



**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Service Center
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

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

Latitude: 32.98127 **Longitude:** -96.839436
Address: 16801 Westgrove Drive **City:** Addison **County:** Dallas

General Parking Notes:

There are 2 parking lots serving the building. The front parking for guests and the side parking lot is for employees only.

Total Parking Spaces: Front parking 30
Total Accessible Parking Spaces: 4
Number of van accessible spaces: 0
Is the accessible parking substantially compliant? No

Total Parking Spaces: Employee parking 155
Total Accessible Parking Spaces: 1
Number of van accessible spaces: 0
Is the accessible parking substantially compliant? No

Violation #1: There are built up curb ramps protruding into the access aisles.

Standard: 2010 ADAAG 406.5 Location.

Text: Curb ramps and the flared sides of curb ramps shall be located so that they do not project into vehicular traffic lanes, parking spaces, or parking access aisles.

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Possible Solutions:

Rework the curb ramps so they do not project into the access aisles.

Violation #1 Cost:

\$4,200

Priority

Level 5

Violation #2:

There are 155 parking spaces provided in the employee lot, only 1 accessible space is provided where 6 are required to be provided.

Standard:

2010 ADAAG 208.2 Minimum Number.

Text:

Parking spaces complying with 502 shall be provided in accordance with Table 208.2. 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 5 additional accessible parking spaces with access aisles and compliant signage.

Violation #2 Cost:

\$5,250

Priority

Level 5

Violation #3:

The accessible parking in the employee lot does not have signage provided.

Standard:

2010 ADAAG 502.6 Identification.

Text:

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs shall be 60" minimum above the ground surface measured to the bottom of the sign.

Possible Solutions:

Add a compliant van accessible sign.

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Violation #3 Cost:

\$525

Priority

Level 5

Violation #4:

There is not a striped cross walk leading from the accessible parking in the employee lot to the sidewalk.

Standard:

2010 ADAAG Advisory 502.3 Access Aisle.

Text:

In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Possible Solutions:

Add a marked crossing from the access aisle to the sidewalk.

Violation #4 Cost:

\$525

Priority

Level 9

Parking Violations Total

\$10,500

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:

Entrance into the facility 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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General Hallway Notes:

This facility includes many hallways and corridors. Many of the doors have non-compliant hardware and maneuvering clearances. There are several protruding objects. The room signs vary in style and designations are not accurate.

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?	Yes
Is the signage substantially compliant?	No

Violation #5: There are approximately 61 door knobs throughout the facility that require 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 style door hardware.

Violation #5 Cost: \$32,025 **Priority:** Level 2

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Violation #6:

The copy room in the Special Events area only has a 17" maneuvering clearance on the pull side of the door where a minimum of 18" 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:

Modify the door to provide 18" minimum clearance on the pull side of the door.

Violation #6 Cost:

\$2,625

Priority

Level 5

Violation #7:

The door in the 1st floor break room and the restrooms serving the break room have fixed door stops and do not have a smooth surface 10" from the bottom of the door.

Standard:

2010 ADAAG 404.2.10 Door and Gate Surfaces.

Text:

Swinging door and gate surfaces within 10" 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 the door stops from the 3 doors.

Violation #7 Cost:

\$158

Priority

Level 7

Violation #8:

The office door by the service center only has a 5" maneuvering clearance on the pull side of the door where a minimum of 18" is required.

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.

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Text:

Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Possible Solutions:

Modify the door to provide 18" minimum clearance on the pull side of the door.

Violation #8 Cost:

\$2,625

Priority

Level 5

Violation #9:

The conference room signage has no Braille or tactile characters.

Standard:

2010 ADAAG 703.1 General.

Text:

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided

Possible Solutions:

Install compliant signage.

Violation #9 Cost:

\$263

Priority

Level 6

Violation #10:

The back exit door in the conference room only has an 8.5" maneuvering clearance on the pull side where a maximum of 18" 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:

Modify the door to provide 18" minimum clearance on the pull side of the door.

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Violation #10 Cost:

\$2,625

Priority

Level 5

Violation #11:

The Special Events signage does not have Braille provided.

Standard:

2010 ADAAG 703.1 General.

Text:

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided

Possible Solutions:

Install compliant signage.

Violation #11 Cost:

\$263

Priority

Level 6

Violation #12:

The counter in the front office is mounted at 43-1/4" 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:

Modify counter to provide a 36" length of counter at 36" high.

Violation #12 Cost:

\$2,100

Priority

Level 7

Violation #13:

The TV monitor in the front lobby protrudes into the path of travel.

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Standard:

2010 ADAAG 307.2 Protrusion Limits.

Text:

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

Possible Solutions:

Relocate TV monitor to a location where it is out of the circulation path or provide a fixed barrier beneath the monitor.

Violation #13 Cost:

\$525

Priority

Level 6

Violation #14:

There are two private offices on the 2nd floor do not have a minimum of 18" maneuvering clearance on the pull side of the doors.

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 the doors to provide 18" minimum clearance on the pull side of the doors.

Violation #14 Cost:

\$5,250

Priority

Level 5

Hallway Total

\$48,459

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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There are two sets of restrooms on the first floor and one set of restrooms on the second floor. None of the restrooms are in substantial compliance even though they may have accessible elements.

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?

Yes

Violation #15:

Breakroom area: Men's and Women's restroom signage is mounted on the door and does not have Braille or tactile characters.

Standard:

2010 ADAAG 703.1 General.

Text:

Signs shall comply with 703. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided

Possible Solutions:

Install compliant signage.

Violation #15 Cost:

\$525

Priority

Level 6

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Violation #16:

Breakroom area: The Men's restroom door only has a 5-1/4" maneuvering clearance on the pull side of the outer door and both of the Women's restroom doors only has a 6-1/2" 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:

Reverse the swing of the doors.

Violation #16 Cost:

\$7,875

Priority

Level 4

Violation #17:

Breakroom area: Men's and Women's restroom doors require more than 5lbs of pressure to operate.

Standard:

2010 ADAAG 404.2.9 Door and Gate Opening Force.

Text:

The force for pushing or pulling open a door shall be 5 pounds max.

Possible Solutions:

Adjust door closers to achieve a 5 pound maximum required pressure to operate the doors.

Violation #17 Cost:

\$158

Priority

Level 5

Violation #18:

Breakroom Area: Men's room lavatory does not have the required knee clearance provided and the counter is too high at 36-1/4" above finished floor.

