



**TOWN OF ADDISON
BUILDING REPORT**

Facility Information: **Facility Name:** Tree House
Facility Contact: Lisa Pyles **Contact Phone:** 972-450-2878

Accessology Inspector Information:
Inspector: Karen Jackson **Date:** April 4, 2016
Email: Kjackson@accessology.com

Latitude: 32.947856 **Longitude:** -96.84084
Address: 14681 Midway Road, #200 **City:** Addison **County:** Dallas

General Parking Notes:

The Treehouse is located in suite 200 of a multi-tenant building. The suite takes up the entire 2nd floor. Parking count is based on the spaces directly in front and to the side of the building.

Total Parking Spaces:	56
Total Accessible Parking Spaces:	1
Number of van accessible spaces:	0
Is the accessible parking substantially compliant?	No

Violation #1: The accessible parking space has a running slope of 3.8% and a cross slope of 2.4%.

Standard: 2010 ADAAG 502.4 Floor or Ground Surfaces.

Text: Parking spaces and access aisles serving them shall comply with (302 Floor or Ground Surfaces). Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted. Slopes not steeper than 1:48 shall be permitted.

TOWN OF ADDISON - Tree House
Parking - Page 2

Possible Solutions:

Relocate accessible parking. Ensure slopes are no greater than 2% in all directions.

Violation #1 Cost:

\$2,625

Priority

Level 4

Violation #2:

The access aisle is only 38" wide and has a built up curb ramp in it.

Standard:

2010 ADAAG 502.3 Parking Spaces Access Aisle.

Text:

Access aisles serving parking spaces shall comply with (502.3 Access Aisle). Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.

Possible Solutions:

Add compliant access aisles that fully complies with 502.3 with slopes no greater than 2% in all directions.

Violation #2 Cost:

\$4,725

Priority

Level 4

Violation #3:

The curb ramp provided projects into the access aisle and the accessible parking space and has a running slope of 11.4%.

Standard:

2010 ADAAG 406.5 Curb Ramp Location.
2010 ADAAG 406.1 Curb Ramps General.

Text:

2010 ADAAG 406.5 Curb Ramp Location. 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.
2010 ADAAG 406.1 Curb Ramps General. Curb ramps on accessible routes shall comply with 406, 405.2 through 405.5, and 405.10.

TOWN OF ADDISON - Tree House
Parking - Page 3

Possible Solutions:

When parking is reworked, install a compliant curb ramp complying with sections 405 and 406.

Violation #3 Cost:

\$2,100

Priority

Level 4

Violation #4:

There is only 1 accessible parking space provided and 3 are required.

Standard:

2010 ADAAG 208.2 Minimum Number.
2010 ADAAG 502.6 Parking Spaces Identification.

Text:

2010 ADAAG 208.2 Minimum Number. Parking spaces complying with 502 shall be provided in accordance with Table 208.2 **2010 ADAAG 502.6 Parking Spaces Identification.** Parking space identification signs shall include the International Symbol of Accessibility. 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 two parking spaces and ensure one is van accessible with compliant signage. Two of the accessible parking spaces can share an access aisle.

Violation #4 Cost:

\$6,300

Priority

Level 4

Parking Violations Total

\$15,750

High Priority 1-4

Medium Priority 5-8

Low Priority 9-12

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Accessology Inspector Information:

Inspector: Karen Jackson

Date: April 4, 2016

Email: Kjackson@accessology.com

Latitude: 32.947856

Longitude: -96.84084

Address: 14681 Midway Road, #200

City: Addison

County: Dallas

General Accessible Route Notes:

There is one path of travel leading to the main entrance to the building. It is not fully compliant.

Is the path of travel from accessible parking to building entrance compliant?

No

Does the path of travel serve all exterior amenities offered by the facility?

N/A

Is the path of travel from building entrances to all amenities served by the entrance substantially compliant?

N/A

Violation #5:

There is a 5'-0" ramped area where the sidewalk meets the brick pavers that has a running slope of 16.1%.

