

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

Housing Authority Prince George's County
9200 Basil Court
Largo, Maryland 20774
Michael Jackson



PREPARED BY:

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BUREAU VERITAS PROJECT #:

145366.21R000-007.160

DATE OF REPORT:

July 13, 2021

ON-SITE DATE:

May 21, 2021

ADA TITLE II ASSESSMENT

OF

Rollingcrest Village
5631 Sargent Road
Hyattsville, Maryland 20782

Bureau Veritas

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TABLE OF CONTENTS

1	Executive Summary	1
1.1	Summary of Findings	1
1.2	Accessibility Summary Table	1
1.3	Purpose	1
1.4	Scope of Work	2
1.5	Historic Amenities.....	3
1.5.1	Basis for Order of Magnitude Costs	3
1.5.2	Criteria for Priority Levels	4
2	Accessibility.....	5
2.1	Barrier Summary Table	5
3	Certification.....	8
4	Appendices	9

1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

The Client contracted with Bureau Veritas to conduct a Title II Accessibility Assessment of Rollingcrest Village. The purpose of this investigation and report is to provide the Client with accessibility recommendations concerning Rollingcrest Village.

The site was visited on May 21, 2021. Weather conditions at the time of the on-site visit were clear, with temperatures in the 80's (°F) and negligible winds.

SIGNIFICANT ISSUES:

Significant barriers to accessibility are present at the amenities listed below. The issues prevent full accessibility at the amenity and are the most substantial non-compliant elements. Additional barriers may be present at the amenity. Further detail is provided in Section 2 and Appendix B of the report.

Exterior Accessible Routes

- A compliant route is not provided to the street.
- The accessible space has slopes greater than 2.08%.
- The curb ramp is not compliant.

Interior Access

- The elevator emergency communication system is located behind a door.
- The doors to the Units do not provide compliant maneuvering space.
- The kitchen does not provide adequate clear space.

It is the responsibility of the owner to assess the requirement for barrier removal under Title I Employment, Title II State and Local Government Services, Title IV Telecommunications, Title V Miscellaneous of the ADA to create an accessible environment. Not all physical barriers identified in this report may need to be corrected. Some barriers may be the responsibility of others or can be corrected through programmatic change. It is incumbent upon the owner to initiate a transition planning process to outline which barrier will be corrected and when correction should take place. For further explanation, see Section 1.4, Scope of Work.

Each area of concern observed and identified by Bureau Veritas is detailed in this report, which includes Bureau Veritas's scope and methodology; ADA elements reviewed; individual observation details with recommendations and order of magnitude estimated costs; site plans with observation location data; and supporting materials.

1.2 ACCESSIBILITY SUMMARY TABLE

Based on the onsite review, Bureau Veritas found that barriers to accessibility exist at Rollingcrest Village. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design, state and local accessibility codes. The barriers are summarized in Section 2.1.

Bureau Veritas's assessment of the subject property identified the following areas of concern:

ROLLINGCREST VILLAGE - TITLE II ACCESSIBILITY ASSESSMENT - ACCESSIBILITY SUMMARY

Facility / Building	Priority 1		Priority 2		Priority 3		Priority 4		Priority 5		Total	
	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items	Est. Cost	Items
Rollingcrest Village	\$86,129	14	\$15,794	10	\$22,508	6	\$400	1			\$124,831	31
Grand Total	\$86,129	14	\$15,794	10	\$22,508	6	\$400	1			\$124,831	31

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

1.3 PURPOSE

The purpose of this report is to assist the Client in evaluating the compliance of certain exterior and interior elements with the requirements of Title II of the Americans with Disabilities Act (ADA) and applicable state and local codes and regulations.



1.4 SCOPE OF WORK

ADA TITLE II ASSESSMENT

A Subject Matter Expert will visit the properties to assess the compliance of existing property improvements with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state requirements. Bureau Veritas then produces a report which identifies each facility's observed compliance issues and specific barriers, along with proposed remedies. Bureau Veritas endeavors to include all barriers within the defined scope of work area, however, some barriers may not be identified in the report. Bureau Veritas provides order of magnitude cost estimates directly associated with each barrier but does not provide engineered construction documents or construction cost estimates of barrier removal.

The field observer will review of the facility's common areas to observe and identify representative barriers to accessibility and formulate recommendations to remedy the physical barriers. As a part of the review, the field observer will meet with a property representative with specific knowledge of the facility to gain a clear understanding of overall features, public use patterns, and relevant historical data. The ADA covers both public areas and employee-only areas for Title II entities. For the purposes of this portfolio, only public, non-tenant owned features of the property will be subject to observation and will not include employee-only areas. Public, non-tenant areas will include but not be limited to, parking lots, sidewalks, access ramps, and exterior and interior common areas accessible to the public.

Title II entities are obligated to remove barriers under the requirements of the ADA as follows:

Facilities constructed prior to January 26, 1992— elements that do not comply with the 2010 ADA Standards are not required to be made compliant, unless alteration to those elements takes place. If elements are altered, then compliance with the 2010 Standards is required.

Facilities constructed between January 26, 1992 and March 15, 2012 – were required to comply with 1991 ADA Standards when constructed. If full compliance with the 1991 ADA Standards was not achieved by March 15, 2012, then the facilities must comply with the 2010 Standards. If elements in compliance with the 1991 Standards were altered after March 15, 2012, then compliance with the 2010 Standards is required.

Facilities constructed on March 15, 2012 to present- new construction, additions and alterations must be fully compliant with the 2010 ADA Standards for Accessible Design.

Alterations and Additions-

Additions and alterations undertaken at existing facilities are covered by the 2010 ADA Standards for Accessible Design. The extent of application is largely determined by a project's scope of work as the standards apply to those elements or spaces that are altered or added. Additional requirements apply to projects that affect or could affect the usability of, or access to, an area containing a primary function.

Alterations are defined in the standards as "a change in a building or facility that affects or could affect the usability of a building or facility or portion thereof." Many types of projects are covered as "alterations," including remodeling, renovation, rehabilitation, reconstruction, restoration, resurfacing of circulation paths or vehicular ways, and changes or rearrangement of structural parts, elements, or walls. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not considered alterations unless they affect a facility's usability. For example, a project limited to an HVAC system that includes the addition of thermostats would affect a facility's usability because it involves elements (operable parts) covered by the standards. The Department of Justice has determined that restriping of parking lots is considered an alteration of the parking facility.

The standards ensure that the opportunities for accessibility presented by an alteration are taken. How and to what extent the standards apply is determined by the scope of a project and the elements and spaces altered. Only those elements or spaces altered are required to comply, but alterations made to areas containing a primary function (a major activity for which a facility is intended) also require an accessible path of travel.

If alterations are limited only to elements in a room or space, then the standards apply only to the elements altered. Similarly, where spaces are altered, the standards apply to those spaces that are altered. If a room or space is completely altered (or built new as part of an alteration), the entire room or space is fully subject to the standards. Compliance is required to the extent that it is technically feasible.

Projects that increase, expand, or extend a facility's gross floor area or height of a facility are considered additions and must comply with the requirements of the standards applicable to new construction. Existing elements and spaces affected by an addition are treated as alterations and qualify for certain allowances or exceptions that are not permitted in new construction.

Compliance in an alteration is not required where it is "technically infeasible." The term is defined as "something that has little likelihood of being accomplished because existing structural conditions would require removing or altering a load-bearing member that is an essential part of the structural frame; or because other existing physical or site constraints prohibit modification or addition of elements, spaces, or features that are in full and strict compliance with the minimum requirements." Where technical infeasibility is encountered, compliance is still required to the maximum extent technically feasible.

FIELD OBSERVATION PROCESS

The field observer will first review documents and information provided by the owner or owner's representative that could supplement the consultant's knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying barriers to accessibility.

During the site visit, the field observer will utilize a Survey Form that meets or exceeds the current ADAAG format, and will utilize a digital level, measuring tape, pressure gauge and digital camera. The field observer will identify and prioritize observed existing improvements which are not in accordance with the applicable ADA requirements in the order of preference as set out by the DOJ and refined by Bureau Veritas per client preferences. Typical priorities are as follows:

- Physical access to the property
- Access to areas of commerce or public accommodation

The Bureau Veritas team will assess exterior common areas and interior common areas that are defined as areas of public accommodation. Bureau Veritas will identify existing conditions that are not in accordance with the ADA Accessibility Guidelines, including the elements specified below (if applicable, where landlord is responsible for observed elements):

- Passenger loading zones
- Parking: van and standard car accessible stalls, signage, and markings
- Exterior accessible routes, including travel on vehicular ways, sidewalks and paths
- Ground and floor surfaces
- Curb ramps and other ramps: size, distance, slope, rails and surface finishes
- Interior accessible routes
- Exterior and interior stairs which are part of the means of egress
- Elevators and platform lifts (wheelchair lifts)
- Entrances and exits to common areas
- Handrails and grab bars
- Space allowance and reach ranges
- Restrooms
- Alarms (visual and audible) and warnings
- Signage- Braille, and visual characters
- Public telephones
- Switches and outlets

REPORT CONTENT

Bureau Veritas will deliver a consolidated AssetCalc™ database, which will be capable of exporting electronic (PDF) reports for each property surveyed which will include:

- Summary of Findings for all primary features (for example, parking stalls, curb ramps, paths of travel, restrooms);
- Individually recorded barriers
- Digital photos of observed barriers
- Geocode references for the location of observed exterior barriers
- Applicable ADA and state regulatory references
- Recommendations for viable corrective measures necessary to comply with regulations
- Order of magnitude cost estimates for each barrier

The estimates for the non-compliant items noted within this report are summarized in Section 2.1, and individual barrier details are provided in Appendix B.

1.5 HISTORIC AMENITIES

This property does not contain any amenities which are listed on the National Register of Historic Places or a state or local registry of historic elements.

