



**TOWN OF ADDISON  
BUILDING REPORT**

**Facility Information:** **Facility Name:** Town Hall  
**Facility Contact:** Lisa Pyles **Contact Phone:** 972-450-2878

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

**Latitude:** 32.952568 **Longitude:** -96.81562  
**Address:** 5300 Beltline Road **City:** Addison **County:** Dallas

**General Parking Notes:**  
There is one parking lot provided at the side of the building.

<b>Total Parking Spaces:</b>	17
<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 accessible parking space provided has slopes from 2.6% to 3.6%.

**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:** Regrade parking the space to achieve slopes no greater than 2% in all directions.

**TOWN OF ADDISON - Town Hall**  
**Parking - Page 2**

**Violation #1 Cost:** \$3,150      Priority Level 4

**Violation #2:** The access aisle has slopes from 2.6% to 3%.

**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:** Regrade access aisle to achieve slopes no greater than 2% in all directions. Price included in Violation #1.

**Violation #2 Cost:** \$0      Priority Level 4

**Violation #3:** The access aisle has broken concrete.

**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:** Regrade access aisle. Price included in violation #1.

**Violation #3 Cost:** \$0      Priority Level 4

**Violation #4:** There is no accessible parking signage provided.

**Standard:** **2010 ADAAG 502.6 Identification.**

**TOWN OF ADDISON - Town Hall**  
**Parking - Page 3**

**Text:**

Parking space identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60" min. above the finish floor or ground surface measured to the bottom of the sign.

**Possible Solutions:**

Add van accessible signage.

**Violation #4 Cost:**

\$263

Priority

Level 9

Parking Violations Total

\$3,413

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?

**Violation #5:**

**Standard:**

**Text:**

**Possible Solutions:**

**Violation #5 Cost:**  **Priority**

Accessible Route Total

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**General Entrance Notes:**

There are 3 entrances at the back of the building, one is noted to be the accessible entrance. None of these entrances are accessible.

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 #6:** The entrance leading into the Council of Chambers has a ramp with a running slope from up to 9.9%.

**Standard:** 2010 ADAAG 405.2 Slope.

**Text:** Ramp runs shall have a running slope not steeper than 1:12.

**Possible Solutions:** Remove and repour the ramp to achieve a running slope no greater than 1:12.

**Violation #6 Cost:** \$4,725 Priority Level 3

**Violation #7:** The ramp at the Council of Chambers entrance does not have edge protection.

**Standard:** 2010 ADAAG 405.9 Edge Protection.

**TOWN OF ADDISON - Town Hall**

**Entrance - Page 2**

**Text:**

Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

**Possible Solutions:**

Provide edge protection.

**Violation #7 Cost:**

\$1,575

Priority

Level 4

**Violation #8:**

The landing at the entrance to the Council of Chambers has a 10.5% running slope.

**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.

**Possible Solutions:**

Remove and repour the landing to achieve a level landing with slopes no greater than 2% in all directions. Price included in Violation #6.

**Violation #8 Cost:**

\$0

Priority

Level 3

**Violation #9:**

The entrance door into the Council of Chambers only has a 16" maneuvering clearance on the pull side and does not have a 60" deep maneuvering clearance provided.

**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.

**TOWN OF ADDISON - Town Hall**

**Entrance - Page 3**

**Possible Solutions:**

Widen the landing to provided a minimum of 18" on the pull side and provide a 60" minimum deep maneuvering clearance. Price included in Violation #6.

**Violation #9 Cost:**

\$0

Priority

Level 3

**Violation #10:**

There is a 1" threshold/change in level at the door leading into the Council of Chambers.

**Standard:**

**2010 ADAAG 404.2.5 Thresholds.**

**Text:**

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

**Possible Solutions:**

Modify entrance door threshold to 3/4" maximum with 1:2 bevel.

**Violation #10 Cost:**

\$263

Priority

Level 5

**Violation #11:**

The back middle entrance that leads to the restrooms has an 8% running slope at the landing.

**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.

**Possible Solutions:**

Remove and repour the landing to a achieve a level landing with a slope no greater than 2% in all directions.

**Violation #11 Cost:**

\$3,675

Priority

Level 3

**TOWN OF ADDISON - Town Hall**

**Entrance - Page 4**

**Violation #12:**

The back middle entrance door does not have a minimum of 18" 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:**

Widen the landing to provided a minimum of 18" on the pull side or provide an automatic door opener. Additionally, ensure the depth of the maneuvering clearance is a minimum of 60" deep. Price included in Violation #11.

**Violation #12 Cost:**

\$0

Priority

Level 3

**Violation #13:**

The far right entrance at the back is ramped to the entrance and does not have a level landing.

**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:**

Widen the landing to provided a minimum of 18" on the pull side or provide an automatic door opener. Additionally, ensure the depth of the maneuvering clearance is a minimum of 60" deep.

**Violation #13 Cost:**

\$2,625

Priority

Level 4

**Violation #14:**

The ramp up to the far right back entrance has a 5-3/8" drop off with no edge protection.



**TOWN OF ADDISON - Town Hall**  
**Entrance - Page 5**

**Standard:** 2010 ADAAG 405.9 Edge Protection.

**Text:** Edge protection complying with 405.9.1 or 405.9.2 shall be provided on each side of ramp runs and at each side of ramp landings.

**Possible Solutions:** Provide edge protection.

**Violation #14 Cost:** \$1,575                      Priority **Level 4**

**Violation #15:** The far right back entrance has a threshold that is greater than 1/2".

**Standard:** 2010 ADAAG 404.2.5 Thresholds.

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

**Possible Solutions:** Modify entrance door threshold to 3/4" maximum with 1:2 bevel.

**Violation #15 Cost:** \$263                      Priority **Level 5**

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			High Priority <b>1-4</b>
Entrance Total	\$14,701		Medium Priority <b>5-8</b>
			Low Priority <b>9-12</b>

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There are 3 entrances at the back of the building. One of these entrance is indicated as the "Accessible" entrance, however, none of the entrances are fully accessible.

