



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Oak View Elementary School  
400 East Wayne Avenue  
Silver Spring, Maryland 20901

### PREPARED BY:

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### On Site Date:

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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 Oak View 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 Oak View 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 |
|----------------------------|------------------|------------------|------------------|------------------|------------------|-------------|
| Oak View Elementary School | 29               | 4                | 14               | 1                |                  | 48          |
| Grand Total                | 29               | 4                | 14               | 1                |                  | 48          |

## 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               |
|-------|----------------------------|-------------------|-----------------------|---------------------------|------------------|--|---|-------------------|
| 71214 | Oak View Elementary School | BUILDING EXTERIOR | Entrance to Building  | Building Entrance-Door    | 1                | The maneuvering clearance at the accessible door is not level and clear.   | Entrances DR9, DR18 and DR19  | ADA               |
| 71274 | Oak View Elementary School | BUILDING EXTERIOR | Exterior Access Route | Ramp                      | 1                | The handrails are not compliant.   | Exterior Ramp R1  | ADA               |
| 71275 | Oak View Elementary School | BUILDING EXTERIOR | Exterior Access Route | Stairs                    | 1                | Handrails are not provided.  | Exterior Stair STR3   | ADA               |
| 71276 | Oak View Elementary School | BUILDING EXTERIOR | Exterior Access Route | Stairs                    | 1                | Handrail extensions are not compliant.   | Exterior Stair - STR2, STR3, STR6, STR8, STR9 and STR10               | ADA               |
| 71277 | Oak View Elementary School | BUILDING EXTERIOR | Exterior Access Route | Stairs                    | 1                | Handrails are not compliant.   | Exterior Stair STR8   | ADA               |
| 71278 | Oak View Elementary School | BUILDING EXTERIOR | Exterior Access Route | Stairs                    | 1                | Steps do not have uniform and compliant riser heights and/or tread depths.   | Exterior STR3   | ADA               |
| 71235 | Oak View Elementary School | BUILDING INTERIOR | Common Areas          | Interior Doors            | 1                | Maneuvering clearance at the door is not level and clear.  | Classrooms - #120, #130, #201, #204 and #207                          | ADA               |
| 71236 | Oak View Elementary School | BUILDING INTERIOR | Exterior Access Route | Ramp                      | 1                | The ramp is required but not provided.   | Building Entrances DR11 and DR19                                      | ADA               |
| 71237 | Oak View Elementary School | BUILDING INTERIOR | Exterior Access Route | Stairs                    | 1                | Handrails are not compliant.   | Interior Stair #1 and #2  | ADA               |
| 71268 | Oak View Elementary School | BUILDING INTERIOR | Interior Access Route | Door                      | 1                | The door has less than 32" clear width.  | Restrooms Gymnasium #212A and #212B                                   | ADA               |
| 71273 | Oak View Elementary School | BUILDING INTERIOR | Exterior Access Route | Exterior Accessible Route | 1                | A compliant accessible route is not provided to the site facilities.   | Playground Area   | ADA               |
| 71203 | Oak View 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.                        | Southwest side of the parking lot 1                                   | ADA               |
| 71204 | Oak View 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.                        | Adjacent to southeast side at the parent loading/unloading zone       | ADA               |
| 71205 | Oak View Elementary School | GENERAL SITEWORK  | Exterior Access Route | Exterior Accessible Route | 1                | A compliant accessible route is not provided to the site facilities.   | From neighborhood on the north side of the school                     | ADA               |
| 71208 | Oak View Elementary School | GENERAL SITEWORK  | Exterior Access Route | Exterior Accessible Route | 1                | A compliant accessible route is not provided to the site facilities.   | From neighborhood on the north side of the school                     | ADA               |
| 71215 | Oak View Elementary School | GENERAL SITEWORK  | Accessible Parking    | Parking Space-Van         | 1                | MARYLAND: Compliant signage is not provided at the space.  | Parking Lot 2   | State of Maryland |
| 71216 | Oak View Elementary School | GENERAL SITEWORK  | Accessible Parking    | Parking Space-Van         | 1                | MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.                     | Parking Lot 2   | State of Maryland |
| 71218 | Oak View Elementary School | GENERAL SITEWORK  | 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%). | CR6 and CR7 landings  | ADA               |
| 71220 | Oak View Elementary School | GENERAL SITEWORK  | Accessible Parking    | Parking Space-Van         | 1                | MARYLAND: A "Van" space is not provided.   | Parking Lot 1   | State of Maryland |
| 71221 | Oak View Elementary School | GENERAL SITEWORK  | Accessible Parking    | Parking Space-Van         | 1                | MARYLAND: A "van" space is not provided.   | Parking Lot 2   | State of Maryland |
| 71222 | Oak View Elementary School | GENERAL SITEWORK  | Accessible Parking    | Parking Space-Van         | 1                | MARYLAND: A van access aisle is not provided.  | Parking Lot 1   | State of Maryland |
| 71230 | Oak View Elementary School | GENERAL SITEWORK  | Accessible Parking    | Parking Space-Car         | 1                | A standard accessible stall is not provided.   | Parking Lot 1   | ADA               |
| 71260 | Oak View 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.                        | From public sidewalk on the north side of the school to main entrance | ADA               |
| 71261 | Oak View Elementary School | GENERAL SITEWORK  | Exterior Access Route | Ramp                      | 1                | The ramp is required but not provided.   | Between student loading/unloading zone and main entrance              | ADA               |
| 71262 | Oak View Elementary School | GENERAL SITEWORK  | 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%). | Landing between CR3 and CR4   | ADA               |
| 71263 | Oak View 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.                        | Accessible route adjacent to CR3                                      | ADA               |

