

Colonial Beach Public Schools HB 2788 Summary Report

Summary

Both schools demonstrate a commitment to ADA accessibility, with CBES nearly fully compliant and CBHS requiring modernization due to its 1980s construction. Major improvement priorities include updating staff restrooms, accessible routes, and signage at CBHS; adjusting door closers district-wide; providing accessible cafeteria seating and learning materials; and enhancing playground and outdoor sports accessibility. The division's proactive planning—especially through the upcoming CBHS renovation—reflects a strategic approach to equitable access while balancing fiscal responsibility.

House Bill 2788 requires school divisions to assess current school building compliance against the 2010 Americans with Disabilities Act Standards for accessibility. The 2010 ADA Checklist for Existing Facilities was used to assess each building and stakeholder feedback was gathered from a survey distributed via email.

Colonial Beach High School

Colonial Beach High School (CBHS) was originally built in 1988 and has not undergone significant renovation with the exception of the student restrooms which were upgraded after the 2010 ADA standards were adopted. Understandably there are areas in which the building complies with 2010 standards and areas in which it does not.

CBHS Approach and Entrance

The parking lot is shared between the Colonial Beach Elementary School (CBES) and CBHS, and as such has a large number of spaces for use by personnel and visitors to either school. There are a total of 191 spaces arranged around the perimeter of the buildings and in front of the two schools. While there are five handicapped spaces marked with required signage, there are three additional spots that have measurements and striping which would allow them to be designated as handicapped. Further, there are no identified van accessible spots in front of CBHS; however, the measurements of the two spaces directly in front of CBHS meet the requirements to be considered van spots.

The approach from the parking lot to the main entrance of CBHS does not require the use of stairs and instead has sidewalks that are between 48 and 68 inches wide which are level and composed of stable, uncracked concrete. While there are two handicapped spaces immediately in front of the CBHS entrance, there is no curb cutout to use, so individuals parking here would have to use a concrete curb ramp that has a slope greater than 1:20. However, the handicapped spots closer to the elementary school entrance directly lead to a curb cut out with a curb ramp having a slope less than 1:20 and a sidewalk which leads to the front entrance of CBHS which is between 48 and 68 inches wide. The sidewalk is level, has no slope and is composed of firm, slip resistant material without cracking or other major defects. The path of travel is slightly greater than 200 feet, but is 68 inches wide in most places, allowing for adequate passing space.

The front door is accessible and provides a clear opening of 32" when the door is opened 90 degrees. Maneuvering room is adequate, as the approach 9ft X 6.5ft. The door's threshold is not more than ¾ inches high with the top ½ inch beveled no steeper than 1:2, as outlined in the 1991 ADA Standards. The door hardware is able to be operated without tight grasping, pinching or twisting of the wrist, and is located 36" above the ground. The second set of doors in the interior vestibule is 32 feet away from the first set of doors providing plenty of room to maneuver. The speed with which the front door closes is faster than recommended and was also a concern noted by stakeholders.

Access to Goods and Services

The front entrance provides direct access to the school's main office, on a surface that is firm and slip resistant and wider than 36". All public spaces and their routes are accessible, with widths greater than 36", and flat, firm, slip resistant surfaces. Some objects attached to the wall extend more than 4 inches into the walking space to include fire extinguishers and AED devices. The leading edges of both the extinguishers and the AED are greater than 27 inches and less than 80 inches from the floor. Water

fountains are installed in niches that result in less than four inches protruding into the walk way. There are no elevators at the facility as it is a single story, and there are no interior ramps. Signage throughout the building has contrasting colors, but no other features that meet the 2010 standards for accessibility.

All interior doors are 33.5 inches wide with maneuvering clearance of at least 18 inches wide and 60 inches deep. Interior doors do not have thresholds and the operable parts of the door are all 38 inches above the ground and do not require tight grasping, pinching or twisting of the wrist to open. An area of concern both observed and shared by stakeholders is the speed with which some of the interior doors close, at a rate faster than five seconds. Light switches can all be found near classroom doors and are 48 inches above the floor, with sufficient maneuvering space greater than 48 x 30 inches in the majority of the classrooms. Rooms which do not have that much maneuvering space are blocked by moveable objects instructors have put in the way.

In the CBHS library, the main aisle is wider than 36 inches and the floor is stable, firm and slip resistant with industrial carpet lacking a pile, which has edges secured to the floor. Tables in the library are all accessible with large areas for maneuvering and are 30 inches high. CBHS does not have an auditorium, theater or other gathering place to observe student programs. The main office counter does not have an accessible portion of the counter top, although it does have plenty of room to maneuver for either a forward or parallel approach. The cafeteria serving line has a parallel approach with appropriate area to maneuver, and a tray slide is 33" above the floor.

