



**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Theatre 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: 32.961853 **Longitude:** -96.828709
Address: 15650 Addison Road **City:** Addison **County:** Dallas

General Parking Notes:

The parking evaluated on this report is shared with the Conference Centre. Additionally, there is an employee parking lot provided.

Total Parking Spaces: Employee Lot	27
Total Accessible Parking Spaces:	0
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	N/A

Total Parking Spaces: Public Parking	159
Total Accessible Parking Spaces:	6
Number of van accessible spaces:	2
Is the accessible parking substantially compliant?	No

Violation #1: There are no accessible parking spaces provided in the employee parking lot.

Standard: 2010 ADAAG 502 Parking Spaces

TOWN OF ADDISON - Theatre Centre
Parking - Page 2

Text:

Car and van parking spaces shall comply with (502 Parking Spaces). Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

Possible Solutions:

Add two (2) accessible parking spaces, one being van accessible with an access aisle and compliant signage.

Violation #1 Cost:

\$3,150

Priority

Level 4

Violation #2:

In the public parking lot, two of the accessible parking spaces are not a minimum of 96" wide: The third space is 92-1/2" wide and the fifth space is 93" wide.

Standard:

2010 ADAAG 502.2 Vehicle Spaces.

Text:

Car parking spaces shall be 96" wide minimum and van parking spaces shall be 132" wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3.

Possible Solutions:

Restripe spaces to achieve a minimum of 96" wide car parking spaces while maintaining the 11' wide van accessible space.

Violation #2 Cost:

\$1,050

Priority

Level 4

Parking Violations Total

\$4,200

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? Yes
 Does the path of travel serve all exterior amenities offered by the facility? Yes
 Is the path of travel from building entrances to all amenities served by the entrance substantially compliant? Yes

Accessible Route Total High Priority
 Medium Priority
 Low Priority

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General Entrance Notes:

The entrance into the theater is substantially compliant.

Is the main entry door accessible? Yes

Is there an alternate door that is accessible? Yes

If so, does the inaccessible door have signage indicating the location of the nearest accessible door? N/A

Entrance Total \$0

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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This is a 2 level Theatre with no access to the 2nd floor other than stairs.

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?

No

Violation #3:

There are approximately 35 doors throughout the facility that have door knob hardware requiring 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 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 existing knob hardware with lever type hardware.

Violation #3 Cost:

\$13,781

Priority

Level 5

TOWN OF ADDISON - Theatre Centre

Hallway - Page 2

Violation #4:

Access into the ticket booth is only 28" wide where 32" minimum is required.

Standard:

2010 ADAAG 404.2.3 Clear Width.

Text:

Door openings shall provide a clear width of 32" 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 into ticket booth to provide 32" minimum clear width.

Violation #4 Cost:

\$2,625

Priority

Level 7

Violation #5:

The concessions stand counter is at 45" above finished floor to the counter.

Standard:

2010 ADAAG 904.4.1 Parallel Approach.

Text:

A portion of the counter surface that is 36" long minimum and 36" high maximum above the finish floor shall be provided. A clear floor space complying with 305 shall be positioned for a parallel approach adjacent to the 36" minimum length of counter.

Possible Solutions:

Modify counter to provide a 36" high and 36" long portion.

Violation #5 Cost:

\$2,625

Priority

Level 5

Violation #6:

There is no accessible route to the 2nd floor of the building.

Standard:

2010 ADAAG 206.2.3 Multi-Story Buildings and Facilities.

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Hallway - Page 3

Text:

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

Possible Solutions:

Install an elevator to provide access to the amenities on the 2nd floor.

Violation #6 Cost:

\$157,500

Priority

Level 4

Violation #7:

There are approximately 15 permanent signs throughout the building that are mounted in the incorrect location and do 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:

Replace with compliant signage on the hinge side of the doors.

Violation #7 Cost:

\$3,938

Priority

Level 5

Violation #8:

The scene shop has 2 doors in a series with only 13-1/2" between doors.

