

ACCESSIBILITY ASSESSMENT



**BUREAU
VERITAS**

prepared for

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January 6, 2023

ON-SITE DATE:
June 8, 2022

ADA TITLE II ASSESSMENT

OF

GLENARDEN HILLS
3171 RONALD KEENER LOOP
LANHAM MD 20706

Bureau Veritas

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1 EXECUTIVE SUMMARY

1.1 SUMMARY OF FINDINGS

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

The site was visited on June 8, 2022. Weather conditions at the time of the on-site visit were fair, with temperatures in the 80's (°F) and with mild 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.

Glenarden Hills

- Maneuvering around sinks and lavatories
- Kitchen appliances

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 Glenarden Hills. 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:

GLENARDEN HILLS - 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
Glenarden Hills	\$3,000	1	\$2,028	3	\$6,674	6					\$11,702	10
Grand Total	\$3,000	1	\$2,028	3	\$6,674	6					\$11,702	10

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

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.

Glenarden Hills - Title II ACCESSIBILITY ASSESSMENT - Barrier Summary

Id	Building	Assembly	Type	Barrier Prii Detail	Location Descriptio ADA	Total	
310699	Glenarden Hills	Exterior Access Route	Exterior Accessible Route	1	Unit 213	UFAS	\$3,000
310690	Glenarden Hills	Interior Access Route	Dining And Work Surface	2	Commons area	UFAS	\$1,203
310697	Glenarden Hills	Interior Access Route	Reach Range	2	Unit 106	UFAS	\$400
310698	Glenarden Hills	Residential Dwelling	Kitchen Cabinets	2	Unit 213	UFAS	\$425
310691	Glenarden Hills	Residential Dwelling	Kitchen Appliances	3	Unit 104, 106	UFAS	\$1,556
310692	Glenarden Hills	Common Areas	Restroom/Bathroom-Lavatory	3	Unit 104, 106, 213	UFAS	\$1,440
310693	Glenarden Hills	Residential Dwelling	Restroom/Bathroom-Lavatory	3	Unit 104, 106, 213	UFAS	\$195
310694	Glenarden Hills	Residential Dwelling	Restroom/Bathroom-Mirror	3	Unit 104, 106, 213	UFAS	\$300
310695	Glenarden Hills	Residential Dwelling	Sink	3	Unit 106	UFAS	\$1,983
310696	Glenarden Hills	Residential Dwelling	Controls And Dispensers	3	Unit 106, 213	UFAS	\$1,200

3 PURPOSE AND SCOPE

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.

3.1 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 A.

3.2 HISTORIC AMENITIES

For an historic property which requires alteration to be compliant with accessibility codes, alterations must be approved by the State of California Historic Preservation Officer (SHPO). A qualified historic building or element is defined as follows: A building or facility that is listed in or eligible for listing in the National Register of Historic Places, or designated as historic under an appropriate State or local law, such as a State Register or Local Register of Historic Places. Alterations to a qualified historic building or facility shall comply with the State Historical Building Code. Alterations to a qualified historic building or facility shall comply with 202.3 and 202.4.

[EXCEPTION: Where the State Historic Preservation Officer or Advisory Council on Historic Preservation determines that compliance with the requirements for accessible routes, entrances, or toilet facilities would threaten or destroy the historic significance of the building or facility, the exceptions for alterations to qualified historic buildings or facilities for that element shall be permitted to apply.]

[Advisory 202.5 Alterations to Qualified Historic Buildings and Facilities Exception. State Historic Preservation Officers are State appointed officials who carry out certain responsibilities under the National Historic Preservation Act. State Historic Preservation Officers consult with Federal and State agencies, local governments, and private entities on providing access and protecting significant elements of qualified historic buildings and facilities. There are exceptions for alterations to qualified historic buildings and facilities for accessible routes (206.2.1 Exception 1 and 206.2.3 Exception 7); entrances (206.4 Exception 2); and toilet facilities (213.2 Exception 2). When an entity believes that compliance with the requirements for any of these elements would threaten or destroy the historic significance of the building or facility, the entity should consult with the State Historic Preservation Officer. If the State Historic Preservation Officer agrees that compliance with the requirements for a specific element would threaten or destroy the historic significance of the building or facility, use of the exception is permitted. Public entities have an additional obligation to achieve program accessibility under the Department of Justice ADA regulations. See 28 CFR 35.150. These regulations require public entities that operate historic preservation programs to give priority to methods that provide physical access to individuals with disabilities. If alterations to a qualified historic building or facility to achieve program accessibility would threaten or destroy the historic significance of the building or facility, fundamentally alter the program, or result in undue financial or administrative burdens, the Department of Justice ADA regulations allow alternative methods to be used to achieve program accessibility. In the case of historic preservation programs, such as an historic house museum, alternative methods include using audio-visual materials to depict portions of the house that cannot otherwise be made accessible. In the case of other qualified historic properties, such as an historic government office building, alternative methods include relocating programs and services to accessible locations. The Department of Justice ADA regulations also allow public entities to use alternative methods when altering qualified historic buildings or facilities in the rare situations where the State Historic Preservation Officer determines that it is not feasible to provide physical access using the exceptions permitted in Section 202.5 without threatening or destroying the historic significance of the building or facility. See 28 CFR 35.151(d). The Accessibility Office at the National Endowment for the Arts (NEA) provides a variety of resources for museum operators and historic properties including: the Design for Accessibility Guide and the Disability Symbols. Contact NEA about these and other resources at (202) 682-5532 or www.arts.gov.]

3.2.1 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.

3.2.2 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.

