



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Fairland Elementary School  
14315 Fairdale Road  
Silver Spring, Maryland 20905

### 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 Fairland 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 Fairland 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
Fairland Elementary School	15	11	24	4		54
Grand Total	15	11	24	4		54

## 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
72189	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	Stair 1,2 and 3	ADA
72193	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	Elevator	ADA
72204	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Multi-Purpose room	State of Massachusetts
72208	Fairland Elementary School	FIRST FLOOR	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gymnasium	ADA
71921	Fairland Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	Curb Ramp 1	ADA
71923	Fairland Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Southeast Sidewalk	ADA
71924	Fairland Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Parking Lot	ADA
71925	Fairland Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot	State of Maryland
71927	Fairland Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	Curb Ramp 2	ADA
71929	Fairland Elementary School	SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Door 21	ADA
72211	Fairland Elementary School	SITE	Exterior Access Route	Stairs	1	Handrails are not compliant.	Stair 1	ADA
72212	Fairland Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Northwest Sidewalk	ADA
72213	Fairland Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	West Sidewalk	ADA
72214	Fairland Elementary School	SITE	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Playground 1	ADA
75600	Fairland Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp 2	ADA
72102	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Staff Room	ADA
72103	Fairland Elementary School	FIRST FLOOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Room	ADA
72106	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Health Room	ADA
72109	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Classrooms	ADA
72187	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Door	2	The surface of the door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	Area 1,2 & 6 - Girls and Boys Bathrooms	ADA
72190	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	Means of egress signage is not provided.	All Exits	ADA
72210	Fairland Elementary School	FIRST FLOOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Room 20	ADA
72196	Fairland Elementary School	SECOND FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	All Rooms	ADA
72197	Fairland Elementary School	SECOND FLOOR	Exterior Access Route	Door	2	The swinging door does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the door.	Girls and Boys Restrooms	ADA
72202	Fairland Elementary School	SECOND FLOOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Rooms 31,32,33,34 and 35	ADA
72215	Fairland Elementary School	SITE	Site Furnishings	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	Playground 1	ADA
72098	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Health Room	State of Maryland
72099	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Health Room	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72100	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Health Room	ADA
72101	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Staff Room	ADA
72107	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Staff Restroom	ADA
72108	Fairland Elementary School	FIRST FLOOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have compliant grab bars.	Staff Restroom	ADA
72178	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Rooms 1,2,3,4,5 and 6	ADA
72179	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Rooms 1,2,3,4,5 and 6	ADA
72180	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Rooms 1,2,3,4,5 and 6	ADA
72181	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Rooms 1,2,3,4,5 and 6	ADA
72182	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Rooms 1,2,3,4,5 and 6	State of Maryland
72183	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Room 6	ADA
72184	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Room 6	ADA
72188	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall in a multi-stall restroom used primarily by children (ages 3-12) does not have the required dimensions.	Area 2 - Girls and Boys Restrooms	ADA
72192	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Area 4 - Staff Restroom	State of Maryland
72194	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Elevator	3	A tactile, raised star minimum 2" high is not provided to the left of the floor designation on both jambs at the main elevator entry level.	Elevator	ADA
72195	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Area 6 - Staff Restrooms	State of Maryland
72203	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Kitchen	State of Maryland
72205	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Area 1 - Girls Restroom	ADA
72206	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Area 1 - Girls Restroom	ADA
72207	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Building Services	State of Maryland
72209	Fairland Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	PE office	State of Maryland
72200	Fairland Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Girls and Boys Restrooms	ADA
72201	Fairland Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Staff Restroom	State of Maryland
72104	Fairland Elementary School	FIRST FLOOR	Common Areas	Controls And Dispensers	4	Controls and/or dispensers are not within an allowable reach range.	Staff Room	ADA
72185	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the standing height drinking fountain is not between 38" minimum and 43" maximum.	Area 2 & 6	ADA
72191	Fairland Elementary School	FIRST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is located more than 5" from the front edge of the fountain.	All Classrooms	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72199	Fairland Elementary School	SECOND FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is located more than 5" from the front edge of the fountain.	Classrooms 201 thru 211	ADA