Standard:

2010 ADAAG 404.2.6 Doors in Series and Gates in Series.

Text:

The distance between two hinged or pivoted doors in series and gates in series shall be 48" minimum plus the width of doors or gates swinging into the space.

TOWN OF ADDISON - Theatre Centre
Hallway - Page 4

Possible Solutions:

Remove one of the doors to alleviate doors in series condition.

Violation #8 Cost:

\$2,625

Priority

Level 6

Violation #9:

Multiple doors throughout the Theatre (3 offices, board room, crew restroom, Theatre staff only area and the scene shop) do 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 doors to provide 18" minimum clearance.

Violation #9 Cost:

\$18,375

Priority

Level 7

Hallway Total

\$201,469

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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There are two sets of Men's and Women's restrooms serving the building, the restrooms on the 2nd floor were not evaluated as there is no accessible route to the 2nd floor. There are restrooms provided in each dressing room as well as a crew restroom.

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?

No

Violation #10:

The crew shower room is too small and is has no compliant fixtures.

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 room to provide accessible water closet, shower stall, lavatory and dispensers.

Violation #10 Cost:

\$10,500

Priority

Level 4

TOWN OF ADDISON - Theatre Centre
Restrooms - Page 2

Violation #11:

Dressing room #5 is noted to be the accessible dressing room. There is a restroom with a shower provided that is too small and is not fully accessible.

Standard:

2010 ADAAG 222.1 General.

Text:

Where dressing rooms, fitting rooms, or locker rooms are provided, at least 5 percent, but no fewer than one, of each type of use in each cluster provided shall comply with 803.

Possible Solutions:

Modify dressing room to provide fully accessible restroom/shower facilities.

Violation #11 Cost:

\$6,300

Priority

Level 4

Violation #12:

Men's Restroom - Accessible stall is only 36.5" wide.

Standard:

2010 ADAAG 604.8.1.1 Size.

Text:

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

Possible Solutions:

Modify restroom to provide an fully accessible stall.

Violation #12 Cost:

\$4,200

Priority

Level 4

Violation #13:

Men's Room - Stall door is not self-closing.

Standard:

2010 ADAAG 604.8.1.2 Doors.

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Restrooms - Page 3

Text:

The door shall be self-closing.

Possible Solutions:

Install a self-closing mechanism on the stall door.

Violation #13 Cost:

\$105

Priority

Level 7

Violation #14:

Men's Room - Flush control is on the closed side of the stall.

Standard:

2010 ADAAG 604.6 Flush Controls.

Text:

Flush controls shall be located on the open side of the water closet.

Possible Solutions:

Replace flush valve to the open side of the water closet.

Violation #14 Cost:

\$525

Priority

Level 5

Violation #15:

Men's Restroom - Coat hook is mounted at 66.5" above finished floor.

Standard:

**2010 ADAAG 308.2.1 Unobstructed Front Reach.
2010 ADAAG 308.3.1 Unobstructed Side Reach**

Text:

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

Possible Solutions:

Install a coat hook that is no higher than 48" above finished floor.

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Restrooms - Page 4

Violation #15 Cost:

\$105

Priority

Level 7

Restrooms Total

\$21,735

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 serving 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?	Yes
Are the counters at 34" aff?	Yes

Violation #16: The microwave provided is mounted above the stove and out of reach.

Standard: 2010 ADAAG 308.3.2 Obstructed High Reach.

Text: Where a clear floor 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: Provide a microwave within the required reach range.

TOWN OF ADDISON - Theatre Centre
Break Rooms - Page 2

Violation #16 Cost:

\$525

Priority

Level 12

Break Rooms Total

\$525

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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The facility includes interior drinking fountains and transaction counters.

Are there exterior drinking fountains?

No

Are there any other miscellaneous items not previously covered?

N/A

Violation #17:

The drinking fountain provided in the employee area is for standing persons only and has no knee clearance and requires grasping and twisting to operate.

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:

Install new Hi/Low drinking fountain.