4 CERTIFICATION

Bureau Veritas has completed a Title II Accessibility Assessment of the subject property, Glenadren Hills 3171 Ronald Keener Loop Lanham, MD 20706. The site was visited on June 6, 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@bvna.com or at 704 575 6467

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4 APPENDICES

APPENDIX A: RECORD OF INDIVIDUAL BARRIERS

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Glenarden Hills

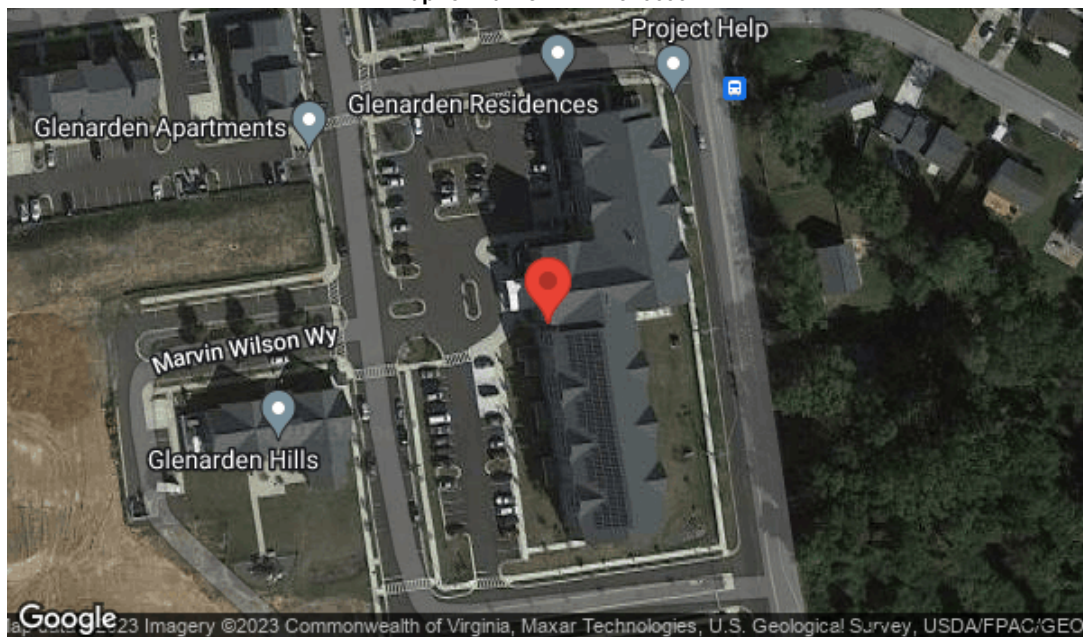
Assembly	Exterior Access Route
Type	Exterior Accessible Route
ADA Standard	UFAS 4.2.3
Barrier Detail	The accessible route does not have a compliant wheelchair turning space.
Location Description	Unit 213
Observed	Jun 8, 2022 by bscott
Site Conditions	The depth of the balcony is 59-1/2" from the face of the door jamb.

Resolution

Provide a compliant turning space at the change of direction in the accessible route. The space required for a wheelchair to make a 180-degree turn is a clear space of 60" diameter (see Fig. 3(a)) or a T-shaped space (see Fig. 3(b)).

Quantity	Unit Cost	Total Cost
1 EA	3,000.00	\$ 3,000
Priority	1	

Map for Barrier ID: AX310699



10 38.925044,-76.859122

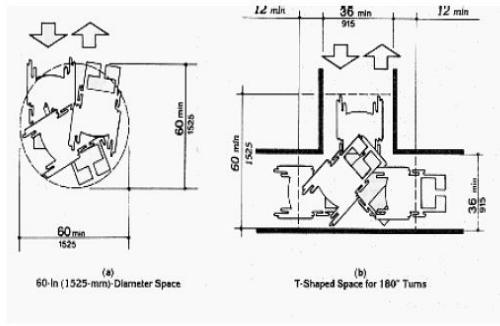


Figure 3
Wheelchair Turning Space



Glenarden Hills

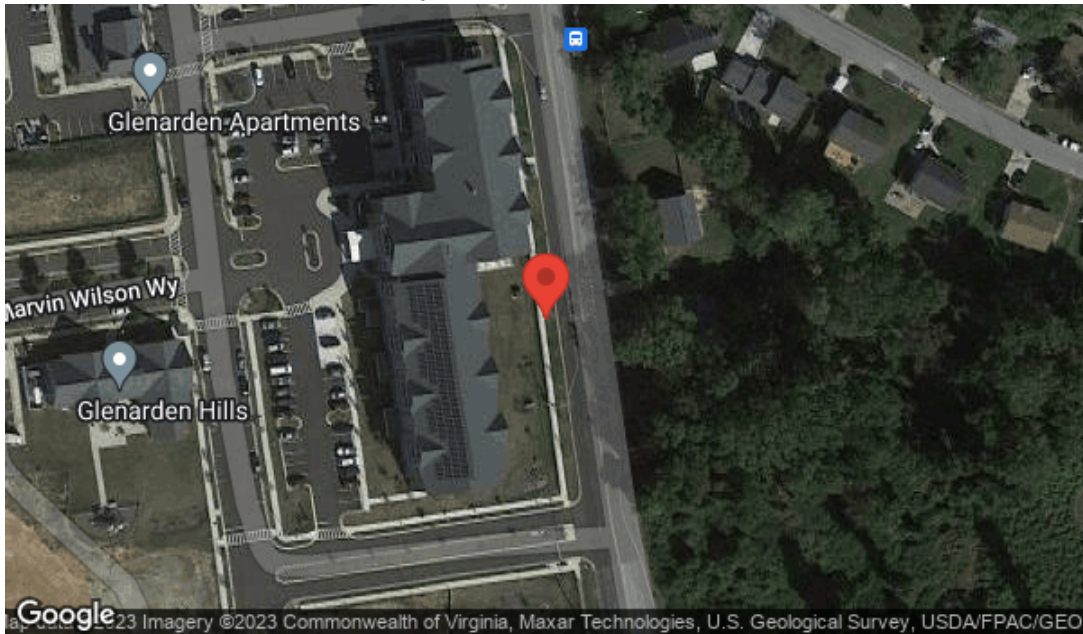
Assembly	Interior Access Route
Type	Dining And Work Surface
ADA Standard	UFAS 4.3.8
Barrier Detail	The dining surface or work surface is not compliant.
Location Description	Commons area
Observed	Jun 8, 2022 by bscott
Site Conditions	The round table bases do not allow for knee and toe clearance.