1.5.1 BASIS FOR ORDER OF MAGNITUDE COSTS

Order of magnitude estimates are based on invoice or bid documents provided either by the Owner/facility and construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, Bureau Veritas's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions. Typically, barrier removal allowances are based upon the removal of the specific element being evaluated (for example, parking stall, curb ramp, restroom). Architectural plans for renovation of areas requiring barrier removal or grading plans based on field surveys using land surveyor instrumentation could result in significantly different material quantities and subsequent higher project costs. Bureau Veritas has no control over the final scope of work, pricing methods, and costs associated with a contractor constructing the project. The opinion of estimated costs within this report cannot guarantee that the costs will accurately reflect the actual bids for construction.

1.5.2 CRITERIA FOR PRIORITY LEVELS

The scope of this assessment is limited to exterior site features and amenities, specifically accessible parking and exterior accessible pedestrian paths of travel to and from the amenities and features provided at each site. This includes parking, public transportation, retail, restaurant, office and industrial space, where applicable. As such, Bureau Veritas prioritized each of the captured barriers based on modified, published Department of Justice (DOJ) criteria focusing on the primary scope of work. Interior spaces such as common corridors, restrooms, kitchens and other interior elements along the common path of travel, such as water fountains, that are the responsibility of the property owner, are included.

The ADA also regulates employee work areas. Common corridors used by employees, employee restrooms, employee kitchens and employee break rooms are not considered “employee work areas.” Those areas, even if used by employees only, shall comply with the ADA regulations which govern corridors, restrooms, kitchens and break rooms. The scope of this project does not include employee-only areas.

Per DOJ Guidelines, *people with disabilities should be able to arrive on the site, approach the building or facility and its amenities, and enter as freely as everyone else.*

Priority 1:

Accessible Van Parking – Access to a facility begins with accessible parking. Van accessible parking is deemed an important barrier for parking. Those with the most severe disabilities tend to require a van accessible space to accommodate their vehicle and mobility device. In addition, a minimum number of van accessible spaces is required. Barriers associated with the compliance of a van accessible space include signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of spaces.

Accessible Car Parking – Car accessible parking includes all barriers associated with the compliance of a car accessible space including signage, restriping, constructing or reconfiguring the pavement to accommodate the required number of accessible spaces.

Accessible Approach and Entrances – An entity providing accommodation to the public is required to take measures to provide access to a place of public accommodation from public sidewalks, parking, or public transportation. The DOJ and state building codes dictate the minimum width, cross and running slope, signage, and handrail requirements associated with pedestrian accessible routes of travel. These measures include, for example, installing an entrance ramp, correcting tripping hazards or lessening the slope of a curb ramp. At least one route of travel to each amenity or feature should be safe and accessible for everyone, including people with disabilities.

Priority 2: Elements along the Accessible Route- Barriers which occur along the path of travel shall be removed, where such a barrier removal is easily accomplishable. Examples include moving items within reach range, widening doors, installing accessible door hardware, and removing high-pile carpeting.

Priority 3: Restroom Facilities- Barrier removal may include widening of toilet stalls, installation of grab bars, replacement of sinks, and drinking fountains.

Priority 4: Access to All Other Features and Amenities – Measures are required to provide access to other areas. This priority is for items not required for basic access in the other three priorities.

Priority 5: Employee-Only Areas- Where employee-only areas are included in the assessment, employee only areas are designated as the lowest priority, as a method of placing public spaces as a higher priority for barrier removals.

2 ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the programs, services, and activities 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 to the maximum extent possible for providing programmatic access.

The scope of the Accessibility Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA, and applicable state and local accessibility codes.

2.1 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 B.

Barrier Summary Report

Id	ADA Master Cost Id	Facility	Building	Assembly	Type	Barrier		GPS		Location Description	ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total	Status
						Priority	Detail	Marker	Lat/Long										
239911	1044	Rollingcrest Village	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.	17	+38.959357, -76.985091	North sidewalk to Office	ADA	303	6	\$19.82	SF			\$119	Not Resolved
239912	1794	Rollingcrest Village	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	18	+38.959480, -76.985506	North Sidewalk from Office to Parking	ADA	403.3	680	\$19.82	SF			\$13,478	Not Resolved
239913	60	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the standard car access aisle is greater than 1:50 (2%).	19	+38.959497, -76.985819	Parking Lot - P1	UFAS	UFAS 4.6.3	1	\$10000	EA			\$10,000	Not Resolved
239914	56	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the standard car parking space is greater than 1:50 (2%).	20	+38.959541, -76.985789	Parking Lot - P1	UFAS	UFAS 4.6.3	1	\$12600	EA			\$12,600	Not Resolved
241408	56	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the standard car parking space is greater than 1:50 (2%).	76	38.9595250665634, -76.98582229819965	Parking Lot A - Space P2-A	UFAS	UFAS 4.6.3	1	\$12600	EA			\$12,600	Not Resolved
241409	60	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the standard car access aisle is greater than 1:50 (2%).	77	38.959550420997296, -76.98579279390049	Parking Lot A - Space P2-A	UFAS	UFAS 4.6.3	1	\$10000	EA			\$10,000	Not Resolved
241410	1920	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	78	38.959687031533704, -76.98574518469047	Parking Lot A - Spaces P1-A and P2-A	State of Maryland	State of MD 05.07.D (2)(a)and (b),(3) & (6)	2	\$280	EA			\$560	Not Resolved
241411	67	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Van	1	The slope of the van access aisle is greater than 2%.	116	38.95797048576778, -76.98529086011888	Parking Lot B - Space P1-B	UFAS	UFAS 4.6.3	1	\$12600	EA			\$12,600	Not Resolved
241412	56	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the standard car parking space is greater than 1:50 (2%).	117	38.95799794995079, -76.98526123925211	Parking Lot B - Space P2-B	UFAS	UFAS 4.6.3	1	\$12600	EA			\$12,600	Not Resolved
241413	1916	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	118	38.957996464182834, -76.98533131473255	Parking Lot B - Spaces P1-B	State of Maryland	State of MD 05.07.D (2)(a)and (b),(3) & (6)	1	\$280	EA			\$280	Not Resolved
241414	1920	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	123	38.95801551422652, -76.98531281597332	Parking Lot B - Space P2-B	State of Maryland	State of MD 05.07.D (2)(a)and (b),(3) & (6)	1	\$280	EA			\$280	Not Resolved
241415	1935	Rollingcrest Village	EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	124	38.958017692522894, -76.98531283928679	Parking Lot B	State of Maryland	State of MD 05.07.D (5)	1	\$280	EA			\$280	Not Resolved
239906	1094	Rollingcrest Village	INTERIOR COMMON AREAS	Entrance to Building	Building Entrance-Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	12	+38.959280, -76.985002	Laundry Room	ADA	404.2.8	1	\$366	EA			\$366	Not Resolved
239910	1094	Rollingcrest Village	INTERIOR COMMON AREAS	Entrance to Building	Building Entrance-Door	1	The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	16		Office	ADA	404.2.8	1	\$366	EA			\$366	Not Resolved
239895	1141	Rollingcrest Village	EXTERIOR	Exterior Access Route	Reach Range	2	Items that require a reach motion are less than 15" height for a frontal approach.	1	+38.959275, -76.985008	Office	ADA	308	1	\$200	EA			\$200	Not Resolved
239897	88	Rollingcrest Village	INTERIOR COMMON AREAS	Interior Access Route	Protruding Object	2	The object protrudes more than 4" from the wall.	3		Office	UFAS	UFAS 4.4.1	1	\$728	EA			\$728	Not Resolved
239898	1104	Rollingcrest Village	INTERIOR COMMON AREAS	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	4		Office	ADA	703.4	1	\$55	EA			\$55	Not Resolved
239899	1862	Rollingcrest Village	INTERIOR COMMON AREAS	Common Areas	Service Counter	2	The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	5		Office	ADA	904.4	3	\$601.5	LF			\$1,805	Not Resolved
239901	120	Rollingcrest Village	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a side reach motion are not within the allowable reach range.	7		Office	UFAS	UFAS 4.2.6	9	\$500	EA			\$4,500	Not Resolved
239908	119	Rollingcrest Village	INTERIOR COMMON AREAS	Interior Access Route	Reach Range	2	Elements that require a forward reach motion are not within the allowable reach range.	14		Laundry Room	UFAS	UFAS 4.2.5	1	\$500	EA			\$500	Not Resolved

Total Barriers: 31, Total Cost: \$124,831

Id	ADA Master	Facility	Building	Assembly	Type	Barrier		GPS		Location		ADA	Ref. Number	Quantity	Cost	Unit	Region	Manager	Total	Status
	Cost Id					Priority	Detail	Marker	Lat/Long	Description										
239909	338	Rollingcrest Village	INTERIOR COMMON AREAS	Common Areas	Service Counter	2	The top of the service counter is higher than 36".	15		Laundry Room	UFAS	UFAS 7.2	3	\$168.88	LF			\$507	Not Resolved	
239926	198	Rollingcrest Village	INTERIOR UNITS	Exterior Access Route	Reach Range	2	Elements that require a side reach motion are not within the allowable reach range.	32		Unit 5631, 5641, 5655, 5657	UFAS	UFAS 4.2.6	4	\$200	EA			\$800	Not Resolved	
239943	315	Rollingcrest Village	INTERIOR UNITS	Residential Dwelling	Kitchen Cabinets	2	The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.	49		Unit 5631, 5641, 5655, 5657	UFAS	UFAS 4.2.6, 4.34.6.10	4	\$425	EA			\$1,700	Not Resolved	
239948	70	Rollingcrest Village	INTERIOR UNITS	Entrance to Building	Building Entrance-Door	2	The maneuvering clearance area at the accessible door is not level and clear.	54		Unit 5631, 5641, 5655, 5657	UFAS	UFAS 4.13.6; Fig. 25	4	\$1250	EA			\$5,000	Not Resolved	
239896	2291	Rollingcrest Village	INTERIOR COMMON AREAS	Interior Access Route	Signage	3	Means of egress signage is not provided.	2		Office	ADA	216.4, 703.1, 703.4	2	\$55	EA			\$110	Not Resolved	
239902	1270	Rollingcrest Village	INTERIOR COMMON AREAS	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single user / unisex restroom does not have the required clearance.	8		Office Restroom	ADA	604	1	\$1368	EA			\$1,368	Not Resolved	
239903	1284	Rollingcrest Village	INTERIOR COMMON AREAS	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	9		Office Restroom	ADA	606.1; 309.3	1	\$200	EA			\$200	Not Resolved	
239904	1284	Rollingcrest Village	INTERIOR COMMON AREAS	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	10		Office Restroom	ADA	606.1; 309.3	1	\$200	EA			\$200	Not Resolved	
239944	328	Rollingcrest Village	INTERIOR UNITS	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The centerline of the water closet is not exactly 18" from the side wall.	50		Unit 5641	UFAS	UFAS 4.16.2, Fig. 28, 4.34.5.2(1); Fig. 47(a)	1	\$630	EA			\$630	Not Resolved	
239947	268	Rollingcrest Village	INTERIOR UNITS	Residential Dwelling	Controls And Dispensers	3	The controls and operable parts are not within an allowable reach range.	53		Unit 5631, 5641, 5655, 5657	UFAS	UFAS 4.2.5, 4.2.6, 4.27	40	\$500	EA			\$20,000	Not Resolved	
239939	296	Rollingcrest Village	INTERIOR UNITS	Residential Dwelling	Reach Range	4	The clothes rod is mounted higher than 54".	45		Unit 5641	UFAS	UFAS 4.25.3	2	\$200	EA			\$400	Not Resolved	
Total Barriers: 31, Total Cost: \$124,831																				

