 23** - The microwave is mounted above 48" to the highest operable part.