Standard:

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

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Text:

2010 ADAAG 606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee/toe clearance complying with 306 shall be provided.
2010 ADAAG 606.3 Height. 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 counter to provide the required knee and toe clearance.

Violation #18 Cost:

\$2,100

Priority

Level 4

Violation #19:

Breakroom Area: Men's room lavatory faucets require grasping and twisting to operate.

Standard:

2010 ADAAG 606.4 Faucets.

Text:

Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

Possible Solutions:

Replace with lever style hardware.

Violation #19 Cost:

\$525

Priority

Level 5

Violation #20:

Breakroom Area: Men's room has 3 urinals and no accessible urinal is provided.

Standard:

2010 ADAAG 213.3.3 Urinals.

Text:

Where more than one urinal is provided, at least one shall comply with 605.

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Possible Solutions:

Lower one of the urinals to provide 17" maximum high rim.

Violation #20 Cost:

\$2,100

Priority

Level 4

Violation #21:

Breakroom Area: Men's restroom does not have an accessible toilet compartment.

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:

Make modifications to restroom to provide fully accessible toilet compartment.

Violation #21 Cost:

\$2,100

Priority

Level 4

Violation #22:

Breakroom Area: Men's restroom does not have an accessible shower compartment.

Standard:

2010 ADAAG 213.3.6 Bathing Facilities.

Text:

Where showers are provided, at least one shower complying with 608 shall be provided.

Possible Solutions:

Modify shower room to provide a fully accessible shower compartment.

Violation #22 Cost:

\$3,675

Priority

Level 6

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Violation #23:

Breakroom Area: Men's room locker area has no accessible bench.

Standard:

2010 ADAAG 803.4 Benches.

Text:

A bench complying with 903 shall be provided within the room.

Possible Solutions:

Provide a compliant bench.

Violation #23 Cost:

\$525

Priority

Level 6

Violation #24:

Breakroom Area: Women's restroom lavatory faucets require grasping and twisting to operate and it does not have the required knee clearance.

Standard:

2010 ADAAG 606.4 Faucets. **2010**
ADAAG 606.2 Clear Floor Space.

Text:

2010 ADAAG 606.4 Faucets. Controls for faucets shall comply with 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.

2010 ADAAG 606.2 Clear Floor Space. A clear floor space complying with 305, positioned for a forward approach, and knee and toe clearance complying with 306 shall be provided.

Possible Solutions:

Replace with lever style hardware and remove the cabinet below to allow for the required knee clearance.

Violation #24 Cost:

\$2,625

Priority

Level 5

Violation #25:

Breakroom Area: Women's restroom does not have an accessible toilet compartment.

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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:

Make modifications to the restroom to provide an accessible toilet compartment.

Violation #25 Cost:

\$2,100

Priority

Level 4

Violation #26:

Breakroom Area: Women's restroom does not have an accessible shower compartment.

Standard:

2010 ADAAG 213.3.6 Bathing Facilities.

Text:

Where showers are provided, at least one shower complying with 608 shall be provided.

Possible Solutions:

Modify shower room to provide a fully accessible shower compartment.

Violation #26 Cost:

\$3,675

Priority

Level 6

Violation #27:

Breakroom Area: Women's room locker area does not have an accessible bench.

Standard:

2010 ADAAG 803.4 Benches.

Text:

A bench complying with 903 shall be provided within the room.

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Possible Solutions: Provide a compliant bench.

Violation #27 Cost: \$525 Priority **Level 6**

Violation #28: 1st floor lobby: Women's room door only has a 6" maneuvering clearance on the pull side and the door requires more than 5lbs of pressure to operate.

Standard: **2010 ADAAG 404.2.4.1 Swinging Doors and Gates.**
2010 ADAAG 404.2.9 Door and Gate Opening Force.

Text: **2010 ADAAG 404.2.4.1 Swinging Doors and Gates.** Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1. The **2010 ADAAG 404.2.9 Door and Gate Opening Force.** force for pushing or pulling open a door shall be 5 pounds maximum.

Possible Solutions: Reverse swing of the door and adjust the closer.

Violation #28 Cost: \$2,625 Priority **Level 6**

Violation #29: 1st floor lobby: Women's room has 2 doors in a series to enter with only 31" between each door.

Standard: **404.2.6 Doors in Series and Gates in Series.**

Text: The distance between two hinged or pivoted doors in series shall be 48" min. plus the width of doors swinging into the space.

Possible Solutions: Reverse the swing of one of the doors.

Violation #29 Cost: \$5,250 Priority **Level 5**

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Violation #30:

1st floor lobby: Women's room does not have an accessible toilet compartment.

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:

Make modifications to the restroom to provide an accessible toilet compartment.

Violation #30 Cost:

\$2,625

Priority

Level 4

Violation #31:

1st floor lobby: Men's room signage is mounted on 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.

Possible Solutions:

Relocate signage to the latch side of the door.

Violation #31 Cost:

\$525

Priority

Level 12

Violation #32:

1st floor lobby: Men's restroom door only has 8" maneuvering clearance on the pull side and the door requires more than 5lbs of pressure to operate.

Standard:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates.
2010 ADAAG 404.2.9 Door and Gate Opening Force.

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Text:

2010 ADAAG 404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1. The **2010 ADAAG 404.2.9 Door and Gate Opening Force.** force for pushing or pulling open a door shall be 5 pounds maximum.

Possible Solutions:

Reverse swing of the door and adjust the closer.

Violation #32 Cost:

\$2,625

Priority

Level 6

Violation #33:

1st floor lobby: Men's room water closet in accessible stall is 21-1/2" to its centerline.

Standard:

2010 ADAAG 604.2 Location.

Text:

The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16"-18" maximum from the side wall or partition.

Possible Solutions:

Relocate water closet to provide 16"-18" centerline from the sidewall.

Violation #33 Cost:

\$2,625

Priority

Level 4

Violation #34:

1st floor lobby: Men's restroom accessible toilet compartment is only 51-1/2" deep.

Standard:

2010 ADAAG 604.8.1.1 Size.

Text:

Wheelchair accessible compartments shall be 60" wide min. measured perpendicular to the side wall, and 56" deep min. for wall hung water closets and 59" deep min. for floor mounted water closets measured perpendicular to the rear wall.

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Possible Solutions:

Modify accessible toilet compartment to provide to provide 59" depth as the water closet is floor mounted.

Violation #34 Cost:

\$2,625

Priority

Level 4

Violation #35:

1st floor lobby: Men's restroom stall door swings into the stall and only has a 30" wide opening.