Resolution

Provide a dining or work surface with the top of the surface from 28" to 34" high. The tops of tables and work surfaces shall be from 28" to 34" from the floor or ground. If seating for people in wheelchairs is provided at tables, counters, and work surfaces, knee spaces at least 27" high, 30" wide, and 19" deep shall be provided (see Fig. 45).

Quantity	Unit Cost	Total Cost
2 LF	601.50	\$ 1,203
Priority	2	

Map for Barrier ID: AX310690



1 38.924939,-76.858658

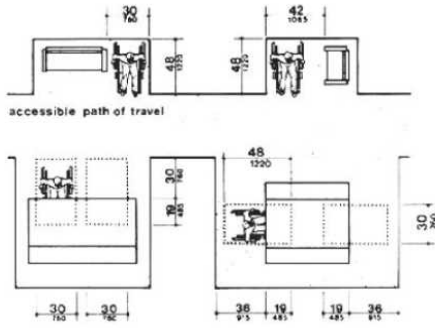


Figure 45
Minimum Clearances for Seating and Tables



Table A1 -- Convenient Heights of Work Surfaces for Seated People*

Conditions of Use	Short Women		Tall Men	
	in	mm	in	mm
Seated in a wheelchair: Manual work; Desk or removable armrests	26	660.30	26	660.30
Fixed, full-size armrests**	32***	815.32***	32	815.32
Light, detailed work; Desk or removable armrests	29	735.34	29	735.34
Fixed, full-size armrests**	32***	815.34	32	815.34
Seated in a 16-in (405-mm) -high chair:				
Manual work	26	660.27	26	660.27
Light, detailed work	28	710.31	28	710.31

* All dimensions are based on a work-surface thickness of 1-1/2 in (38 mm) and a clearance of 1-1/2 in (38 mm) between legs and the underside of a work surface.

** This type of wheelchair arm does not interfere with the positioning of a wheelchair under a work surface.

*** This dimension is limited by the height of the armrests; a lower height would be preferable. Some people in this group prefer lower work surfaces, which require positioning the wheelchair back from the edge of the counter.

Glenarden Hills

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 Unit 106

Observed Jun 8, 2022 by bscott

Site Conditions The security latches at the back door are 54" and 57" a.f.f.

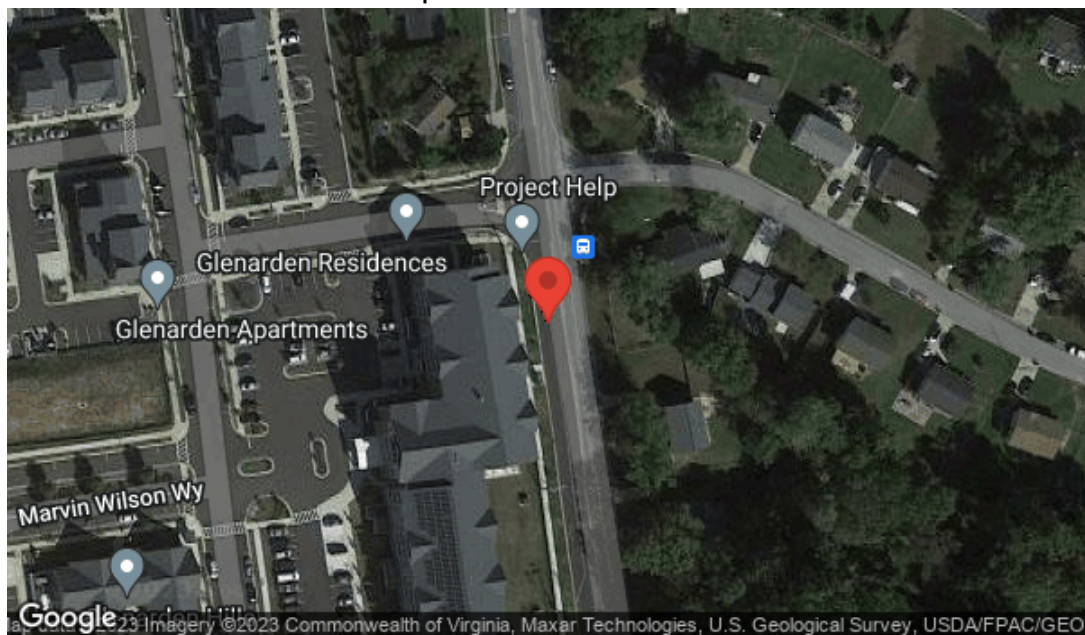
Resolution

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	Unit Cost	Total Cost
2 EA	200.00	\$ 400