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 #16:**

There are approximately 7 doors throughout the facility with 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 entrance door hardware with lever type hardware.

**Violation #16 Cost:**

\$2,756

Priority

Level 5

**TOWN OF ADDISON - Town Hall**

**Hallway - Page 2**

**Violation #17:**

Doorways throughout the facility have openings that range from 28"-31" wide openings.

**Standard:**

**2010 ADAAG 404.2.3 Clear Width.**

**Text:**

Door openings shall provide a clear width of 32 inches (815 mm) 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:**

Remove door frames to provide a minimum opening of 32".

**Violation #17 Cost:**

\$10,500

Priority

Level 2

**Violation #18:**

There is a 6" step up to the bench seating in the council of chambers.

**Standard:**

**2010 ADAAG 303.4 Ramps.**

**Text:**

Changes in level greater than ½" high shall be ramped, and shall comply with 405 or 406.

**Possible Solutions:**

Provide access to the bench seating area.

**Violation #18 Cost:**

\$3,150

Priority

Level 2

**Violation #19:**

The counter in the council of chambers room is too high at 37".

**Standard:**

**2010 ADAAG 904.4.1 Parallel Approach.**

**TOWN OF ADDISON - Town Hall**  
**Hallway - Page 3**

**Text:**

A portion of the counter surface that is 36 inches long minimum and 36 inches high maximum above the finish floor shall be provided.

**Possible Solutions:**

Modify counter to provide 36" length at 36" high maximum.

**Violation #19 Cost:**

\$2,100

Priority

Level 7

**Violation #20:**

Entrance into the Council of Chambers room from the office area requires steps to enter the room.

**Standard:**

2010 ADAAG 303.4 Ramps.

**Text:**

Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.

**Possible Solutions:**

Provide an accessible route into the Council of Chambers room.

**Violation #20 Cost:**

\$3,150

Priority

Level 2

**Hallway Total**

\$21,656

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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**Address:** 5300 Beltline Road

**City:** Addison

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**General Restroom Notes:**

There are both a Men's and a Women's restrooms provided, neither of which are compliant.

**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 #21:**

Women's Room: Room is only 56" wide by 65-1/2" deep and is not large enough to accommodate a wheelchair turning space.

**Standard:**

**2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.**

**Text:**

Where toilet rooms are provided, each toilet room shall comply with 603.  
Where bathing rooms are provided, each bathing room shall comply with 603.

**Possible Solutions:**

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

**Violation #21 Cost:**

\$12,600

Priority

Level 4

**TOWN OF ADDISON - Town Hall**

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**Violation #22:**

Women's Room: There is only a 10-1/2" maneuvering clearance provided on the pull side of the door.

**Standard:**

**2010 ADAAG 404.2.4.1 Swinging Doors and Gates.**

**Text:**

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

**Possible Solutions:**

Modify door to provide 18" clearance.

**Violation #22 Cost:**

\$2,625

Priority

Level 4

**Violation #23:**

Women's Room: There is a 1-3/4" step to get into the restroom.

**Standard:**

**2010 ADAAG 303.4 Ramps.**

**Text:**

Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.

**Possible Solutions:**

Modify floor to achieve a smooth transition into the room.

**Violation #23 Cost:**

\$2,625

Priority

Level 2

**Violation #24:**

Women's Room: Lavatory pipes and controls are not protected against contact.

**Standard:**

**2010 ADAAG 606.5 Exposed Pipes and Surfaces.**

**TOWN OF ADDISON - Town Hall**

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**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 lavatory.

**Violation #24 Cost:**

\$105

Priority

Level 5

**Violation #25:**

Women's Room: The required knee clearance depth is not provided at the lavatory.

**Standard:**

**2010 ADAAG 306.3.3 Minimum Required Depth.**

**Text:**

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground.

**Possible Solutions:**

Replace lavatory to provide required clearances.

**Violation #25 Cost:**

\$2,100

Priority

Level 5

**Violation #26:**

Women's Room: The operation portion of the paper towel dispenser is at 50" above finished floor.

**Standard:**

**2010 ADAAG 308.3.1 Side Reach Unobstructed.**

**TOWN OF ADDISON - Town Hall**

**Restrooms - Page 4**

**Text:**

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground.

**Possible Solutions:**

Lower dispenser to 48" to operable control.

**Violation #26 Cost:**

\$525

Priority

Level 7

**Violation #27:**

Women's Room: Mirror is at 45" to the bottom of the reflective surface.

**Standard:**

**2010 ADAAG 603.3 Mirrors.**

**Text:**

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground.

**Possible Solutions:**

Lower mirror so bottom of the reflective edge is 40" maximum high.

**Violation #27 Cost:**

\$525

Priority

Level 7

**Violation #28:**

Women's Room: The side grab bar has over a 2" space between the grab bar and the wall. The rear grab bar is only 12" long.

**Standard:**

**2010 ADAAG 609.3 Grab bar Spacing & 604.5.2 Rear Wall Grab bar.**

**Text:**

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



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**Restrooms - Page 5**

**Possible Solutions:**

Reposition side grab bar and replace rear grab bar with a 36" long grab bar.

**Violation #28 Cost:**

\$525

Priority

Level 6

**Violation #29:**

Women's Room: Water closet centerline is at 14" where 16"-18" is required.

**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" minimum to 18" maximum from the side wall or partition.

**Possible Solutions:**

Relocate water closet.

**Violation #29 Cost:**

\$2,625

Priority

Level 5

**Violation #30:**

Women's Room: Water closet flush control is on the closed side.

**Standard:**

**2010 ADAAG 604.6 Flush Controls.**

**Text:**

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

**Possible Solutions:**

Relocate flush control to the open side of the water closet.