Standard:

2010 ADAAG 604.8.1.2 Doors.

Text:

Toilet compartment doors, including door hardware, shall comply with 404. Toilet compartment doors shall not swing into the minimum required compartment area.

Possible Solutions:

Replace stall partition with a 36" wide door with outward swinding door.

Violation #35 Cost:

\$2,625

Priority

Level 4

Violation #36:

1st floor lobby: Men's restroom toilet paper dispenser is mounted too close to the back wall.

Standard:

604.7 Dispensers.

Text:

Toilet paper dispensers shall comply with 309.4 and shall be 7" minimum and 9" maximum in front of the water closet measured to the centerline of the dispenser.

Possible Solutions:

Relocate toilet paper dispenser to 7"-9" from front edge of water closet.

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Violation #36 Cost: \$525 Priority Level 7

Violation #37: 2nd floor: Men's restroom entrance door maneuvering clearance is only 40" deep where a minimum of 48" 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: Modify restroom door to provide 48" minimum required maneuvering clearance.

Violation #37 Cost: \$2,625 Priority Level 5

Violation #38: 2nd floor: Men's room lavatory pipes are not properly protected against contact. Pipes are currently wrapped in electrical tape.

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 proper pipe protection against contact.

Violation #38 Cost: \$105 Priority Level 5

Violation #39: 2nd floor: Men's restroom does not have an accessible toilet compartment.

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Standard: 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 restroom to provide fully accessible toilet compartment.

Violation #39 Cost: \$2,625 Priority **Level 4**

Violation #40: 2nd floor: Men's restroom accessible toilet compartment door is not self-closing.

Standard: 2010 ADAAG 604.8.1.2 Doors.

Text: The door shall be self-closing.

Possible Solutions: Install a self-closing device on the compartment door.

Violation #40 Cost: \$105 Priority **Level 10**

Violation #41: 2nd floor: Women's restroom lavatory pipes are not protected 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 water and drian lines.

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Violation #41 Cost: \$105 Priority Level 5

Violation #42: 2nd floor: Women's restroom does not have an accessible toilet compartment.

Standard: 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 restroom to provide fully accessible toilet compartment.

Violation #42 Cost: \$2,625 Priority Level 4

Violation #43: The light switch in the Men's restroom on the first floor by the break rooms is mounted at 56" where a maximum of 48" is allowed.

Standard: 2010 ADAAG 308.2.1 Unobstructed Forward Reach.

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 light switch so it is no higher than 48".

Violation #43 Cost: \$263 Priority Level 7

	High Priority 1-4
Restrooms Total \$59,011	Medium Priority 5-8
	Low Priority 9-12

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General Break Room Notes:

There are 2 breakrooms in this facility, one on the first floor and a smaller breakroom on the second floor.

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 #44: The break room sink on the 1st floor is at 36-5/16" above finished floor where 34" maximum is required.

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" maximum above the finish floor.

Possible Solutions: Modify sink and counter to provide 34" maximum height.

Violation #44 Cost: \$2,100 **Priority** Level 5

Violation #45: The 2nd floor break room sink is at 36" above finished floor where a maximum of 34" is required.

Standard: 2010 ADAAG 606.3 Height.

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Break Rooms - Page 2

Text:

Lavatories and sinks shall be installed with the front of the higher of the rim or counter surface 34" maximum above the finish floor.

Possible Solutions:

Modify sink and counter to provide 34" maximum height.

Violation #45 Cost:

\$2,100

Priority

Level 5

Violation #46:

The phone provided in the break room on the 2nd floor is mounted at 56" to the highest operable part.

Standard:

2010 ADAAG 308.2.1 Unobstructed

Text:

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

Possible Solutions:

Lower phone so the highest operable part is no higher than 48" above finished floor.

Violation #46 Cost:

\$525

Priority

Level 12

Violation #47:

The first aid box mounted on the wall in the 2nd floor break room is mounted with the operable part at 58.5" above finished floor.

Standard:

2010 ADAAG 308.2.1 Unobstructed

Text:

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

Possible Solutions:

Lower the box so the highest operable part is no higher than 48" above finished floor.

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Violation #47 Cost: \$525 Priority Level 12

Violation #48: The door leaving the breakroom on the 1st floor into the hallway has a 40" deep maneuvering clearance on the pull side where 60" minimum 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: Modify door location or modify nearby protrusion to allow for a 60" deep maneuvering clearance.

Violation #48 Cost: \$2,625 Priority Level 7

Violation #49: There is only a 6.5" maneuvering clearance on the pull side of the door exiting the first floor break room, a minimum of 18" 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 #49 Cost: \$2,625 Priority Level 5

Break Rooms Total \$10,500 High Priority 1-4
 Medium Priority 5-8
 Low Priority 9-12

**TOWN OF ADDISON
BUILDING REPORT**

Facility Information:

Facility Name: Service Center

Facility Contact: Lisa Pyles

Contact Phone: 972-450-2878

Accessology Inspector Information:

Inspector: Karen Jackson

Date: April 17, 2017

Email: Kjackson@accessology.com

Latitude: 32.98127

Longitude: -96.839436

Address: 16801 Westgrove Drive

City: Addison

County: Dallas

General Misc Notes:

This facility includes interior drinking fountains and an outdoor seating area.

Are there exterior drinking fountains?

No

Are there any other miscellaneous items not previously covered?

N/A

Violation #50:

There is one drinking fountain provided in the shop area but it is not an accessible unit.

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:

Remove existing drinking fountain and install new Hi/Low drinking fountain unit.

Violation #50 Cost:

\$5,250

Priority

Level 9

Violation #51:

There is only one drinking fountain provided in the front lobby area, two are required.

Standard:

2010 ADAAG 407.4.1 Car Dimensions.

TOWN OF ADDISON - Service Center
Miscellaneous - Page 2

Text:

Inside dimensions of elevator cars and clear width of elevator doors shall comply with Table 407.4.1.

Possible Solutions:

Remove existing drinking fountain and install new Hi/Low drinking fountain unit.

Violation #51 Cost:

\$5,250

Priority

Level 7

Violation #52:

The outdoor seating area does not have any accessible picnic tables provided.

