



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Georgian Forest Elementary School
3100 Regina Drive
Silver Spring, Maryland 20906

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 Georgian Forest 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 Georgian Forest 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
Georgian Forest Elementary School	44	20	28	9		101
Grand Total	44	20	28	9		101

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
72865	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stair 2	ADA
72867	Georgian Forest 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
72868	Georgian Forest 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
72869	Georgian Forest 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.	Gymnasium	ADA
72871	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Staff Workroom	ADA
72681	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	Handrails are not provided.	Multi Purpose Room	ADA
72682	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Interior Ramp	1	ADVISORY: A child's height handrail is not provided.	Multi Purpose Room	ADA
72888	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	Elevator	ADA
72900	Georgian Forest Elementary School	FIRST FLOOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Courtyard	ADA
72890	Georgian Forest Elementary School	SECOND FLOOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stair One	ADA
72432	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	Southwest Sidewalk	ADA
72433	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	Southwest Sidewalk	ADA
72434	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	ADVISORY: A marked crosswalk is not provided where the accessible route crosses a vehicular way between the accessible parking aisle and the building entrance.	Parking Lot 1	ADA
72435	Georgian Forest 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.	West Sidewalk	ADA
72436	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	South Entrance	ADA
72438	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	South Curb Ramp at Maintenance Area	ADA
72439	Georgian Forest Elementary School	SITE	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%).	South Curb Ramp at Maintenance Area	ADA
72440	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Door 1	ADA
72441	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	Sidewalk does not meet the 36" minimum clear width requirement (60" minimum where passing areas are present).	Door 19	ADA
72442	Georgian Forest Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: The van access aisle is less than 96" wide.	Parking Lot 1 - east side	State of Maryland
72444	Georgian Forest Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - east side	State of Maryland
72446	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Southeast Courtyard	ADA
72447	Georgian Forest Elementary School	SITE	Exterior Access Route	Grate	1	The opening in the floor drain is more than 1/2".	South East Courtyard	ADA
72448	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Door 12	ADA
72449	Georgian Forest Elementary School	SITE	Entrance to Building	Building Entrance-Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Door 12	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72450	Georgian Forest Elementary School	SITE	Exterior Access Route	Stairs	1	Handrails are not compliant.	Playground 1	ADA
72451	Georgian Forest Elementary School	SITE	Exterior Access Route	Stairs	1	The stair treads and edge of top landing do not have visual contrast on the leading edge.	Playground 1	ADA
72452	Georgian Forest Elementary School	SITE	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Playground 1	ADA
72453	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Door 11	ADA
72454	Georgian Forest Elementary School	SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Door 11	ADA
72455	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	Playground 1	ADA
72458	Georgian Forest Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	Playground 1	ADA
72459	Georgian Forest 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.	Blacktop Play Area	ADA
72464	Georgian Forest 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 2 and 3	ADA
72467	Georgian Forest Elementary School	SITE	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2	State of Maryland
72468	Georgian Forest Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2	State of Maryland
72469	Georgian Forest Elementary School	SITE	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot 2	ADA
72470	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp-Diagonal	1	Diagonal curb ramp at marked crossing does not have 48" minimum clear space within the marked crossing.	Main Entrance to Parking Lot 2	ADA
72471	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Main Entrance to Parking Lot 2	ADA
72472	Georgian Forest Elementary School	SITE	Exterior Access Route	Stairs	1	Handrails are not compliant.	Main Entrance	ADA
72473	Georgian Forest Elementary School	SITE	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	Main Entrance	ADA
72474	Georgian Forest Elementary School	SITE	Exterior Access Route	Stairs	1	Handrails are not compliant.	Main Entrance at Before School Care	ADA
75613	Georgian Forest Elementary School	SITE	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%).	Entrance to Parking Lot 2	ADA
75615	Georgian Forest Elementary School	SITE	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Main Entrance to Parking Lot 2	ADA
72688	Georgian Forest Elementary School	FIRST FLOOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
72704	Georgian Forest Elementary School	FIRST FLOOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Room 108	ADA
72860	Georgian Forest Elementary School	FIRST FLOOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Room 100, 101, 102, 103, 104, 105, 110, 116	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72477	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Sink	2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	Health Room	ADA
72677	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Multi Purpose Room	ADA
72679	Georgian Forest 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.	Multi Purpose Room, Kitchen, Girls Bathroom, Media Room	ADA