Standard:

2010 ADAAG 403.3 Walking Surface Slope.

Text:

The running slope of walking surfaces shall not be steeper than 1:20. The cross slope of walking surfaces shall not be steeper than 1:48.

Possible Solutions:

Remove portion of the sidewalk leading up to the brick porch and extend the slope to provide a sidewalk with a running slope of less than 5%.

Violation #5 Cost:

\$4,200

Priority

Level 3

Accessible Route Total

\$4,200

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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General Entrance Notes:

The main entrance into the building is substantially compliant.

Is the main entry door accessible? Yes
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

Entrance Total High Priority
Medium Priority
Low Priority

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This suite is located in a multi-tenant building that is leased, not owned by the Town of Addison. The Town of Addison leases out the entire 2nd floor. Drinking fountains, signage and door hardware are not fully compliant on the 2nd floor.

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:

The supply and storage rooms in the main hallway have knob door hardware.

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 door hardware with lever type hardware that does not require tight grasping or twisting to operate.

TOWN OF ADDISON - Tree House
Hallway - Page 2

Violation #5 Cost:

\$788

Priority

Level 5

Violation #6:

There are 11 green room designation signs with no Braille or tactile characters. The Men's, Women's, storage and supply signage have no Braille or tactile characters and are not properly mounted.

Standard:

2010 ADAAG 216.2 Designations.

Text:

Interior and exterior signs identifying permanent rooms and spaces shall comply with 703.1, 703.2, and 703.5.

Possible Solutions:

Replace all room signs.

Violation #6 Cost:

\$3,938

Priority

Level 6

Violation #7:

The Lifepak AED box in the hallway is a protruding object protruding out 7" into the walkway at 37-5/16" above finished floor.

Standard:

2010 ADAAG 307.2 Protruding Objects Protrusion Limits.

Text:

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

Possible Solutions:

Relocate the AED box to a location where it does not protrude into the path of travel.

Violation #7 Cost:

\$525

Priority

Level 10

Violation #8:

The drinking fountain in the hallway protrudes more than 4" into the path of travel at 28" above finished floor.

TOWN OF ADDISON - Tree House

Hallway - Page 3

Standard:

2010 ADAAG 307.2 Protruding Objects Protrusion Limits.

Text:

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

Possible Solutions:

Install new hi/lo compliant drinking fountain in a compliant location. Price included under violation #9.

Violation #8 Cost:

\$0

Priority

Level 11

Violation #9:

There is only one drinking fountain provided at accessible height. Two are required, one is required to be provided for standing persons.

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 a unit for standing persons.

Violation #9 Cost:

\$5,250

Priority

Level 8

Violation #10:

Interior hallway door only has 16" 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.

TOWN OF ADDISON - Tree House

Hallway - Page 4

Possible Solutions:

Modify door to provide 18" clearance.

Violation #10 Cost:

\$2,625

Priority

Level 4

Hallway Total

\$13,126

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

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Latitude: 32.947856

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Address: 14681 Midway Road, #200

City: Addison

County: Dallas

General Restroom Notes:

This facility has a set of Men's and Women's restrooms provided in the common hallway.

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 #11:

The Women's restroom maneuvering clearance between two doors in a series is only 39" 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 inches minimum plus the width of doors or gates swinging into the space.

Possible Solutions:

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

Violation #11 Cost:

\$2,625

Priority

Level 5

Violation #12:

There is no accessible stall provided in the Women's restroom.

TOWN OF ADDISON - Tree House

Restrooms - Page 2

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:

Remodel toilet room to provide a fully compliant stall.

Violation #12 Cost:

\$6,300

Priority

Level 4

Violation #13:

Women's restroom lavatory pipes are not wrapped.

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 #13 Cost:

\$105

Priority

Level 5

Violation #14:

The feminine product dispenser provided in the Women's restroom requires tight grasping and twisting to operate.

Standard:

2010 ADAAG 309.4 Operable Parts Operation.

TOWN OF ADDISON - Tree House
Restrooms - Page 3

Text:

Operable parts shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.

