



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Flower Valley Elementary
4615 Sunflower Drive
Rockville, Maryland 20853

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 Flower Valley 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 Flower Valley 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
Flower Valley Elementary School	39	8	24	5		76
Grand Total	39	8	24	5		76

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
67986	Flower Valley 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.	Phone in Corridor next to Gym	ADA
67991	Flower Valley 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.	Hi/Lo Drinking Fountain in corridor next to staff restrooms S-RR 124 and S-RR 125	ADA
67999	Flower Valley 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.	Hi/Lo Drinking Fountain in corridor next to B-RR 155 and G-RR 156 restrooms	ADA
67863	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking lot 1- access aisle 1 for car	ADA
67868	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking lot 1- access aisle 1 for car	ADA
67869	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking lot 1- parking space P1	ADA
67872	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking lot 1 - parking space P2	ADA
67876	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Van	1	The access aisle has a slope more than 1:50 (2%).	Parking lot 1 - access aisle 2 for van	ADA
67879	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking lot 1- parking space P3	ADA
67882	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Parking lot 1 - curb ramp CR1 at access aisle 1	ADA
67883	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Parking lot 1 - curb ramp CR2 at access aisle 2	ADA
67886	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible route west side of parking lot 1 leading towards front main building entrance	ADA
67888	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	A standard accessible stall is not provided.	Parking lot 1 - additional car accessible parking stall	ADA
67911	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Parking lot 1 - curb ramp CR3 at drop off area	ADA
67913	Flower Valley 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 - access aisle 2 for van	State of Maryland
67925	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible route adjacent parking lot 1 accessible parking spaces	ADA
67926	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	From public right-of-way (southwest side of property) leading to curb ramp CR4	ADA
67928	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	Curb ramp CR4 southwest side of property	ADA
67929	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb ramp CR5 southwest side of building/property	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
67932	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible route crossing drive lane between curb ramp CR4 and curb ramp CR5	ADA
67936	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Accessible route (southeast side of property) between curb ramp CR5 and curb ramp CR6	ADA
67938	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb ramp CR6 west side of building/property	ADA
67939	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	Curb ramp CR7 west side of building/property	ADA
67940	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb ramp CR8 west side of building	ADA
67941	Flower Valley Elementary School	GENERAL SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Door 1 (DR1) south side of building (main building entrance)	ADA
67942	Flower Valley Elementary School	GENERAL SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Door 20 (DR20) southeast side of building	ADA
67943	Flower Valley Elementary School	GENERAL SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Door 21 (DR21) southeast side of building	ADA
67951	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Parking lot 1; curb ramp CR9 at northeast corner of parking lot	ADA
67955	Flower Valley Elementary School	GENERAL SITE	Interior Access Route	Ramp	1	Handrail heights are not compliant or a children's second set of rails is not provided where children are the primary users.	Portable Trailer; Exterior wood ramp (R1) handrails to portable classroom	ADA
67956	Flower Valley Elementary School	GENERAL SITE	Entrance to Building	Building Entrance-Door	1	The threshold at the accessible door is greater than 1/2" in height.	Portable Trailer; Classroom door (CRDR1)	ADA
67967	Flower Valley Elementary School	GENERAL SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Portable Trailer; Classroom door (CRDR1)	ADA
67983	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: The van access aisle is less than 96" wide.	Parking lot 1; access aisle 2 for van	State of Maryland
67984	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Parking lot 2- curb ramps (CR - 16 total) along front of school	ADA
74341	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking lot 1- access aisle 1 for car	ADA
74344	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Portable Trailer- Ramp (R2) for Classroom door (CRDR1) entrance	ADA
74367	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Stairs	1	The stair treads and edge of top landing do not have visual contrast on the leading edge.	Exterior stairs (ST1 & ST2)	ADA
74369	Flower Valley Elementary School	GENERAL SITE	Accessible Parking	Parking Spaces-General	1	Accessible parking spaces are not at the nearest accessible entrance.	Parking lot 2- accessible parking stall	ADA
74370	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	ADVISORY: A marked crosswalk is not provided where the accessible route crosses a vehicular way between the accessible parking aisle and the building entrance.	Pedestrian crossing at vehicular way- west side of property (PC1 & PC2)	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