Standard:

2010 ADAAG 902.2 Clear Floor or Ground Space.
2010 ADAAG 902.3 Dining Surfaces and Work Surfaces Height.

Text:

2010 ADAAG 902.2 Clear Floor or Ground Space. A clear floor space complying with (305 Clear Floor or Ground Space) positioned for a forward approach shall be provided. Knee and toe clearance complying with (306 Knee Clearance) shall be provided.
2010 ADAAG 902.3 Dining Surfaces and Work Surfaces Height. 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:

Install a fully accessible picnic table unit.

Violation #52 Cost:

\$2,415

Priority

Level 12

Miscellaneous Total

\$12,915

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

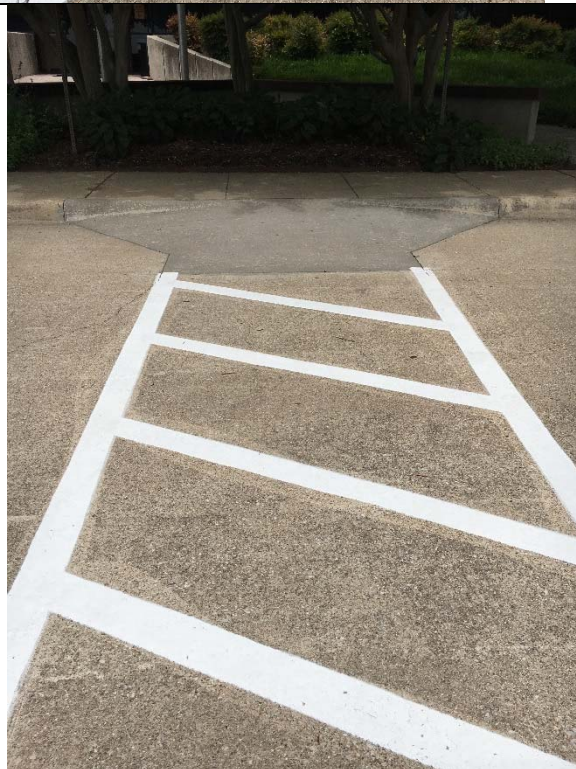
Summary Sheet for Service Center

Service Center

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Rework the curb ramps so they do not project into the access aisles.	Level 5	\$4,200.00
2	Add 5 additional accessible parking spaces with access aisles and compliant signage.	Level 5	\$5,250.00
3	Add a compliant van accessible sign.	Level 5	\$525.00
4	Add a marked crossing from the access aisle to the sidewalk.	Level 9	\$525.00
5	Replace with lever style door hardware.	Level 2	\$32,025.00
6	Modify the door to provide 18" minimum clearance on the pull side of the door.	Level 5	\$2,625.00
7	Remove the door stops from the 3 doors.	Level 7	\$158.00
8	Modify the door to provide 18" minimum clearance on the pull side of the door.	Level 5	\$2,625.00
9	Install compliant signage.	Level 6	\$263.00
10	Modify the door to provide 18" minimum clearance on the pull side of the door.	Level 5	\$2,625.00
11	Install compliant signage.	Level 6	\$263.00
12	Modify counter to provide a 36" length of counter at 36" high.	Level 7	\$2,100.00
13	Relocate TV monitor to a location where it is out of the circulation path or provide a fixed barrier beneath the monitor.	Level 6	\$525.00
14	Modify the doors to provide 18" minimum clearance on the pull side of the doors.	Level 5	\$5,250.00
15	Install compliant signage.	Level 6	\$525.00
16	Reverse the swing of the doors.	Level 4	\$7,875.00
17	Adjust door closers to achieve a 5 pound maximum required pressure to operate the doors.	Level 5	\$158.00
18	Modify counter to provide the required knee and toe clearance.	Level 4	\$2,100.00
19	Replace with lever style hardware.	Level 5	\$525.00
20	Lower one of the urinals to provide 17" maximum high rim.	Level 4	\$2,100.00
21	Make modifications to restroom to provide fully accessible toilet compartment.	Level 4	\$2,100.00
22	Modify shower room to provide a fully accessible shower compartment.	Level 6	\$3,675.00
23	Replace with lever style hardware and remove the cabinet below to allow for the required knee clearance.	Level 6	\$525.00
24	Replace with lever style hardware and remove the cabinet below to allow for the required knee clearance.	Level 5	\$2,625.00
25	Make modifications to the restroom to provide an accessible toilet compartment.	Level 4	\$2,100.00
26	Modify shower room to provide a fully accessible shower compartment.	Level 6	\$3,675.00
27	Provide a compliant bench.	Level 6	\$525.00
28	Reverse swing of the door and adjust the closer.	Level 6	\$2,625.00
29	Reverse the swing of one of the doors.	Level 5	\$5,250.00

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
30	Make modifications to the restroom to provide an accessible toilet compartment.	Level 4	\$2,625.00
31	Relocate signage to the latch side of the door.	Level 12	\$525.00
32	Reverse swing of the door and adjust the closer.	Level 6	\$2,625.00
33	Relocate water closet to provide 16"-18" centerline from the sidewall.	Level 4	\$2,625.00
34	Modify accessible toilet compartment to provide to provide 59" depth as the water closet is floor mounted.	Level 4	\$2,625.00
35	Replace stall partition with a 36" wide door with outward swinging door.	Level 4	\$2,625.00
36	Relocate toilet paper dispenser to 7"-9" from front edge of water closet.	Level 7	\$525.00
37	Modify restroom door to provide 48" minimum required maneuvering clearance.	Level 5	\$2,625.00
38	Provide proper pipe protection against contact.	Level 5	\$105.00
39	Modify restroom to provide fully accessible toilet compartment.	Level 4	\$2,625.00
40	Install a self-closing device on the compartment door.	Level 10	\$105.00
41	Install pipe protection on water lines and drain pipe.	Level 5	\$105.00
42	Modify restroom to provide fully accessible toilet compartment.	Level 4	\$2,625.00
43	Lower the light switch so it is no higher than 48".	Level 7	\$263.00
44	Modify sink and counter to provide 34" maximum height.	Level 5	\$2,100.00
45	Modify sink and counter to provide 34" maximum height.	Level 5	\$2,100.00
46	Lower phone so the highest operable part is no higher than 48" above finished floor.	Level 12	\$525.00
47	Lower the box so the highest operable part is no higher than 48" above finished floor.	Level 12	\$525.00
48	Modify door location or modify nearby protrusion to allow for a 60" deep maneuvering clearance.	Level 7	\$2,625.00
49	Reverse the swing of the door.	Level 5	\$2,625.00
50	Remove existing drinking fountain and install new Hi/Low drinking fountain unit.	Level 9	\$5,250.00
51	Remove existing drinking fountain and install new Hi/Low drinking fountain unit.	Level 7	\$5,250.00
52	Install a fully accessible picnic table unit.	Level 12	\$2,415.00