Priority 2

Map for Barrier ID: AX310697



8 38.925414,-76.858672

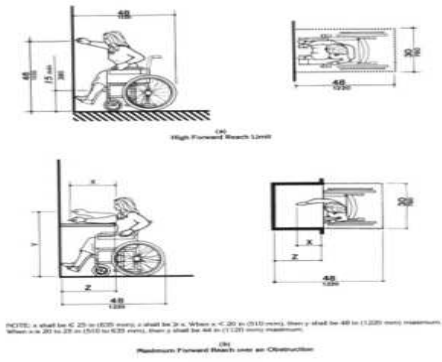
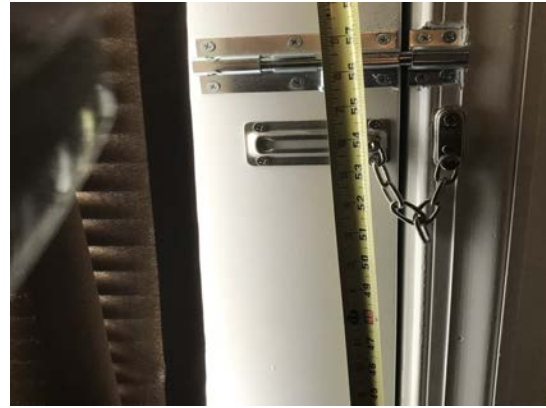


Figure 5
Forward Reach



Glenarden Hills

Assembly	Residential Dwelling
Type	Kitchen Cabinets
ADA Standard	UFAS 4.2.6, 4.34.6.10

Barrier Detail

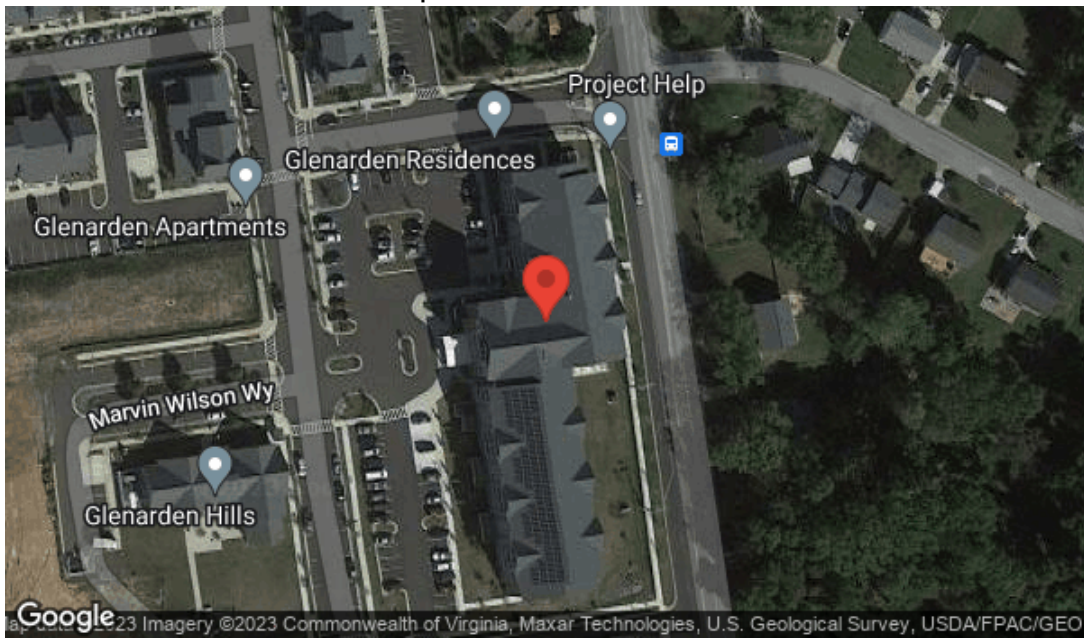
The kitchen cabinet shelving, shelf areas, and drawers are not within reach range.

Location Description	Unit 213
Observed	Jun 8, 2022 by bscott
Site Conditions	The bottom shelf of the cabinets over the workspace is 48-1/2".

Resolution

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).

Quantity	Unit Cost	Total Cost
1 EA	425.00	\$ 425
Priority	2	



9 38.925178,-76.858939

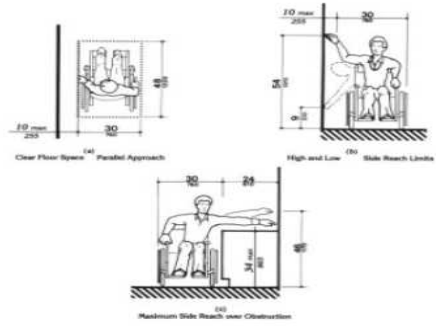


Figure 6
Side Reach

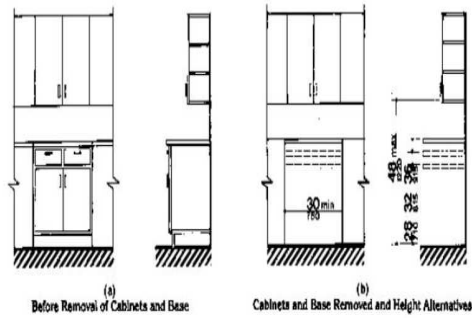
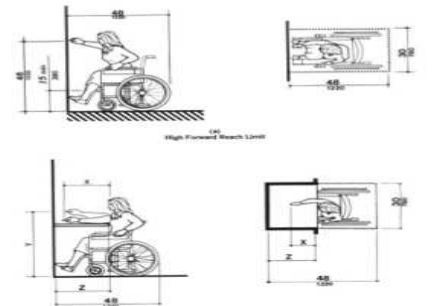


Figure 50
Counter Work Surface



NOTE: a shall be < 25 in (635 mm); a shall be 26 in. When a < 20 in (510 mm), then y shall be 48 in (1220 mm) maximum. When a is 20 in (510 to 635 mm), then y shall be 44 in (1118 mm) maximum.