**Violation #30 Cost:**

\$525

Priority

Level 5

**Violation #31:**

Women's Room: Coat hook is mounted at 61-1/2" above finished floor.

**TOWN OF ADDISON - Town Hall**  
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**Standard:**

**2010 ADAAG 603.4 Coat Hooks and Shelves.**

**Text:**

Coat hooks shall be located within one of the reach ranges specified in 308, no higher than 48" above finished floor.

**Possible Solutions:**

Lower coat hook or add an additional coat hook no higher than 48" above finished floor.

**Violation #31 Cost:**

\$105

Priority

Level 9

**Violation #32:**

Women's Room: Cabinet provided over the water closet is an overhead protrusion.

**Standard:**

**2010 ADAAG 307.4 Vertical Clearance.**

**Text:**

Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" maximum above the finish floor or ground.

**Possible Solutions:**

Remove cabinet.

**Violation #32 Cost:**

\$525

Priority

Level 8

**Violation #33:**

Men's Room: Room is only 56" wide by 65-1/2" deep and is not large enough to accommodate a wheelchair turning space.

**Standard:**

**2010 ADAAG 213.2 Toilet Rooms and Bathing Rooms.**

**TOWN OF ADDISON - Town Hall**  
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**Text:**

Where toilet rooms are provided, each toilet room shall comply with 603. Where bathing rooms are provided, each bathing room shall comply with 603.

**Possible Solutions:**

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

**Violation #33 Cost:**

\$12,600

Priority

Level 4

**Violation #34:**

Men's Room: There is only an 11" maneuvering clearance provided on the pull side of the door.

**Standard:**

**2010 ADAAG 404.2.4.1 Swinging Doors and Gates.**

**Text:**

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

**Possible Solutions:**

Modify door to provide 18" clearance.

**Violation #34 Cost:**

\$2,625

Priority

Level 4

**Violation #35:**

Men's Room: There is a 1-3/4" step to get into the restroom.

**Standard:**

**2010 ADAAG 303.4 Ramps.**

**Text:**

Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.

**Possible Solutions:**

Modify floor to achieve a smooth transition into the room.

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**Restrooms - Page 8**

**Violation #35 Cost:**

\$2,625

Priority

Level 2

**Violation #36:**

Men's Room: Lavatory pipes and controls 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 drains and water lines under the lavatory.

**Violation #36 Cost:**

\$105

Priority

Level 5

**Violation #37:**

Men's Room: The required knee clearance depth is not provided at the lavatory.

**Standard:**

**2010 ADAAG 306.3.3 Minimum Required Depth.**

**Text:**

Where knee clearance is required under an element as part of a clear floor space, the knee clearance shall be 11" deep minimum at 9" above the finish floor or ground, and 8" deep minimum at 27" above the finish floor or ground.

**Possible Solutions:**

Replace lavatory.

**Violation #37 Cost:**

\$2,100

Priority

Level 5

**Violation #38:**

Men's Room: The operation portion of the paper towel dispenser is at 50" above finished floor.

**TOWN OF ADDISON - Town Hall**  
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**Standard:**

**2010 ADAAG 308.3.1 Side Reach Unobstructed.**

**Text:**

Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground.

**Possible Solutions:**

Lower dispenser.

**Violation #38 Cost:**

\$525

Priority

Level 7

**Violation #39:**

Men's Room: Mirror is at 44-1/2" to the bottom of the reflective surface.

**Standard:**

**2010 ADAAG 603.3 Mirrors.**

**Text:**

Mirrors located above lavatories or countertops shall be installed with the bottom edge of the reflecting surface 40" maximum above the finish floor or ground.

**Possible Solutions:**

Lower mirror.

**Violation #39 Cost:**

\$525

Priority

Level 7

**Violation #40:**

Men's Room: The side grab bar has over a 2" space between the grab bar and the wall. The rear grab bar is only 12" long.

**Standard:**

**2010 ADAAG 609.3 Grab bar Spacing & 604.5.2 Rear Wall Grab bar.**

**TOWN OF ADDISON - Town Hall**  
**Restrooms - Page 10**

**Text:**

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

Reposition side grab bar and replace rear grab bar with a 36" long grab bar.

**Violation #40 Cost:**

\$525

Priority

Level 6

**Violation #41:**

Men's Room: Water closet centerline is at 14-1/2".

**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" minimum to 18" maximum from the side wall or partition.

**Possible Solutions:**

Relocate water closet.

**Violation #41 Cost:**

\$2,625

Priority

Level 5

**Violation #42:**

Men's Room: Water closet flush control is on the closed side.

**Standard:**

**2010 ADAAG 604.6 Flush Controls.**

**Text:**

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

**Possible Solutions:**

Relocate flush control to the open side of the water closet.

**TOWN OF ADDISON - Town Hall**  
**Restrooms - Page 11**

**Violation #42 Cost:** \$525      Priority Level 5

**Violation #43:** Men's Room: Cabinet provided over the water closet is an overhead protrusion.

**Standard:** **2010 ADAAG 307.4 Vertical Clearance.**

**Text:** Vertical clearance shall be 80" high minimum. Guardrails or other barriers shall be provided where the vertical clearance is less than 80" high. The leading edge of such guardrail or barrier shall be located 27" maximum above the finish floor or ground.

**Possible Solutions:** Remove cabinet.

**Violation #43 Cost:** \$525      Priority Level 8

**Violation #44:** The small restroom at the front of the building has no accessible features.

**Standard:** **2010 ADAAG 216.8 Toilet Rooms and Bathing Rooms**

**Text:** Where existing toilet rooms or bathing rooms do not comply with 603, directional signs indicating the location of the nearest toilet room or bathing room complying with 603 within the facility shall be provided.

