



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Waters Landing Elementary
13100 Waters Landing Drive
Germantown, Maryland 20874

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EMG Project Number:
123821.17R000-155.303

Date of Report:
October 29, 2019

On Site Date:
June 20-21, 2018



1 Accessibility

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of the government entity's programs, services, and facilities on the basis of disability. Regardless of their age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG), and applicable state and local accessibility regulations.

Buildings completed and occupied after January 26, 1992 are required to comply fully with ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of complying to the extent allowed by structural feasibility and the financial resources available, or a reasonable accommodation must be made. The ADA guidelines were clarified and amended in 2010 based on a clarification by the Department of Justice known as the "2011 Site Construction Tolerances Addendum to the 2010 ADA Standards for Accessible Design." The aforementioned document defines the acceptable and allowed construction tolerances above or below the requirements established in the 2010 ADA Standards for barriers related to:

- Accessible Parking
- Pedestrian Path of Travel
- Building Entrances
- Interior Spaces

The scope of the ADA Assessment, as defined in the scope of work, is limited to exterior and interior areas covered by the ADA.

Based on the onsite review, EMG found that barriers to accessibility exist at Waters Landing Elementary. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design and state accessibility codes.

1.1 Accessibility Summary Table

Based on the onsite review, EMG found that barriers to accessibility exist at Waters Landing Elementary. The observed elements were analyzed using the 2010 ADA Standards for Accessible Design and state accessibility codes.

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

WATERS LANDING ELEMENTARY - TITLE II ADA COMPLIANCE ASSESSMENT - ACCESSIBILITY SUMMARY

Facility/Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Waters Landing Elementary School	35	10	7	2	33	87
Grand Total	35	10	7	2	33	87

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

1.2 Barrier Summary Table

The following table summarizes the barriers that were identified. The costs provided are order of magnitude estimates. Costs will vary depending upon the location and volume of work performed. Individual observation details may be found in Appendix A.