Grand Total	\$141,385.00
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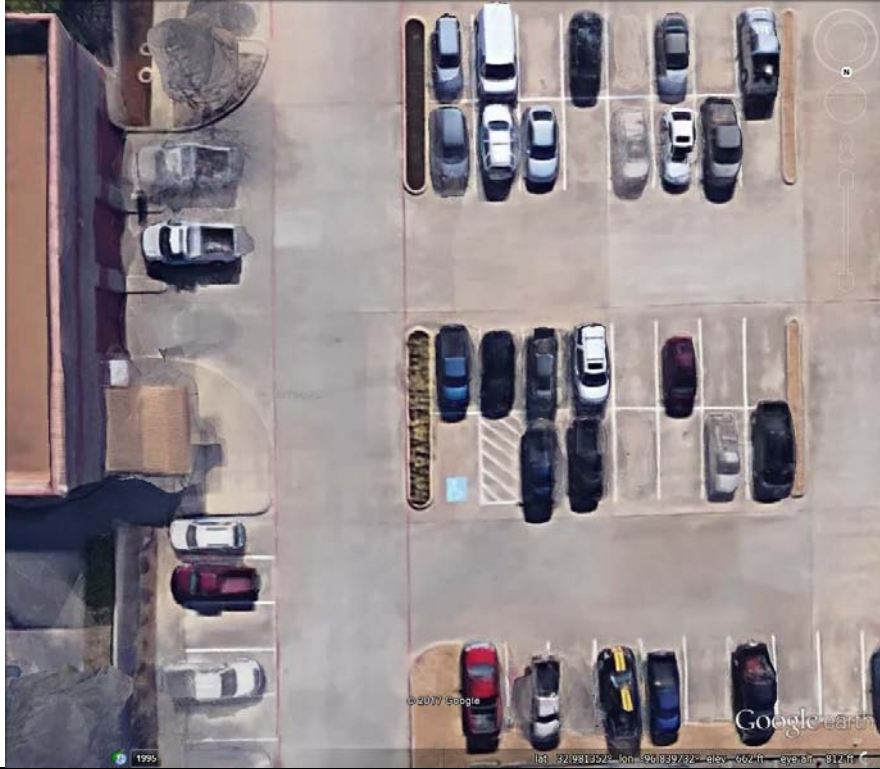
Violation 1 - There are built up curb ramps protruding into the access aisles.



Violation 2 - There are 155 parking spaces provided in the employee lot, only 1 accessible space is provided where 6 are required to be provided.



Violation 3 - The accessible parking in the employee lot does not have signage provided.



Violation 4 - There is not a striped cross walk leading from the accessible parking in the employee lot to the sidewalk.



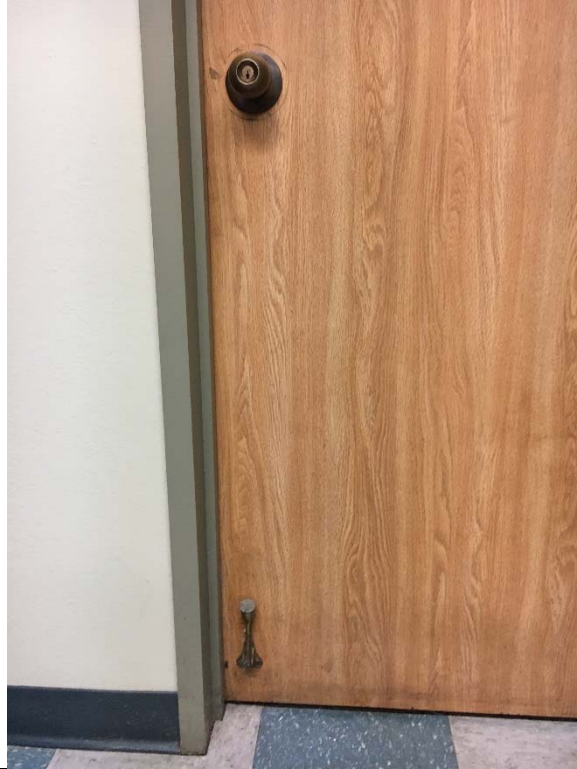


Violation 5 - There are approximately 61 door knobs throughout the facility that require grasping and twisting to operate.





Violation 6 - The copy room in the Special Events area only has a 17" maneuvering clearance on the pull side of the door where a minimum of 18" is required.



Violation 7 - The door in the 1st floor break room and the restrooms serving the break room have fixed door stops and do not have a smooth surface 10" from the bottom of the door.



Violation 8 - The office door by the service center only has a 5" maneuvering clearance on the pull side of the door where a minimum of 18" is required.



Violation 9 - The conference room signage has no Braille or tactile characters.

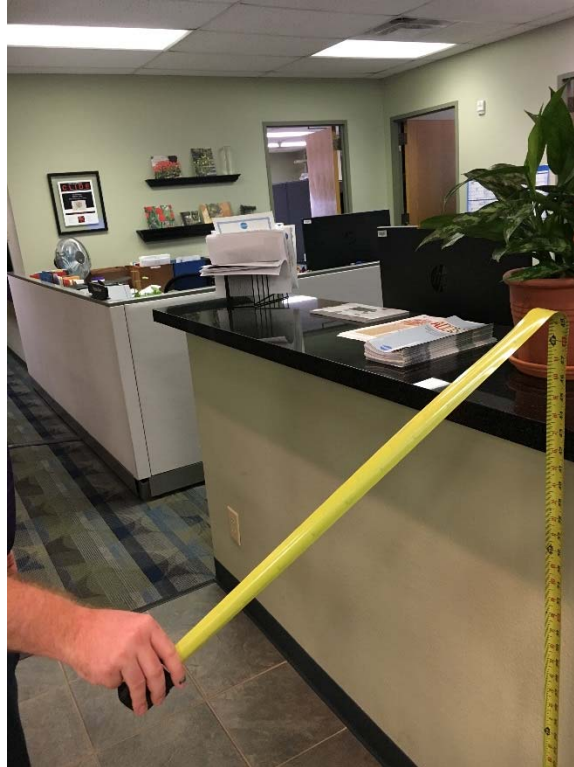


Violation 10 - The back exit door in the conference room only has an 8.5" maneuvering clearance on the pull side where a maximum of 18" is required.