**Possible Solutions:** Add directional signage.

**Violation #44 Cost:** \$263      Priority Level 6

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		High Priority	<span style="background-color: #f08080; border: 1px solid black; padding: 2px;">1-4</span>
<b>Restrooms Total</b>	<span style="border: 1px solid black; padding: 2px;">\$50,978</span>	Medium Priority	<span style="background-color: yellow; 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>

**TOWN OF ADDISON  
BUILDING REPORT**

**Facility Information:**

**Facility Name:** Town Hall

**Facility Contact:** Lisa Pyles

**Contact Phone:** 972-450-2878

**Accessology Inspector Information:**

**Inspector:** Karen Jackson

**Date:** April 21, 2017

**Email:** Kjackson@accessology.com

**Latitude:** 32.952568

**Longitude:** -96.81562

**Address:** 5300 Beltline Road

**City:** Addison

**County:** Dallas

**General Break Room Notes:**

There is one break room serving the 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 #45:**

There is a 5/8" step to get into the break room.

**Standard:**

2010 ADAAG 303.4 Ramps.

**Text:**

Changes in level greater than 1/2" high shall be ramped, and shall comply with 405 or 406.

**Possible Solutions:**

Modify floor to achieve a smooth transition into the break room.

**Violation #45 Cost:**

\$2,625

Priority

Level 2

**Violation #46:**

The door width leading into the break room is only 29" wide.

**Standard:**

2010 ADAAG 404.2.3 Clear Width.



**TOWN OF ADDISON - Town Hall**  
**Break Rooms - Page 2**

**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:**

Replace door to achieve 32" minimum clear width.

**Violation #46 Cost:**

\$2,625

Priority

Level 3

**Violation #47:**

Break room sink is 34-9/16" high with no knee clearance, where 34" maximum is required.

**Standard:**

**2010 ADAAG 606.2 Clear Floor Space.**

**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 sink to provide 34" maximum height with a 27" minimum knee clearance.

**Violation #47 Cost:**

\$2,100

Priority

Level 4

**Break Rooms Total**

\$7,350

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

**TOWN OF ADDISON  
BUILDING REPORT**

**Facility Information:**

Facility Name: Town Hall

Facility Contact: Lisa Pyles

Contact Phone: 972-450-2878

**Accessology Inspector Information:**

Inspector: Karen Jackson

Date: April 21, 2017

Email: Kjackson@accessology.com

Latitude: 32.952568

Longitude: -96.81562

Address: 5300 Beltline Road

City: Addison

County: Dallas

**General Misc Notes:**

There is one interior drinking fountain provided at this building.

Are there exterior drinking fountains?

No

Are there any other miscellaneous items not previously covered?

N/A

**Violation #48:**

There is only one drinking fountain provided, where two are required.

**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:**

Provide a new Hi/Lo fountain.

**Violation #48 Cost:**

\$5,250

Priority

Level 6

**Violation #49:**

The drinking fountain is a protruding object.

**Standard:**

**2010 ADAAG 307.2 Protrusion Limits.**

**TOWN OF ADDISON - Town Hall**

**Miscellaneous - Page 2**

**Text:**

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

**Possible Solutions:**

Relocate drinking fountain to a place where it is not a protruding object.  
Cost is included in Violation #47.