Figure 5
Forward Reach

Glenarden Hills

Assembly Residential Dwelling

Type Kitchen Appliances

ADA Standard UFAS 4.34.6.7

Barrier Detail

The oven is not self-cleaning or an adjustable height counter with knee space below is not located adjacent to the oven.

Location Description Unit 104, 106

Observed Jun 8, 2022 by bscott

Site Conditions The oven is not self-cleaning, and there is no adjacent workspace to the oven.

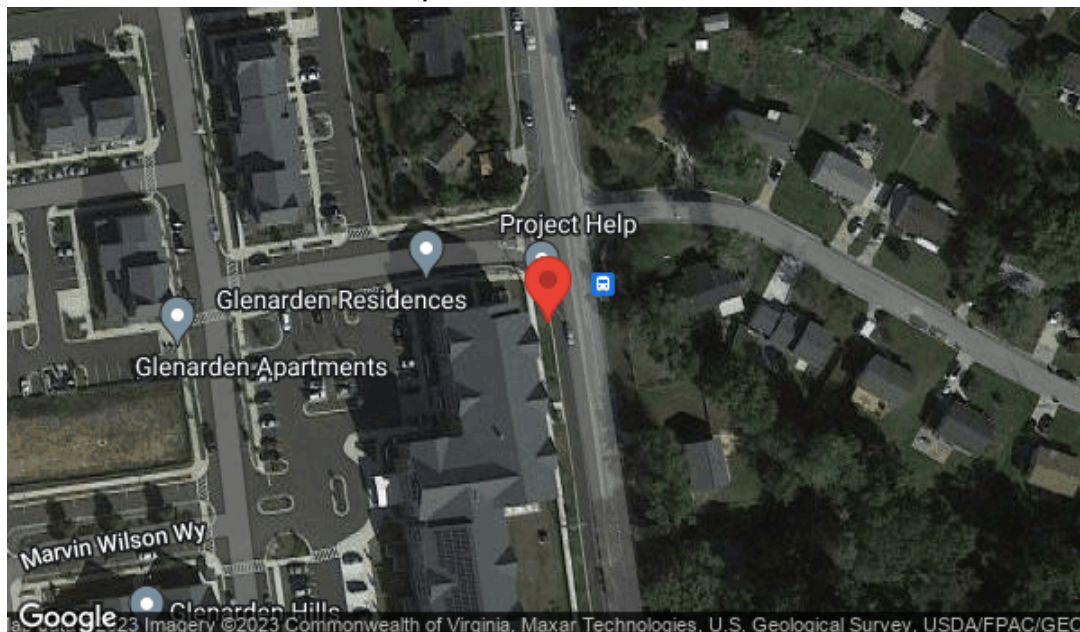
Resolution

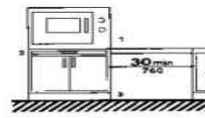
Either Install a self-cleaning oven, or install an adjustable height counter with knee space below adjacent to the oven. Ovens shall be of the self-cleaning type or be located adjacent to an adjustable height counter with knee space below (see Fig. 52). For side-opening ovens, the door latch side shall be next to the open counter space, and there shall be a pull-out shelf under the oven extending the full width of the oven and pulling out not less than 10" when fully extended. Ovens shall have controls on front panels; they may be located on either side of the door. Controls shall be within an allowable reach range, shall be operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pounds (22.2N) of force. A clear floor space at least 30" by 48" that allows either a forward or a parallel approach by a person in a wheelchair shall be provided at the oven.

Quantity	Unit Cost	Total Cost
2 EA	778.00	\$ 1,556

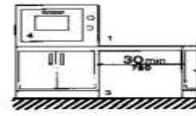
Priority 3

Map for Barrier ID: AX310691





(a) Side-Hinged Door



(b) Bottom-Hinged Door

- SYMBOL KEY:
- 1. Countertop or wall-mounted oven.
 - 2. Pull-out board preferred with side-opening door.
 - 3. Clear open space.
 - 4. Bottom-hinged door.

Figure 52
Ovens without Self-Cleaning Feature



Glenarden Hills

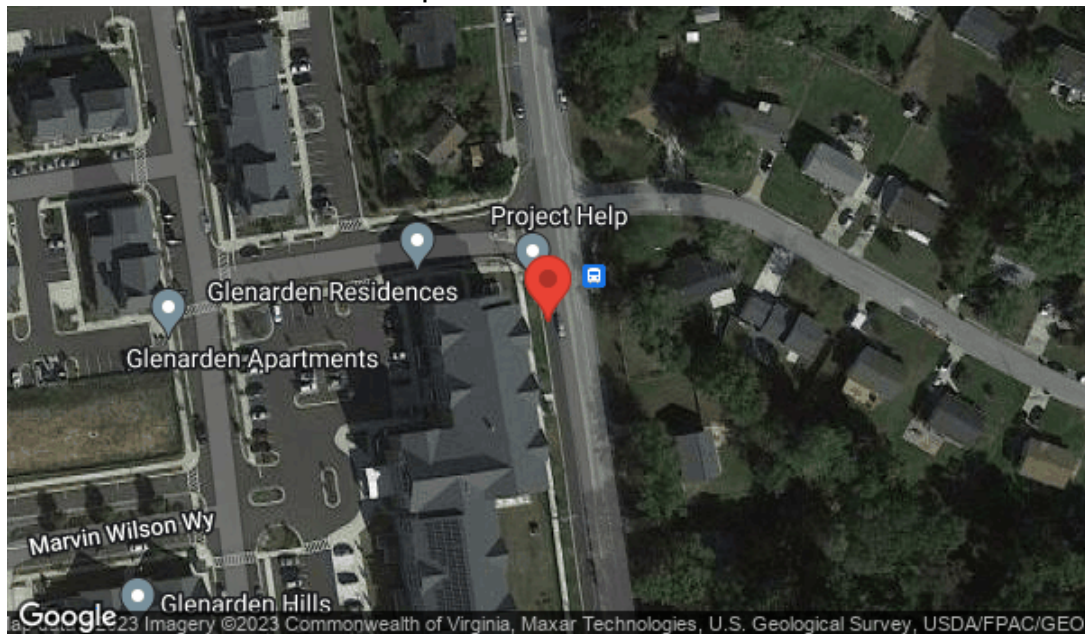
Assembly	Common Areas
Type	Restroom/Bathroom-Lavatory
ADA Standard	UFAS 4.22.6; 4.19.2
Barrier Detail	The lavatory does not have knee and toe clearance.
Location Description	Unit 104, 106, 213
Observed	Jun 8, 2022 by bscott
Site Conditions	The lavatory does not have a removable cabinet face.

