



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Bradley Hills Elementary School
8701 Hartsdale Avenue
Bethesda, Maryland 20817

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 Bradley Hills 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 Bradley Hills 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
Bradley Hills Elementary School	16	1	22	1		40
Grand Total	16	1	22	1		40

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
65731	Bradley Hills Elementary School	Building Interior	Interior Access Route	Door	1	The threshold at the accessible door is greater than ½" in height.	Boys 1 Group Restroom #173 threshold, adjacent storage room threshold	ADA
65732	Bradley Hills 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".	Staff Lounge Storage Room: DR9, Staff 1, 2 Restroom Doors	ADA
65750	Bradley Hills Elementary School	Building Interior	Interior Access Route	Door	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	Storage Room #111 - DR11	ADA
66556	Bradley Hills Elementary School	Building Interior	Interior Access Route	Door	1	The door has less than 32" clear width.	Staff 3, 4, Boys 1, Girls 2, and adjacent storage room (#173)	ADA
66557	Bradley Hills Elementary School	Building Interior	Interior Access Route	Door	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	Boys 2 Group Restrooms	ADA
66559	Bradley Hills Elementary School	Building Interior	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	All Purpose Room 169, Classroom 223	ADA
66566	Bradley Hills Elementary School	Building Interior	Interior Access Route	Ramp	1	The ramp exceeds 8.3% in some areas.	Stage Ramp R2	ADA
66567	Bradley Hills Elementary School	Building Interior	Interior Access Route	Ramp	1	The ramp exceeds 8.3% in some areas.	Interior Ramp R1	ADA
72561	Bradley Hills 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".	Stage Door DR10	ADA
72587	Bradley Hills Elementary School	Building Interior	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Staff 1, 2	ADA
65724	Bradley Hills Elementary School	Building Interior	Interior Access Route	Controls	1	The height of controls throughout the common area are not compliant	Switches and controls throughout building and common spaces	ADA
65729	Bradley Hills 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.	Restrooms: Boys 1-5; Girls1-5	ADA
66561	Bradley Hills Elementary School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1 & 2 - both Van designated stalls	State of Maryland
66562	Bradley Hills Elementary School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot #3 - ADA Parking	State of Maryland
66563	Bradley Hills Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Parking Lot #3 - ADA Parking - Sidewalk meeting parking lot	ADA
66568	Bradley Hills Elementary School	General Site	Exterior Access Route	Ramp	1	The ramp has running slopes in excess of 1:12.	Exterior Ramp R1	ADA
66565	Bradley Hills 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 permanent rooms and spaces - throughout building	ADA
65751	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clear floor space.	Restrooms: Boys 1, 2, 3, 5; Girls 1, 2, 3, 5	ADA
65752	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	3	The door does not have the required maneuvering clearances.	Boys 1 Group Restroom	ADA
65754	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than ½"	Staff P/E Office Restroom Shower	ADA
66558	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Staff P/E Office Restroom	ADA
66560	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Staff P/E Office Restroom	ADA
72555	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Staff 1 - 4; P/E Office Restroom	ADA
72559	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Staff 1 - 6 Restrooms	ADA
72581	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	Restrooms: Boys 1, 2, 3, 5; Girls 1, 2, 3, 5	ADA
72588	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Group Restrooms in school - Boys & Girls 1-5	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72590	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Staff Restrooms1 - 6; P/E Office Restroom; Health Office restroom, Office Restroom 1, 2	ADA
72719	Bradley Hills 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: Staff 1, 2, 3, 4, PE Office Restroom, Office Restroom 1, 2	ADA
74391	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Building Services Restroom	ADA
74392	Bradley Hills 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.	Building Services Restroom	ADA
74393	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Building Services Restroom	ADA
74394	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Building Services Restroom	ADA
74453	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Building Services Restroom	ADA
74454	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	Building Services Restroom	ADA
74455	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	Building Services Restroom	ADA
74458	Bradley Hills 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.	Building Services Restroom	ADA
65726	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated	Boys 1, Girls 1	ADA
65728	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Staff Lounge	ADA
65730	Bradley Hills Elementary School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within reach range.	Restrooms: Boys 1 - 5; Girls 1- 5	ADA
68044	Bradley Hills 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 Classrooms Fountains	ADA