**Violation #49 Cost:**

\$0

Priority

Level 6

Miscellaneous Total

\$5,250

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

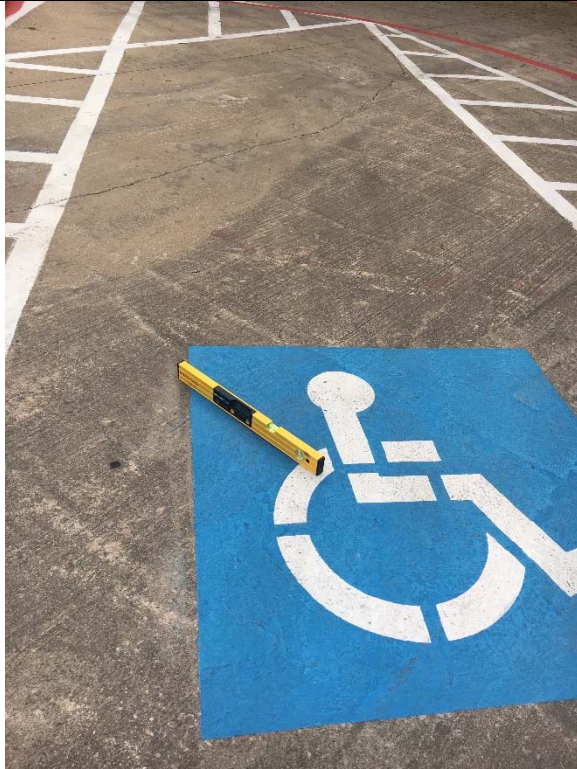
## Summary Sheet for Town Hall

### Town Hall

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Regrade parking the space to achieve slopes no greater than 2% in all directions.	Level 4	\$3,150.00
2	Regrade access aisle to achieve slopes no greater than 2% in all directions. Price included in Violation #1.	Level 4	\$0.00
3	Regrade access aisle. Price included in violation #1.	Level 4	\$0.00
4	Add van accessible signage.	Level 9	\$263.00
5	Install an elevator.	Level 3	\$157,500.00
6	Remove and repour the ramp to achieve a running slope no greater than 1:12.	Level 3	\$4,725.00
7	Provide edge protection.	Level 4	\$1,575.00
8	Remove and repour the landing to a achieve a level landing with slopes no greater than 2% in all directions. Price included in Violation #6.	Level 3	\$0.00
9	Widen the landing to provided a minimum of 18" on the pull side and provide a 60" minimum deep maneuvering clearance. Price included in Violation #6.	Level 3	\$0.00
10	Modify entrance door threshold to 3/4" maximum with 1:2 bevel.	Level 5	\$263.00
11	Remove and repour the landing to a achieve a level landing with a slope no greater than 2% in all directions.	Level 3	\$3,675.00
12	Widen the landing to provided a minimum of 18" on the pull side or provide an automatic door opener. Additionally, ensure the depth of the maneuvering clearance is a minimum of 60" deep. Price included in Violation #11.	Level 3	\$0.00
13	Widen the landing to provided a minimum of 18" on the pull side or provide an automatic door opener. Additionally, ensure the depth of the maneuvering clearance is a minimum of 60" deep.	Level 4	\$2,625.00
14	Provide edge protection.	Level 4	\$1,575.00
15	Modify entrance door threshold to 3/4" maximum with 1:2 bevel.	Level 5	\$263.00
16	Replace entrance door hardware with lever type hardware.	Level 5	\$2,756.00
17	Remove door frames to provide a minimum opening of 32".	Level 2	\$10,500.00
18	Provide access to the bench seating area.	Level 2	\$3,150.00
19	Modify counter to provide 36" length at 36" high maximum.	Level 7	\$2,100.00
20	Provide an accessible route into the Council of Chambers room.	Level 2	\$3,150.00
21	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$12,600.00
22	Modify door to provide 18" clearance.	Level 4	\$2,625.00
23	Modify floor to achieve a smooth transition into the room.	Level 2	\$2,625.00
24	Provide protection at the exposed drains and water lines under the lavatory.	Level 5	\$105.00
25	Replace lavatory to provide required clearances.	Level 5	\$2,100.00
26	Lower dispenser to 48" to operable control.	Level 7	\$525.00

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
27	Lower mirror so bottom of the reflective edge is 40" maximum high.	Level 7	\$525.00
28	Reposition side grab bar and replace rear grab bar with a 36" long grab bar.	Level 6	\$525.00
29	Relocate flush control to the open side of the water closet.	Level 5	\$2,625.00
30	Relocate flush control to the open side of the water closet.	Level 5	\$525.00
31	Lower coat hook or add an additional coat hook no higher than 48" above finished floor.	Level 9	\$105.00
32	Remove cabinet.	Level 8	\$525.00
33	Enlarge restroom to accommodate accessible water closet and lavatory and wheelchair turning space.	Level 4	\$12,600.00
34	Modify door to provide 18" clearance.	Level 4	\$2,625.00
35	Modify floor to achieve a smooth transition into the room.	Level 2	\$2,625.00
36	Provide protection at the exposed drains and water lines under the lavatory.	Level 5	\$105.00
37	Replace lavatory.	Level 5	\$2,100.00
38	Lower dispenser.	Level 7	\$525.00
39	Lower mirror.	Level 7	\$525.00
40	Reposition side grab bar and replace rear grab bar with a 36" long grab bar.	Level 6	\$525.00
41	Relocate water closet.	Level 5	\$2,625.00
42	Relocate flush control to the open side of the water closet.	Level 5	\$525.00
43	Remove cabinet.	Level 8	\$525.00
44	Add directional signage.	Level 6	\$263.00
45	Modify floor to achieve a smooth transition into the break room.	Level 2	\$2,625.00
46	Replace door to achieve 32" minimum clear width.	Level 3	\$2,625.00
47	Modify sink to provide 34" maximum height with a 27" minimum knee clearance.	Level 4	\$2,100.00
48	Provide a new Hi/Lo fountain.	Level 6	\$5,250.00
49	Relocate drinking fountain to a place where it is not a protruding object. Cost is included in Violation #47.	Level 6	\$0.00

Grand Total	\$260,848.00
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**Violation 1** - The accessible parking space provided has slopes from 2.6% to 3.6%.



**Violation 2** - The access aisle has slopes from 2.6% to 3%.





**Violation 3** - The access aisle has broken concrete.



**Violation 4** - There is no accessible parking signage provided.



**Violation 5** - There is no accessible route to the 2nd floor.



**Violation 6** - The entrance leading into the Council of Chambers has a ramp with a running slope from up to 9.9%.





**Violation 7** - The ramp at the Council of Chambers entrance does not have edge protection.



**Violation 8** - The landing at the entrance to the Council of Chambers has a 10.5% running slope.



**Violation 9** - The entrance door into the Council of Chambers only has a 16" maneuvering clearance on the pull side and does not have a 60" deep maneuvering clearance provided.



**Violation 10** – There is a 1" threshold/change in level at the door leading into the Council of Chambers.



**Violation 11** - The middle entrance at the back that leads to the restrooms has an 8% running slope at the landing. Additionally, the floor mat at the door is not secured to the ground.



**Violation 12** - The back middle entrance door does not have a minimum of 18" on the pull side.





**Violation 13** - The far right entrance at the back is ramped to the entrance and does not have a level landing.



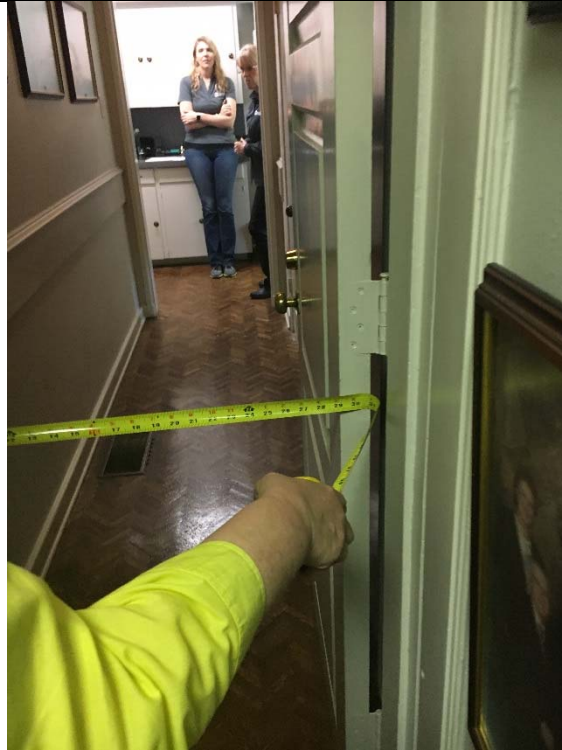
**Violation 14** - The ramp up to the far right back entrance has a 5-3/8" drop off with no edge protection.