72889	Georgian Forest Elementary School	SECOND FLOOR	Interior 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.	Room 210	ADA
72894	Georgian Forest Elementary School	SECOND FLOOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Room 207, 205, 206	ADA
72898	Georgian Forest Elementary School	SECOND FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Stair 2	ADA
72437	Georgian Forest Elementary School	SITE	Exterior Access Route	Reach Range	2	Operable parts or items requiring an obstructed side reach motion are higher than 48" maximum where the obstruction depth is 10" maximum, or higher than 46" maximum where the obstruction depth is between 10" and 24" and/or lower than 15" minimum height above finish floor.	South Entrance	ADA
72445	Georgian Forest Elementary School	SITE	Playground	Exterior Accessible Route	2	The accessible route within the play area that serves ground level play components does not have minimum 80" vertical clearance.	Southeast Courtyard	ADA
72456	Georgian Forest Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 1	ADA
72457	Georgian Forest Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
72460	Georgian Forest 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.	Blacktop Play Area	ADA
72461	Georgian Forest Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 2	ADA
72462	Georgian Forest Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 3	ADA
72463	Georgian Forest Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 2 & 3	ADA
72465	Georgian Forest Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 4	ADA
72466	Georgian Forest Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 4	ADA
72476	Georgian Forest Elementary School	SITE	Exterior Access Route	Reach Range	2	Operable parts or items requiring an obstructed side reach motion are higher than 48" maximum where the obstruction depth is 10" maximum, or higher than 46" maximum where the obstruction depth is between 10" and 24" and/or lower than 15" minimum height above finish floor.	Main Entrance	ADA
72691	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The grab bars at the water closet are not provided.	Staff Restroom	ADA
72692	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Coat Hook	3	The coat hook is not within an allowable reach range.	Staff Restroom	ADA
72693	Georgian Forest 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.	Staff Restroom	State of Maryland
72694	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The side grab bar at the water closet is not compliant.	Boys and Girls Bathrooms	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72696	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	ADVISORY: The grab bars are not located per children's specifications in the wheelchair stall used primarily by children.	All Multi-User Bathrooms	ADA
72700	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The toilet paper dispenser is not at a compliant location.	Boys and Girls restroom	ADA
72707	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Bathroom 107	ADA
72864	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Room 126, 124	ADA
72866	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The toilet paper dispenser is not at a compliant location.	Girls Restroom	ADA
72872	Georgian Forest 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.	Staff Restroom	ADA
72873	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Coat Hook	3	The coat hook is not within an allowable reach range.	Staff Restroom	ADA
72874	Georgian Forest 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.	Staff Restroom	State of Maryland
72875	Georgian Forest 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.	Staff Restroom	State of Maryland
72548	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Health Room	ADA
72674	Georgian Forest 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.	Health Room	State of Maryland
72683	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	Throughout Building	ADA
72686	Georgian Forest 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.	Kitchen	State of Maryland
72876	Georgian Forest 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 116	ADA
72878	Georgian Forest 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 116	State of Maryland
72880	Georgian Forest 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.	Unisex Toilet Room	State of Maryland
72881	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Unisex restroom	ADA
72883	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Linkages To Learning	ADA
72884	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Lavatory	3	Pipes are not insulated.	Linkages to Learning	ADA
72885	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Staff Restroom	ADA
72886	Georgian Forest Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom -Lavatory	3	Pipes are not insulated.	Staff Restroom	ADA
72887	Georgian Forest Elementary School	FIRST FLOOR	Interior Access Route	Elevator	3	A tactile, raised star minimum 2" high is not provided to the left of the floor designation on both jambs at the main elevator entry level.	Elevator	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72896	Georgian Forest Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Unisex Toilet	ADA
72901	Georgian Forest Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Girls and Boys Restrooms	ADA
72706	Georgian Forest 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 107, 115, 112	ADA
72861	Georgian Forest 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 110	ADA
72862	Georgian Forest 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 111	ADA
72863	Georgian Forest 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 120, 121, 122, 124, 126	ADA
72870	Georgian Forest 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 100, 101, 102, 103, 104, 105	ADA
72879	Georgian Forest 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 116, 117, 118, 119, 107	ADA
72892	Georgian Forest Elementary School	SECOND FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Drinking Fountain	ADA
72893	Georgian Forest Elementary School	SECOND 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 207	ADA
72897	Georgian Forest Elementary School	SECOND 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 234, 232, 229, 217, 219, 220, 222, 223, 225	ADA