



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Cresthaven Elementary
1234 Cresthaven Drive
Silver Spring, Maryland 20903

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 Cresthaven 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 Cresthaven 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
Cresthaven Elementary School	20	8	8	1	2	39
Grand Total	20	8	8	1	2	39

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
146082	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	Curb Ramp 3	ADA
146083	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp does not have a 60" minimum long level landing at the top run.	Ramp 1 Intermediate Landing adjacent to Stair 2	ADA
146084	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp does not have a level landing at the top and/or bottom of each run.	Portable Classroom: Bottom of Wooden Ramp: Built-up Asphalt Ramp	ADA
146085	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	Portable Classroom: Bottom Run of Wooden Ramp	ADA
146094	Cresthaven Elementary School	EXTERIOR	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 8	ADA
146096	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Parking Lot 1 at junction between Curb Ramp 11 and accessible parking	ADA
146097	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Stair 1	ADA
146098	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	Portable Classroom: Top Run of Wooden Ramp	ADA
146100	Cresthaven Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	Portable Classroom: Two Wooden Stairs	ADA
146087	Cresthaven Elementary School	INTERIOR	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Interior User Doors with closers	ADA
146089	Cresthaven Elementary School	INTERIOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Room Entrances with adjacent furniture to door	ADA
146099	Cresthaven 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.	Lobby Stairs: Lower Level	ADA
146101	Cresthaven 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.	Cafeteria	ADA
146102	Cresthaven Elementary School	INTERIOR	Interior Access Route	Elevator	1	The re-opening device is not compliant.	Elevator	ADA
151675	Cresthaven Elementary School	INTERIOR	Interior Access Route	Floor Surface	1	The edges of the carpet are not securely attached.	Drinking Fountains 1&2	ADA
151676	Cresthaven Elementary School	INTERIOR	Interior Access Route	Floor Surface	1	The edges of the carpet are not securely attached.	Drinking Fountains 3, 4, 5, 6	ADA
146095	Cresthaven Elementary School	PARKING LOT	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage is not located at a compliant height.	Van Parking Space, P-1	State of Maryland
152655	Cresthaven Elementary School	PARKING LOT	Accessible Parking	Parking Spaces-General	1	Accessible parking spaces are not at the nearest accessible entrance.	Parking Lot 1	ADA
146090	Cresthaven Elementary School	RESTROOM	Interior Access Route	Floor Surface	1	The edges of the rug are not securely attached.	Multi-user Restroom: 243, 245, 33, 35	ADA
151683	Cresthaven Elementary School	RESTROOM	Interior Access Route	Floor Surface	1	The edges of the rug are not securely attached.	Multi-user Restroom: 110, 112, 131, 133	ADA
146092	Cresthaven Elementary School	INTERIOR	Site Furnishings	Vending Machine	2	The vending machines are not accessible.	Staff lounge	ADA
146093	Cresthaven Elementary School	INTERIOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Offices with vision lights on the door	ADA
151670	Cresthaven Elementary School	INTERIOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Classrooms with vision lights on the door	ADA
151686	Cresthaven Elementary School	INTERIOR	Common Areas	Assembly Area	2	The assistive listening device is not compliant or is not provided.	All Purpose Room 130	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
151688	Cresthaven Elementary School	INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	Classrooms in Upper and Lower building level	ADA
151692	Cresthaven Elementary School	INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	Stairs and Exits	ADA
151684	Cresthaven Elementary School	PLAYGROUND	Playground	Transfer System	2	The transfer platform connecting to elevated play elements has a non-compliant height lower than 11" or higher than 18".	Playground 1	ADA
151685	Cresthaven Elementary School	PLAYGROUND	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
145795	Cresthaven Elementary School	RESTROOM	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.	Multi-user Restrooms: 10,12,14,16, 110, 112, 131, 133, 218, 228, 243, 245	ADA
145796	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Lavatory	3	Pipes are not insulated.	Multi-user Restrooms: 10,12,14,16, 110, 112, 131, 133, 220, 226, 243, 245	ADA
145797	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Water Closet	3	The rear grab bar at the water closet is not compliant.	Multi-user Restrooms: 10,12,14,16, 110, 112, 131, 133, 220, 226, 243, 245	ADA
145799	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Door	3	The wheelchair stall door is not self closing.	Multi-user Restrooms: 10,12,14,16, 110, 112, 131, 133, 220, 226, 243, 245	ADA
145800	Cresthaven Elementary School	RESTROOM	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.	Multi-user Restrooms: 10,12,14,16, 110, 112, 131, 133, 220, 226, 243, 245	ADA
146071	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Multi-user Restrooms: 218 & 228 and 14 & 16	ADA
146075	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Water Closet	3	The side grab bar at the water closet is not compliant.	Multi-user Restrooms: 10,12,14,16, 110, 112, 131, 133, 220, 226, 243, 245	ADA
146088	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	Single-user Restroom: 010 & 012	ADA
151674	Cresthaven 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.	Drinking Fountains 1&2	ADA
146091	Cresthaven Elementary School	INTERIOR	Site Furnishings	Vending Machine	5	The vending machines are not accessible.	Staff lounge	ADA
146086	Cresthaven Elementary School	RESTROOM	Restroom	Restroom/Bathroom -Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Single-user Restroom: 217 Unisex Staff	ADA