Violation #17 Cost:

\$5,250

Priority

Level 5

Violation #18:

There is only one drinking fountain provided on the second floor, two are required.

Standard:

2010 ADAAG 211.2 Minimum Number.

TOWN OF ADDISON - Theatre Centre

Miscellaneous - Page 2

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:

Install new Hi/Low drinking fountain.

Violation #18 Cost:

\$5,250

Priority

Level 5

Miscellaneous Total

\$10,500

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for Theatre Centre

Theatre Centre

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Add two (2) accessible parking spaces, one being van accessible with an access aisle and compliant signage.	Level 4	\$3,150.00
2	Restripe spaces to achieve a minimum of 96" wide car parking spaces while maintaining the 11' wide van accessible space.	Level 4	\$1,050.00
3	Replace all existing knob hardware with lever type hardware.	Level 5	\$13,781.00
4	Modify door into ticket booth to provide 32" minimum clear width.	Level 7	\$2,625.00
5	Modify counter to provide a 36" high and 36" long portion.	Level 5	\$2,625.00
6	Install an elevator to provide access to the amenities on the 2nd floor.	Level 4	\$157,500.00
7	Replace with compliant signage on the hinge side of the doors.	Level 5	\$3,938.00
8	Remove one of the doors to alleviate doors in series condition.	Level 6	\$2,625.00
9	Modify doors to provide 18" minimum clearance.	Level 7	\$18,375.00
10	Modify room to provide accessible water closet, shower stall, lavatory and dispensers.	Level 4	\$10,500.00
11	Modify dressing room to provide fully accessible restroom/shower facilities.	Level 4	\$6,300.00
12	Modify restroom to provide an fully accessible stall.	Level 4	\$4,200.00
13	Install a self-closing mechanism on the stall door.	Level 7	\$105.00
14	Replace flush valve to the open side of the water closet.	Level 5	\$525.00
15	Install a coat hook that is no higher than 48" above finished floor.	Level 7	\$105.00
16	Provide a microwave within the required reach range.	Level 12	\$525.00
17	Install new Hi/Low drinking fountain.	Level 5	\$5,250.00
18	Install new Hi/Low drinking fountain.	Level 5	\$5,250.00

Grand Total	\$238,429.00
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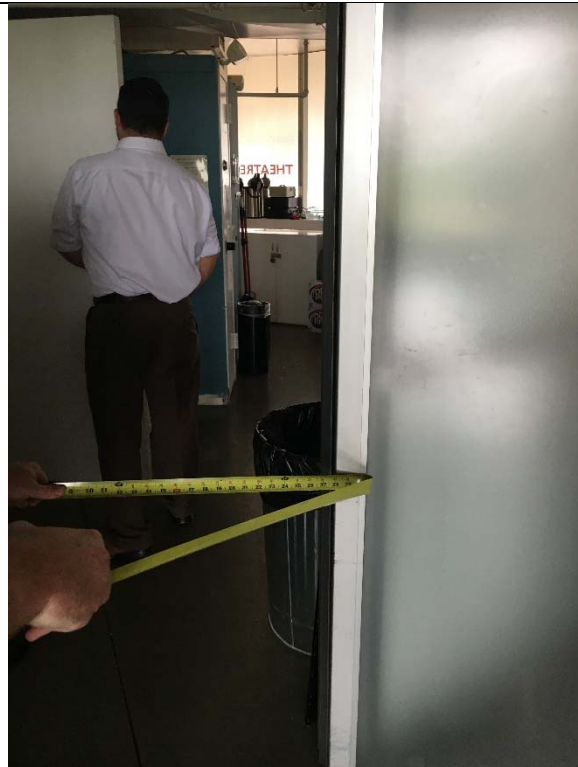
Violation 1 - There are no accessible parking spaces provided in the employee parking lot.



Violation 2 - Two of the accessible parking spaces are not a minimum of 96" wide: The third space is 92-1/2" wide and the fifth space is 93" wide.