Possible Solutions:

Remove or replace with a dispenser that does not require grasping or twisting to operate.

Violation #14 Cost:

\$525

Priority

Level 12

Violation #15:

There is no accessible stall provided in the Men's restroom.

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:

Remodel toilet room to provide a fully compliant stall.

Violation #15 Cost:

\$6,300

Priority

Level 4

Violation #16:

Men's restroom lavatory pipes are not wrapped.

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.

TOWN OF ADDISON - Tree House
Restrooms - Page 4

Possible Solutions:

Provide protection at the exposed drains and water lines under the lavatory.

Violation #16 Cost:

\$105

Priority

Level 5

Violation #17:

Men's restroom accessible urinal is mounted at 18-1/2" to the rim where a maximum of 17" is required.

Standard:

2010 ADAAG 605.2 Urinals Height and Depth.

Text:

Urinals shall be the stall-type or the wall-hung type with the rim 17 inches maximum above the finish floor or ground.

Possible Solutions:

Lower the urinal to 17" to the rim.

Violation #17 Cost:

\$2,100

Priority

Level 10

Restrooms Total

\$18,060

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 provided.

Does the facility have a break room?	<input type="checkbox"/>
Is there a stove or cooktop?	<input type="checkbox"/>
Is there a sink?	<input type="checkbox"/>
Is the sink substantially compliant?	<input type="checkbox"/>
Are the counters at 34" aff?	<input type="checkbox"/>

Yes
No
Yes
Yes
Yes

Violation #18: The sink in the break room is at 34-3/4" to the top of the counter where 34" maximum is required.

Standard: 2010 ADAAG 606.3 Lavatories and Sinks Height.

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

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

TOWN OF ADDISON - Tree House
Break Rooms - Page 2

Violation #18 Cost:

\$2,100

Priority

Level 4

Break Rooms Total

\$2,100

High Priority

1-4

Medium Priority

5-8

Low Priority

9-12

Summary Sheet for Tree House

Tree House

#	VIOLATION SUMMARY	PRIORITY LEVEL	COST
1	Relocate accessible parking. Ensure slopes are no greater than 2% in all directions.	Level 4	\$2,625.00
2	Add compliant access aisles that fully complies with 502.3 with slopes no greater than 2% in all directions.	Level 4	\$4,725.00
3	When parking is reworked, install a compliant curb ramp complying with sections 405 and 406.	Level 4	\$2,100.00
4	Add two parking spaces and ensure one is van accessible with compliant signage. Two of the accessible parking spaces can share an access aisle.	Level 4	\$6,300.00
5	Remove portion of the sidewalk leading up to the brick porch and extend the slope to provide a sidewalk with a running slope of less than 5%.	Level 3	\$4,200.00
6	Replace door hardware with lever type hardware that does not require tight grasping or twisting to operate.	Level 5	\$788.00
7	Replace all room signs.	Level 6	\$3,938.00
8	Relocate the AED box to a location where it does not protrude into the path of travel.	Level 10	\$525.00
9	Install new hi/lo compliant drinking fountain in a compliant location. Price included under violation #10.	Level 11	\$0.00
10	Install a unit for standing persons.	Level 8	\$5,250.00
11	Modify door to provide 18" clearance.	Level 4	\$2,625.00
12	Remove one of the doors to alleviate the doors in series condition.	Level 5	\$2,625.00
13	Remodel toilet room to provide a fully compliant stall.	Level 4	\$6,300.00
14	Provide protection at the exposed drains and water lines under the lavatory.	Level 5	\$105.00
15	Remove or replace with a dispenser that does not require grasping or twisting to operate.	Level 12	\$525.00
16	Remodel toilet room to provide a fully compliant stall.	Level 4	\$6,300.00
17	Provide protection at the exposed drains and water lines under the lavatory.	Level 5	\$105.00
18	Lower the urinal to 17" to the rim.	Level 10	\$2,100.00
19	Modify sink to provide 34" maximum height.	Level 4	\$2,100.00