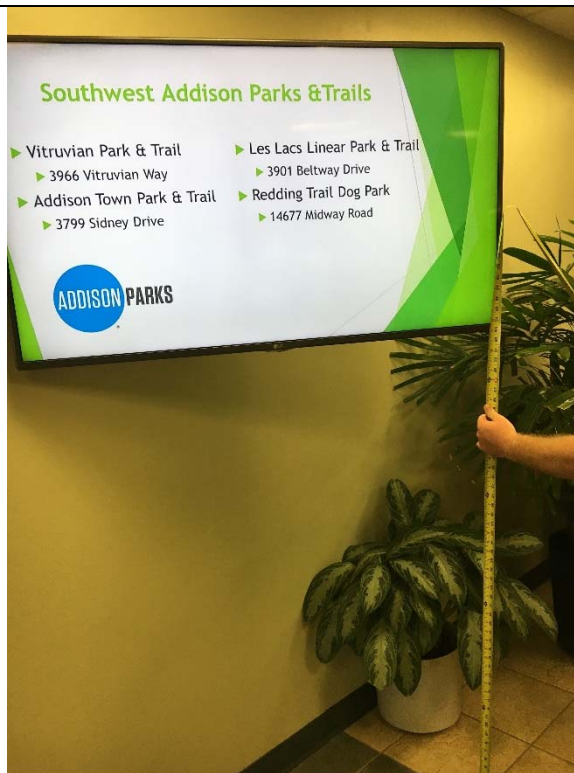


Violation 11 - The Special Events signage does not have Braille provided.





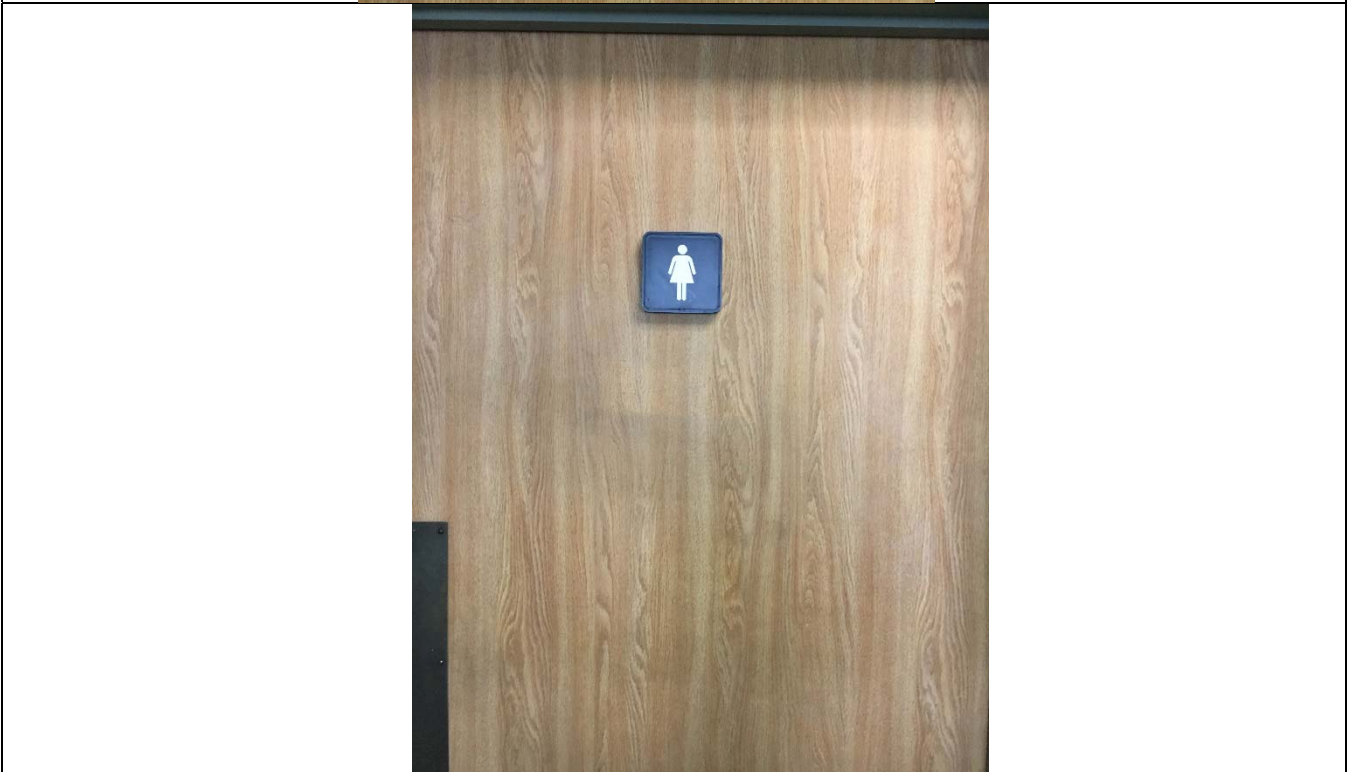
Violation 12 - The counter in the front office is mounted at 43-1/4" above finished floor.



Violation 13 - The TV monitor in the front lobby protrudes into the path of travel.



Violation 14 - There are two private offices on the 2nd floor do not have a minimum of 18" maneuvering clearance on the pull side of the doors.



Violation 15 - Breakroom area: Men's and Women's restroom signage is mounted on the door and does not have Braille or tactile characters.



Violation 16 - Breakroom area: The Men's restroom door only has a 5-1/4" maneuvering clearance on the pull side of the outer door and both of the Women's restroom doors only has a 6-1/2" maneuvering clearance on the pull side.



Violation 17 - Breakroom area: Men's and Women's restroom doors require more than 5lbs of pressure to operate.



Violation 18 - Breakroom Area: Men's room lavatory does not have the required knee clearance provided and the counter is too high at 36-1/4" above finished floor.



Violation 19 - Breakroom Area: Men's room lavatory faucets require grasping and twisting to operate.