3 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Rollingcrest Village, 5631 Sargent Road, Hyattsville, Prince George's County, Maryland 20782. The site was visited on May 21, 2021.

The assessment was performed at the Client's request using methods and procedures consistent with good commercial and customary practice for assessing compliance with the Title II provisions of the Americans with Disabilities Act (ADA) and applicable state and local requirements.

This report has been prepared for and is exclusively for the use and benefit of the Client identified on the cover page of this report. The purpose for which this report shall be used shall be limited to the use as stated in the contract between the client and Bureau Veritas.


This report, or any of the information contained therein, is not for the use or benefit of, nor may it be relied upon by any other person or entity, for any purpose without the advance written consent of Bureau Veritas. Any reuse or distribution without such consent shall be at the client's or recipient's sole risk, without liability to Bureau Veritas.

The opinions Bureau Veritas expresses in this report were formed utilizing the degree of skill and care ordinarily exercised by an architect or engineer in the same community under similar circumstances. Bureau Veritas assumes no responsibility or liability for the accuracy of information contained in this report which has been obtained from the Client or the Client's representatives, from other interested parties, or from the public domain. The conclusions presented represent Bureau Veritas's professional judgment based on information obtained during the course of this assignment. The conclusions presented are based on the data provided, observations made, and conditions that existed specifically on the date of the assessment.

Bureau Veritas certifies that Bureau Veritas has no undisclosed interest in the subject property, Bureau Veritas's relationship with the Client is at arm's-length, and that Bureau Veritas's employment and compensation are not contingent upon the findings or order of magnitude estimated costs to remove barriers.

If you have any questions regarding this report, please contact Program Manager Bryon Scott at Bryon.Scott@BureauVeritas.com or at (800) 766-0660, x6625.

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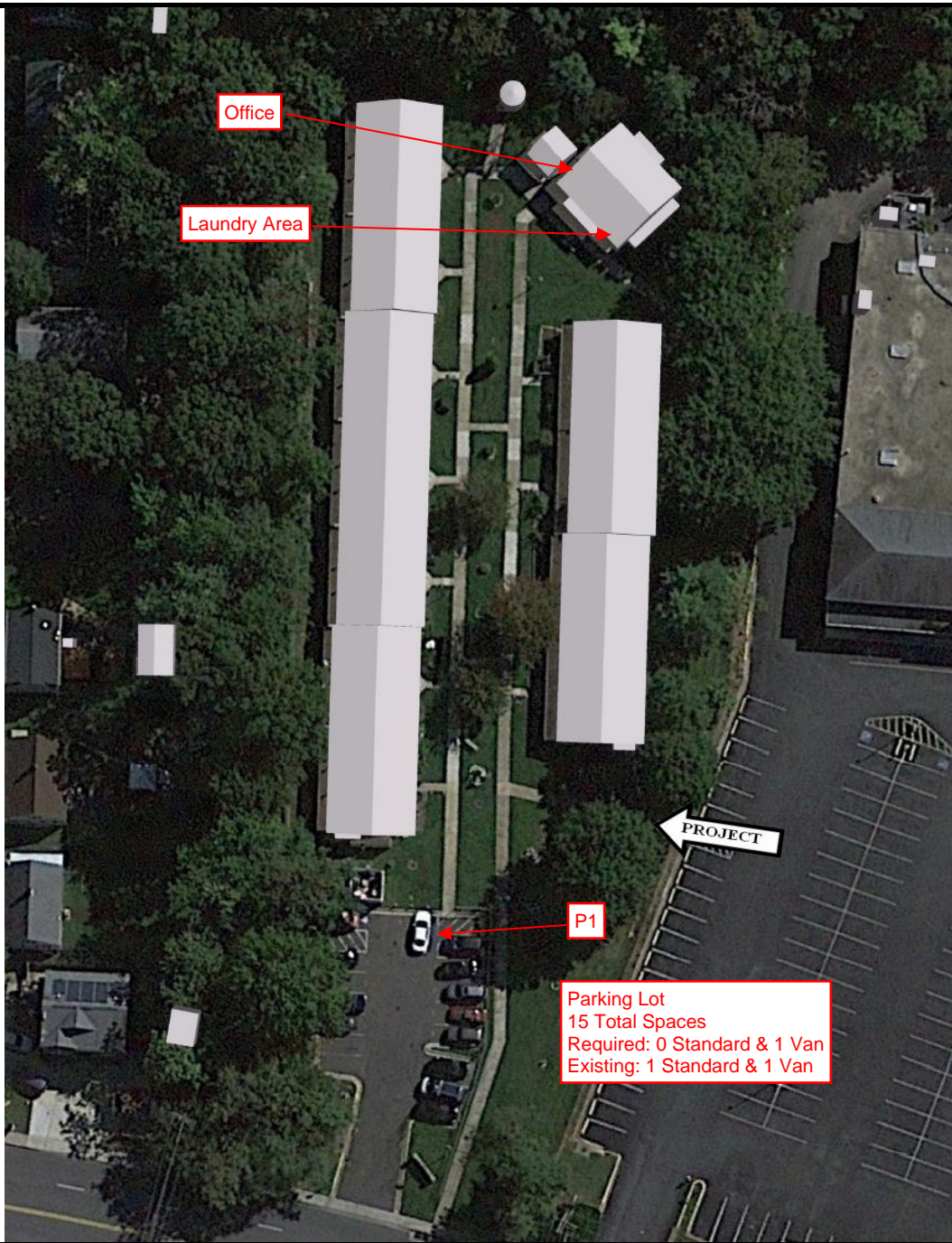
4 APPENDICES

APPENDIX A: SITE PLAN

APPENDIX B: RECORD OF INDIVIDUAL BARRIERS

**APPENDIX A:
SITE PLAN**

Site Plan



Source:
Google Earth

Project Number:
145366.21R000-007.160

Legend:
P# - Accessible Parking Space

Project Name:
Rollingcrest Village



The north arrow indicator is an approximation of 0° North.

On-Site Date:
May 21, 2021

**APPENDIX B:
RECORD OF INDIVIDUAL BARRIERS**

Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description Laundry Room

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The door to the laundry room requires up to 15 pounds of force to operate and has a closing speed of up to 2.06 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

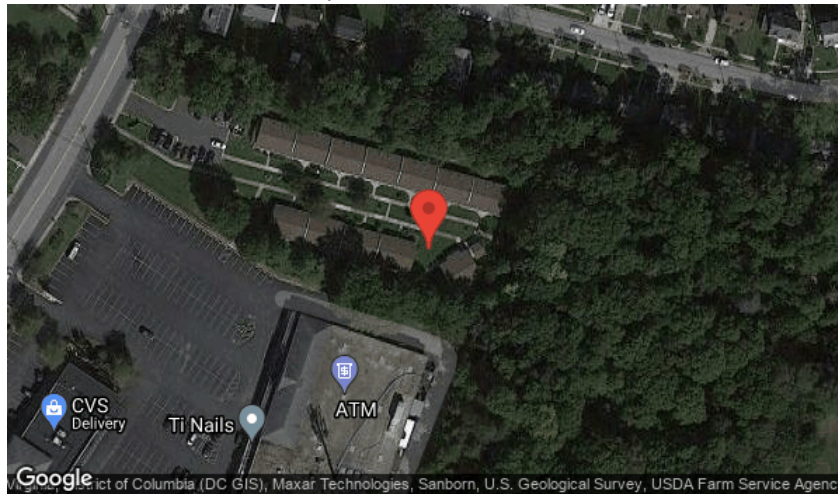
Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX239906



12 +38.959280, -76.985002



Rollingcrest Village EXTERIOR

Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	403.3
Barrier Detail	The accessible route has cross slopes greater than 1:50 (2%).
Location Description	North Sidewalk from Office to Parking
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has cross slopes of up to 3.3% for a distance of approximately 270' by 4' wide.