Resolution

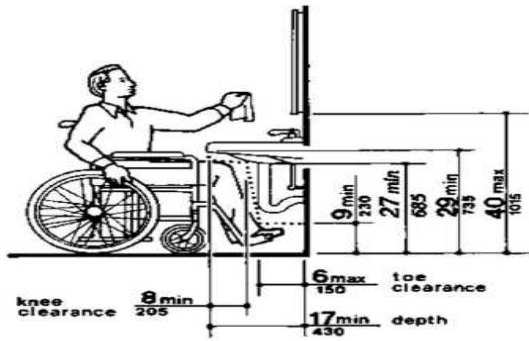
Relocate lavatory to provide compliant knee clearance. Provide knee clearance of at least 29" from the floor to the bottom of the apron. Knee clearance at a height of 27" shall be minimum 8" deep. Lavatories shall be mounted with the rim or counter surface no higher than 34" above the finished floor. The lavatory shall be minimum 17" from the rear to the front edge.

Quantity	Unit Cost	Total Cost
2 EA	720.00	\$ 1,440
Priority	3	

Map for Barrier ID: AX310692



3 38.925483,-76.858703



Glenarden Hills

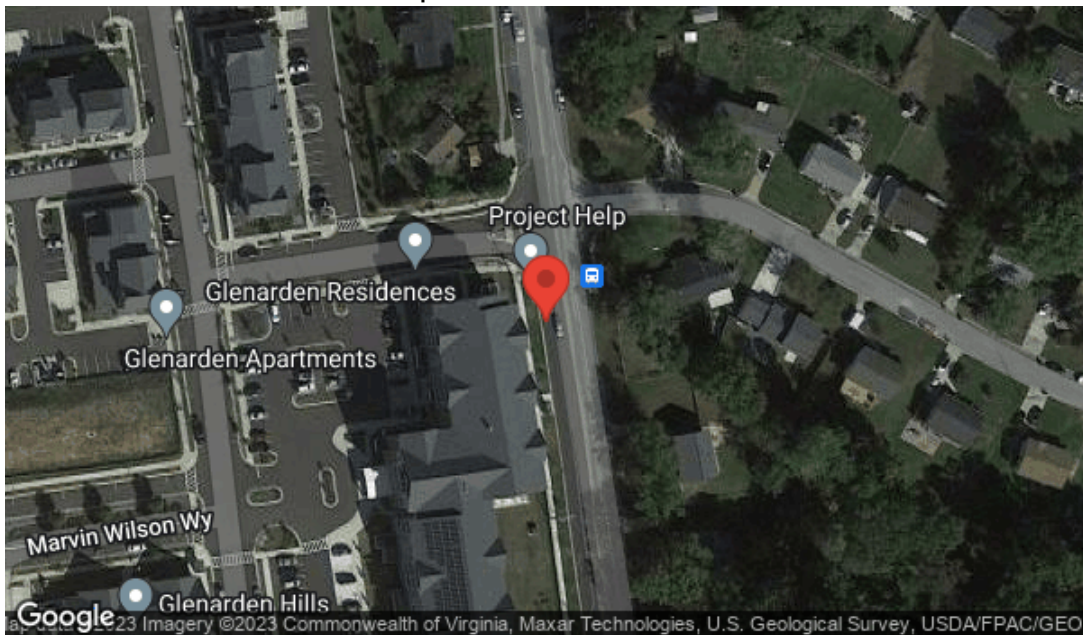
Assembly	Residential Dwelling
Type	Restroom/Bathroom-Lavatory
ADA Standard	UFAS 4.19.4
Barrier Detail	Lavatory hot water and drain pipes are not insulated.
Location Description	Unit 104, 106, 213
Observed	Jun 8, 2022 by bscott
Site Conditions	The pipes under the lavatory are not covered.

Resolution

Insulate hot water and drain pipes under the accessible lavatory. Hot water and drain pipes under lavatories shall be insulated or otherwise covered. There shall be no sharp or abrasive surfaces under lavatories.

Quantity	Unit Cost	Total Cost
3 EA	65.00	\$ 195
Priority	3	

Map for Barrier ID: AX310693



4 38.925483,-76.858703



Glenarden Hills

Assembly	Residential Dwelling
Type	Restroom/Bathroom-Mirror
ADA Standard	UFAS 4.19.6

Barrier Detail

The height of the bottom of the reflective surface of the mirror is greater than 40".