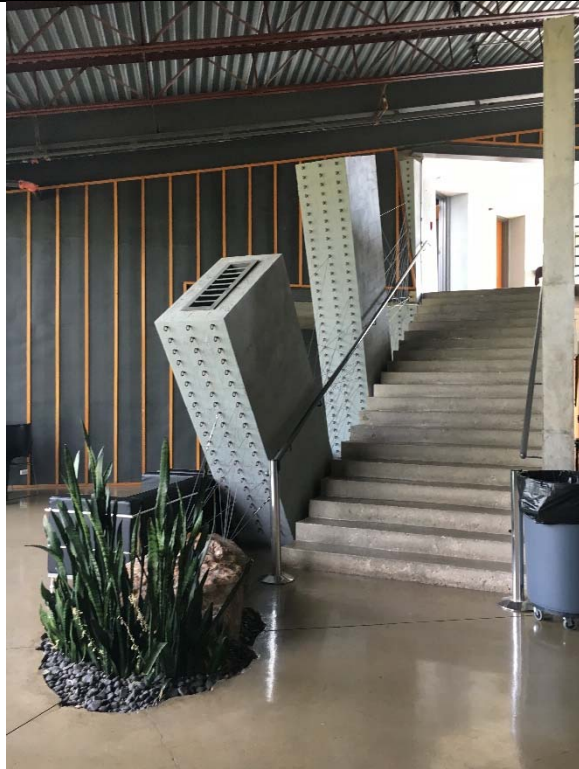
Violation 3 - There are approximately 35 doors throughout the facility that have door knob style hardware requiring grasping and twisting to operate.



Violation 4 - Access into the ticket booth is only 28" wide.



Violation 5 - The concessions stand counter is at 45" above finished floor to the counter.