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
109148	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	East Sidewalk Adjacent to Building	ADA
109149	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	R5	ADA
109151	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	R5	ADA
109153	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Patio	ADA
109154	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Patio	ADA
109155	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	East Sidewalk Adjacent to Building	ADA
109156	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	East Side of Building	ADA
109158	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	CR10	ADA
109160	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	South Sidewalk at STR11	ADA
109161	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	South Sidewalk at Building	ADA
109162	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Baseball Field	ADA
109168	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	R14	ADA
109170	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	East Sidewalk Adjacent to Playground 1	ADA
109175	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the accessible route.	Sidewalk at CR3	ADA
109176	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	West Sidewalk to CR3	ADA
109177	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	North Sidewalk from CR4	ADA
109178	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	North Sidewalk at Main Entry	ADA
109180	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Main Entrance	ADA
109181	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Main Entrance	ADA
109183	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Loading/Unloading Zone	1	A compliant accessible route is not provided from the passenger loading/unloading zone to the public facility entrance.	CR5-6	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
109197	Waters Landing Elementary School	INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant.	R2	ADA
109198	Waters Landing Elementary School	INTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	R2	ADA
109199	Waters Landing Elementary School	INTERIOR	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Gymnasium	ADA
109219	Waters Landing Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Cafeteria	State of Massachusetts
109220	Waters Landing Elementary School	INTERIOR	Exterior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Cafeteria	ADA
109224	Waters Landing Elementary School	INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant.	Stage	ADA
109228	Waters Landing Elementary School	INTERIOR	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	EL1	ADA
109188	Waters Landing Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	STR1, STR2	ADA
109193	Waters Landing Elementary School	INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant.	R1	ADA
109237	Waters Landing Elementary School	INTERIOR	Interior Access Route	Door	1	The hardware at the accessible door (including sliding doors - both sides) requires tight grasping, pinching or twisting of the wrist to operate OR is mounted below 34" or above 48".	All Classroom and Public Spaces except 170, 173, 174, 176, 119, 121, 123, 125, 131, 135, 219, 221, 223, 225, 229, 231, 235	ADA
109239	Waters Landing Elementary School	INTERIOR	Interior Access Route	Door	1	The opening force required to open the accessible, hinged, non-fire door is more than 5 pounds.	Door 128 and 130	ADA
109147	Waters Landing Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 1	ADA
109182	Waters Landing Elementary School	PARKING LOTS	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 2	State of Maryland
109884	Waters Landing Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2	State of Maryland
109885	Waters Landing Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 2	State of Maryland
109163	Waters Landing Elementary School	ATHLETIC FIELDS	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Baseball Field	ADA
109152	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	Door 5	ADA
109159	Waters Landing Elementary School	EXTERIOR	Exterior Access Route	Gate	2	The swinging gate does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the gate.	STR11	ADA
109179	Waters Landing Elementary School	EXTERIOR	Site Furnishings	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Main Entrance	ADA
109184	Waters Landing Elementary School	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Exits	ADA
109185	Waters Landing Elementary School	INTERIOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Interior Room Signs	ADA
109171	Waters Landing Elementary School	PLAYGROUND	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1 & 2	ADA
109172	Waters Landing Elementary School	PLAYGROUND	Playground	Transfer System	2	The transfer steps are higher than 8" each.	Playground 1	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
109173	Waters Landing Elementary School	PLAYGROUND	Site Furnishings	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Playground 1	ADA
109174	Waters Landing Elementary School	PLAYGROUND	Exterior Access Route	Gate	2	The swinging gate does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the gate.	Playground 2	ADA
109236	Waters Landing Elementary School	INTERIOR	Interior Access Route	Elevator	3	A tactile, raised star minimum 2" high is not provided to the left of the floor designation on both jambs at the main elevator entry level.	EL1	ADA
109187	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	RR162 & 164, 154A & 154B, 200E & 200C	ADA
109192	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	RR 128 & 130	ADA
109227	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Rm 166	ADA
109229	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	107	ADA
109230	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	200E & 200C	ADA
109191	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	RR 128 & 130	ADA
109196	Waters Landing Elementary School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	101, 103, 107, 109, 113, 115, 119, 121, 125, 131, 135, 137, 139, 141, 143, 145, 166, 167, 169, 170, 173, 174, 176, 201, 202, 203, 204, 205, 206, 207, 209, 211, 213, 215, 225, 229, 231, 235, 237, 239, 241, 243, and 245	ADA
109882	Waters Landing Elementary School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The minimum number of drinking fountains is not provided. If the minimum number is provided, two levels or a hi-lo are not provided. If more than 2 are provided, less than 50% are high or less than 50% are low.	101, 103, 107, 109, 113, 115, 119, 121, 125, 131, 135, 137, 139, 141, 143, 145, 166, 167, 169, 170, 173, 174, 176, 201, 202, 203, 204, 205, 206, 207, 209, 211, 213, 215, 225, 229, 231, 235, 237, 239, 241, 243, and 245	ADA
109167	Waters Landing Elementary School	ATHLETIC FIELDS	Exterior Access Route	Basketball Court	5	An accessible route does not directly connect each side of the court outside the play lines.	Blacktop Play Area 2	ADA
109205	Waters Landing Elementary School	INTERIOR	Interior Access Route	Reach Range	5	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	PE Office	ADA
109215	Waters Landing Elementary School	INTERIOR	Interior Access Route	Door	5	The surface of the door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	157	ADA
109217	Waters Landing Elementary School	INTERIOR	Employee Work Areas	Locker Rooms	5	The locker room does not have accessible lockers.	159	ADA
109194	Waters Landing Elementary School	INTERIOR	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
109883	Waters Landing Elementary School	INTERIOR	Common Areas	Locker Rooms	5	The locker room does not have a compliant bench.	159	ADA
109186	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR 100J	ADA
109195	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR146	ADA
109200	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single/user or unisex restroom does not have the required clearance.	Staff RR152F	ADA
109201	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	5	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Staff RR152F	ADA
109202	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	5	Pipes are not insulated.	Staff RR 152F	ADA
109203	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The transfer shower is not compliant.	Staff RR152F	ADA
109204	Waters Landing Elementary School	RESTROOMS	Employee Work Areas	Locker Rooms	5	The locker rooms are not accessible.	Staff RR152F	ADA
109206	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single/user or unisex restroom does not have the required clearance.	Staff RR 157E	ADA
109208	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Staff RR 157E	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
109209	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The grab bars at the water closet are not compliant.	Staff RR 157E	ADA
109211	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The transfer shower is not compliant.	Staff RR 157E	ADA
109212	Waters Landing Elementary School	RESTROOMS	Restroom	Protruding Object	5	The restroom circulation path is not free of objects protruding more than 4" from wall in the space between 27" and 80" height above finish floor.	Staff RR 157E	ADA
109213	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	5	Pipes are not insulated.	Staff RR 157E	ADA
109214	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Door	5	The door has less than 32" clear width.	Staff RR 157E	ADA
109216	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR 159A	ADA
109221	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR 161A	ADA
109223	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR 100E	ADA
109225	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Door	5	The door has less than 32" clear width.	Staff RR100E	ADA
109231	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	5	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Staff RR200A	ADA
109232	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Staff RR200A	ADA
109233	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Staff RR200A	ADA
109234	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The side grab bar at the water closet is not compliant.	Staff RR200A	ADA
109235	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR212	ADA
109238	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Door	5	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate.	Staff Restrooms	UFAS
109189	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	5	The entire restroom is not compliant due to limited room dimensions.	Staff RR112	ADA
109190	Waters Landing Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Water Closet	5	The side grab bar at the water closet is not compliant.	RR128 & 130	ADA
109886	Waters Landing Elementary School	RESTROOMS	Common Areas	Locker Rooms	5	The locker room does not have a compliant bench.	Staff RR152F	ADA