Grand Total	\$53,236.00
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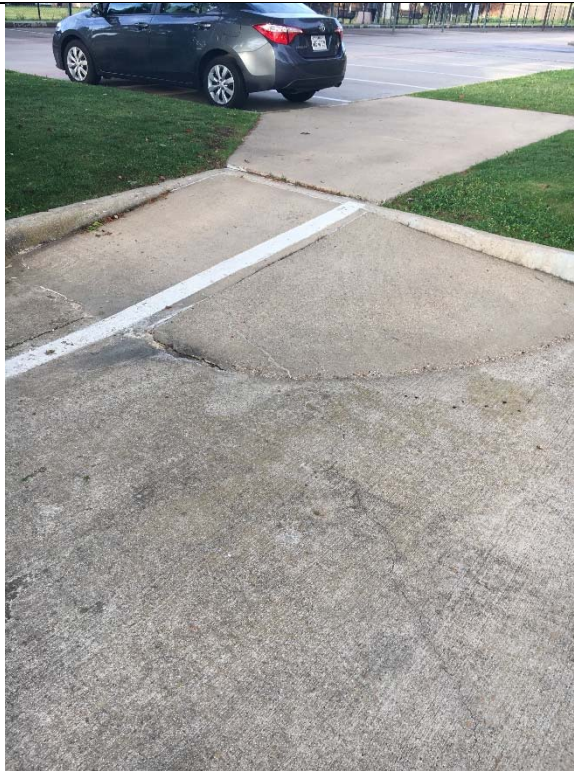


Violation 1 - The accessible parking space has a running slope of 3.8% and a cross slope of 2.4%.





Violation 2 - The access aisle is only 38" wide and has a built up curb ramp in it.



Violation 3 - The curb ramp provided projects into the access aisle and the accessible parking space and has a running slope of 11.4%.



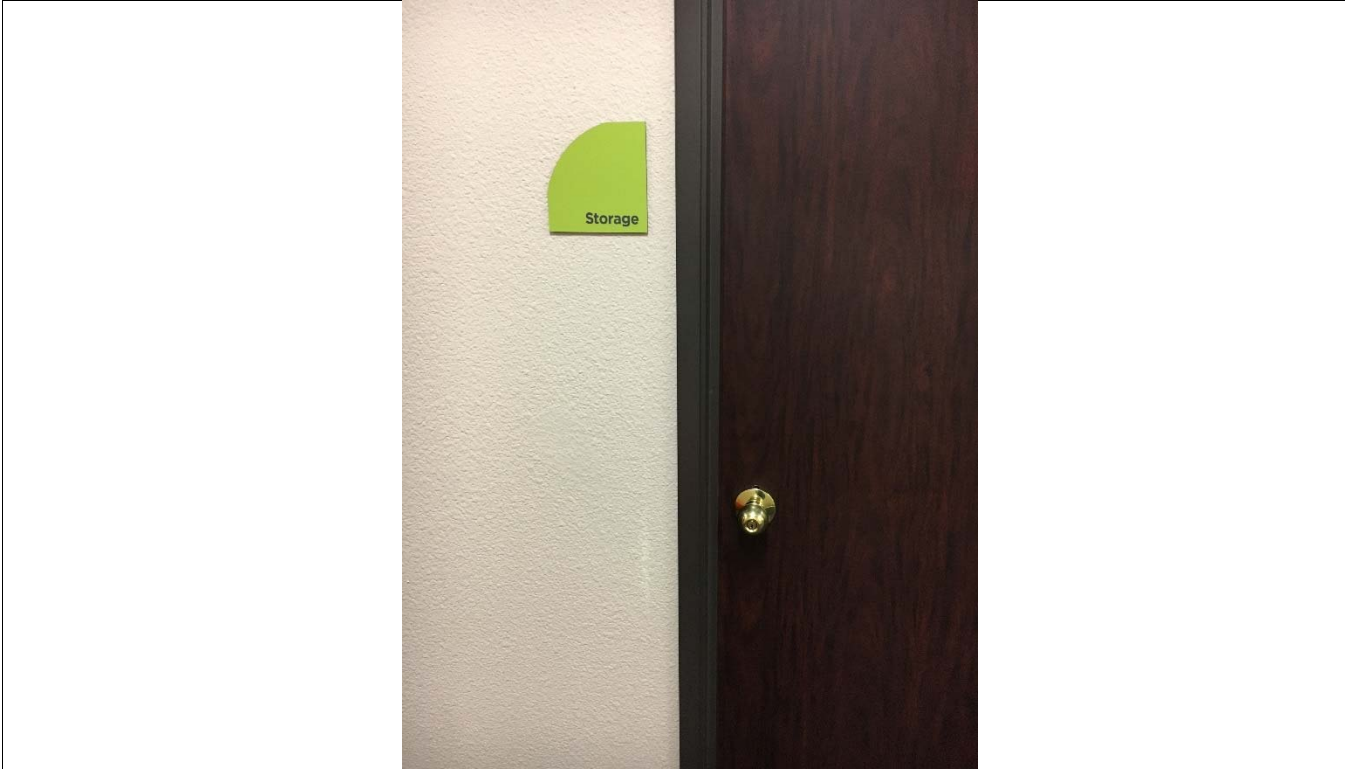
Violation 4: - There is only 1 accessible parking space provided, with the parking count, 3 are required.