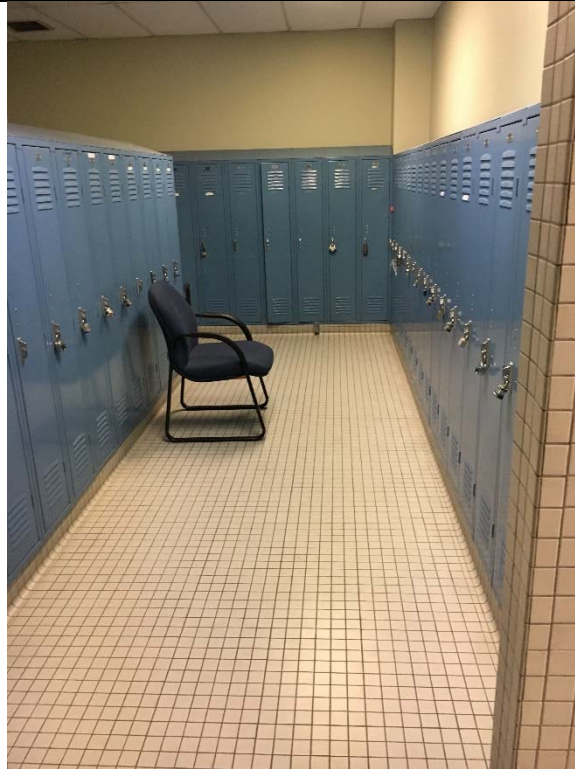
Violation 20 - Breakroom Area: Men's room has 3 urinals and no accessible urinal is provided.



Violation 21 - Breakroom Area: Men's restroom does not have an accessible toilet compartment.



Violation 22 - Breakroom Area: Men's restroom does not have an accessible shower compartment.



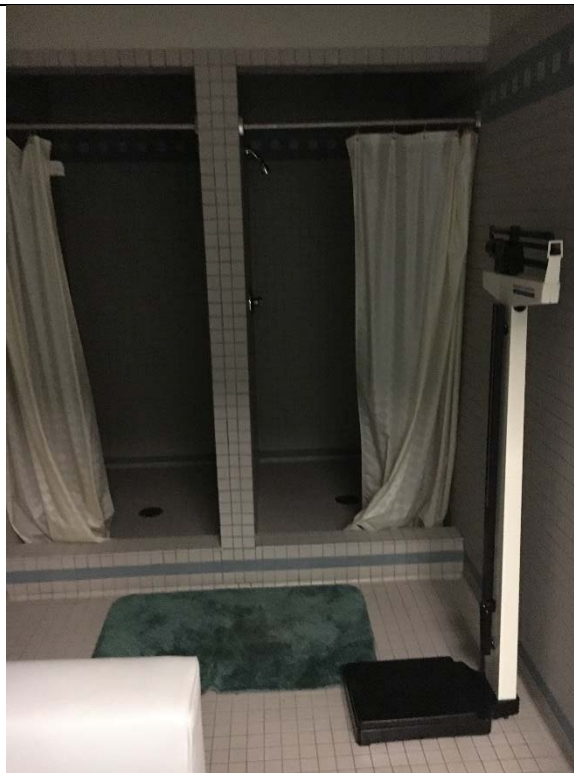
Violation 23 - Breakroom Area: Men's room locker area has no accessible bench.



Violation 24 - Breakroom Area: Women's restroom lavatory faucets require grasping and twisting to operate and it does not have the required knee clearance.



Violation 25 - Breakroom Area: Women's restroom does not have an accessible toilet compartment.



Violation 26 - Breakroom Area: Women's restroom does not have an accessible shower compartment.



Violation 27 - Breakroom Area: Women's room locker area does not have an accessible bench.



Violation 28 - 1st floor lobby: Women's room door only has a 6" maneuvering clearance on the pull side and the door requires more than 5lbs of pressure to operate.



Violation 29 - 1st floor lobby: Women's room has 2 doors in a series to enter with only 31" between each door.



Violation 30 - 1st floor lobby: Women's room does not have an accessible toilet compartment.



Violation 31 - 1st floor lobby: Men's room signage is mounted on the hinge side of the door.



Violation 32 - 1st floor lobby: Men's restroom door only has 8" maneuvering clearance on the pull side and the door requires more than 5lbs of pressure to operate.



Violation 33 - 1st floor lobby: Men's room water closet in accessible stall is 21-1/2" to its centerline.



Violation 34 - 1st floor lobby: Men's restroom accessible toilet compartment is only 51-1/2" deep.



Violation 35 - 1st floor lobby: Men's restroom stall door swings into the stall and only has a 30" wide opening.



Violation 36 - 1st floor lobby: Men's restroom toilet paper dispenser is mounted too close to the back wall.



Violation 37 - 2nd floor: Men's restroom entrance door maneuvering clearance is only 40" deep where a minimum of 48" is required.



Violation 38 - 2nd floor: Men's room lavatory pipes are not properly protected against contact. Pipes are currently wrapped in electrical tape.



Violation 39 - 2nd floor: Men's restroom does not have an accessible toilet compartment.



Violation 40 - 2nd floor: Men's restroom accessible toilet compartment door is not self-closing.



Violation 41 - 2nd floor: Women's restroom lavatory pipes are not protected against contact.



Violation 42 - 2nd floor: Women's restroom does not have an accessible toilet compartment.



Violation 43 - The light switch in the Men's restroom on the first floor by the break rooms is mounted at 56" where a maximum of 48" is allowed.





Violation 44 - The counter/sink in the 1st floor break room is at 36 5/16" above finished floor.