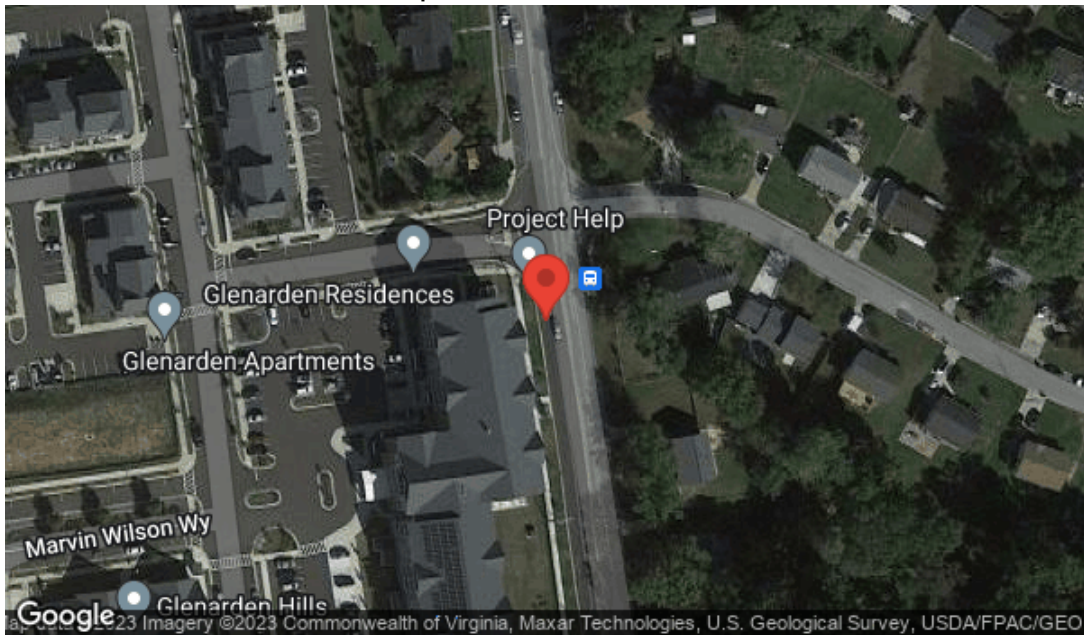
Location Description	Unit 104, 106, 213
Observed	Jun 8, 2022 by bscott
Site Conditions	The reflective surface of the mirror is 41" to 42" a.f.f

Resolution

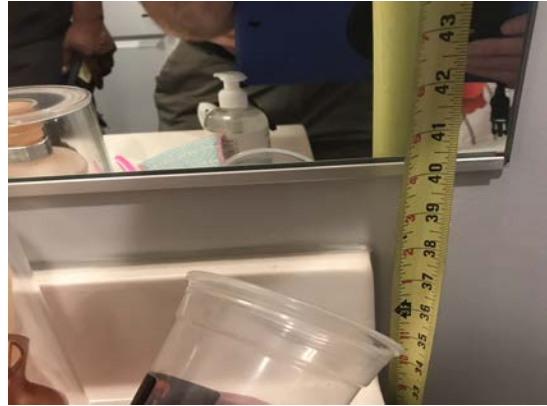
Relocate the bottom of the reflective surface of the mirror to compliant height. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40" from the floor.

Quantity	Unit Cost	Total Cost
3 EA	100.00	\$ 300
Priority	3	

Map for Barrier ID: AX310694



5 38.925492,-76.858697



Glenarden Hills

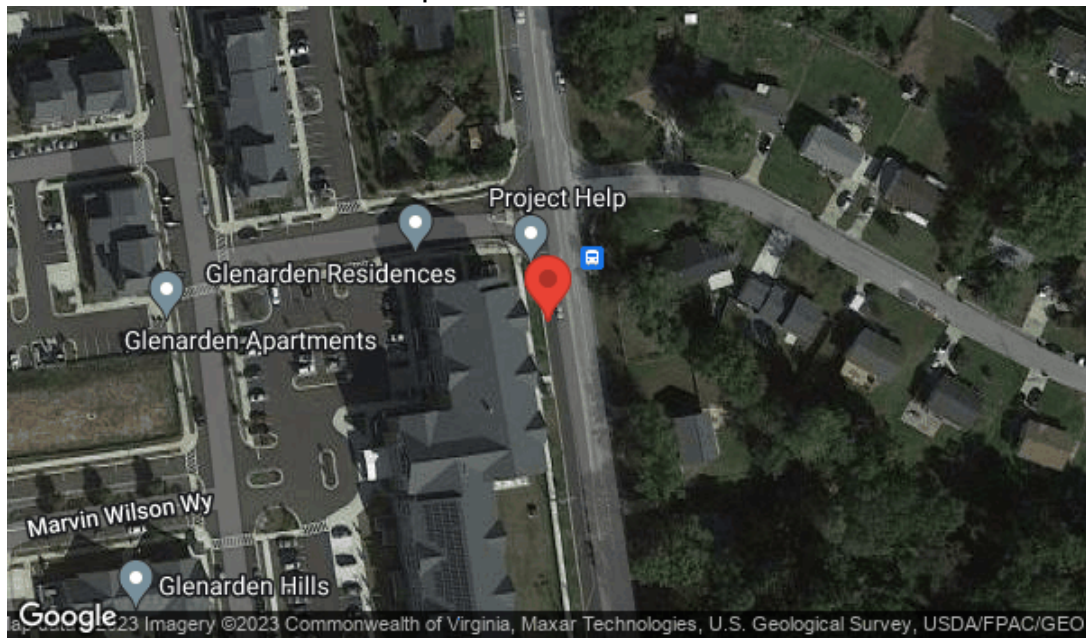
Assembly	Residential Dwelling
Type	Sink
ADA Standard	UFAS 4.34.6.5. (1)
Barrier Detail	The sink and/or surrounding counter are not compliant.
Location Description	Unit 106
Observed	Jun 8, 2022 by bscott
Site Conditions	The rim of the kitchen sink is 34-1/2" a.f.f.

