

ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Washington Grove Elementary School
8712 Oakmont Street
Gaithersburg, Maryland 20877

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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 Washington Grove 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 Washington Grove 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:

WASHINGTON GROVE 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
Washington Grove Elementary School	23	12	19	1		55
Grand Total	23	12	19	1		55

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
73079	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Ramp	1	The ramp run rises 6" or greater but has no handrails.	Gymnasium	ADA
73080	Washington Grove Elementary School	FIRST FLOOR	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.	Gymnasium	ADA
73085	Washington Grove Elementary School	FIRST FLOOR	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Room 132/126	ADA
73088	Washington Grove Elementary School	FIRST FLOOR	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.	Room 132/126	ADA
73092	Washington Grove Elementary School	FIRST FLOOR	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".	Room 130 thru 186	ADA
73093	Washington Grove Elementary School	FIRST FLOOR	Exterior Access Route	Ramp	1	The ramp does not have a level landing at the top and/or bottom of each run.	Courtyard 1	ADA
73094	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Courtyard 1	ADA
73096	Washington Grove Elementary School	FIRST FLOOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Courtyard 1	ADA
73111	Washington Grove Elementary School	FIRST FLOOR	Exterior Access Route	Exterior Accessible Route	1	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	Courtyard 2	ADA
73112	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Room 155/140	ADA
73113	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	Handrails are not provided.	Room 156	ADA
73115	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Interior Ramp	1	ADVISORY: A child's height handrail is not provided.	All ramps	ADA
73118	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	All interior stairs	ADA
72967	Washington Grove Elementary School	SITE	Exterior Access Route	Ramp	1	The handrails are not compliant.	Main Entrance	ADA
72970	Washington Grove Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Auditorium Entrance	ADA
72971	Washington Grove Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Northwest Sidewalk	ADA
72972	Washington Grove Elementary School	SITE	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not at the same level as the loading/unloading area.	Student Drop Off	ADA
72973	Washington Grove Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Northwest Sidewalk	ADA
72975	Washington Grove Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Southwest Sidewalk	ADA
72976	Washington Grove Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The sidewalk does not have 80" vertical clearance.	Southwest Sidewalk	ADA
72980	Washington Grove Elementary School	SITE	Exterior Access Route	Ramp	1	The handrail height is not compliant.	South Entrance	ADA
73116	Washington Grove Elementary School	SITE	Exterior Access Route	Ramp	1	ADVISORY: A child's height handrail is not provided.	Main Entrance	ADA
73117	Washington Grove Elementary School	SITE	Exterior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	Main Entrance, Multi-Purpose Room Entrance	ADA
73068	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Room 102/152	ADA
73075	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Room 143/106	ADA
73090	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Room 130 thru 186	ADA
73098	Washington Grove Elementary School	FIRST FLOOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Room 113	ADA
73100	Washington Grove Elementary School	FIRST FLOOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Room 186/117, 184, 144	ADA
72965	Washington Grove Elementary School	SITE	Exterior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	Gymnasium Entrance	ADA
72968	Washington Grove Elementary School	SITE	Exterior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	Main Entrance	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72977	Washington Grove Elementary School	SITE	Site Furnishings	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	South Sidewalk/Roadway	ADA
72981	Washington Grove Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
72982	Washington Grove Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 1, 2, 3 & 4	ADA
72984	Washington Grove Elementary School	SITE	Playground	Transfer System	2	The transfer platform connecting to elevated play elements has a non-compliant height lower than 11" or higher than 18".	Playground 2	ADA
72986	Washington Grove Elementary School	SITE	Exterior Access Route	Gate	2	The swinging gate does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the gate.	Playground 4	ADA
73065	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Room 102/152	State of Maryland
73066	Washington Grove Elementary School	FIRST FLOOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have compliant grab bars.	Room 102/152	ADA
73067	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Room 102/152	ADA
73069	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Room 149/155, 179	ADA
73071	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Room 149/155	ADA
73072	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Room 145/156	ADA
73073	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Room 149/155	ADA
73074	Washington Grove Elementary School	FIRST FLOOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All Exits	ADA
73081	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall size is not compliant, or an ambulatory stall is not provided.	Room 133/157	ADA
73082	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Room 133/157	ADA
73083	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Room 135/158	ADA
73089	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 130B	ADA
73101	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Room 186/117	State of Maryland
73108	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Room 179	State of Maryland
73109	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 175B, 167/154, 165/153	ADA
73114	Washington Grove Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 154B	ADA
73102	Washington Grove Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Room 204B, 214B	ADA
73103	Washington Grove Elementary School	SECOND FLOOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All Exits	ADA
73104	Washington Grove Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the ambulatory stall is not 17" minimum to 19" maximum from the sidewall.	Room 224	ADA
73110	Washington Grove Elementary School	FIRST FLOOR	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.	Room 171	ADA