| Id    | Facility                   | Building          | Assembly              | Type                           | Barrier Priority | Detail   | Location Description  | ADA |
|-------|----------------------------|-------------------|-----------------------|--------------------------------|------------------|--|---|-----|
| 71264 | Oak View 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.  | Accessible route on the southeast corner of the school building | ADA |
| 71265 | Oak View Elementary School | GENERAL SITEWORK  | Exterior Access Route | Stairs                         | 1                | Handrails are not compliant.   | Accessible route on southwest corner of the property            | ADA |
| 71266 | Oak View Elementary School | GENERAL SITEWORK  | Exterior Access Route | Stairs                         | 1                | Handrails are not compliant.   | Accessible route on the east side of the school building        | ADA |
| 71229 | Oak View Elementary School | BUILDING INTERIOR | Common Areas          | Vending Machine                | 2                | The vending machines have operable parts which are not within reach range.   | Staff Lounge  | ADA |
| 71238 | Oak View 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 rooms throughout the school                                 | ADA |
| 71223 | Oak View Elementary School | GENERAL SITEWORK  | Playground            | Ground Surface-Fibar           | 2                | The ground surface has not been inspected and maintained regularly.  | Playground #1 and Playground #2                                 | ADA |
| 71224 | Oak View Elementary School | GENERAL SITEWORK  | Playground            | Transfer System                | 2                | The transfer platform for connecting to elevated play elements has non-compliant dimensions.   | Playground #2 - Transfer Platform                               | ADA |
| 71209 | Oak View Elementary School | BUILDING INTERIOR | Interior Access Route | Signage                        | 3                | Means of egress signage is not provided.   | All exterior egress doors DR1 to DR19                           | ADA |
| 71225 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Water Closet | 3                | The rear grab bar at the water closet is not compliant.  | Restroom - #115, #118 and #208                                  | ADA |
| 71226 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Mirror       | 3                | The bottom of the reflective surface of the mirror is mounted higher than 40".   | Restrooms - #100G, #115, Gymnasium, #149C and #118 and #208     | ADA |
| 71227 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Mirror       | 3                | The bottom of the reflective surface of the mirror is mounted higher than 40".   | Restrooms - #102C   | ADA |
| 71228 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Urinal       | 3                | The urinal dimensions are not compliant.   | Restrooms #150 and #211   | ADA |
| 71232 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Water Closet | 3                | The rear grab bar at the water closet is not compliant.  | Restroom - #116, #120 and #146                                  | ADA |
| 71233 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Coat Hook    | 3                | The coat hook is not within an allowable reach range.  | Restrooms - #100G, #115, #118, #149C and #208                   | ADA |
| 71234 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Locker       | 3                | The locker area does not have accessible lockers.  | Building Services #214  | ADA |
| 71239 | Oak View 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 restrooms throughout the building                           | ADA |
| 71267 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Shower       | 3                | The enclosure obstructs transfer.  | Gymnasium coaching staff shower                                 | ADA |
| 71269 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Water Closet | 3                | The grab bars at the water closet are not compliant. The side clearance at the water closet is not compliant.  | Restroom #136, #212A and #212B                                  | ADA |
| 71270 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Coat Hook    | 3                | The coat hook is not within an allowable reach range.  | Restroom #102C  | ADA |
| 71271 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Lavatory     | 3                | Pipes are not insulated.   | Restroom #211   | ADA |
| 71272 | Oak View Elementary School | BUILDING INTERIOR | Restroom              | Restroom/Bathroom-Toilet Stall | 3                | A wheelchair stall is not provided in a multi-user restroom.   | Restroom - #129 and #211  | ADA |
| 71211 | Oak View 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. | Corridors throughout the school                                 | ADA |