**Violation 15** - The far right back entrance has a threshold that is greater than 1/2".



**Violation 16** - There are approximately 7 doors throughout the facility with door hardware that requires grasping and twisting to operate.



**Violation 17** - Doorways throughout the facility have openings that range from 28"-31" wide openings.



**Violation 18** - There is a 6" step up to the bench seating in the council of chambers.





**Violation 19** - The counter in the council of chambers room is too high at 37".



**Violation 20** - Entrance into the Council of Chambers room from the office area requires steps to enter the room.



**Violation 21** - Women's Room: Room is only 56" wide by 65-1/2" deep and is not large enough to accommodate a wheelchair turning space.



**Violation 22** - Women's Room: There is only a 10-1/2" maneuvering clearance provided on the pull side of the door.





**Violation 23** - Women's Room: There is a 1-3/4" step to get into the restroom.



**Violation 24** - Women's Room: Lavatory pipes and controls are not protected against contact.



**Violation 25 - Women's Room:** The required knee clearance depth is not provided at the lavatory.



**Violation 26 - Women's Room:** The operation portion of the paper towel dispenser is at 50" above finished floor.



**Violation 27 - Women's Room: Mirror is at 45" to the bottom of the reflective surface.**





**Violation 28 - Women's Room:** The side grab bar has over a 2" space between the grab bar and the wall. The rear grab bar is only 12" long.



**Violation 29 - Women's Room:** Water closet centerline is at 14".



**Violation 30** - Women's Room: Water closet flush control is on the closed side.

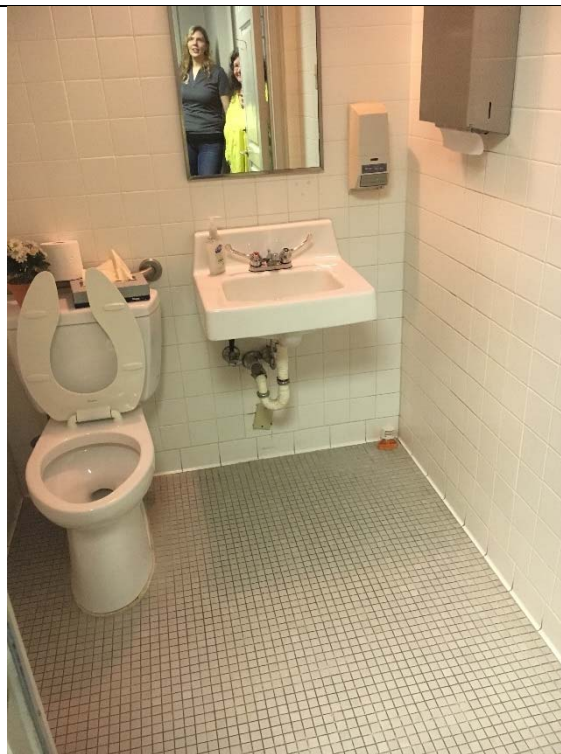


**Violation 31** - Women's Room: Coat hook is mounted at 61-1/2" above finished floor.





**Violation 32** - Women's Room: Cabinet provided over the water closet is an overhead protrusion.



**Violation 33** - Men's Room: Room is only 56" wide by 65-1/2" deep and is not large enough to accommodate a wheelchair turning space.