Resolution

The walkway should be graded to a maximum 1:50 (2%) cross slope. An accessible route has maximum 1:20 (5%) running slope and maximum 1:50 (2%) cross slope. [EXCEPTION: Cross slopes not exceeding 1:48 (2.08%) are permitted.] The clear width of walking surfaces shall be 36" minimum. [EXCEPTION: The clear width shall be permitted to be reduced to 32" minimum for a length of 24" maximum provided that reduced width segments are separated by segments that are 48" long minimum and 36" wide minimum.] Where grading to maximum running slope of 1:20 (5% running slope) is not possible, provide a compliant ramped surface within the walkway with maximum slope 1:12 (8.33%) and maximum ramp run rise of 6" without handrails. If a ramped surface with running slopes greater than 1:20 (5%) and maximum 1:12 (8.33%) rises more than 6", handrails are required. The cost estimate for this barrier removal is based on grading the running slope to maximum 1:20 (5%). The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

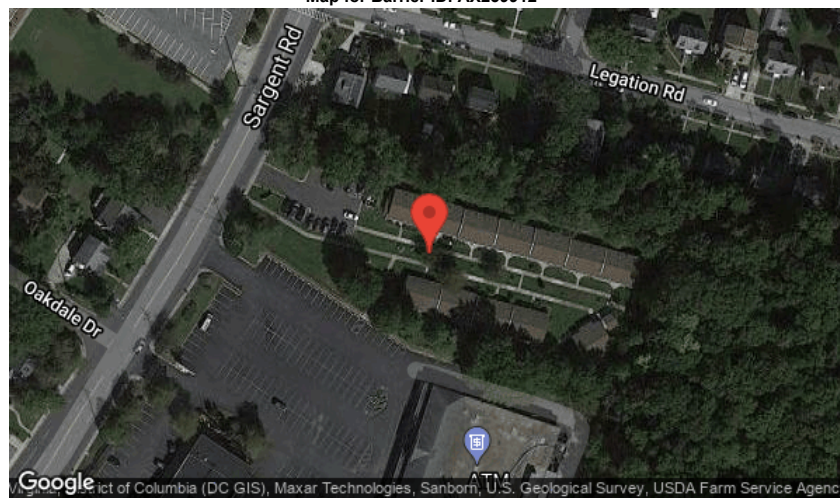
Quantity

680 SF

Priority

1

Map for Barrier ID: AX239912



18 +38.959480, -76.985506

Photos for Barrier ID: AX239912



Rollingcrest Village EXTERIOR

Assembly Exterior Access Route

Type Exterior Accessible Route

ADA Standard 303

Barrier Detail

The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.

Location Description North sidewalk to Office

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The accessible route has vertical changes of up to 3/4" with no bevel for an area of approximately 6 square feet.

Resolution

The accessible route should be repaired to eliminate vertical level changes greater than 1/4". Changes in level of 1/4" high maximum shall be permitted to be vertical. Changes in level between 1/4" high minimum and 1/2" high maximum shall be beveled with a slope not steeper than 1:2. Changes in level greater than 1/2" shall be ramped.

Quantity

6 SF

Priority 1

Map for Barrier ID: AX239911



17 +38.959357, -76.985091

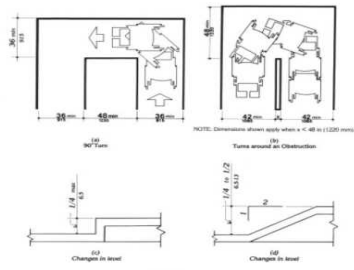


Figure 7
Width of Accessible Route



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	404.2.8

Barrier Detail

The accessible door with door closer has a sweep period of less than 5 seconds from 90 degrees to a position 12 degrees from latch and the opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.

Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The entry door at the office requires up to 15 pounds to operate and has a closing speed of up to 2.20 seconds from 90 degrees to a position 12 degrees from latch.

Resolution

Adjust closer or remove and replace closer to ensure that the door has a closure time of at least 5 seconds within 12 degrees of the latch and that requires no more than 5 pounds of force for pushing or pulling the door open. Door closers and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum. The force at the latch, the force to set the door in motion, and the force to fully open the door shall be maximum 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.

Quantity

1 EA

Priority	1
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Photos for Barrier ID: AX239910



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the standard car access aisle is greater than 1:50 (2%).
Location Description	Parking Lot - P1
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The access aisle has a running slope of up to 3.0% and a cross slope of up to 3.7%.

Resolution

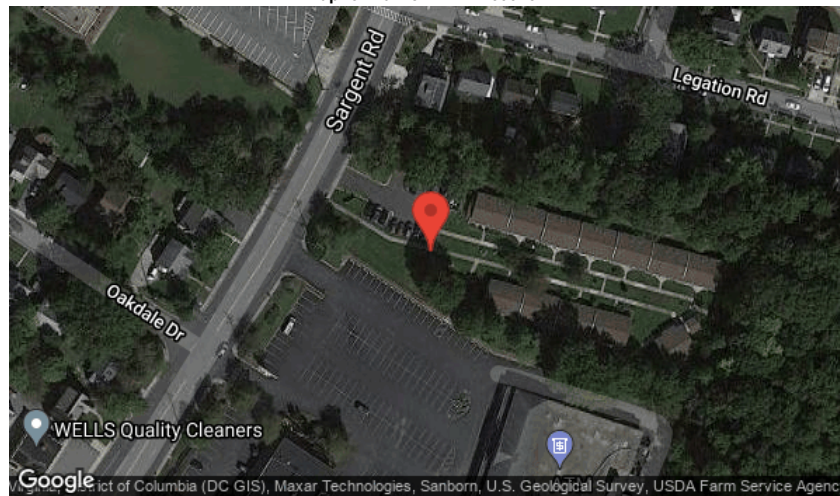
Remove and replace with an adjacent access aisle that is at least 60" wide and has a maximum slope of 1:50 (2%) in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX239913



19 +38.959497, -76.985819

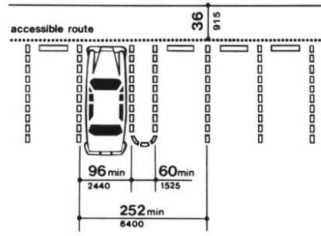
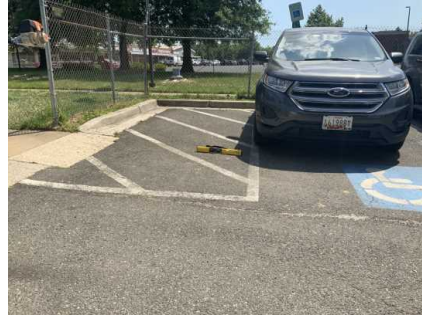


Figure 9
Dimensions of Parking Spaces



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the standard car parking space is greater than 1:50 (2%).
Location Description	Parking Lot - P1
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The parking space has a running and cross slope of up to 2.8%

Resolution

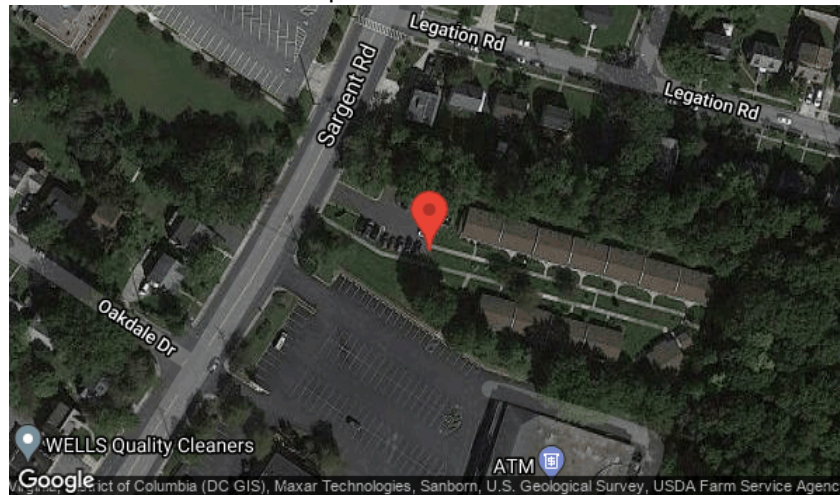
Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. Parking spaces for disabled people shall be at least 96" wide and shall have an adjacent access aisle 60" wide minimum (see Fig. 9). [EXCEPTION: If accessible parking spaces for vans are provided, each should have an adjacent access aisle at least 96" wide.] Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX239914



20 +38.959541, -76.985789



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the standard car parking space is greater than 1:50 (2%).
Location Description	Parking Lot A - Space P2-A
Observed	May 14, 2018 by siloyd
Site Conditions	The cross slope is 2.9% and the running slope is 3.3%.

Resolution

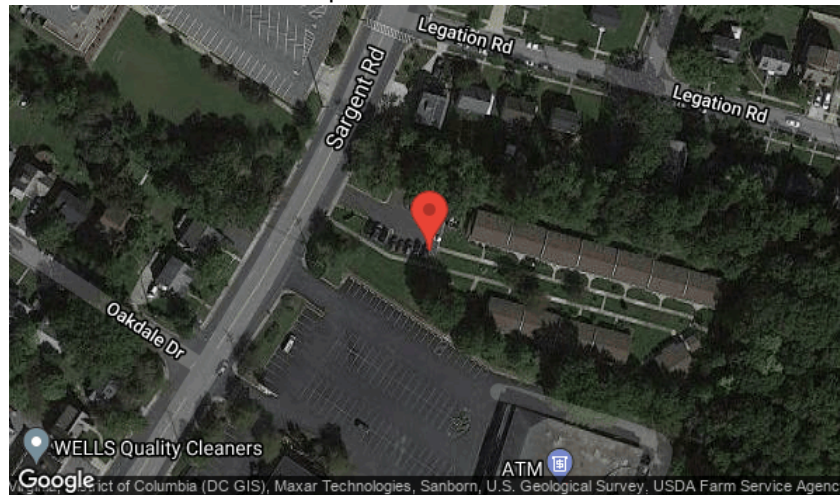
Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. Parking spaces for disabled people shall be at least 96" wide and shall have an adjacent access aisle 60" wide minimum (see Fig. 9). [EXCEPTION: If accessible parking spaces for vans are provided, each should have an adjacent access aisle at least 96" wide.] Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX241408



76 38.95955250665634,-76.98582229819965



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the standard car access aisle is greater than 1:50 (2%).
Location Description	Parking Lot A - Space P2-A
Observed	May 14, 2018 by siloyd
Site Conditions	The cross slope is 8.2% and the running slope is 2.8%.

