



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Strathmore Elementary
3200 Beaverwood Lane
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 Strathmore 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 Strathmore 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
Strathmore Elementary School	39	18	36	6		99
Grand Total	39	18	36	6		99

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
71914	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 1	State of Maryland
71915	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1, space P1B	ADA
71916	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1, access aisle at P1A-P1B	ADA
71917	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1, P1A-P1B	State of Maryland
71918	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Car	1	MARYLAND: Signage is not located at a compliant height.	Parking Lot 1, P1A-P1B	State of Maryland
71919	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1	State of Maryland
71920	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1	State of Maryland
71922	Strathmore Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1	State of Maryland
71926	Strathmore Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	CR-1, Parking Lot 1 access aisle	ADA
71928	Strathmore 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.	Ramp 1 (Rm 122 egress door)	ADA
71931	Strathmore Elementary School	Exterior	Exterior Access Route	Ramp	1	The handrail dimensions are not compliant.	Ramp 1	ADA
71932	Strathmore Elementary School	Exterior	Exterior Access Route	Ramp	1	The handrails are not compliant.	Ramp 1	ADA
71935	Strathmore Elementary School	Exterior	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Ramp 2	ADA
71936	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Concrete walkway adjacent to P1A - P1B extending toward main entrance of Building 1	ADA
71937	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Concrete plaza between bus drop off and main entrance to Building 1	ADA
71940	Strathmore Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Flagpole	ADA
71942	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	Sidewalk from public ROW (west side of site) to bus drop off area	ADA
71944	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Exterior walkway adjacent to Building 1 Rooms 102 and 104	ADA
71945	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Asphalt path on west and south sides of Building 1	ADA
71946	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Concrete walk at rear and east side of Building 1	ADA
71947	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	South baseball field, North baseball field	ADA
72016	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Public ROW (east side of site) to Building 1	ADA
72022	Strathmore Elementary School	Exterior	Entrance to Building	Building Entrance-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".	Exterior doors - Room 102, 104	ADA
72023	Strathmore Elementary School	Exterior	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Exterior doors - Room 102, 104, 110, 112, 114, 109, 113, 111, 120, 124 and Courtyard.	ADA
72024	Strathmore Elementary School	Exterior	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Room 130, 132, 134, 136	ADA
72025	Strathmore Elementary School	Exterior	Entrance to Building	Building Entrance-Door	1	The threshold at the accessible door is greater than 1/2" in height.	Door 2 - Corridor adjacent to Room 102	ADA
88195	Strathmore Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	CR-1	ADA
88196	Strathmore Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Playground 1	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72026	Strathmore Elementary School	Interior	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".	Typical doors throughout Building 1 excluding rooms 130 - 151 and Gymnasium area	ADA
72027	Strathmore Elementary School	Interior	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".	Typical employee-only rooms throughout Building 1.	ADA
72030	Strathmore Elementary School	Interior	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	Work Rm 100A, Health 100B, 100 Corridor, Courtyard	ADA
72031	Strathmore Elementary School	Interior	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	Storage 100G, 153 Staff Lounge	ADA
72035	Strathmore Elementary School	Interior	Interior Access Route	Controls	1	The height of controls throughout the common area are not compliant	Typical throughout building	ADA
72039	Strathmore Elementary School	Interior	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Classrooms 109-114, 115,120, 122, 124, 126, 128	ADA
72042	Strathmore Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Rm 101 - All purpose Room stage stairs and backstage stairs	State of Massachusetts
72043	Strathmore Elementary School	Interior	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gymnasium	ADA
72044	Strathmore 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.	Gymnasium, All-Purpose Room	ADA
72052	Strathmore Elementary School	Interior	Interior Access Route	Ramp	1	The accessible route does not connect all elements and areas of use that are required to be accessible; including raised areas and speaker platforms	Rm 101 All-Purpose Room stage	ADA
72055	Strathmore Elementary School	Interior	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Gym Office	ADA
71941	Strathmore Elementary School	Exterior	Exterior Access Route	Reach Range	2	Operable parts or items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	Flagpole	ADA
72018	Strathmore Elementary School	Exterior	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
72019	Strathmore Elementary School	Exterior	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 1	ADA
72020	Strathmore Elementary School	Exterior	Exterior Access Route	Reach Range	2	Operable parts or items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	Building 1 main entry door	ADA
72021	Strathmore Elementary School	Exterior	Entrance to Building	Building Entrance-Door	2	The bottom of the entry door vision light is higher than 43" maximum.	Main entrance door, Door 2, Door 22, Door 27, All Purpose Room	ADA
72038	Strathmore Elementary School	Exterior	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Courtyard	ADA
72028	Strathmore Elementary School	Interior	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Typical interior doors throughout	ADA
72029	Strathmore Elementary School	Interior	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Typical employee-only doors throughout	ADA
72032	Strathmore Elementary School	Interior	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Typical interior doors throughout	ADA
72033	Strathmore Elementary School	Interior	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.	Rooms 100A, 133, Gym, 115, 119, 121	ADA
72034	Strathmore Elementary School	Interior	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).	Work Rm 100A, Staff Lounge 153	ADA
72040	Strathmore Elementary School	Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Rm 153 - Staff Lounge	ADA