Toilet Rooms and Other Public Areas

There are a total of four accessible restrooms at CBHS, two for females and two for males. The identified staff restrooms do not provide accessibility; however, staff with mobility issues can use the accessible restrooms throughout the school. Restroom signage does not meet the 2010 ADA accessibility requirements, as there is no braille and they are not mounted at an appropriate height. The signs do contain contrasting colors and are mounted over the doors. The side approaches to the restroom openings are 35" by 48" in all cases, with no thresholds.

In the toilet room there are clear paths to the hand driers, lavatory and accessible rest room stall of greater than 36", with an area 60" x 60" for maneuverability in front of the accessible stall. All mirrors are 40" above the floor and the coat hooks are all 66 inches above the floor and are not accessible. The lavatories meet all ADA measurement requirements to include providing 10 inches for knee clearance and 9 inches for toe clearance; it is 30 inches tall with 22 inches of floor space under the lavatory so that a wheel chair can get close enough to the faucet for use. All faucets and hand driers operate automatically and do not require tight grasping, twisting and pinching to operate. Soap dispensers and towel dispensers are 46 and 42 inches off the ground respectively, and also both operate automatically.

The water closet meets accessibility requirements with a 64 x 68" footprint. The water closet is 17 inches high and the grab bars are positioned appropriately with 12 inches between the side bar and the back of the wall and a 43" overall length, with the length between the back of the wall and the front of the bar being 55 total inches. The height of the side grab bars is 35" high and there is 1.5 inches between the bar and the wall. Objects project below the side grab bar, but are three inches between them; the toilet paper dispenser is 18 inches above the ground. The grab bar on the back wall has 12 inches between the center line of the water closet and 24" between the center line and the edge of the grab bar on the open side; the rear grab bar is 33" over the floor. The flushing mechanism is automatic

but can be flushed manually by pushing a button that does not require twisting, pinching or pulling. The door to the water closet is 35" wide, opens outward and is self-closing. There area to maneuver in is 24 x 68", providing ample space; the entire compartment is 64 inches wide. Both the door handle and lock are accessible and do not require tight grasping, pinching or twisting of the wrist.

Water fountains are installed in niches that allow them to stay out of the pathway of travel, with forward approaches measuring 50 by 80 inches. There are 18 inches of clear floor space under each fountain, with the operable parts being 33" above the floor. The control bar can be operated with one hand without tight grasping, pinching or twisting of the wrist. The spout outlet is 34" high and is 14 inches from the rear of the fountain and three inches from the front of the fountain.

There are no public phones at CBHS and the fire alarms have both flashing lights and an audible signal.

Sports Activities and Team Areas

CBHS has both indoor and outdoor facilities for sports activities. Indoor sporting events include: boys and girls basketball (Varsity, Junior Varsity and Middle School); cheerleading (Varsity, Junior Varsity and Middle School); and girls volleyball (Varsity and Junior Varsity). Outdoor sports include: football (Varsity and Junior Varsity when interest allows); baseball (Varsity, Junior Varsity and Middle School when interest allows); and softball (Varsity, Junior Varsity and Middle school when interest allows).

The outdoor sports facilities are composed of a dual-purpose football and baseball field and a separate softball field. Each field has its own set of seating for players, coaches and fans. The approach from the designated handicapped parking to the bleachers would not meet the 2010 ADA requirements; while it is level, it is composed of several types of material and there is not a clearly identified path for individuals to follow. The bleachers for the football field are newly installed and meet the 2010 ADA requirements for accessible seating, to include an extensive ramp to allow individuals in wheelchairs to access the seating. The softball and baseball bleachers are not considered accessible, and there are not accessibility features for the dugouts in either field. Stakeholders also identified outside sports facilities as an area of concern for individuals with disabilities or limited mobility.

The indoor sports facilities are composed of an indoor gym that is used for basketball, volleyball and cheerleading. The indoor approach to these facilities is accessible as outlined in the 2010 ADA standards with a firm, level and slip resistant surface that is greater than 36" wide. The approach to the locker rooms is also considered accessible and there are accessible toilets available in them; however, there are not benches in the locker to allow for changing. As with other areas in CBHS, the speed and force with which the doors close is an area of concern.

Analysis

CBHS has elements that are accessible by the 2010 ADA standards and some elements which are not accessible by those same standards. The building was built in 1988 and met requirements at that time. When the bathrooms were updated, around 2019, they were renovated to the 2010 standards. While the front entrance is accessible from marked handicapped parking spots, the path of travel is long, with two closer spots being located in front of the high school. These spots do not directly link to an accessible path as there is no curb ramp that meets the 2010 ADA standards. It should be noted that there are additional spots meeting handicapped requirements that are not marked as such throughout the campus. Objects such as the fire extinguishers protrude into the walking path way more than 4

inches and are above the acceptable height. While the cafeteria line and tray slide are accessible, there is no accessible seating in the cafeteria, with all high-top tables and stools being provided for students and staff.