Resolution

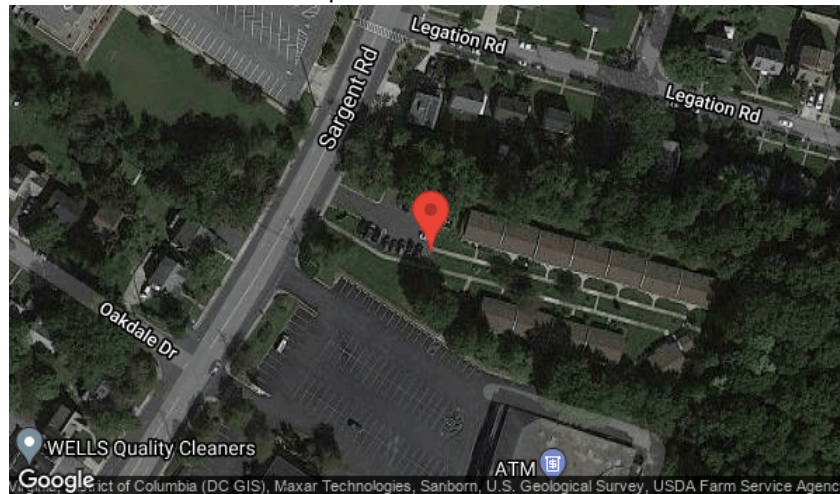
Remove and replace with an adjacent access aisle that is at least 60" wide and has a maximum slope of 1:50 (2%) in all directions. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. Parking access aisles shall be part of an accessible route to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX241409



77 38.959550420997296,-76.98579279390049

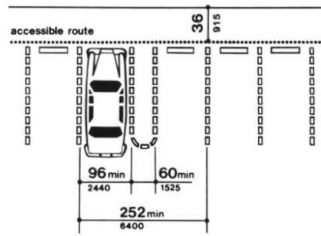


Figure 9
Dimensions of Parking Spaces



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	State of MD 05.07.D (2)(a)and (b),(3) & (6)
Barrier Detail	MARYLAND: Compliant signage is not provided at the space.
Location Description	Parking Lot A - Spaces P1-A and P2-A
Observed	May 14, 2018 by silloyd

Site Conditions

Parking space P1-A does not have a sign. Parking space P2-A does not the fine amount on the sign. Compliance with the State of MD and Prince George's County regulations for accessible parking signage is required.

Resolution

Provide mounted signage showing the International Symbol of Accessibility which is not obscured by a vehicle parked in the space, as well as a reserved parking sign and a maximum fine sign. Parking space identification signs shall include the International Symbol of Accessibility, "RESERVED PARKING" and "MAXIMUM FINE \$250" signs. Accessible parking fine amounts vary per county in the State of Maryland; the current fine in Prince George's County is \$250. Signs shall be 84" minimum above the stall surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above the stall surface. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

Quantity

2 EA

Priority

1

Map for Barrier ID: AX241410



78 38.959687031533704,-76.98574518469047



(a)
Proportions
International Symbol of Accessibility



(b)
Display Conditions
International Symbol of Accessibility

Figure 43(a)
International Symbol of Accessibility
Proportions



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	State of MD 05.07.D (5)

Barrier Detail

MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.

Location Description Parking Lot B

Observed May 8, 2018 by ouraccessibleworld

Site Conditions

Signage is not provided at the access aisle. The access aisle must serve the required van accessible space in Parking Lot B.

Resolution

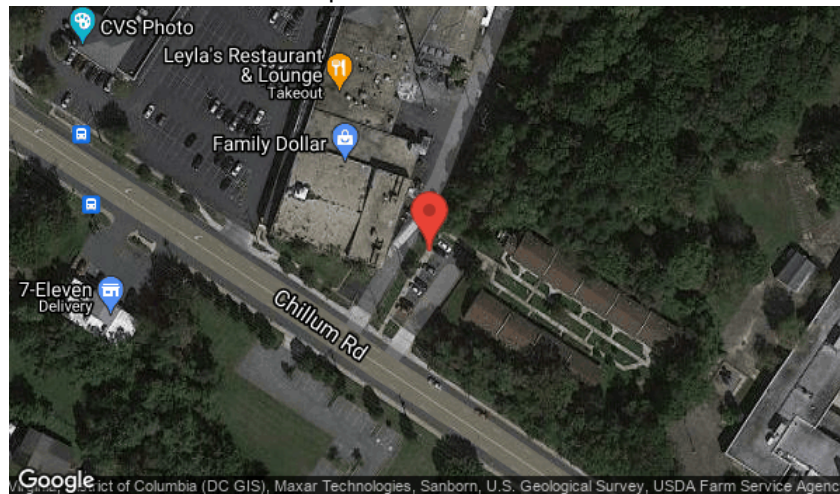
Provide a mounted sign stating "No Parking in Access Aisle" at the van access aisle. This barrier must be removed in conjunction with barrier ID 109263. Signs shall be 84" minimum above the finish floor or ground surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above grade. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX241415



124 38.958017692522894,-76.98531283928679

Photos for Barrier ID: AX241415



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the van access aisle is greater than 2%.
Location Description	Parking Lot B - Space P1-B
Observed	May 7, 2018 by ouraccessibleworld

Site Conditions

The van parking space has a cross slope of 5.8% and a running slope of 0.3%. Parking Lot B has a total of 14 parking stalls, requiring 1 van accessible space. 2 accessible spaces are marked on the pavement.

Resolution

Remove and replace with an adjacent access aisle that is at least 96" wide and has maximum 1:50 (2%) slope in all directions. Parking spaces for disabled people shall be at least 96" wide and shall have an adjacent access aisle 60" wide minimum (see Fig. 9). [EXCEPTION: If accessible parking spaces for vans are provided, each should have an adjacent access aisle at least 96" wide.] Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX241411



116 38.95797048576778,-76.98529086011888



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	UFAS 4.6.3
Barrier Detail	The slope of the standard car parking space is greater than 1:50 (2%).
Location Description	Parking Lot B - Space P2-B
Observed	May 7, 2018 by ouraccessibleworld

Site Conditions

The accessible car space has a cross slope of 3.2% and a running slope of 1.6%.

Resolution

Remove and replace with a parking space that has no more than 1:50 (2%) slope in all directions. Parking spaces for disabled people shall be at least 96" wide and shall have an adjacent access aisle 60" wide minimum (see Fig. 9). [EXCEPTION: If accessible parking spaces for vans are provided, each should have an adjacent access aisle at least 96" wide.] Parking access aisles shall be part of an accessible route to the building or facility entrance. Two accessible parking spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route. Parking spaces and access aisles shall be level with surface slopes not exceeding 1:50 in all directions. The quantity and order of magnitude cost estimate provided for this barrier are limited to the extent of the area identified as non-compliant. Additional costs that may be associated with removal of the barrier are not included.

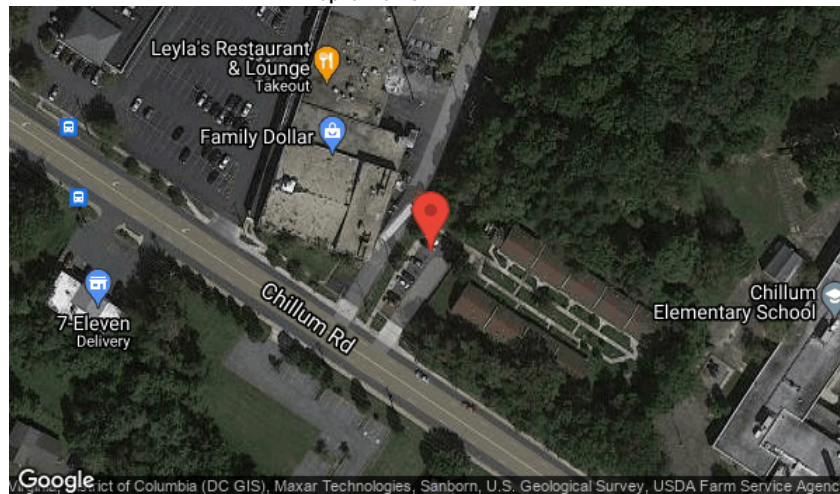
Quantity

1 EA

Priority

1

Map for Barrier ID: AX241412



117 38.95799794995079,-76.98526123925211



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Car
ADA Standard	State of MD 05.07.D (2)(a)and (b),(3) & (6)
Barrier Detail	MARYLAND: Compliant signage is not provided at the space.
Location Description	Parking Lot B - Space P2-B
Observed	May 8, 2018 by ouraccessibleworld
Site Conditions	Parking signage provided at the standard car accessible space.

Resolution

Provide mounted signage showing the International Symbol of Accessibility which is not obscured by a vehicle parked in the space, as well as a reserved parking sign and a maximum fine sign. Parking space identification signs shall include the International Symbol of Accessibility, "RESERVED PARKING" and "MAXIMUM FINE \$xxx" signs. Accessible parking fine amounts vary per county in the State of Maryland. Signs shall be 84" minimum above the stall surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above the stall surface. Where the sign post is mounted on a raised surface which is higher than the stall pavement, the vertical measurement shall be from the stall pavement surface to the bottom of the sign.