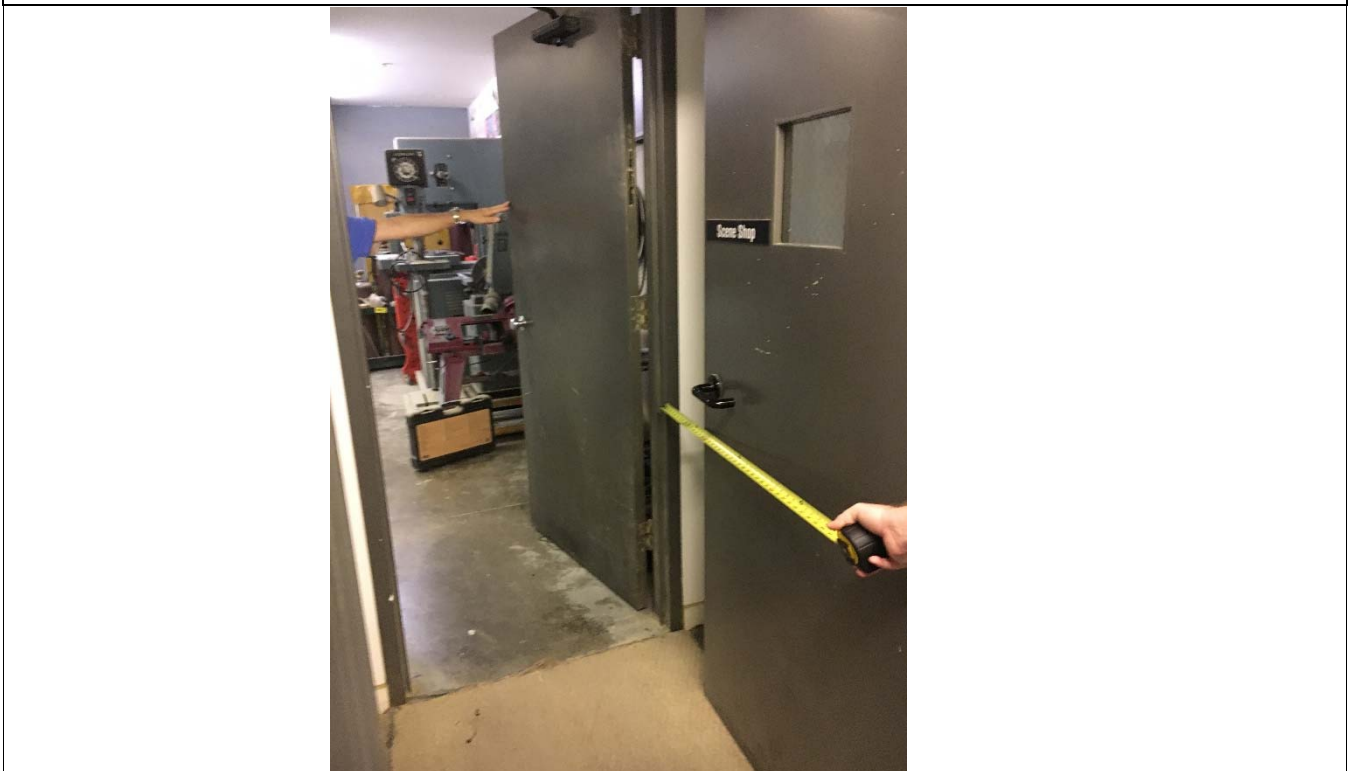


Violation 6 - There is no accessible route to the 2nd floor of the building.



