



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Oakland Terrace Elementary
2720 Plyers Mill Road
Silver Spring, Maryland 20902

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 Oakland Terrace 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 Oakland Terrace 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
Oakland Terrace Elementary School	29	4	14			47
Grand Total	29	4	14			47

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
71385	Oakland Terrace Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided.	Interior Courtyard #1	ADA
71391	Oakland Terrace Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrances DR2, DR3, DR6, DR10 DR13 and DR22	ADA
71416	Oakland Terrace 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.	Drinking Fountains - DF2 and DF4	ADA
71417	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs - STR1 and STR2	ADA
71419	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant.	Interior Ramps - R1 thru R16	ADA
71420	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Interior Ramps - R5, R7, R12, R14	ADA
71423	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant.	Interior Ramps - R1, R3 and R12	ADA
71425	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	Handrails are not continuous or are not at a continuous height above the ramp surface.	Interior ramp R13	ADA
71438	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Interior Accessible Route	1	Clear widths are less than 36" minimum, including protruding objects.	Kitchen Serving Area	ADA
71380	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided.	Adjacent to bus loading/unloading zone	ADA
71381	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided to the site facilities.	Northwest corner of school	ADA
71382	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided to the site facilities.	Northeast corner of the school	ADA
71383	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided to the site facilities.	Northwest corner of property sidewalk to the school	ADA
71384	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Student loading/unloading zone	ADA
71389	Oakland Terrace 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%).	Curb Ramps CR2 and CR3 landings	ADA
71390	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR2	ADA
71393	Oakland Terrace 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%).	Curb Ramp CR6 Landing	ADA
71396	Oakland Terrace 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 3	State of Maryland
71398	Oakland Terrace Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 3	State of Maryland
71399	Oakland Terrace Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 3	State of Maryland
71412	Oakland Terrace Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2 - Stall P2A	State of Maryland
71413	Oakland Terrace Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2, Stall P2B	State of Maryland
71414	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR4	ADA
71426	Oakland Terrace 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 Zone	ADA
71432	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	A compliant accessible route is not provided from the passenger loading/unloading zone to the public facility entrance.	Bus Loading/Unloading zone	ADA
71433	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	A compliant marked access aisle is not provided.	Student Loading/ Unloading zone	ADA
71434	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR2	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
71436	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Ramp	1	The handrail height is not compliant.	Exterior Ramp R1	ADA
87639	Oakland Terrace Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Student loading/unloading zone	ADA
71401	Oakland Terrace Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
71395	Oakland Terrace Elementary School	GENERAL SITEWORK	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground #1, Playground #2 Playground #3 and Playground #4	ADA
71440	Oakland Terrace Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer platform connecting elevated play elements has non-compliant height lower than 11" or higher than 18".	Playground #3	ADA
71441	Oakland Terrace Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	A transfer space is not provided at the platform.	Playground #3	ADA
71386	Oakland Terrace Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All exterior egress doors DR1 to DR22	ADA
71387	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Locker	3	The locker area does not have accessible lockers.	Building Services	ADA
71402	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Restrooms - #RR1, #RR18, #RR21 and #RR22	ADA
71404	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms - #RR1, #RR18, #RR21 and #RR22	ADA
71405	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant. The side clearance for the water closet is not compliant.	Restrooms - #RR1, #RR18 and #RR22	ADA
71406	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet is not compliant.	Restrooms - #RR3, #RR4 and #RR9	ADA
71442	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Restroom #RR17	ADA
71443	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects below and at the ends of the bar is less than 1-1/2". The side clearance at the water closet is less than minimum 60".	Restrooms - #RR2, #RR6, #RR7, #RR10, #RR11, #RR12, #RR13, #RR14, #RR15, #RR19 and #RR20	ADA
71445	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restroom #RR13	ADA
71446	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restroom #RR1	ADA
71447	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restroom #RR5	ADA
71450	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance and obstructs the required side clearance at the water closet.	Restrooms - #RR18 and #RR22	ADA
71451	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restroom #RR21	ADA
71453	Oakland Terrace Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects below and at the ends of the bar is less than 1-1/2".	Restroom #RR14	ADA