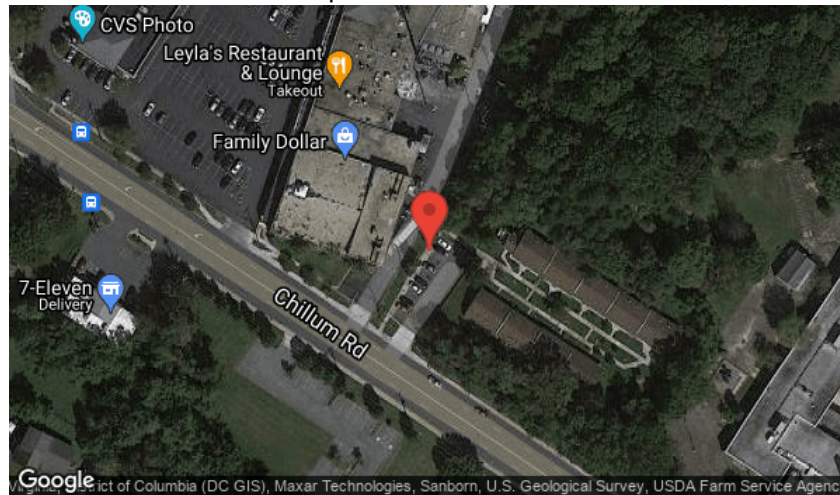
Quantity

1 EA

Priority

1

Map for Barrier ID: AX241414



123 38.95801551422652,-76.98531281597332

Photos for Barrier ID: AX241414



Rollingcrest Village EXTERIOR

Assembly	Accessible Parking
Type	Parking Space-Van
ADA Standard	State of MD 05.07.D (2)(a)and (b),(3) & (6)
Barrier Detail	MARYLAND: Compliant signage is not provided at the space.
Location Description	Parking Lot B - Spaces P1-B
Observed	May 8, 2018 by ouraccessibleworld

Site Conditions

The accessible stall for a van does not have signage provided. Parking Lot B has a total of 14 parking stalls. Required: 1 accessible van space Existing: 2 accessible spaces with a standard access aisle. A van access aisle is required.

Resolution

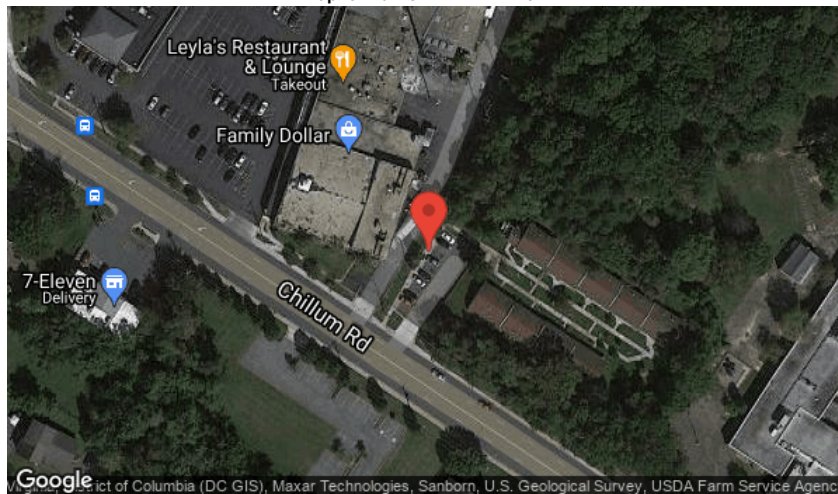
Provide a mounted sign for a van accessible stall which is not obscured by a vehicle parked in the space. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible," "Reserved Parking", and "Maximum Fine \$XXX". Accessible parking fine amounts vary per county in the State of Maryland. Signs shall be 84" minimum above the finish floor or ground surface measured to the bottom of the sign OR if flush to/mounted on building or wall, sign should be mounted between 72" and 120" above grade.

Quantity

1 EA

Priority 1

Map for Barrier ID: AX241413



118 38.957996464182834,-76.98533131473255

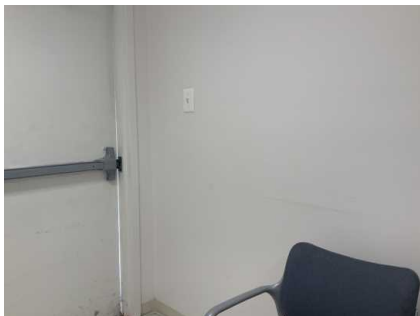
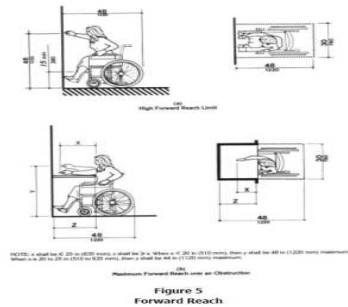
Photos for Barrier ID: AX241413



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	UFAS 4.2.5
Barrier Detail	
Elements that require a forward reach motion are not within the allowable reach range.	
Location Description	Laundry Room
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The light switch is mounted at 54" above the floor.
Resolution	
Relocate the operable part to within the allowable forward reach range, measured from the finish floor. If the clear floor space allows a forward approach by a person in a wheelchair for an unobstructed forward reach, the high forward reach shall be maximum 48" and the low forward reach shall be minimum 15" above the floor. See Figure 5(a). If the clear floor space allows a forward approach by a person in a wheelchair for an obstructed forward reach, the obstructed forward reach is maximum 48" high, where the horizontal reach is maximum 20". The obstructed forward reach shall be maximum 44" high, where the horizontal reach is between 20" and maximum 25". See Figure 5 (b).	
Quantity	
1 EA	
Priority	2

Photos for Barrier ID: AX239908



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Common Areas
Type	Service Counter
ADA Standard	UFAS 7.2
Barrier Detail	The top of the service counter is higher than 36".
Location Description	Laundry Room
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The top of the counter in the laundry area is 37" above the floor.

Resolution

Provide a lowered section of the service counter. Where service counters exceed 36" in height above finished floor or ground for standing sales or distribution of goods to the public, an auxiliary counter or a portion of the main counter shall be provided with a maximum height between 28" and 34" above the floor. If the space is accessed by the general public, the service counter is also required to comply with the ADA and the 2010 ADA Standards for Accessible Design.

Quantity

3 LF

Priority 2

Photos for Barrier ID: AX239909

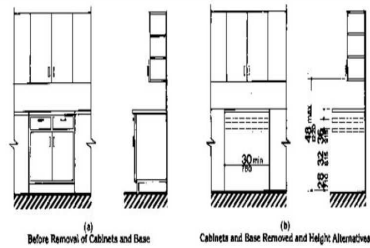


Figure 50
Counter Work Surface



Rollingcrest Village EXTERIOR

Assembly	Exterior Access Route
Type	Reach Range
ADA Standard	308

Barrier Detail

Items that require a reach motion are less than 15" height for a frontal approach.

Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The slot on the rent drop box is mounted 52" above the sidewalk.

Resolution

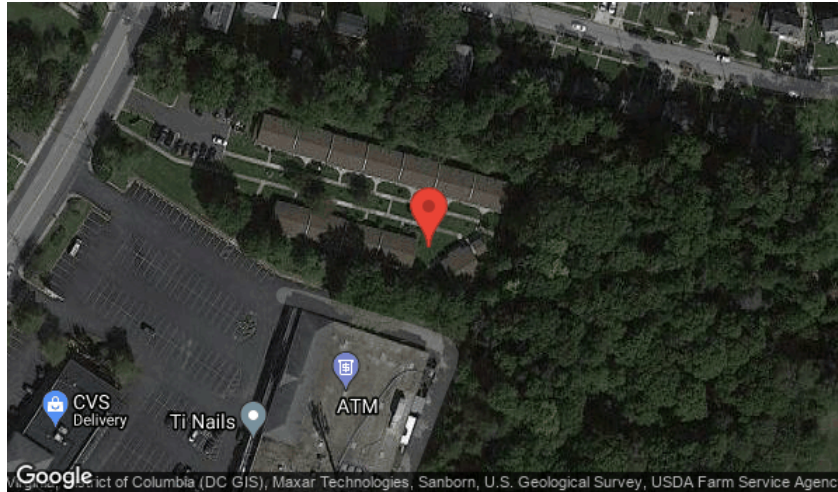
Remove and lower to a compliant reach range. Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: 1. An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum.

Quantity

1 EA

Priority	2
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Map for Barrier ID: AX239895



1 +38.959275, -76.985008

Photos for Barrier ID: AX239895



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Protruding Object
ADA Standard	UFAS 4.4.1
Barrier Detail	The object protrudes more than 4" from the wall.
Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The drinking fountain protrudes 118" into the accessible route at 34" above the floor.

Resolution

Lower object so that the bottom leading edge is maximum 27" above finish floor, replace with a non-protruding model, or install cane detectors. Objects projecting from walls (for example, telephones) with their leading edges between 27" and 80" above the finished floor shall protrude no more than 4" into walks, halls, corridors, passageways, or aisles (see Fig. 8(a)). Objects mounted with their leading edges at or below 27" above the finished floor may protrude any amount (see Fig. 8(a) and (b)). Free-standing objects mounted on posts or pylons may overhang 12" maximum from 27" to 80" above the ground or finished floor (see Fig. 8(c) and (d)). Protruding objects shall not reduce the clear width of an accessible route or maneuvering space (see Fig. 8(e)). Ensure objects do not protrude more than 4" into the accessible route when mounted at 27" or above from the finished floor to their leading edge. Wall- and post-mounted cantilevered units shall have a clear knee space between the bottom of the apron and the floor or ground at least 27" high, 30" wide, and 17" to 19" deep. Such units shall also have a minimum clear floor space 30" by 48" to allow a person in a wheelchair to approach the unit facing forward.

Quantity

1 EA

Priority

2

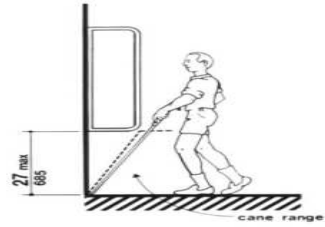


Figure 8(b)
Protruding Objects
Walking Perpendicular to a Wall

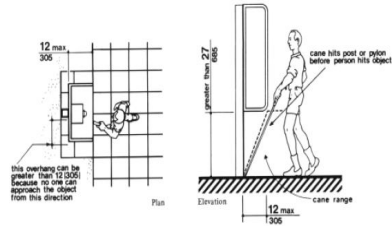


Figure 8(d)
Protruding Objects
Objects Mounted on Posts or Pylons

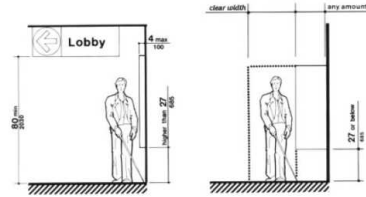


Figure 8(a)
Protruding Objects
Walking Parallel to a Wall

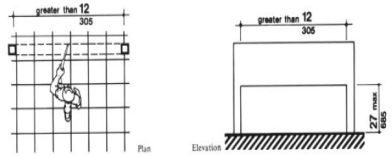


Figure 8(c)
Protruding Objects
Free-Standing Overhanging Objects



Rollingcrest Village INTERIOR COMMON AREAS

Assembly Interior Access Route

Type Signage

ADA Standard 703.4

Barrier Detail

The existing signage is not mounted at the latch side of the door or at a compliant height.