Violation 5 - There is a 5'-0" ramped area where the sidewalk meets the brick pavers that has a running slope of 16.1%.





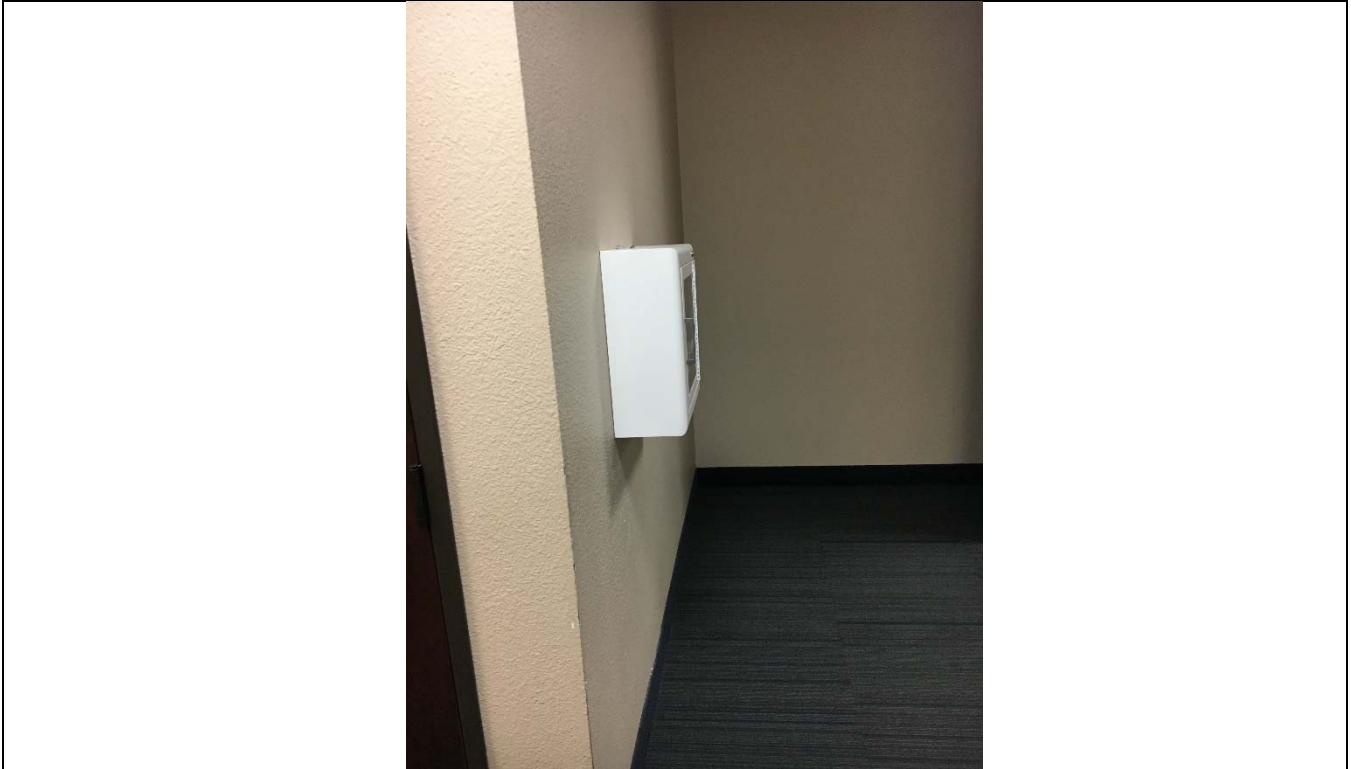
Violation 6 - The supply and storage rooms in the main hallway have knob door hardware.





