

ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Brookhaven Elementary School
4610 Renn Street
Rockville, Maryland 20853

PREPARED BY:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:

Michael Nelson
Program Manager
800.733.0660 x6244
mnelson@emgcorp.com

EMG Project Number:
123821.17R000-121.303

Date of Report:
October 28, 2019

On Site Date:
May 2, 2018



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 Brookhaven 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 Brookhaven 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
Brookhaven Elementary School	14	6	21	2		43
Grand Total	14	6	21	2		43

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
102414	Brookhaven Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Northwest corner of Parking Lot #2 (P2)	ADA
102427	Brookhaven Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Main Entry Sidewalk - Outside Door 1 (DR1)	ADA
102428	Brookhaven Elementary School	Exterior	Exterior Access Route	Ramp	1	The handrails are not compliant.	Exterior Ramp: R8	ADA
102704	Brookhaven Elementary School	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: Ramp 8 (R8)	ADA
102732	Brookhaven Elementary School	Exterior	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.	Walkway between Curb Ramp 4 (CR4) & Curb Ramp 5	ADA
102738	Brookhaven Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Crosswalk between Curb Ramp 4 (CR4) & Curb Ramp 5 (CR5)	ADA
102741	Brookhaven Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	Curb Ramp 5 (CR5)	ADA
102208	Brookhaven Elementary School	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.	Entry Corridor - Near Door DR1, DR2	ADA
102668	Brookhaven Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Principal Office Door	ADA
102709	Brookhaven Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Main Office Door (DR2)	ADA
103122	Brookhaven Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot #1 (P1) & Parking Lot #2 (P2)	State of Maryland
103123	Brookhaven Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot #1 (P1) & Parking Lot #2 (P2)	State of Maryland
103124	Brookhaven Elementary School	Parking Lots	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot #1 (P1) & Parking Lot #2 (P2)	State of Maryland
103125	Brookhaven Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage is not located at a compliant height.	Parking Lot #1 (P1) & Parking Lot #2 (P2)	State of Maryland
102708	Brookhaven Elementary School	Interior	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Media Center Staff Workroom	ADA
102723	Brookhaven Elementary School	Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
103116	Brookhaven Elementary School	Interior	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Classrooms & Student Rooms/ Spaces	ADA
103117	Brookhaven Elementary School	Interior	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Staff Spaces & Offices	ADA
102693	Brookhaven Elementary School	Playgrounds	Playground	Transfer System	2	A means of support is not provided at the transfer platform and/or transfer steps.	Playground #4	ADA
102209	Brookhaven Elementary School	Restrooms	Restroom	Protruding Object	2	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	Restrooms: Student RR 1, 2	ADA
103127	Brookhaven Elementary School	Interior	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.	Elevators 1 & 2 (EL1) (EL2)	ADA
104098	Brookhaven Elementary School	Interior	Interior Access Route	Signage	3	Means of egress signage is not provided.	Egress Stairs & Doors	ADA
102189	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restrooms: Student RR 1, 2, Health RR 5, Student RR 7, 8, 14, 15, 16, 17, 23, 24	ADA
102190	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restrooms: P/E Office Restroom 3, Staff RR 4, 6, 10, 11, 12, Building Services RR 13, Staff RR 18, 19, 20, 25	ADA
102201	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Staff RR 4, 6, Building Services RR 9, Staff RR 12, Kitchen Staff RR 13	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
102203	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Restrooms: Staff RR 4, 6; Kitchen Staff RR 9; Building Services Restroom 13	ADA
102205	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restrooms: Staff RR 4, 6; Kitchen Staff RR 9; Building Services Restroom 13	ADA
102206	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: P/E Office Restroom 3, Staff RR 4, 6, 10, 11, 12, Building Services RR 13, Staff RR 18, 19, 20, 25	ADA
102207	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restrooms: Staff RR 6, 4	ADA
102313	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: Health RR 5; Classroom RR: #105, #108, #109, #110, #112, #130, #131, #132, #133, #135, #137	ADA
102669	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms: P/E Office Restroom 3, Staff RR 4, 6, 10, 11, 12, Building Services RR 13, Staff RR 18, 19, 20, 25	ADA
102711	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	Building Services Shower	ADA
102712	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Building Services Shower	ADA
102713	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The required clearance at the entry to the transfer stall is not provided.	Building Services Shower	ADA
102714	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	Building Services Shower	ADA
102715	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The spray unit does not have a minimum 59" long hose.	Building Services Shower	ADA
102726	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The opening force of the interior, non-fire, hinged, sliding, and folding door or gate is more than 5 pounds.	Restroom Doors: Staff RR 6, 12, 19, 20	ADA
102801	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Restrooms: Staff RR: 4, 6, 10, 11, 12, Building Services RR 13	ADA
103114	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Restrooms: Student RR: 1, 2; Health RR 5; Student RR: 7, 8, 14, 15, 16, 17, 23, 24; Classroom RR: #105, #108, #109, #110, #112, #130, #131, #133, #135, #137	ADA
103115	Brookhaven Elementary School	Restrooms	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Staff Restrooms: P/E Office RR 3, Staff RR 4, 6; Kitchen Staff RR 9, Staff RR 10, 11, Building Services RR 13, Staff RR 18, 19, 20, 25	ADA
103126	Brookhaven Elementary School	Restrooms	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	P/E Office & Staff Lounge Lockers	ADA
103112	Brookhaven Elementary School	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.	Classroom Sink/Bubbler Fountains	ADA
103113	Brookhaven Elementary School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	Classroom Sink/Bubbler Fountains	ADA