Location Description Office

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The signage is mounted on the door surface at a height of 63".

Resolution

Remove and remount signage alongside the latch side of the door mounted at compliant height. Tactile characters on signs shall be located 48" minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60" maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character. [EXCEPTION: Tactile characters for elevator car controls shall not be required to comply.] Where a tactile sign is provided at a door, the sign shall be located alongside the door at the latch side. Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall. Signs containing tactile characters shall be located so that a clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degree open position [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.]

Quantity

1 EA

Priority 2

Photos for Barrier ID: AX239898



Rollingcrest Village INTERIOR COMMON AREAS

Assembly Common Areas

Type Service Counter

ADA Standard 904.4

Barrier Detail

The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.

Location Description Office

Observed May 16, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The top of the service counter is 43" above the floor.

Resolution

Provide a compliant section of the counter maximum 36" height with either a compliant parallel or a compliant forward approach to the counter. For a parallel approach, a portion of service counter must be 36" minimum wide and 36" maximum above finished floor. Clear space of minimum 30" wide and minimum 48" long shall be centered on the compliant portion of the counter, and oriented for a parallel approach, with the 48" dimension centered on the compliant portion of the counter. For a forward approach, a portion of service counter must be 30" wide and 36" high maximum. Knee and toe clearance shall be provided for a forward approach. Clear floor space minimum 30" wide and minimum 48" long shall be centered on the compliant portion of the counter, and oriented for a forward approach with the 30" dimension centered on the 30" width of the compliant counter section. Clear space at the counter shall be maximum 2.08% in all directions and a firm and stable surface.

Quantity

3 LF

Priority 2

Photos for Barrier ID: AX239899



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Reach Range
ADA Standard	UFAS 4.2.6

Barrier Detail

Elements that require a side reach motion are not within the allowable reach range.

Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The light switches and thermostats are mounted at 54"-60" above the floor.

Resolution

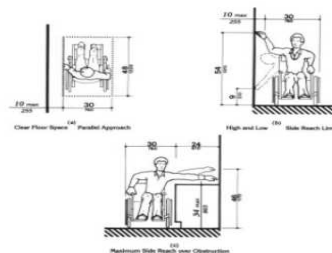
Locate the element within the allowable side reach range, measured from the finish floor. If the clear floor space allows a parallel approach by a person in a wheelchair for an unobstructed side reach, the high side reach shall be maximum 54" and the low side reach shall be minimum 9" above the floor (Figure 6(a) and (b)). If the clear floor space allows a parallel approach by a person in a wheelchair and is obstructed, requiring an obstructed side reach, the obstructed high side reach shall be maximum 46" and maximum 24" horizontally over an obstruction maximum 34" in height. If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 6(c).

Quantity

9 EA

Priority	2
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Photos for Barrier ID: AX239901



**Figure 6
Side Reach**

Rollingcrest Village INTERIOR UNITS

Assembly Exterior Access Route

Type Reach Range

ADA Standard UFAS 4.2.6

Barrier Detail

Elements that require a side reach motion are not within the allowable reach range.

Location Description Unit 5631, 5641, 5655, 5657

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions The mailboxes at the units are mounted up to 55" above the sidewalk.

Resolution

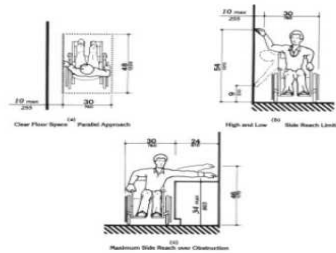
Locate the element within the allowable side reach range, measured from the finish floor or ground. If the clear floor space allows a parallel approach by a person in a wheelchair for an unobstructed side reach, the high side reach shall be maximum 54" and the low side reach shall be minimum 9" above the floor (Figures 6(a) and (b)). If the clear floor space allows a parallel approach by a person in a wheelchair and is obstructed, requiring an obstructed side reach, the obstructed high side reach shall be maximum 46" and maximum 24" horizontally over an obstruction maximum 34" in height. If the side reach is over an obstruction, the reach and clearances shall be as shown in Figure 6(c).

Quantity

4 EA

Priority 2

Photos for Barrier ID: AX239926



**Figure 6
Side Reach**



Rollingcrest Village INTERIOR UNITS

Assembly	Residential Dwelling
Type	Kitchen Cabinets
ADA Standard	UFAS 4.2.6, 4.34.6.10
Barrier Detail	
The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.	
Location Description	Unit 5631, 5641, 5655, 5657
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The lower shelf of the upper cabinets is mounted at 52" above the floor.
Resolution	
<p>Configure the shelving to provide at least one accessible shelf in each cabinet, shelf area and drawers. Cabinets, drawers, and shelf areas shall comply. Provide clear floor space at least 30" by 48" that allows either a forward or a parallel approach. Cabinets shall have the following features:(1) Maximum height shall be 48" for at least one shelf of all cabinets and storage shelves mounted above work counters (see Fig. 50). (2) Door pulls or handles for wall cabinets shall be mounted as close to the bottom of cabinet doors as possible. Door pulls or handles for base cabinets shall be mounted as close to the top of cabinet doors as possible. Shelving shall be located no higher than 48" for an unobstructed side approach or 48" for an unobstructed frontal only approach. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48" (see Figure 5(a)). The minimum low forward reach is 15". If the high forward reach is over an obstruction, where the horizontal obstruction is less than 20" the maximum high forward reach is 48". Where the horizontal obstruction is from 20" to maximum 25", the high forward reach shall be 44" maximum. Forward obstructed reaches shall comply with Figure 5(b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54", and the low side reach shall be no less than 9" above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the maximum horizontal reach shall be 24" and the high side reach shall be 46" maximum. Side obstructed clearances shall be as shown in Figure 6(c).</p>	
Quantity	
4 EA	
Priority	2

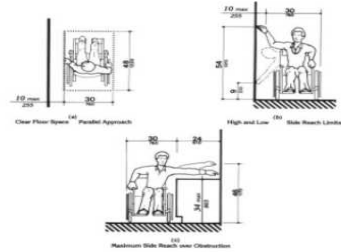


Figure 6
Side Reach

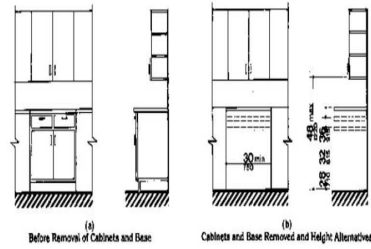


Figure 50
Counter Work Surface

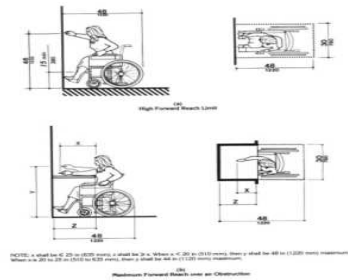


Figure 5
Forward Reach

Rollingcrest Village INTERIOR UNITS

Assembly	Entrance to Building
Type	Building Entrance-Door
ADA Standard	UFAS 4.13.6; Fig. 25
Barrier Detail	The maneuvering clearance area at the accessible door is not level and clear.
Location Description	Unit 5631, 5641, 5655, 5657
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

For a front approach on the pull side the maneuvering clearance has slopes of up to 3.4%.

Resolution

Remove and replace with a compliant maneuvering clearance area that is level and clear. Minimum maneuvering clearances at doors that are not automatic or power-assisted shall be as shown in Figure 25. The required depth of the maneuvering clearance is 60" minimum. The required side clearance is 18" minimum on the latch side of the door. Maneuvering clearance shall extend the full width of the doorway and the required latch side clearance. The floor or ground area within the required clearances shall be level and clear. Entry doors to acute care hospital bedrooms for in-patients shall be exempted from the requirement for space at the latch side of the door (see dimension 'x' in Figure 25), if the door is at least 44" wide.

Quantity

4 EA

Priority 2

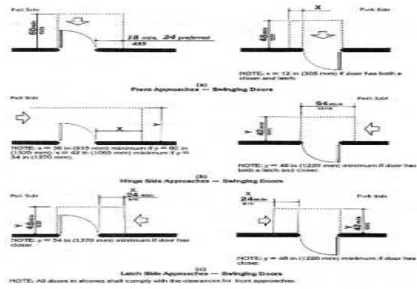


Figure 25
Maneuvering Clearances at Doors



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Interior Access Route
Type	Signage
ADA Standard	216.4, 703.1, 703.4
Barrier Detail	Means of egress signage is not provided.
Location Description	Office
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

Compliant means of egress signage with tactile characters is not provided at the exits.

Resolution

Provide compliant means of egress signage at each exit passageway, exit discharge, and exit stairway. Signs at designated egress passageways, stairways, exit doors and areas of refuge shall include tactile signage. Signs shall be installed alongside the door at the latch side. [EXCEPTION: Signs with tactile characters shall be permitted on the push side of doors with closers and without hold-open devices.] Where a tactile sign is provided at double doors with one active leaf, the sign shall be located on the inactive leaf. Where a tactile sign is provided at double doors with two active leaves, the sign shall be located to the right of the right hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, sign shall be located on the nearest adjacent wall. Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one with visual, and one with tactile characters, shall be provided. Signs containing tactile characters shall be located so that clear floor space of 18" minimum by 18" minimum, centered on the tactile characters, is provided beyond the arc of any door swing between the closed position and 45 degrees open. Raised characters shall be complaint and shall be duplicated in Braille. Raised characters shall be as follows- Depth: Raised characters shall be 1/32" minimum above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif. Characters shall not be italic, oblique, script, highly decorative, or of other unusual forms. Character Proportions: Characters shall be selected from fonts where the width of the uppercase letter "O" is 55% minimum and 110% maximum of the height of the uppercase letter "I". Character Height: Character height measured vertically from the baseline of the character shall be 5/8" minimum and 2" maximum based on the height of the uppercase letter "I". [EXCEPTION: Where separate raised and visual characters with the same information are provided, raised character height shall be permitted to be 1/2" minimum.]