Concerns brought up by staff via survey were the speed and force with which various doors close; this was supported by data collected during the completion of the 2010 ADA checklist. The second most frequently mentioned barrier from the survey was a lack of accessible materials (i.e. braille, large print, audio) for students, followed closely by a need for accessible furniture for all students and staff.

Conclusion

CBHS was built in the 1980s to meet building requirements of the time and therefore has many areas in which the facility does not meet the 2010 ADA Standards. That being said, the restrooms have been recently upgraded and do meet the updated standards. Areas of concern for meeting 2010 ADA standards include: shortening the distance between accessible spaces and an accessible route to the front entrance of the building; renovating staff only bathrooms to ensure compliance; adjusting doors so they require less force to open and close more slowly; providing appropriate parking lot signage for all accessible spaces; reducing the height of objects that project into the walking path in the hallway; providing accessible cafeteria seating; ensuring reading material is accessible to all through large print, Braille or audio; and upgrading both indoor and out door sports facilities to ensure accessible seating and approaches.

Some updates represent a nominal financial commitment (moving fire extinguishers down the wall; adjusting door closers) while others represent more significant investments (renovating staff bathrooms). That being said, CBPS is planning a renovation of the front entrance and main offices of CBHS at a cost of 1.8 million. This project will ensure that there is more direct, accessible access to the front of the high school as well as provide accessible staff only restrooms in the main office. In order to replace the cafeteria tables to ensure accessible seating the cost would be 28,000. It is financial barriers that require us to plan and prioritize where funds are spent upgrading our grandfathered facilities to the 2010 ADA standards.

Colonial Beach Elementary School

Colonial Beach Elementary School (CBES) was built in 2017 using the 2010 ADA standards; therefore, there are many areas in which the building complies with those standards.

Approach and Entry

The parking lot is shared between CBES and CBHS, and as such has a large number of spaces for use by personnel and visitors to either school. There are a total of 191 spaces arranged around the perimeter of the buildings and in front of the two schools. While there are five handicapped spaces marked with required signage, there are three additional spots that have measurements and striping which would allow them to be designated as handicapped. There are three handicapped spots in front of CBES, one of which is marked as van accessible, all slots measure 8.5 feet and the access aisles are 7 feet, with the exception of the van accessible spot, which has an access aisle of 10 feet.

The approach from the parking lot to the main entrance of CBES does not require the use of stairs and instead has sidewalks that are 9 feet wide which are level and composed of stable, uncracked concrete.

The handicapped spots closer to the elementary school entrance directly lead to a curb cut out with a curb ramp having a slope less than 1:20 and a sidewalk which leads to the front entrance of CBES which is 9 feet wide.

The front door is accessible and provides a clear opening of 34" when the door is opened 90 degrees. Maneuvering room is adequate, as the approach measures 12ft X 10ft. The door's threshold is not more than ¼ inches high. The door hardware is able to be operated without tight grasping, pinching or twisting of the wrist, and is located 36" above the ground. The second set of doors in the interior vestibule is 20.5 feet away from the first set of doors providing plenty of room to maneuver. The speed with which the front door closes is faster than recommended, at 4 seconds.

Access to Goods and Services

The front entrance provides direct access to the school's main office, on a surface that is firm and slip resistant and wider than 36". All public spaces and their routes are accessible, with widths of 72", and flat, firm and slip resistant surfaces. Fire extinguishers do not protrude into the hallway more than 4 inches; however, AED devices do and are greater than 27 inches and less than 80 inches from the floor. Water fountains are installed in niches that result in less than four inches protruding into the walk way. There are no elevators at the facility as it is a single story, and there are no interior ramps. Signage throughout the building have contrasting text, raised test characters, Braille and are mounted 57" high.

All interior doors are 33 inches wide with maneuvering clearance of at least 18 inches wide and 60 inches deep. Interior doors do not have thresholds and the operable parts of the door are all 39 inches above the ground and do not require tight grasping, pinching or twisting of the wrist to open. An area of concern both observed and shared by stakeholders is the speed with which some of the interior doors close, at a rate faster than five seconds. Light switches can all be found near classroom doors and are 44 inches above the floor, with sufficient maneuvering space greater than 48 x 30 inches in the majority of the classrooms. Rooms which do not have that much maneuvering space are blocked by moveable objects instructors have put in the way.

In the CBES library, the main aisle is wider than 36 inches and the floor is stable, firm and slip resistant with industrial carpet lacking a pile, which has edges secured to the floor; all aisles between bookshelves are greater than 36 inches apart. Tables in the library are all accessible with large areas for maneuvering and are 30 inches high. CBHS does not have an auditorium or theater; however, the gym does have a stage with a ramp that meets the 2010 ADA Standards to the main platform. The main office counter does have an accessible portion of the counter top at 30 inches high and 9 feet long, with plenty of room to maneuver for either a forward or parallel approach at least 8.5 x 9 feet. The cafeteria serving line has a parallel approach with appropriate area to maneuver, and a tray slide is 28" above the floor.

