



# ADA TITLE II ASSESSMENT



## ADA TITLE II ASSESSMENT

Candlewood Elementary  
7210 Osprey Drive  
Rockville, Maryland 20855

### PREPARED BY:

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Prepared for:

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



# 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 Candlewood 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 Candlewood 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
Candlewood Elementary School	10	11	3	5	6	35
Grand Total	10	11	3	5	6	35

## 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
146122	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	All Purpose Room	State of Massachusetts
146134	Candlewood Elementary School	BUILDING INTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs - STR1, STR2 and STR3	ADA
146103	Candlewood Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1	State of Maryland
146104	Candlewood Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	Accessible car stall markings do not define the stall width.	Parking Lot 1	ADA
146105	Candlewood Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	Accessible van stall markings do not define the stall width.	Parking Lot 1	ADA
146109	Candlewood Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Soccer Field	ADA
146111	Candlewood Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Softball Field	ADA
146129	Candlewood Elementary School	GENERAL SITEWORK	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Exterior Stair STR1	ADA
146130	Candlewood Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Courtyard Picnic Tables	ADA
146133	Candlewood Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Bus Loading/Unloading Area	ADA
146115	Candlewood 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)	Interior Stairs - STR1 and STR3	ADA
146117	Candlewood Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	2	The assistive listening device is not compliant or is not provided.	Gymnasium and All Purpose Room	ADA
146126	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Exterior Egress Doors	ADA
147692	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	All Staff Rooms	ADA
147707	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	All Student Classrooms	ADA
147710	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	All Public Rooms	ADA
146106	Candlewood Elementary School	GENERAL SITEWORK	Exterior Access Route	Gate	2	The gate does not have a smooth surface within 10" of the ground.	Playground Gates	ADA
146107	Candlewood Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	A transfer space is not provided at the platform.	Playground PG2 and PG3	ADA
146108	Candlewood Elementary School	GENERAL SITEWORK	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.	Playgrounds PG2	ADA
146110	Candlewood Elementary School	GENERAL SITEWORK	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Softball Field and Soccer Field	ADA
146131	Candlewood Elementary School	GENERAL SITEWORK	Playground	Play Component-Play Table	2	The play table does not provide knee clearance 24" high minimum, 17" deep minimum, and 30" wide minimum, and/or the tops of rims, curbs, or other obstructions at the play table are higher than 31".	Playground PG2 and PG3	ADA
146147	Candlewood Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Kindergarten Classrooms 114, 118, 122, 125, 125 and 128	ADA
146148	Candlewood Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	Staff Restrooms S8 and S9	ADA
147711	Candlewood Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	All Public Restrooms	ADA
146127	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	All Classroom Drinking Fountains	ADA
146128	Candlewood 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 Student First Floor Classrooms	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
146144	Candlewood 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 Student Second Floor Classrooms	ADA
147712	Candlewood 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 Public Classrooms	ADA
147713	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	All Public Drinking Fountains	ADA
146112	Candlewood Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
146114	Candlewood Elementary School	BUILDING INTERIOR	Employee Work Areas	Locker Rooms	5	The locker room does not have accessible lockers.	Gymnasium, Kitchen and Building Services Offices	ADA
146135	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Vertical Level Change	5	Vertical level changes between 1/4" and 1/2" high are not beveled or vertical level changes greater than 1/2" high are not ramped.	Roof Access Doors	ADA
146136	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	5	The ramp run rises 6" or greater but has no handrails.	Roof Access Doors	ADA
146146	Candlewood Elementary School	BUILDING INTERIOR	Interior Access Route	Door	5	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Staff Office Doors	ADA
146149	Candlewood Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Staff Restroom S6	ADA