74911	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Parking lot 1 - north side of parking lot at loading/unloading zone	ADA
67992	Flower Valley 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.	Room Signs throughout building	ADA
67945	Flower Valley Elementary School	EXTERIOR ATHLETIC FACILITIES	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 1 (front of school)	ADA
67946	Flower Valley Elementary School	EXTERIOR ATHLETIC FACILITIES	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1 (front of school)	ADA
67947	Flower Valley Elementary School	EXTERIOR ATHLETIC FACILITIES	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 2 (rear of school)	ADA
67950	Flower Valley Elementary School	EXTERIOR ATHLETIC FACILITIES	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 2 (rear of school)	ADA
68109	Flower Valley Elementary School	EXTERIOR ATHLETIC FACILITIES	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 2 (rear of school)	ADA
67953	Flower Valley Elementary School	GENERAL SITE	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Rear of school adjacent to Playground 2	ADA
67969	Flower Valley Elementary School	GENERAL SITE	Entrance to Building	Building Entrance-Door	2	The bottom of the entry door vision light is higher than 43" maximum.	Portable Trailer; Classroom door (CRDR1)	ADA
67993	Flower Valley Elementary School	BUILDING INTERIOR	Locker and Dressing Rooms	Locker and Dressing Rooms	3	The locker room does not have accessible lockers.	Lockers: PE100A-RR and KIT128D-RR Staff Restrooms; Office 143	ADA
67994	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Coat Hooks in Restrooms- HR-RR120E, PE100A-RR, S-RR 124, S-RR 125, S-RR 141 and S-RR 147	ADA
67996	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Coat Hooks in Restrooms; W-RR 103 and M-RR 104	ADA
68010	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clearance.	Health Restroom HR-RR120E	ADA
68022	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clearance.	Restrooms KCR-RR 106, KCR-RR 110, KCR-RR 112 and KCR-RR 114	ADA
68025	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restrooms Women's-RR 103 and Men's-RR 104	ADA
68026	Flower Valley 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.	Restrooms Women's-RR 103 and Men's-RR 104	ADA
68028	Flower Valley Elementary School	BUILDING INTERIOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clearance.	Restrooms Women's-RR 103 and Men's-RR 104	ADA
68029	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Clear floor space is not provided.	Restrooms Women's-RR 103 and Men's-RR 104	ADA
68030	Flower Valley Elementary School	BUILDING INTERIOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clearance.	Staff Restroom S-RR 141	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68032	Flower Valley 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 Restrooms S-RR 141 and S-RR 147	ADA
68033	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Staff Restrooms S-RR 141 and S-RR 147	ADA
68034	Flower Valley Elementary School	BUILDING INTERIOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clearance.	Staff Restrooms PE100A-RR, KIT128D-RR, S-RR 124 and S-RR 125	ADA
68035	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shower	3	The shower spray unit is not compliant.	Staff Restroom PE100A-RR	ADA
68036	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Restroom B-RR 107	ADA
68037	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall size is not compliant, or an ambulatory stall is not provided.	Restrooms Boys-RR 107 and Girls-RR 108	ADA
68038	Flower Valley 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.	Restrooms Boys-RR 155 and Boys-RR 161; Girls-RR 162	ADA
68039	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The height of the water closet used primarily by children does not meet children's specifications.	Restrooms Boys-RR 107 and Girls-RR 108	ADA
68040	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Restrooms Boys-RR 155 and Boys-RR 161	ADA
68041	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The height of the water closet used primarily by children does not meet children's specifications.	Restrooms Boys-RR 155 and Boys-RR 161, Girls-RR 156 and Girls-RR 162	ADA
68042	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restrooms Boys-RR 155 and Boys-RR 161, Girls-RR 156 and Girls-RR 162	ADA
68050	Flower Valley Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restrooms Kitchen 128D-RR and Staff-RR 124, Staff-RR 125, Staff-RR 141 and Staff-RR 147	ADA
74760	Flower Valley Elementary School	BUILDING INTERIOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clearance.	Health Restroom HR-RR120E	ADA
75501	Flower Valley Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	3	An assistive listening system is required, but not provided.	Gymnasium and all purpose room	ADA
67985	Flower Valley 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 101, 102, 109, 110, 111, 113, 137, 138, 139, 143, 144, 145, 148, 149, 151, 152, 154, 157, 158, 159 and 160	ADA
67987	Flower Valley 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 101, 102, 109, 110, 111, 113, 137, 138, 139, 143, 144, 145, 148, 149, 151, 152, 154, 157, 158, 159 and 160	ADA
67988	Flower Valley 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 106, 112, 114 and 115	ADA
67989	Flower Valley 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 106, 112, 114 and 115	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
74372	Flower Valley Elementary School	GENERAL SITE	Exterior Access Route	Signage	4	Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.	Directional signage from accessible parking to building entrance	ADA