Violation 7 - There are 11 green room designation signs with no Braille or tactile characters. The Men's, Women's, storage and supply signage have no Braille or tactile characters and are not properly mounted.





Violation 8 - The Lifepak AED box in the hallway is a protruding object protruding out 7" into the walkway at 37-5/16" above finished floor.



Violation 9 - The drinking fountain in the hallway protrudes more than 4" into the path of travel at 28" above finished floor.



Violation 10- There is only one drinking fountain provided at accessible height. Two are required, one is required to be provided for standing persons.



Violation 11 - Interior hallway door only has 16" maneuvering clearance on the pull side.



Violation 12 - The Women's restroom maneuvering clearance between two doors in a series is only 39" between doors.



Violation 13 - There is no accessible stall provided in the Women's restroom.



Violation 14 - Women's restroom lavatory pipes are not wrapped.



Violation 15 - The feminine product dispenser provided in the Women's restroom requires tight grasping and twisting to operate.



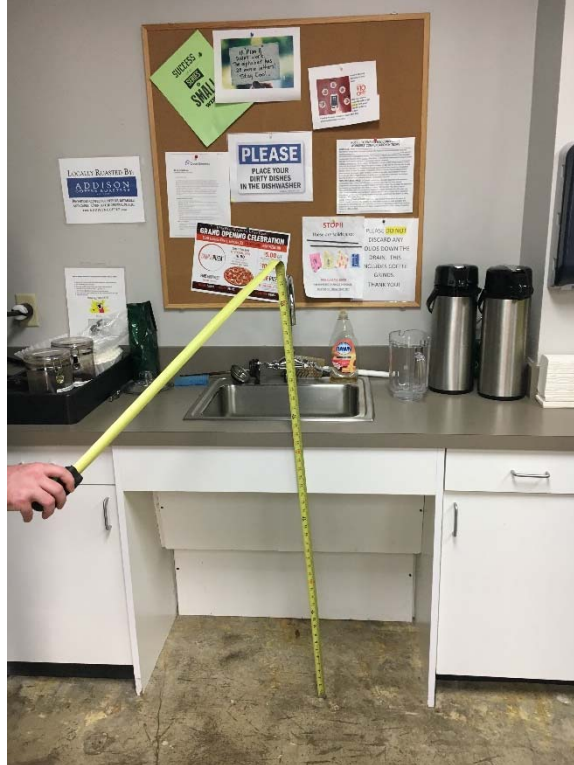
Violation 16 - There is no accessible stall provided in the Men's restroom.



Violation 17 - Men's restroom lavatory pipes are not wrapped.



Violation 18 - Men's restroom accessible urinal is mounted at 18-1/2" to the rim where a maximum of 17" is required.



Violation 19 - The sink in the break room is at 34-3/4" to the top of the counter where 34" maximum is required.