**Violation 34** - Men's Room: There is only an 11" maneuvering clearance provided on the pull side of the door.



**Violation 35** - Men's Room: There is a 1-3/4" step to get into the restroom.



**Violation 36 - Men's Room:** Lavatory pipes and controls are not protected against contact.



**Violation 37 - Men's Room:** The required knee clearance depth is not provided at the lavatory.

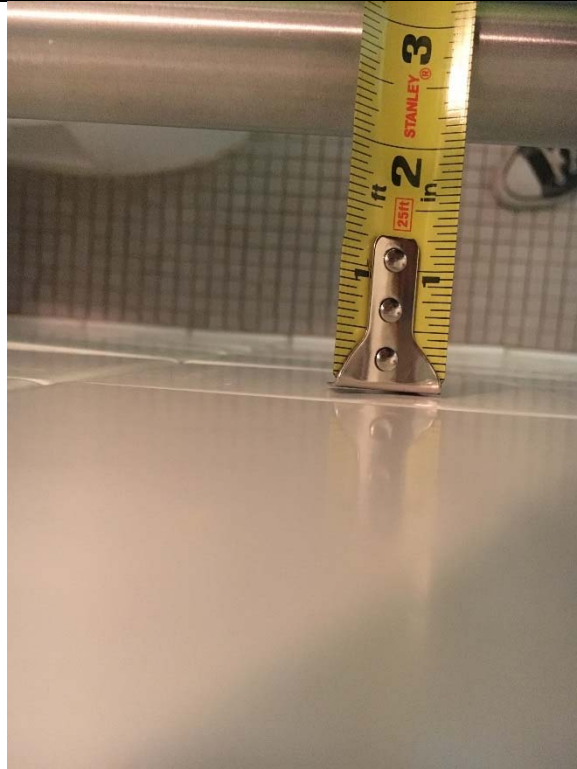




**Violation 38** - Men's Room: The operation portion of the paper towel dispenser is at 50" above finished floor.



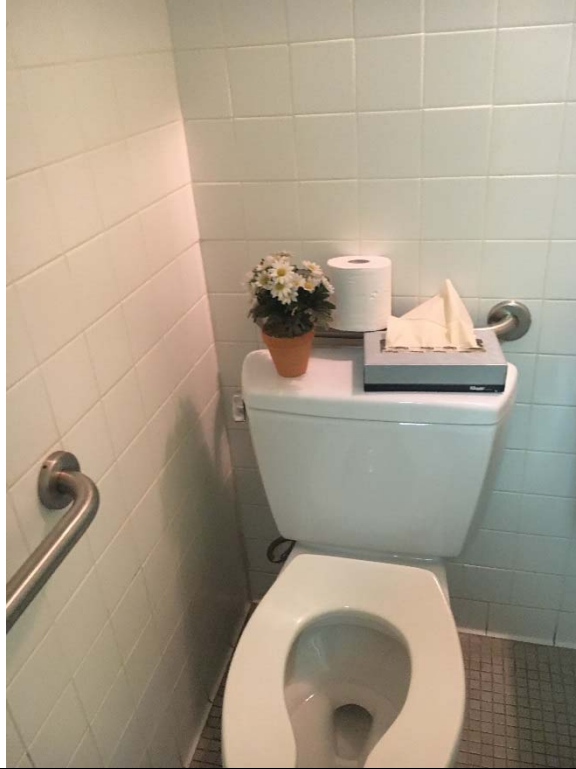
**Violation 39** - Men's Room: Mirror is at 44-1/2" to the bottom of the reflective surface.



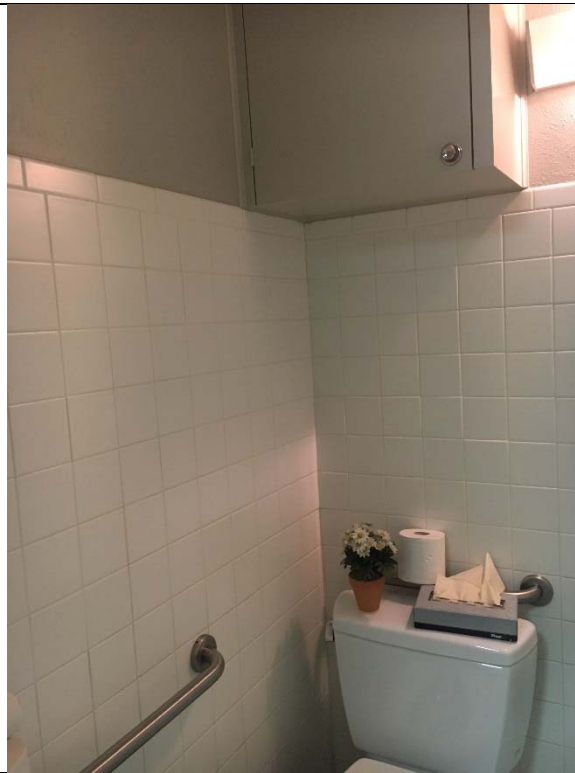
**Violation 40 - Men's Room:** The side grab bar has over a 2" space between the grab bar and the wall. The rear grab bar is only 12" long.