Resolution

The sink and surrounding counter shall be mounted at a maximum height of 34" above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36", measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30". Relocate sink to compliant height with knee and toe clearances. The sink and surrounding counter shall comply with the following requirements (see Fig. 51): (1) The sink and surrounding counter shall be mounted at a maximum height of 34" above the floor, measured from the floor to the top of the counter surface, or shall be adjustable or replaceable as a unit to provide alternative heights of 28", 32", and 36", measured from the floor to the top of the counter surface or sink rim. The total width of sink and counter area shall be 30". (2) Rough-in plumbing shall be located to accept connections of supply and drain pipes for sinks mounted at the height of 28". (3) The depth of a sink bowl shall be no greater than 6-1/2". Only one bowl of double- or triple-bowl sinks needs to meet this requirement. (4) Faucets shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. Lever-operated or push-type mechanisms are two acceptable designs. The force required to activate controls shall be no greater than 5lbf. (5) Base cabinets, if provided, shall be removable under the full 30" minimum frontage of the sink and surrounding counter. The finished flooring shall extend under the counter to the wall. (6) Counter thickness and supporting structure shall be 2" maximum over the required clear space. (7) A clear floor space 30" by 48" shall allow forward approach to the sink. Nineteen inches maximum of the clear floor space may extend underneath the sink. The knee space shall have a clear width of 30" and a clear depth of 19". (8) There shall be no sharp or abrasive surfaces under sinks. Hot water and drain pipes under sinks shall be insulated or otherwise covered.

Quantity	Unit Cost	Total Cost
1 EA	1,983.00	\$ 1,983
Priority	3	

Map for Barrier ID: AX310695



6 38.925442,-76.858697

Photos for Barrier ID: AX310695



Glenarden Hills

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 106, 213
Observed	Jun 8, 2022 by bscott

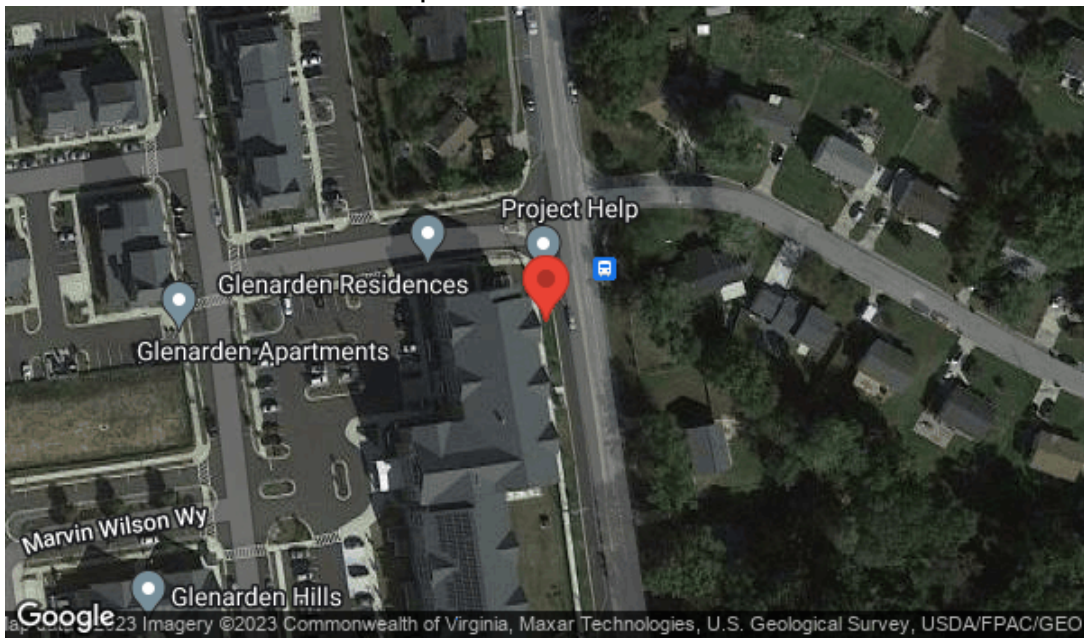
Site Conditions

Each counter section must have one electrical outlet within reach range. The electrical outlets are 24-1/2" to 26" from the counter's edge.

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	Unit Cost	Total Cost
6 EA	200.00	\$ 1,200
Priority	3	



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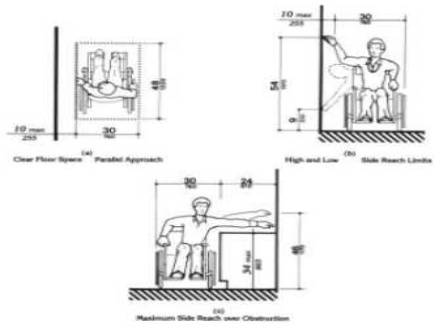


Figure 6
Side Reach

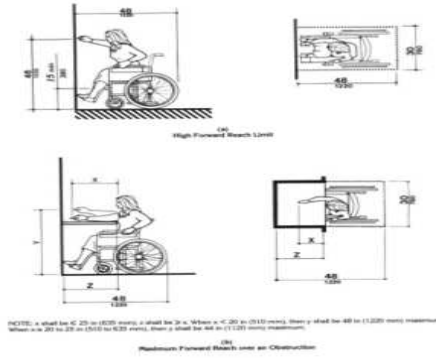


Figure 5
Forward Reach