Quantity

2 EA

Priority 3

Photos for Barrier ID: AX239896



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Restroom
Type	Restroom/Bathroom-Water Closet
ADA Standard	604

Barrier Detail

The water closet in a single user / unisex restroom does not have the required clearance.

Location Description Office Restroom

Observed May 20, 2021 by Ouraccessibleworld@gmail.com

Site Conditions

The clear space at the water closet is 46" measured perpendicular from the side wall to the edge of the urinal.

Resolution

Redesign to provide compliant water closet clearance. Clearance around a water closet shall be 60" minimum measured perpendicular from the side wall and 56" minimum measured perpendicular from the rear wall. The water closet shall be positioned with a wall or partition to the rear and to one side. The centerline of the water closet shall be 16" minimum to 18" maximum from the side wall or partition, except that the water closet shall be 17" minimum and 19" maximum from the side wall or partition in the ambulatory accessible toilet compartment. Water closets shall be arranged for a left-hand or right-hand approach. The required clearance around the water closet shall be permitted to overlap the water closet, associated grab bars, dispensers, sanitary napkin disposal units, coat hooks, shelves, accessible routes, clear floor space and clearances required at other fixtures, and the turning space. No other fixtures or obstructions, such as lavatories, shall be located within the required water closet clearance. [ADVISORY: It is advisable, but not required, to use the specifications for children where children are the primary users of the restroom. Guidance in applying the specifications for children according to the age group served reflects the differences in the size, stature, and reach ranges of children ages 3 to 12. The specifications chosen should correspond to the age of the primary user group. The specifications of one age group should be applied consistently in the installation of a water closet and related elements. Water Closet Centerline: Ages 3 and 4- 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 18". Toilet Seat Height: Ages 3 and 4- 11" to 12"; Ages 5 through 8- 12" to 15"; Ages 9 through 12- 15" to 17". Grab Bar Height: Ages 3 and 4- 18" to 20"; Ages 5 through 8- 20" to 25"; Ages 9 through 12- 25" to 27"; Dispenser Height: Ages 3 and 4- 14"; Ages 5 through 8- 14" to 17"; Ages 9 through 12- 17" to 19"].

Quantity

1 EA

Priority 3

Photos for Barrier ID: AX239902



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Office Restroom
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The seat cover dispenser is mounted at 58" above the floor.

Resolution

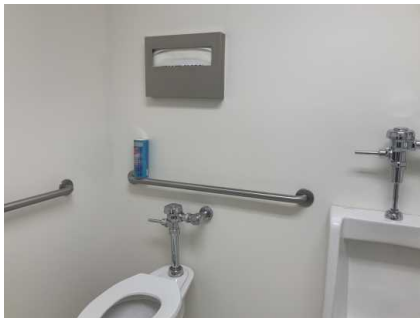
Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX239903



Rollingcrest Village INTERIOR COMMON AREAS

Assembly	Restroom
Type	Controls And Dispensers
ADA Standard	606.1; 309.3
Barrier Detail	The height of controls are not compliant.
Location Description	Office Restroom
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The paper towel dispenser is mounted 54" above the floor.

Resolution

Provide operable parts of all controls, dispenser, receptacle and other operable equipment within at least one of the reach ranges. Operable parts shall be placed within one or more of the reach ranges. Unobstructed Forward Reach: Where a forward reach is unobstructed, the high forward reach shall be 48" maximum and the low forward reach shall be 15" minimum above the finish floor or ground. Obstructed High Forward Reach: Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48" maximum where the reach depth is 20" maximum. Where the reach depth exceeds 20", the high forward reach shall be 44" maximum and the reach depth shall be 25" maximum. Unobstructed Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the side reach is unobstructed, the high side reach shall be 48" maximum and the low side reach shall be 15" minimum above the finish floor or ground. [EXCEPTION: An obstruction shall be permitted between the clear floor or ground space and the element where the depth of the obstruction is 10" maximum.] Obstructed High Side Reach: Where a clear floor or ground space allows a parallel approach to an element and the high side reach is over an obstruction, the height of the obstruction shall be 34" maximum and the depth of the obstruction shall be 24" maximum. The high side reach shall be 48" maximum for a reach depth of 10" maximum. Where the reach depth exceeds 10", the high side reach shall be 46" maximum for a reach depth of 24" maximum. [ADVISORY for Children's Forward or Side Reach Ranges: High reach (maximum): 36" for ages 3 to 4; 40" for ages 5 to 8; and 44" for ages 9 to 12. Low reach (minimum): 20" for ages 3 to 4; 18" for ages 5 to 8; and 16" for ages 9 to 12.]

Quantity

1 EA

Priority	3
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Photos for Barrier ID: AX239904



Rollingcrest Village INTERIOR UNITS

Assembly	Residential Dwelling
Type	Controls And Dispensers
ADA Standard	UFAS 4.2.5, 4.2.6, 4.27
Barrier Detail	The controls and operable parts are not within an allowable reach range.
Location Description	Unit 5631, 5641, 5655, 5657
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The outlets and switches are mounted up to 50" above the floor surface.

Resolution

Provide controls and operable parts within an allowable reach range. A clear floor space 30" by 48" shall be provided that allows either a front approach or a parallel approach by a person using a wheelchair at controls, dispensers, receptacles, and other operable equipment. If the clear floor space only allows forward approach to an object, the maximum high forward reach allowed shall be 48" (see Figure 5(a)). The minimum low forward reach is 15". If the high forward reach is over an obstruction, where the horizontal obstruction is less than 20" the maximum high forward reach is 48". Where the horizontal obstruction is from 20" to maximum 25", the high forward reach shall be 44" maximum. Forward obstructed reaches shall comply with Figure 5(b). If the clear floor space allows parallel approach by a person in a wheelchair, the maximum high side reach allowed shall be 54", and the low side reach shall be no less than 9" above the floor (Figure 6(a) and (b)). If the side reach is over an obstruction, the maximum horizontal reach shall be 24" and the high side reach shall be 46" maximum. Side obstructed clearances shall be as shown in Figure 6(c). Those portions of heating, ventilating and air conditioning equipment requiring regular, periodic maintenance and adjustment by the resident of a dwelling shall be accessible people in wheelchairs. If air distribution registers must be placed in or close to ceiling for proper air circulation, this specification shall not apply to the registers.

Quantity

40 EA

Priority	3
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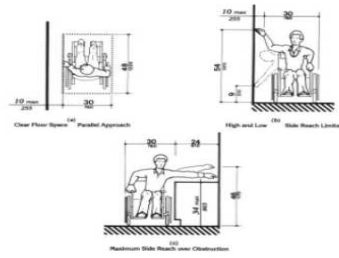


Figure 6
Side Reach

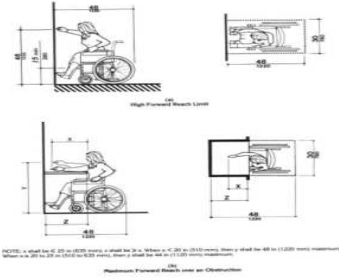
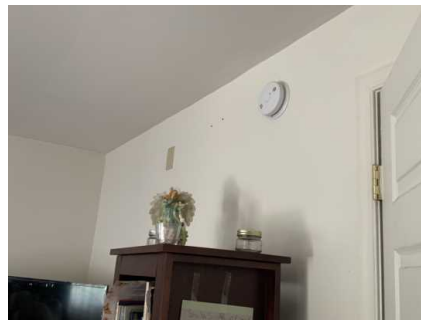


Figure 5
Forward Reach



Rollingcrest Village INTERIOR UNITS

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Water Closet
ADA Standard	UFAS 4.16.2, Fig. 28, 4.34.5.2(1); Fig. 47(a)
Barrier Detail	The centerline of the water closet is not exactly 18" from the side wall.
Location Description	Unit 5641
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The centerline of the water closet is 18-1/2" from the side wall.
Resolution	
Relocate the centerline of the water closet so that it is exactly 18" from the side wall. Clear floor space at the water closet shall be as shown in Figure 28, and Figure 47(a) for adaptable units. The water closet may be located with the clear area at either the right or left side of the toilet.	
Quantity	
1 EA	
Priority	3

Photos for Barrier ID: AX239944

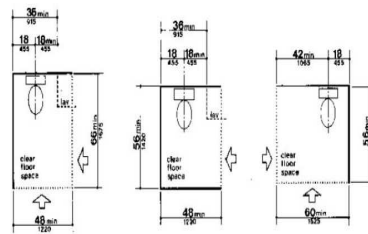


Figure 47(a)
Clear Floor Space for Adaptable Bathrooms

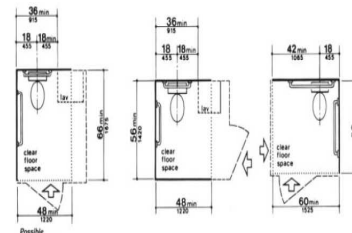


Figure 28
Clear Floor Space at Water Closets

Rollingcrest Village INTERIOR UNITS

Assembly	Residential Dwelling
Type	Reach Range
ADA Standard	UFAS 4.25.3
Barrier Detail	The clothes rod is mounted higher than 54".
Location Description	Unit 5641
Observed	May 20, 2021 by Ouraccessibleworld@gmail.com
Site Conditions	The closet rod and shelves are mounted at 66-3/4" above the floor .

Resolution

Relocate the clothes rod with the centerline of the clothes rod maximum 54" above the finished floor. Clothes rods shall be a maximum of 54" above the finished floor, measured to the centerline of the rod.

Quantity

2 EA

Priority 4

Photos for Barrier ID: AX239939

