



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Viers Mill Elementary School
11711 Joseph Mill Road
Silver Spring, Maryland 20906

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engineering | environmental | capital planning | project management

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 Viers Mill 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 Viers Mill 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
Viers Mill Elementary School	23	15	16	2		56
Grand Total	23	15	16	2		56

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
74845	Viers Mill 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".	All Interior Doors	ADA
74859	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Ramp	ADA
74860	Viers Mill 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.	Ramp	ADA
74875	Viers Mill 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 Hallway	ADA
74887	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	All Purpose Room	State of Massachusetts
74824	Viers Mill Elementary School	SITE	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp 7	ADA
74825	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: The van parking space is less than 96" wide minimum.	Parking Lot 2- P2-B	State of Maryland
74826	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Car	1	Accessible car stall markings do not define the stall width.	Parking Lot 2 - P2-A	ADA
74827	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2 - P2-B	State of Maryland
74828	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 2-P2-B	State of Maryland
74829	Viers Mill 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.	Door 2	ADA
74831	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: The van parking space is less than 96" wide minimum.	Parking Lot 1 - P1-A & P1-B	State of Maryland
74832	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Car	1	Accessible car stall markings do not define the stall width.	Parking Lot 1 - P1-C	ADA
74833	Viers Mill Elementary School	SITE	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - P1-A, P1-B, P1-C	ADA
74834	Viers Mill Elementary School	SITE	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.	Playground 1	ADA
74839	Viers Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The walkway has areas with greater than 1:20 (5%) running slope.	North Sidewalk	ADA
74840	Viers Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Playground 3	ADA
74841	Viers Mill Elementary School	SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	North Entrance	ADA
74842	Viers Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Multi Purpose Room Patio	ADA
74843	Viers Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Parking Lot 2	ADA
74857	Viers Mill 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.	Courtyard 2	ADA
74858	Viers Mill Elementary School	SITE	Exterior Access Route	Stairs	1	Handrails are not provided.	Courtyard 2	ADA
88222	Viers Mill Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp 7	ADA
74844	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	All Interior	ADA
74846	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Door	2	The surface of the door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	Work Room, Building Services Office	ADA
74847	Viers Mill Elementary School	FIRST FLOOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Work Room	ADA
74848	Viers Mill Elementary School	FIRST FLOOR	Kitchen	Sink	2	The accessible sink is not installed with the front of the higher of the rim or counter surface 34" maximum above finished floor.	Work Room	ADA
74850	Viers Mill Elementary School	FIRST FLOOR	Common Areas	Vending Machine	2	The vending machine has operable parts which are not within reach range.	Staff Lounge	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
74851	Viers Mill Elementary School	FIRST FLOOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Staff Lounge	ADA
74861	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Room 625F	ADA
74870	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Gymnasium, Media Center	ADA
74830	Viers Mill Elementary School	SITE	Exterior Access Route	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	Main Entrance	ADA
74835	Viers Mill Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 1, 2 and 3	ADA
74836	Viers Mill Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
74837	Viers Mill 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 1 and 2	ADA
74838	Viers Mill Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
74865	Viers Mill Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Courtyard 1	ADA
74866	Viers Mill Elementary School	SITE	Site Furnishings	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Courtyard 1	ADA
74849	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Principal's Office	ADA
74852	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Staff Restrooms	ADA
74853	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys Restroom	ADA
74854	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Boys Restroom by Main Office and All Purpose Room	ADA
74855	Viers Mill 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.	Boys Restroom (Gym), Girls restroom (All Purpose)	ADA
74856	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	Boys Restroom	ADA
74863	Viers Mill Elementary School	FIRST FLOOR	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Room 638, Building Services, Cafeteria	ADA
74869	Viers Mill 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.	Boys and Girls Restrooms - Gym	ADA
74871	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Gymnasium, Cafeteria	ADA
74876	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 101, 102, 103	ADA
74877	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 100	ADA
74878	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Building Services Office	ADA
74882	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Rooms 301, 302, 303, 304, 305 and 306	ADA
74883	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Adults Restroom - Grade 5 Hallway	ADA
74884	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Room 310	ADA
74885	Viers Mill Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Men's and Women's (Auditorium)	ADA
74889	Viers Mill Elementary School	FIRST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Rooms 214, 216, 628, 632, 107, 105, 106, 104, 301, 302, 307, 308, 310, 303, 304, 305, 306, 309, 311, 312, 313, 315, 317, 601, 607, 611, 612, 616, 617 and 622	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
74892	Viers Mill 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.	Rooms 203, 204, 205, 206, 207 and 208	ADA