Toilet Rooms and Other Public Areas

There are a total of four accessible restrooms at CBHS, two for female and two for males. The identified staff restrooms are designed to meet the 2010 ADA Standards for accessibility. Restroom signage does meet the 2010 ADA accessibility requirements, as there is braille, contrasting colors with raised lettering and they are mounted at an appropriate height of 56 inches. The front approaches to the restroom

openings are 48" in all cases, with no thresholds or doors. The restrooms are all on accessible pathways and are found in two locations in the building.

In the toilet room there are clear paths to the hand driers, lavatory and accessible rest room stall of 66", with an area 60" x 60" for maneuverability in front of the accessible stall. All mirrors are 39" above the floor and the coat hooks are 46 inches above the floor for accessibility. The lavatories meet all ADA measurement requirements to include providing 12 inches for knee clearance and 18 inches for toe clearance; it is 30 inches tall with 22 inches of floor space under the lavatory so that a wheel chair can get close enough to the faucet for use. All faucets and hand driers operate automatically and do not require tight grasping, twisting and pinching to operate. Soap dispensers and towel dispensers are 44 and 36 inches off the ground, respectively, and both operate automatically.

The water closet meets accessibility requirements with a 60 x 60" footprint. The water closet is 17.5 inches high and the grab bars are positioned appropriately with 12 inches between the side bar and the back of the wall and a 42" overall length, with the length between the back of the wall and the front of the bar being 54 total inches. The height of the side grab bars is 33" and there is 1.5 inches between the bar and the wall. Objects project below the side grab bar, but are 1.5 inches between the items and the bar; the toilet paper dispenser is 16 inches above the ground. The grab bar on the back wall has 12 inches between the center line of the water closet and 24" between the center line and the edge of the grab bar on the open side; the rear grab bar is 33" over the floor. The flushing mechanism is automatic but can be flushed manually by pushing a button that does not require twisting, pinching or pulling. The door to the water closet is 34" wide, opens outward and is self-closing. The area to maneuver in is 19 x 60", providing ample space; the entire compartment is 60 inches wide. Both the door handle and lock are accessible, are 42" high, and do not require tight grasping, pinching or twisting of the wrist.

Water fountains are installed in niches that allow them to stay out of the pathway of travel, with forward approaches measuring 9.5 by 10 feet. There are 20 inches of clear floor space under each fountain, with the operable parts being 30" above the floor. The control bar can be operated with one hand without tight grasping, pinching or twisting of the wrist. The spout outlet is 36" high and is 16 inches from the rear of the fountain and four inches from the front of the fountain.

There are no public phones at CBES and the fire alarms have both flashing lights and an audible signal.

Play Area

The elementary play ground has elements that meet 2010 ADA Accessibility requirements. The approach to the playground is over flat, level surfaces; however the surface material changes from concrete, to asphalt, to grass on the way to the structure. There is an opening in the playground mulch barrier that would allow for a wheel chair to enter, however, the surface of the playground is composed of wood mulch certified by the IPEMA. The playground is composed of one main feature with several elevated play areas and also includes ground play areas. Further there are stand alone ground features for student use to include a rocking toy, spinning toys, and a ball "goal". There are no lifts or ramps for the elevated equipment.

Analysis

CBES has the majority of elements to be considered accessible, when using the 2010 ADA standards and some elements which are not accessible by those same standards. AEDs protrude into the walking path way more than 4 inches and is well above the acceptable height, but well below 80". While the cafeteria line and tray slide are accessible, there is no labeled accessible seating in the cafeteria, with tables having attached seats and open ends that could be used by individuals in wheelchairs. While the playground does have a level approach, it is composed of several types of material, to include grass, which is not considered slip resistant. The play ground does have an opening in the mulch barrier to allow for a wheel chair or other mobility equipment to be pushed inside the play area; however, the mulch used does not represent a "firm" surface. There are both ground and elevated features at the playground in appropriate numbers to be considered accessible, however, there are no lifts or ramps to allow students with mobility needs to reach these elevated areas.

Concerns brought up by staff via survey were the speed and force with which various doors close; this was supported by data collected during the completion of the 2010 ADA checklist. The second most frequently mentioned barrier from the survey was a lack of accessible materials (i.e. braille, large print, audio) for students.

Conclusion

CBES was built in 2017, therefore the majority of the spaces in CBES meet the 2010 ADA Standards for accessibility. The areas in which it does not meet the standards are either easy to address, like adjusting door closures, or more difficult to address, like providing lifts on the playground for elevated equipment.