72041	Strathmore Elementary School	Interior	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.	Rm 153 - Staff Lounge	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72054	Strathmore Elementary School	Interior	Common Areas	Dining And Work Surface	2	Dining Surfaces for Children: Minimum 5% of the dining surface does not have minimum 30" wide section of the dining surface at minimum 26" and maximum 30" height, with knee and toe clearance for children at 24" minimum above floor or ground level.	Rm 101 All-Purpose Room	ADA
72056	Strathmore Elementary School	Interior	Locker and Dressing Rooms	Locker and Dressing Rooms	2	The required number of accessible locker and dressing/fitting rooms are not provided.	Gym Office	State of Massachusetts
72071	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	2	The swinging door does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the door.	Girls Restrooms 157, 108, 118 Boys restrooms 155, 106, 116	ADA
72078	Strathmore Elementary School	Interior	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.	Girls restrooms 157, 108, 118, 135, and Gym Restroom / Boys restrooms 155, 106, 116, 141 and Gym Restroom	ADA
88198	Strathmore Elementary School	Interior	Interior Access Route	Stairs	2	The stair treads and edge of top landing do not have visual contrast on the leading edge.	All Purpose Room Stage stairs, Backstage stairs	ADA
72087	Strathmore Elementary School	Interior	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.	Girls Restroom - Gym, Boys Restroom - Gym	ADA
72037	Strathmore Elementary School	Interior	Interior Access Route	Signage	3	Means of egress signage is not provided.	Corridors, Gym, All-Purpose Room, typical classrooms	ADA
72053	Strathmore Elementary School	Interior	Common Areas	Assembly Area	3	An assistive listening system is required, but not provided.	Rm 101 All-Purpose Room	ADA
72057	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The push side of the door does not have the required maneuvering clearances.	Gym (staff) Restroom, 139 Staff Restroom	ADA
72058	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The threshold at the accessible door is greater than 1/2" in height.	Gym (staff) Restroom, 139 Staff Restroom	ADA
72060	Strathmore Elementary School	Interior	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	Gym (Staff) Restroom	ADA
72061	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Gym (Staff) Restroom, 139 Staff Restroom	ADA
72062	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Gym (Staff) Restroom	ADA
72064	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not exactly 36" by 36".	Gym (Staff) Restroom	ADA
72066	Strathmore Elementary School	Interior	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 139	State of Maryland
72069	Strathmore Elementary School	Interior	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 (Staff) Restroom	State of Maryland
72070	Strathmore Elementary School	Interior	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.	Men and Women Staff Restrooms (adjacent to Staff Lounge)	State of Maryland
72072	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Girls restrooms 157, 108, 118	ADA
72073	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall in a multi-stall restroom used primarily by children (ages 3-12) does not have the required dimensions.	Girls restrooms 157, 108, 118 Boys restrooms 155, 106, 116	ADA
72074	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Girls restrooms 157, 108, 118, 135 / Boys restrooms 155, 106, 116, 141 Health Restroom 100B	ADA
72075	Strathmore Elementary School	Interior	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.	Girls restrooms 157, 108, 118 Boys restrooms 155, 106, 116, Health Restroom	ADA
72076	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys restrooms 155, 106	ADA
72077	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Boys restrooms 155, 106, 116	ADA
72079	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Girls Restroom 108	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72080	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The hardware at the wheelchair stall door is not compliant.	Girls restrooms 135 and gym restroom Boys restrooms 141 and gym restroom	ADA
72081	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall size is not compliant, or an ambulatory stall is not provided.	Girls Restroom 135	ADA
72082	Strathmore Elementary School	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.	Girls restrooms 135, gym restroom / Boys restrooms 141, gym restroom	ADA
72083	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Girls Restroom 135 / Boys Restroom 141	ADA
72084	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The threshold at the accessible door is greater than 1/2" in height.	Girls Restroom 135 Boys Restroom 141	ADA
72085	Strathmore Elementary School	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".	Girls Restroom 135, Boys Restroom 141	ADA
72086	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Girls Restroom - Gym, Boys Restroom - Gym	ADA
72089	Strathmore Elementary School	Interior	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.	Principal's Restroom	ADA
72090	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Principal's Restroom	ADA
72091	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Principal's Restroom	ADA
72092	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory faucet hardware is not compliant.	Health Restroom, 104 Restroom, 102 Restroom	ADA
72093	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Health Restroom	ADA
72094	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Health Restroom	ADA
72095	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Health Restroom	ADA
72096	Strathmore Elementary School	Interior	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.	104 Restroom, 102 Restroom	State of Maryland
72097	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	104 Restroom, 102 Restroom	ADA
88199	Strathmore Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Principal's Restroom	ADA
72017	Strathmore Elementary School	Exterior	Signage	Exterior Accessible Route-Signage	4	Signage directing pedestrians to the nearest accessible building entrance on an accessible route is not present.	Public ROW - east side of site	ADA
88197	Strathmore Elementary School	Exterior	Playground	Play Component	4	The play component which has manipulative or interactive features that require reaching is not within the child's reach range.	Playground 1	ADA
72036	Strathmore Elementary School	Interior	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.	102, 104, typical classroom 109-151, 115,123,125,147, 145	ADA
72048	Strathmore Elementary School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	DF-2	ADA
72049	Strathmore Elementary School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the standing height drinking fountain is not between 38" minimum and 43" maximum.	DF-2	ADA
72050	Strathmore 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.	DF-1, DF-3	ADA