



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

East Silver Spring Elementary School  
631 Silver Spring Avenue  
Silver Spring, Maryland 20910

### PREPARED BY:

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### On Site Date:

August 24 2017



# 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 East Silver Spring 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 East Silver Spring 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
East Silver Spring Elementary School	26	2	23	4		55
Grand Total	26	2	23	4		55

## 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
70641	East Silver Spring Elementary School	Building Exterior	Exterior Access Route	Curb Ramp	1	The detectable warning has truncated domes which do not have compliant dimensions.	Curb Ramp CR1	ADA
70642	East Silver Spring Elementary School	Building Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Sidewalk from Curb Ramp CR3 to Main Entry DR1	ADA
70643	East Silver Spring Elementary School	Building Exterior	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Sidewalk from Curb Ramp CR3 to Main Entry DR1	ADA
70645	East Silver Spring Elementary School	Building Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	Curb Ramp CR3	ADA
70652	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: The van access aisle is less than 96" wide.	Parking Lot 1 - ADA Parking P1A-P1B	State of Maryland
70653	East Silver Spring 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 P1A-P1B	State of Maryland
70654	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - ADA Parking P1A - P1B	State of Maryland
70655	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - ADA Parking P1C	State of Maryland
70656	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 1 - P1C	ADA
70657	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot 1 - P1B	ADA
70658	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Space-Van	1	The access aisle has a slope more than 1:50 (2%).	Parking Lot 1 - ADA Parking	ADA
70659	East Silver Spring 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 - P1C	ADA
70660	East Silver Spring Elementary School	Building Exterior	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Bus Drop Off, Parent Drop Off	ADA
74492	East Silver Spring Elementary School	Building Exterior	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 2	State of Maryland
75587	East Silver Spring Elementary School	Building Exterior	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp CR3	ADA
69044	East Silver Spring Elementary School	Building Interior	Interior Access Route	Controls	1	Controls throughout the common area are not compliant	Lower Level: Rooms M1, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, Media Center; Upper Level: Gymnasium, Stage, All Purpose Room, Art Room, Classrooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11; Restrooms: Girls 1, 3, 4, 8, 9; Boys 1, 3, 4, 8, 9	ADA
69064	East Silver Spring 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".	Art Room (3), Gymnasium (6), Kitchen (7), Cafeteria (6), Media Center(2), Classrooms 1 - 22	ADA
70640	East Silver Spring Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Media Center Stairs (3 stairs)	ADA
70646	East Silver Spring Elementary School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Health Room #102, Support Room #103 - along Corridor 1	ADA
70647	East Silver Spring Elementary School	Building Interior	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Interior Ramp R1, R2	ADA
70648	East Silver Spring Elementary School	Building Interior	Interior Access Route	Ramp	1	Handrails are not compliant - the gripping surface is not within 1.25" - 2" in diameter, or does not provide a non circular grip that has a perimeter dimension of 4"- 6.25" max	Interior Ramp R1, R2	ADA
70649	East Silver Spring Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair STR1	ADA
70650	East Silver Spring Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs STR2	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
70661	East Silver Spring Elementary School	Building Interior	Interior Access Route	Ramp	1	The accessible route does not connect all elements and areas of use that are required to be accessible; including raised areas and speaker platforms	Cafeteria/Stage Platform	ADA
74120	East Silver Spring Elementary School	Building Interior	Interior Access Route	Controls	1	Controls throughout the common area are not compliant	PEP Office, Media Center Storage, PCC/Support Offices	ADA
74482	East Silver Spring 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".	Building Services Restroom	ADA
70637	East Silver Spring 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 Rooms & Spaces	ADA
70651	East Silver Spring Elementary School	Building Interior	Site Furnishings	Vending Machine	2	The vending machines are not accessible.	Staff Lounge	ADA
69051	East Silver Spring 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: Boys 1, 2, 3, 4, 5, 6, 7, 8, 9; Girls 1, 2, 3, 4, 5, 6, 7, 8, 9; K23, K24, K25, K31, K32, K33, K34	ADA
69052	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Main Office Restroom 2	ADA
69053	East Silver Spring 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: Main office restroom 1; Staff 1, 2, 3, 4, 5, 6, 7, 8, 9; K23, K24, K25, K31, K32, K33, K34	ADA
69059	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Restrooms: Boys 1, 3, 4, 8, 9; Girls 1, 3, 4, 8, 9	ADA
69062	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8, 9	ADA
69063	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms Boys 1, 3; Girls 1, 3	ADA
70644	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory faucet hardware is not compliant.	Staff 3	ADA
70833	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The rear grab bar in the wheelchair stall is not compliant.	Restrooms: Boys 1, 3, 4, 8, 9; Girls 1, 3, 4, 8, 9	ADA
70834	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Staff 3	ADA
70835	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Staff 3	ADA
70836	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The side grab bar is not compliant in the wheelchair stall.	Restrooms: Boys 1, 3, 4, 8, 9; Girls 1, 3, 4, 8, 9	ADA
74142	East Silver Spring 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: Staff 1, 2, 3, 4, 5, 6, 7, 8, 9	ADA
74144	East Silver Spring 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 3	ADA
74480	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Building Services Restroom	ADA
74481	East Silver Spring 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
74483	East Silver Spring 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



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
74484	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Building Services Restroom	ADA
74485	East Silver Spring 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
74486	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	Building Services Restroom	ADA
74487	East Silver Spring 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
74488	East Silver Spring Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Staff 3	ADA
74489	East Silver Spring 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.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8, 9	ADA
74491	East Silver Spring 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.	Staff 3	ADA
70639	East Silver Spring 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.	Art Room Corridor, Main Entry Area, Lower Level near Media Center Stair/Room #12	ADA
70663	East Silver Spring 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 1 - 41	ADA
75589	East Silver Spring Elementary School	Building Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Classrooms: 1 - 41	ADA
75591	East Silver Spring Elementary School	Building Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Art Room Corridor, Main Entry Area, Lower Level near Media Center Stair/Room #12	ADA