



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Somerset Elementary  
5811 Warwick Place  
Chevy Chase, Maryland 20815

### 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 Somerset Elementary. 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 Somerset Elementary. 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
Somerset Elementary School	30	3	48	3		84
Grand Total	30	3	48	3		84

## 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
66515	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas in excess of 1:20 (5%) running slope.	Building Main Entrance	ADA
66517	Somerset Elementary School	BUILDING EXTERIOR	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
66650	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	A "Van" space is not provided.	Parking Lot 2: Stall P-3	ADA
66674	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1: Stalls P-1, P-2 and Parking Lot 2: Stall P-3	State of Maryland
66677	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot 1: Stall P-1	ADA
66679	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot 1: Stall P-2	ADA
66695	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas in excess of 1:50 (2%) cross slope.	Accessible Route PG-2 and PG-3	ADA
66698	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	A van access aisle is not provided.	Parking Lot 2: Stall P-3	ADA
67117	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp CR-1	ADA
67118	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 2: Stall P-3	ADA
67123	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Curb ramp CR-4 towards CR-3 and Ramp R-2	ADA
67125	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 2: Stall P-3	ADA
67126	Somerset Elementary School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 2: Stall P-3	ADA
67127	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Curb ramp CR-2 towards CR-4	ADA
67128	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp does not have a level landing at the top and/or bottom of each run.	Ramp R-2	ADA
67129	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	Ramp R-2	ADA
67130	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR-3	ADA
67132	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	Curb Ramp CR-3	ADA
67134	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Curb Ramp CR-3	ADA
67136	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	Curb Ramp CR-2	ADA
67139	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	From stairway ST-8 to curb ramp CR-1	ADA
67141	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Stair ST-8 Accessible Route	ADA
68597	Somerset Elementary School	BUILDING EXTERIOR	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 CR-3	ADA
68604	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Curb Ramp CR-1	ADA
68781	Somerset Elementary School	BUILDING EXTERIOR	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Student Loading/Unloading Zone	ADA
66253	Somerset Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	Staff Room 113	ADA
66258	Somerset Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	Staff Restroom 100H - exit restroom to hallway	ADA
66372	Somerset Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	Health Suite 122 - exit door to hallway	ADA
66516	Somerset Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.3%).	Ramp R-2	ADA
68577	Somerset Elementary School	BUILDING INTERIOR	Exterior Access Route	Stairs	1	The stair treads and edge of top landing do not have visual contrast from the remainder of the surface.	All exterior and interior stairs	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
67115	Somerset Elementary School	BUILDING EXTERIOR	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground PG-2	ADA
68539	Somerset Elementary School	BUILDING EXTERIOR	Playground	Transfer System	2	The transfer platform for connecting to elevated play elements has non-compliant dimensions.	Playground PG-1	ADA
68545	Somerset Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Means of egress	ADA
66242	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Girls Restroom 301	ADA
66243	Somerset Elementary School	BUILDING INTERIOR	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.	Staff Restroom 311	ADA
66244	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Staff Restroom 311	ADA
66245	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff Restroom 311	ADA
66246	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Girls' Restroom 223	ADA
66247	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars are not a compliant height.	Girls' Restroom 223	ADA
66248	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Staff Bathroom 219	ADA
66249	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Staff Restroom 215	ADA
66250	Somerset Elementary School	BUILDING INTERIOR	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.	Boys' Restroom 209	ADA
66251	Somerset Elementary School	BUILDING INTERIOR	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.	Girls' Restroom 109	ADA
66252	Somerset Elementary School	BUILDING INTERIOR	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.	Girls' Restroom 223	ADA
66254	Somerset Elementary School	BUILDING INTERIOR	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.	Staff Restroom 100H	ADA
66255	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Staff Restroom 100H	ADA
66256	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff Restroom 100H	ADA
66257	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar in the wheelchair stall is not compliant.	Staff Restroom 100H	ADA
66259	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Staff Restroom 127	ADA
66260	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff Restroom 127	ADA
66261	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Staff Restroom 127	ADA
66262	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars are not a compliant height.	Boys' Restroom 133	ADA
66263	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars are not a compliant height.	Girls' Restroom 137	ADA
66264	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Girls' Restroom 137	ADA
66265	Somerset Elementary School	BUILDING INTERIOR	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.	Restroom 17B	ADA
66266	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Restroom 11B	ADA
66267	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Restroom 19J	ADA
66288	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Restroom 9B	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
66289	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Building Services Office Restroom 12A	ADA
66291	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Restroom 11B	ADA
66292	Somerset Elementary School	BUILDING INTERIOR	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 for adults.	Girls' Restroom 24, Boys' Restroom 26	ADA
66294	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Restroom 15B	ADA
66295	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall water closet does not have the required clearance.	Restroom 17B	ADA
66299	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Door	3	The wheelchair stall door is not self closing.	Restroom 109, 111, 133, 137, 26, 24, 2, 4	ADA
66302	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars are not a compliant height.	Restrooms 2, 4, 24, 26, 9B, 11B, 15B, 17B	ADA
66336	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restrooms 127, 19J and 12A	ADA
66338	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within reach range.	Restrooms 111, 109, 133, 137, 26, 24, 19J, 4 and 2	ADA
66342	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Staff Restroom 311	ADA
66348	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Classrooms 221, 212, 213, 218, 216, 214, 211, 210, 207, 208, 205, 130 and Health Suite 122	ADA
66371	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Health Suite 122 Restroom	ADA
66373	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The restroom was not evaluated due to obstructed access.	Classroom 139A Restroom	ADA
66376	Somerset Elementary School	BUILDING INTERIOR	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.	Restroom 9B, 15B	ADA
66381	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Restroom 9B, 17B	ADA
66386	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40" when over a lavatory, or 35" when not over a lavatory or counter.	Girls' Restroom 24	ADA
66427	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects below and at the ends of the bar is less than 1-1/2".	Restrooms 2, 4, 9B	ADA
66513	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restroom 9B, 11B, 15B, 24, 26	ADA
66514	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A transfer seat is provided but is not compliant.	Restroom 12A	ADA
68592	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Classrooms 123, 125, 131, 135, 128, 17, 15 and 32	ADA
68594	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Door	3	The wheelchair stall door is not self closing.	Restroom 209 and 223	ADA
68595	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within reach range.	Restrooms 223, 122, Health Suite 122	ADA
68596	Somerset Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restrooms 301, 219, 215, 122, 100H, 12A	ADA
66349	Somerset Elementary School	BUILDING INTERIOR	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 123, 125, 131, 135, 128, 17, 15 and 32	ADA
68593	Somerset Elementary School	BUILDING INTERIOR	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 221, 212, 213, 218, 216, 214, 211, 210, 207, 208, 205, 323	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68720	Somerset 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 123, 125, 131, 135, 128, 17, 15, 32, 221, 212, 213, 218, 216, 214, 211, 210, 207, 208, 205, 323	ADA