



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Westbrook Elementary School  
5110 Allan Terrace  
Bethesda, Maryland 20816

### 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 Westbrook 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 Westbrook 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:

**WESTBROOK ELEMENTARY SCHOOL - TITLE II ADA COMPLIANCE ASSESSMENT - ACCESSIBILITY SUMMARY**

Facility/Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Westbrook Elementary School	17	3	5	1		26
Grand Total	17	3	5	1		26

Order of magnitude costs to address those elements are described individually in Appendix A.

## 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
65767	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Car	1	A standard accessible stall is not provided.	Parking Lot 1 - ADA Parking P1A, P1B	ADA
68167	Westbrook Elementary School	Building Exterior	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Curb Ramp CR2 - Drop Off/Unloading Zone	ADA
68168	Westbrook Elementary School	Building Exterior	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.	Curb Ramp CR5	ADA
69960	Westbrook Elementary School	Building Exterior	Entrance to Building	Building Entrance-Door	1	Accessible entries are not identified with the International Symbol of Accessibility, where not all entrances are accessible.	Exterior of school	ADA
69971	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1 - ADA Parking	State of Maryland
69973	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - ADA Parking	State of Maryland
69974	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 1 - ADA Parking	State of Maryland
69976	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1 - ADA Parking	State of Maryland
70961	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - ADA Parking	ADA
70962	Westbrook Elementary School	Building Exterior	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - ADA Parking - P1A - P1B	ADA
65769	Westbrook Elementary School	Building Interior	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Doors: 125, 202, 203, 204, 205, 207, 301, 302; Boys 1, Girls 1; Staff 1	ADA
65776	Westbrook Elementary School	Building Interior	Interior Access Route	Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	Rooms: DR1, Boys 1, 4, Girls 1, 4, Staff 4, 103, 104, 105, 106, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 136, 137, B17, Platform, 204, 204A, 204B, 205, 205A, 205B, 207, 207A, 208, 208B, 208D, 209, 210, 211, 212, 213, 214, 301, 302,	ADA
65777	Westbrook Elementary School	Building Interior	Interior Access Route	Controls	1	The height of controls throughout the common area are not compliant	Level 3: 301, 302; Level 2: Main Entry, Boys 1, 2, 4; Girls 1,2, 4; Staff 1; 204, 205, 207, 208, 209, 210, 211, 212, 213, 214, 124, 126, 127, 128, 129, 130, 131, 132, 133, 136, 137 Level 1: B17, Platform/Stage,100, 106, 105, 104, 103, Staff 4	ADA
65780	Westbrook Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	1	The door does not have the required maneuvering clearances.	Restrooms: Boys 4, Girls 4	ADA
68240	Westbrook Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair STR7 & STR8	ADA
69961	Westbrook Elementary School	Building Interior	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	Corridor near APR (All Purpose Room)	ADA
69962	Westbrook Elementary School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classrooms: 301, 302	ADA
65783	Westbrook Elementary School	Building Interior	Site Furnishings	Vending Machine	2	The vending machines are not accessible.	Staff Lounge	ADA
68169	Westbrook Elementary School	Building Interior	Kitchen	Sink	2	Less than 5% or at least one of each type of sink is not accessible.	Classrooms: 103, 104, 105, 106, 126, 128, 129, 130,132, 133, 136, 137, 205, 210, 211, 212, 213, 229, 301, 302	ADA
68241	Westbrook Elementary School	Building Interior	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	All interior signage throughout building	ADA
65771	Westbrook Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The wheelchair stall does not have the required dimensions.	Restrooms: Boys 1, 4 ; Girls 1, 4	ADA
65774	Westbrook 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.	Restrooms: Boys 1, Girls 1, 204A Restroom	ADA

68166	Westbrook Elementary School	Building Interior	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Health Office Restroom - 200A	ADA
68171	Westbrook Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms: 204A, 205A, Staff 1, 5, P/E Office Restroom,	ADA
68172	Westbrook Elementary School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: 204A, 205A	ADA
68170	Westbrook 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: 103, 104, 105, 106, 126, 128, 129, 130,132, 133, 136, 137, 205, 210, 211, 212, 213, 229, 301, 302	ADA