



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Forest Knolls Elementary  
10830 Eastwood Avenue  
Silver Spring, Maryland 20901

### PREPARED BY:

EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

### EMG CONTACT:

Michael Nelson  
Program Manager  
800.733.0660 x6244  
[mnelson@emgcorp.com](mailto:mnelson@emgcorp.com)

**EMG Project Number:**  
123821.17R000-043.303

**Date of Report:**  
October 24, 2019

**On Site Date:**  
August 28-29, 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 Forest Knolls 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 Forest Knolls 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:

### FOREST KNOLLS ELEMENTARY SCHOOL- TITLE II ADA COMPLIANCE ASSESSMENT - ACCESSIBILITY SUMMARY

Facility/Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Forest Knolls Elementary School	25	8	17			50
Grand Total	25	8	17			50

Order of magnitude costs to address those elements are described individually in Appendix A.

## 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
70719	Forest Knolls 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, DR4, DR5, DR6, DR13, DR14, DR16, DR19, DR25 and DR26	ADA
70728	Forest Knolls Elementary School	BUILDING EXTERIOR	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%).	Exterior Ramp R1	ADA
70730	Forest Knolls Elementary School	BUILDING EXTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Exterior Ramp R2	ADA
70738	Forest Knolls Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%).	Exterior Ramp R2	ADA
70741	Forest Knolls Elementary School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Interior Ramp R1	ADA
70765	Forest Knolls Elementary School	BUILDING INTERIOR	Employee Work Areas	Locker Rooms	1	The locker rooms are not accessible.	Restroom - #62SR	ADA
70718	Forest Knolls Elementary School	BUILDING INTERIOR	Interior Access Route	Protruding Object	1	Protruding objects obstruct the required clear width of the accessible route.	Drinking fountains DF2 and DF5	ADA
70763	Forest Knolls 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 AR3, on the south side of the school building	ADA
70764	Forest Knolls Elementary School	GENERAL SITEWORK	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair STR1	ADA
70766	Forest Knolls 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.	Picnic Table on west side of the school building	ADA
70767	Forest Knolls Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	CR1 adjacent to accessible parking	ADA
70768	Forest Knolls 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%).	CR1 landing	ADA
70769	Forest Knolls Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	The loading/unloading zone is not 96" wide by 20' long with vertical clearance of 114".	Parent Loading/Unloading zone	ADA
70770	Forest Knolls Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	The loading/unloading zone is not 96" wide by 20' long with vertical clearance of 114".	Bus Loading/Unloading zone	ADA
70771	Forest Knolls Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Parent Loading/Unloading area	ADA
70773	Forest Knolls Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - accessible space P1D	ADA
70774	Forest Knolls Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - Access Aisle between P1C and P1D	ADA
70775	Forest Knolls Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - accessible space P1C	ADA
70776	Forest Knolls Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - Access Aisle between P1A and P1B	ADA
70737	Forest Knolls Elementary School	GENERAL SITEWORK	Exterior Access Route	Ramp	1	The handrails are not compliant.	Playground #3 - Ramp	ADA
70760	Forest Knolls 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 AR1, on the west property line from the city sidewalk to the school building	ADA
70761	Forest Knolls Elementary School	GENERAL SITEWORK	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.	Gate entry into Playground #1	ADA
70762	Forest Knolls 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 AR2, on the south side adjacent to Playground #3.	ADA
70777	Forest Knolls Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - accessible space P1B	ADA
70778	Forest Knolls Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - accessible space P1A	ADA
70714	Forest Knolls Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	All rooms throughout the building.	ADA
70716	Forest Knolls Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
70772	Forest Knolls Elementary School	GENERAL SITEWORK	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Softball Field	ADA
70720	Forest Knolls Elementary School	GENERAL SITEWORK	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	Playground #1 - Entrance	ADA
70722	Forest Knolls 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 #2 - Transfer Platform	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
70725	Forest Knolls Elementary School	GENERAL SITEWORK	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground #1, Playground #2 and Playground #3	ADA
70727	Forest Knolls Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer platform for connecting to elevated play elements has non-compliant dimensions.	Playground #3 - Transfer Platform	ADA
70759	Forest Knolls Elementary School	GENERAL SITEWORK	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.	Gates to Playground #1, Gates from street to sidewalk to school	ADA
70715	Forest Knolls Elementary School	BUILDING EXTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All exterior egress doors DR1 to DR26	ADA
70731	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Restrooms - #58R and #2R	ADA
70732	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restroom - #33B	ADA
70733	Forest Knolls 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 #52SR	ADA
70734	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restroom #2R, #2SR and #62SR	ADA
70735	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms #52SR and #60SR	ADA
70742	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Restrooms - #23B, #44B and #53B	ADA
70743	Forest Knolls 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 #44B	ADA
70744	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restroom #44B	ADA
70745	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restrooms - #2SR, #7SR, #52SR, #53SR, #58SR and #60SR	ADA
70746	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restrooms - #2R, #4R, #6R, #10R, #19B, #44B, #44G, #53B and #60B	ADA
70749	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	Restrooms - #2R, #58SR and #60SR	ADA
70752	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restrooms - #16R and #18R	ADA
70753	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Restrooms - #6R, #18R, #19G and #19B	ADA
70754	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restroom - #58R	ADA
70755	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restroom - #7SR	ADA
70756	Forest Knolls Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Restroom - #53G	ADA