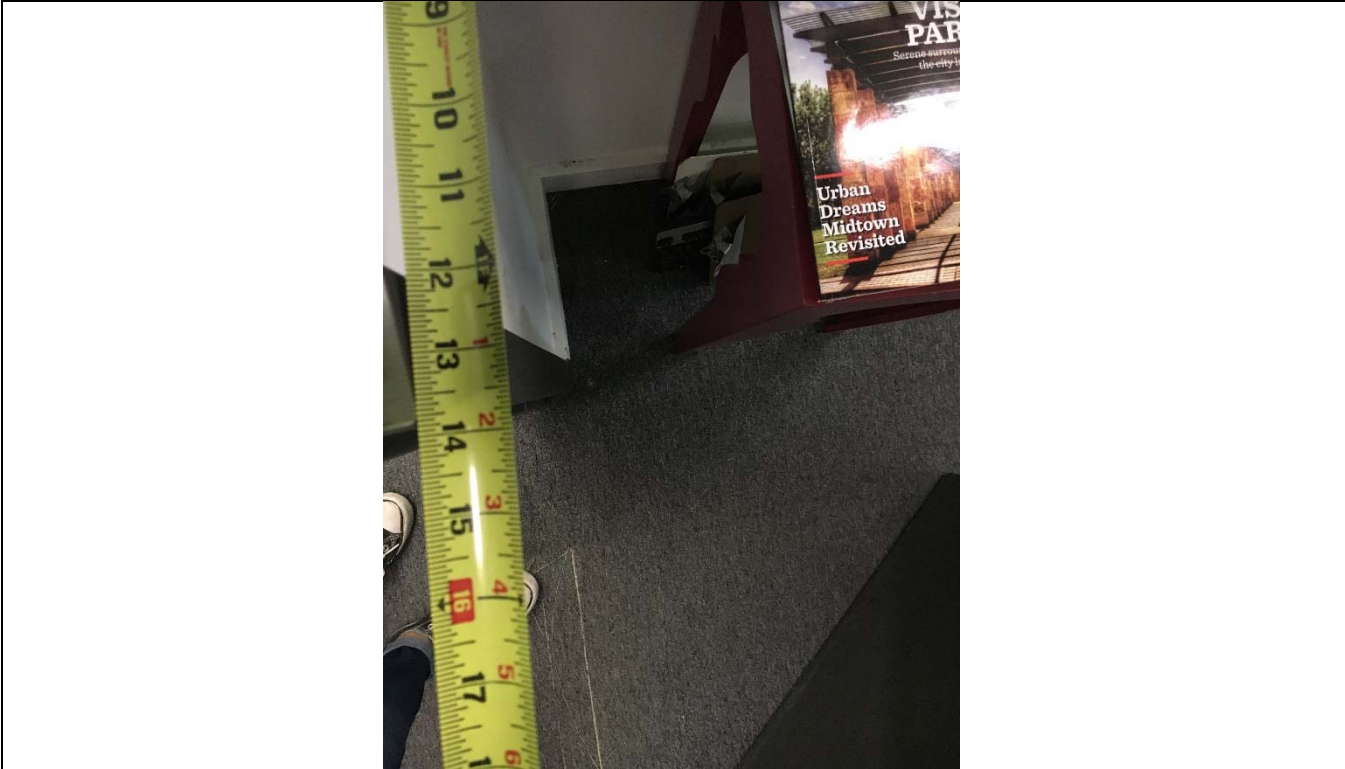


Violation 7 - There are approximately 15 permanent signs throughout the building that are not compliant.



Violation 8 -The scene shop has 2 doors in a series with only 13-1/2" between doors.

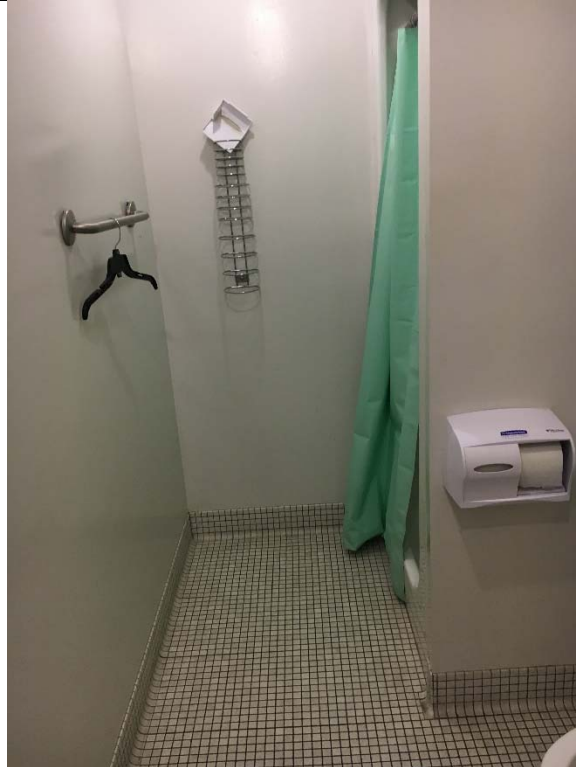






Violation 9 - Multiple doors throughout the theater (3 offices, board room, crew restroom, theater staff only area and the scene shop) do not have the minimum 18" maneuvering clearance on the pull side.





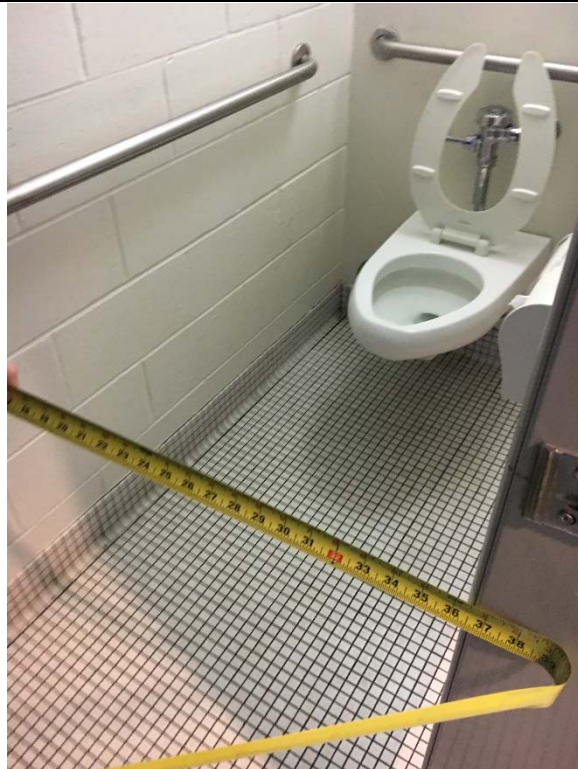


Violation 10 - The crew shower room is too small and is not fully compliant.



