



ADA TITLE II ASSESSMENT



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Beverly Farms Elementary
8501 Post oak Road
Potomac, Maryland 20854

PREPARED BY:

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Prepared for:

Montgomery County Public Schools
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1 Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the government entity's programs, services, and facilities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations.

Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. The ADA guidelines were clarified and amended in 2010 based on a clarification by the Department of Justice known as the "2011 Site Construction Tolerances Addendum to the 2010 ADA Standards for Accessible Design." The aforementioned document defines the acceptable and allowed construction tolerances above or below the requirements established in the 2010 ADA Standards for barriers related to:

- Accessible Parking
- Pedestrian Path of Travel
- Building Entrances
- Interior Spaces

The scope of the ADA Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA.

Based on the onsite review, EMG found that barriers to accessibility exist at Beverly Farms Elementary School. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design and state accessibility codes.

1.1 Accessibility Summary Table

Based on the onsite review, EMG found that barriers to accessibility exist at Beverly Farms Elementary School. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design and state accessibility codes.

EMG's assessment of the subject property identified the following areas of concern:

Facility / Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Beverly Farms Elementary School	13	9	1	5	5	33
Grand Total	13	9	1	5	5	33

1.2 Barrier Summary Table

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix A.

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
145772	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant.	Interior Ramp R1	ADA
145773	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair - STR1, STR2 and STR3	ADA
145774	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Interior Stairs - STR1, STR2 and STR3	ADA
145754	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	All Purpose Room	State of Massachusetts
145758	Beverly Farms Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	Accessible car stall markings do not define the stall width.	Parking Lot 1 and 2	ADA
145759	Beverly Farms Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	Accessible van stall markings do not define the stall width.	Parking Lot 1 and 2	ADA
145760	Beverly Farms Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1	State of Maryland
145762	Beverly Farms Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1	State of Maryland
145763	Beverly Farms Elementary School	GENERAL SITEWORK	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Basketball Courts	ADA
145766	Beverly Farms Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	Softball Field 1	ADA
145767	Beverly Farms Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Softball Field 2	ADA
145768	Beverly Farms Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Soccer Field	ADA
147729	Beverly Farms Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1	State of Maryland
145757	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Exterior Egress Doors	ADA
147741	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Interior Access Route	2	Signage for interior areas of refuge are not compliant or are not provided.	Interior Stairs - STR1 and STR3	ADA
147786	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	All Student Classrooms	ADA
147787	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	Public Use Rooms	ADA
145753	Beverly Farms Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	2	The assistive listening device is not compliant or is not provided.	Gymnasium and All Purpose Room	ADA
145752	Beverly Farms Elementary School	GENERAL SITEWORK	Exterior Access Route	Gate	2	The gate does not have a smooth surface within 10" of the ground.	Playground Gates	ADA
145765	Beverly Farms Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	A transfer space is not provided at the platform.	Playground PG2	ADA
145769	Beverly Farms Elementary School	GENERAL SITEWORK	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Softball Field 1, Softball Field 2 and Soccer Field	ADA
147726	Beverly Farms Elementary School	GENERAL SITEWORK	Playground	Play Component	2	The ground level component or elevated component accessed by ramp is required to be on an accessible route but is not within a child's reach range.	Playgrounds PG1	ADA
147788	Beverly Farms Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Public Use Restrooms	ADA
145756	Beverly Farms Elementary School	BUILDING INTERIOR	Common Areas	Locker Rooms	4	The locker room does not have at least one of the shelves at 40" minimum and 48" maximum height.	First Floor and Second Floor Hallway Lockers	ADA
145786	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	All Classroom Drinking Fountains	ADA
145787	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Public Use Classrooms	ADA
145789	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	All Classroom Drinking Fountains	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
145790	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	Public Use Classrooms	ADA
145755	Beverly Farms Elementary School	BUILDING INTERIOR	Employee Work Areas	Locker Rooms	5	The locker room does not have accessible lockers.	Kitchen and Building Services Office	ADA
145770	Beverly Farms Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
145788	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	5	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	Staff Lounge Drinking Fountain	ADA
145791	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	5	The spout of the lower level drinking fountain is not compliant.	Staff Lounge Drinking Fountain	ADA
147785	Beverly Farms Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	5	The existing signage is not mounted at the latch side of the door or at a compliant height.	All Staff Rooms	ADA