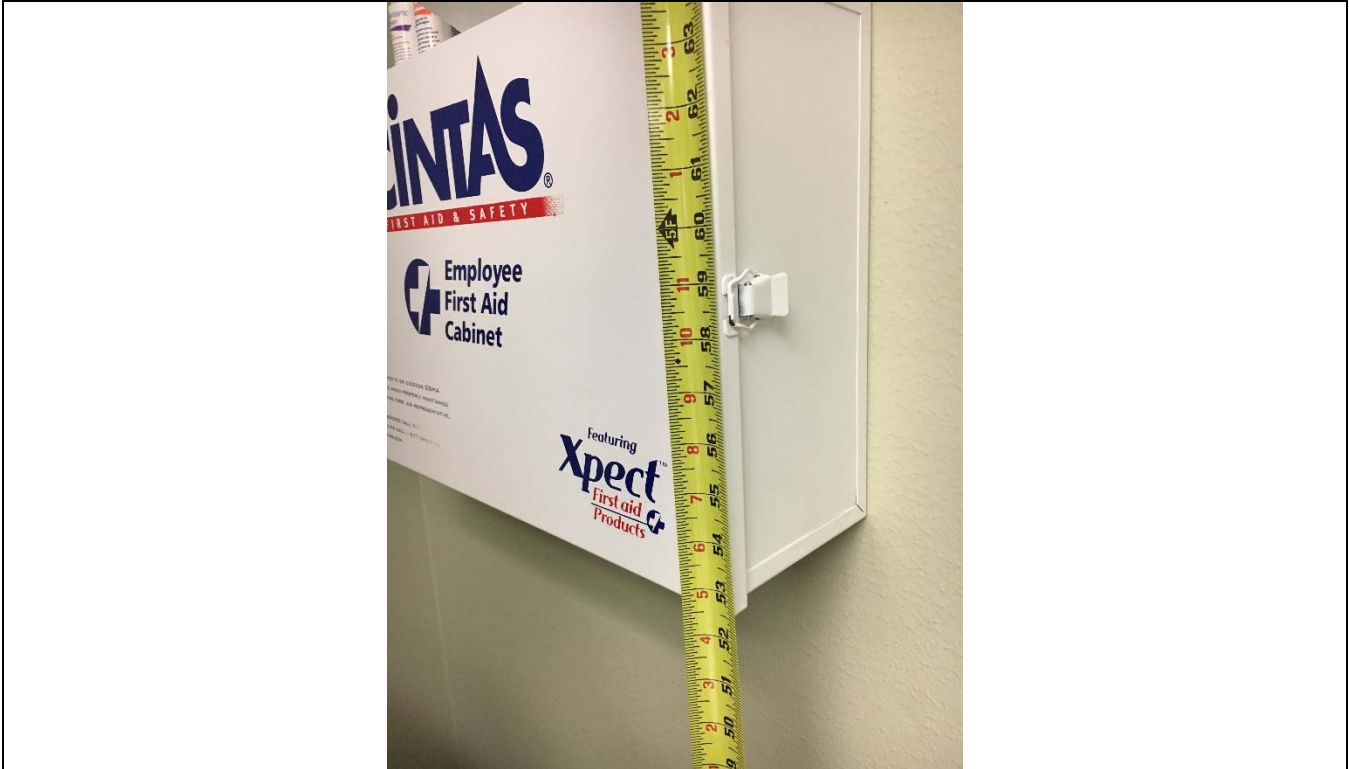




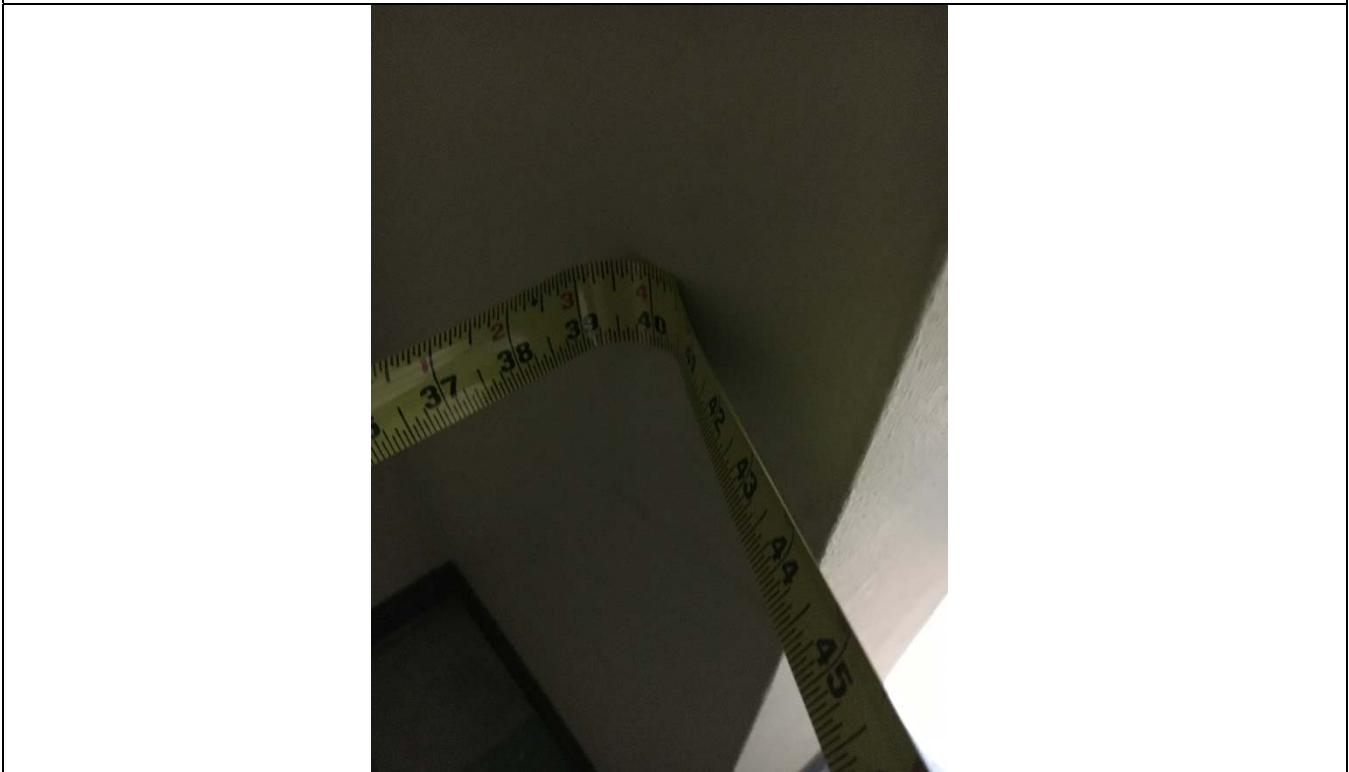
Violation 45 - The counter/sink in the 2nd floor break room is at 36" above finished floor.



Violation 46 - The phone provided in the break room on the 2nd floor is mounted at 56" to the highest operable part.



Violation 47 - The first aid box mounted on the wall in the 2nd floor break room is mounted with the operable part at 58.5" above finished floor.





Violation 48 - The door leaving the breakroom on the 1st floor into the hallway has a 40" deep maneuvering clearance on the pull side where 60" minimum is required.





Violation 49 - There is only a 6.5" maneuvering clearance on the pull side of the door exiting the first floor break room, a minimum of 18" is required.



Violation 50 - There is one drinking fountain provided in the shop area but it is not an accessible unit.



Violation 51 - There is only one drinking fountain provided in the front lobby area, two are required.



Violation 52 - The outdoor seating area does not have any accessible picnic tables provided.