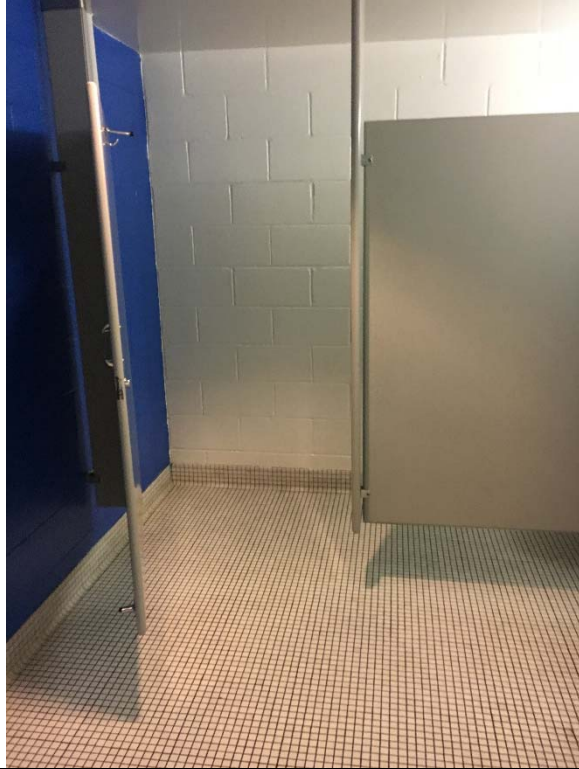


Violation 11 - Dressing room #5 is noted to be the accessible dressing room. There is a restroom with a shower provided that is too small and is not fully accessible.





Violation 12 - Men's Restroom - Accessible stall is only 36.5" wide.



Violation 13 - Men's Room - Stall door is not self-closing.



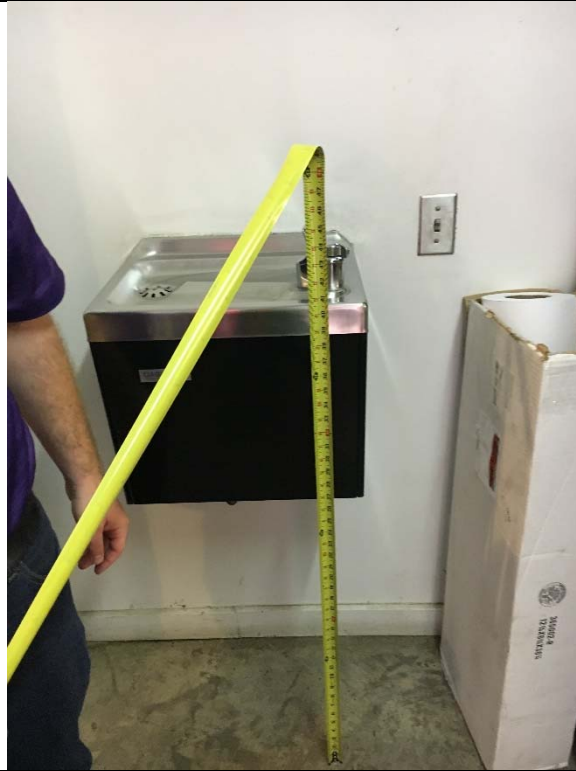
Violation 14 - Men's Room - Flush control is on the closed side of the stall.



Violation 15 - Men's Restroom - Coat hook is mounted at 66.5" above finished floor.



Violation 16 - The microwave provided is mounted above the stove and out of reach.



Violation 17 - The drinking fountain provided in the employee is for standing persons only and has no knee clearance and requires grasping and twisting to operate.



Violation 18 - There is only one drinking fountain provided on the second floor, two are required.