



ADA TITLE II ASSESSMENT



Prepared for:

Montgomery County Public Schools
45 West Gude Drive, Suite 4100
Rockville, Maryland 20850

ADA TITLE II ASSESSMENT

Cold Spring Elementary School
9201 Falls Chapel Way
Potomac, Maryland 20854

PREPARED BY:

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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 Cold Spring 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 Cold Spring 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
Cold Spring Elementary School	23	12	16	4	19	75
Grand Total	23	12	16	4	19	75

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
144429	Cold Spring Elementary School	BUILDING INTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity is not working and cannot be evaluated.	Wheelchair Lift	ADA
144407	Cold Spring Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Building Entrances DR2 and DR3	ADA
144410	Cold Spring Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp run has a rise greater than 6"; however, handrails are not provided.	Ramp R4 leading to Portable Classroom	ADA
144411	Cold Spring Elementary School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	Ramp R4 leading to Portable Classroom	ADA
144432	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided.	All Purpose Room	ADA
144434	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Interior Ramps R1, R2 and R6	ADA
144435	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp run rises 6" or greater but has no handrails.	Interior Ramps - R1, R4, R5, R6 and R7	ADA
144436	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs - STR5, STR6 and STR9	ADA
144437	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Classrooms 1 and 2	State of Massachusetts
144438	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	A ramp is required but not provided.	Classrooms 1, 2, 11, 12, 15, 16, 19 and 20	ADA
144439	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs - STR1 and STR2	ADA
144441	Cold Spring Elementary School	BUILDING INTERIOR	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gym 30	ADA
144442	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Classrooms 11, 12, 15, 16, 19, 20 and Media Center	State of Massachusetts
144519	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classrooms 3, 8, 10, 14, 20 and 21	ADA
144520	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The door has less than 32" clear width.	Student Restrooms CR1 and CR2	ADA
144522	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Classroom Doors - 9, 10, 14 and 21	ADA
144533	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The door has less than 32" clear width.	Public Restrooms S1 and S2	ADA
144405	Cold Spring Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR1	ADA
144406	Cold Spring Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flare is greater than 1:10 (10%).	Curb Ramp CR1	ADA
144413	Cold Spring Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1	State of Maryland
144415	Cold Spring 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
144418	Cold Spring 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
144425	Cold Spring Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	Soccer Field 1 and Soccer Field 2	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
144428	Cold Spring Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	Baseball/Softball Field	ADA
144431	Cold Spring Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	2	The assistive listening device is not compliant or is not provided.	All Purpose Room	ADA
144445	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	All Classroom Signage	ADA
144446	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	All Public Rooms Signage	ADA
144521	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Door	2	The surface of the swinging door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	Classrooms - 8, 10, 14 and 21	ADA
144529	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Student Restrooms - Health Room, CR1 and CR2	ADA
144532	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Public Restrooms S1 and S2	ADA
144549	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Shelving	2	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Public Restrooms S1 and S2	ADA
144420	Cold Spring Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground PG1 and PG2	ADA
144421	Cold Spring Elementary School	GENERAL SITEWORK	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Playground PG1	ADA
144423	Cold Spring 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.	Playground PG1	ADA
144426	Cold Spring Elementary School	GENERAL SITEWORK	Soccer Field	Player Seating	2	A wheelchair space is not provided at each player bench for the soccer field.	Soccer Field 1 and Soccer Field 2	ADA
144427	Cold Spring 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.	Baseball/Softball Field	ADA
144409	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All Exterior Doors	ADA
144525	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	Health Room Toilet, CR1 and CR2	ADA
144527	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	Public Restrooms S1 and S2	ADA
144528	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The toilet paper dispenser is not at a compliant location.	Public Restroom S1	ADA
144530	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Coat Hook	3	The coat hook is not within an allowable reach range.	Student Restrooms - Health Room,	ADA
144531	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Coat Hook	3	The coat hook is not within an allowable reach range.	Public Restrooms - S1 and S2	ADA
144534	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Lavatory	3	Pipes are not insulated.	Public Restrooms S1 and S2	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
144536	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Lavatory	3	Pipes are not insulated.	Student Restrooms - Health Room, G3, B4 CR1 and CR2	ADA
144537	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The toilet paper dispenser is not at a compliant location.	Student Restroom G1	ADA
144538	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Urinal	3	The urinal dimensions are not compliant.	Student Restrooms B2 and B4	ADA
144539	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The grab bars at the water closet are not compliant.	Public Restrooms S1 and S2	ADA
144540	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Public Restroom S2	ADA
144555	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Student Restroom CR2	ADA
144758	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The grab bars at the water closet are not compliant.	Student Restrooms CR1 and CR2	ADA
144759	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	3	The side grab bar at the water closet is not compliant.	Student Restrooms G1 and B2	ADA
144760	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Student Restroom G1, B2, G3 and B4	ADA
144515	Cold Spring 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.	Classrooms - 1 thru 23	ADA
144516	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	Classrooms - 1 thru 23	ADA
144517	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.	Drinking Fountains - DF1 and DF2	ADA
144518	Cold Spring 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.	Drinking Fountains - DF1 and DF2	ADA
144430	Cold Spring Elementary School	BUILDING INTERIOR	Locker and Dressing Rooms	Locker and Dressing Rooms	5	The locker room does not have accessible lockers.	Kitchen Staff Office and Gym Coach's Office	ADA
144433	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Interior Accessible Route	5	Clear widths are less than 36" minimum, including protruding objects.	Kitchen	ADA
144440	Cold Spring Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	Teacher's Lounge Vending Machine	ADA
144444	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	5	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	All Staff Rooms Signage	ADA
144526	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Staff Restrooms S3, S4 and S5	ADA
144535	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Lavatory	5	Pipes are not insulated.	Staff Restrooms S3 and S4	ADA
144541	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The accessible dispensers are not at compliant heights.	Staff Restroom S5	ADA
144542	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Lavatory	5	The lavatory faucet hardware is not compliant.	Staff Restroom S3	ADA
144543	Cold Spring Elementary School	BUILDING INTERIOR	Interior Access Route	Reach Range	5	Items that require a forward reach motion require more than 48" height reach.	Staff Restroom S3	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
144544	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Shelving	5	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Staff Restroom S3	ADA
144545	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The grab bars at the water closet are not compliant.	Staff Restroom S4	ADA
144546	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Staff Restroom S3	ADA
144547	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Student Restrooms G1 and B2	ADA
144548	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Public Restroom S2	ADA
144550	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Staff Restroom S4	ADA
144551	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Roll-In Shower Stall	5	A shower seat is not provided.	Staff Restroom S5	ADA
144552	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Roll-In Shower Stall	5	Grab bars are not provided.	Staff Restroom S5	ADA
144553	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Water Closet	5	The grab bars at the water closet are not compliant.	Student Restroom - Health Room	ADA
144554	Cold Spring Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom -Shelving	5	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Student Restroom - Health Room	ADA