**Violation 41 - Men's Room:** Water closet centerline is at 14-1/2".

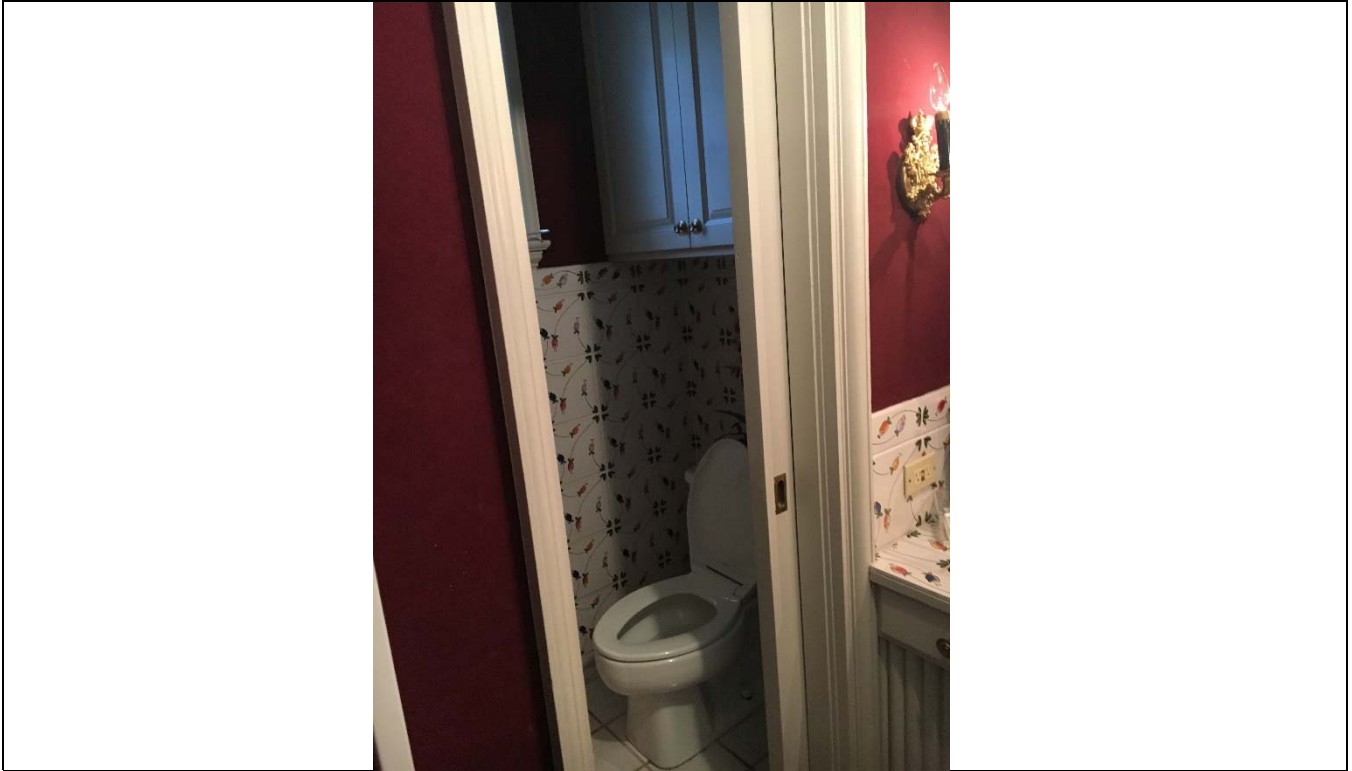


**Violation 42 - Men's Room:** Water closet flush control is on the closed side.

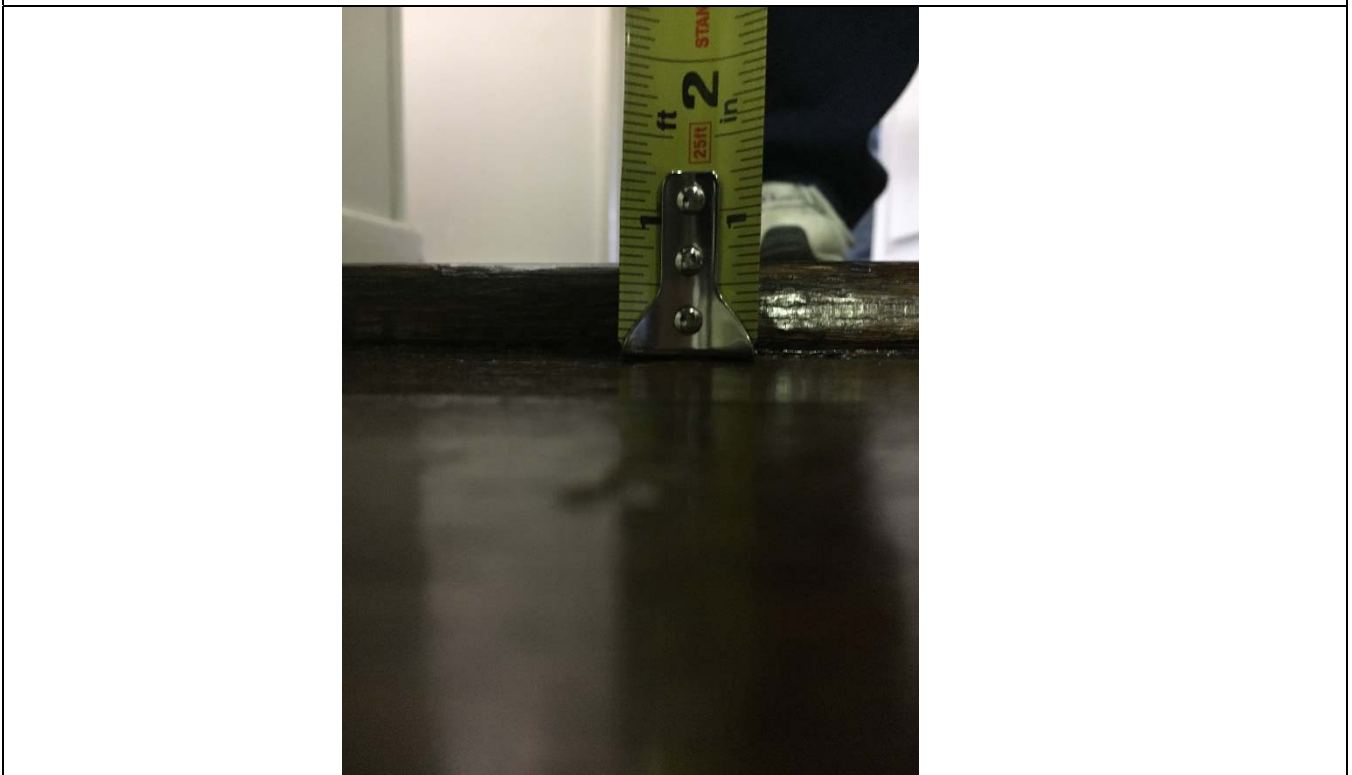


**Violation 43 - Men's Room:** Cabinet provided over the water closet is an overhead protrusion.





**Violation 44** – The small restroom at the front of the building has no accessible features.

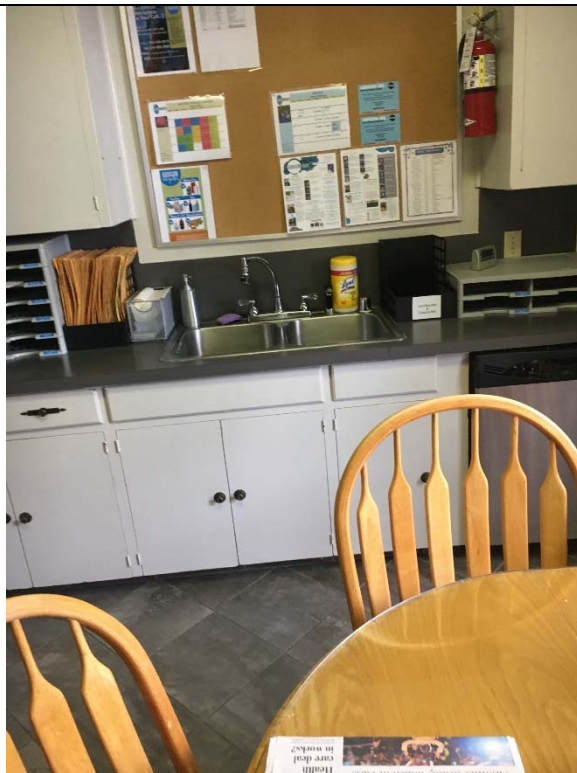


**Violation 45** - There is a 5/8" step to get into the break room.





**Violation 46** - The door width leading into the break room is only 29" wide.





**Violation 47** - Break room sink is 34-9/16" high with no knee clearance, where 34" maximum is required.



**Violation 48** - There is only one drinking fountain provided, where two are required.



**Violation 49** - The drinking fountain is a protruding object.