



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Ronald McNair Elementary School
13881 Hopkins Road
Germantown, Maryland 20874

PREPARED BY:

EMG
10461 Mill Run Circle, Suite 1100
Owings Mills, Maryland 21117
800.733.0660
www.EMGcorp.com

EMG CONTACT:

Michael Nelson
Program Manager
800.733.0660 x6244
mnelson@emgcorp.com

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1 Accessibility

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

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

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

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

Based on the onsite review, EMG found that barriers to accessibility exist at Ronald McNair 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 Ronald McNair 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:

Ronald McNair 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
Ronald McNair Elementary School	39	15	34	4		92
Grand Total	39	15	34	4		92

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
106518	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible Route AR1	ADA
106519	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Accessible Route AR1	ADA
106526	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR1	ADA
106527	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR1	ADA
106529	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR2	ADA
106530	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR2	ADA
106534	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a rise in excess of 30".	Ramp R2	ADA
106540	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a rise in excess of 30".	Ramp R3	ADA
106546	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	Ramp R4	ADA
106548	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	ADVISORY: A child's height handrail is not provided.	Ramp R4	ADA
106549	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	ADVISORY: A child's height handrail is not provided.	Ramp R3	ADA
106552	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrail height is not compliant.	Ramp R3	ADA
106554	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	ADVISORY: A child's height handrail is not provided.	Ramp R2	ADA
106556	Ronald McNair Elementary School	EXTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Ramp R2	ADA
106557	Ronald McNair Elementary School	EXTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Ramp R3	ADA
106558	Ronald McNair Elementary School	EXTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Ramp R4	ADA
106559	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair ST1	ADA
106560	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair ST2	ADA
106569	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair ST3	ADA
106581	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR3	ADA
106585	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	Ramp R5	ADA
106586	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	ADVISORY: A child's height handrail is not provided.	Ramp R5	ADA
106595	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR4	ADA
107944	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a rise greater than 6"; however, handrails are not provided.	Ramp R5	ADA
106602	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	Classrooms K1, K2, K3, K4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, MU, DP, ART, 2A, 2B, SDT, ESOL Speech	ADA
106685	Ronald McNair 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".	Classrooms K1, K2, K3, K4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, MU, DP, ART, 2A, 2B, SDT, ESOL Speech	ADA
106740	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	Elevator	ADA



106742	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	Stairs 1, 2, 3, 4	ADA
106743	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairs 1, 3, 4	ADA
106744	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair 2	ADA
105654	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 Space P1-1	State of Maryland
105657	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	The parking space is less than 96" wide.	Parking Lot 1 Space P1-1	ADA
105658	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	MARYLAND: Signage is not located at a compliant height.	Parking Lot 1 Space P1-2	State of Maryland
105659	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	MARYLAND: Signage is not located at a compliant height.	Parking Lot 1 Space P1-3	State of Maryland
105662	Ronald McNair Elementary School	PARKING LOTS	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Parking Lot 1 CR1A	ADA
105670	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 1	State of Maryland
105673	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 Space P1-4	State of Maryland
106509	Ronald McNair 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 1 Aisle between P1-3 and P1-4	State of Maryland
106510	Ronald McNair Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: The van parking space is less than 96" wide minimum.	Parking Lot 1 Aisle between P1-3 and P1-4	State of Maryland
106563	Ronald McNair Elementary School	EXTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Portable Classrooms ML315, ML704,	ADA
106599	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Classrooms and Student Spaces	ADA
106717	Ronald McNair Elementary School	INTERIOR	Kitchen	Sink	2	The accessible sink does not have push/lever hardware.	Classroom Sinks K3, 4	ADA
106724	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Sink	2	The sink used primarily by children aged 6 to 12 has over 31" max. ht. rim. OR does not have knee clearance of 24" min. above finished floor (parallel approach permitted for children aged 5 and younger).	Classroom Instrumental Music (IM)	ADA
106725	Ronald McNair Elementary School	INTERIOR	Common Areas	Dining And Work Surface	2	A minimum of 5% ADA compliant dining seating and standing spaces are not provided.	Cafeteria Multi-Purpose room	ADA
106726	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	Copier Room, Staff Dining	ADA
106739	Ronald McNair 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.	Elevator	ADA
106741	Ronald McNair Elementary School	INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Dining	ADA
106761	Ronald McNair Elementary School	INTERIOR	Common Areas	Dining And Work Surface	2	Work Surfaces for Children between ages 5 and 12: Minimum 5% of the work surface is not between 26" minimum and 30" maximum height, with knee and toe clearance for children at 24" minimum above floor or ground level.	Media Center	ADA
106872	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Stair 2, 3	ADA
106564	Ronald McNair Elementary School	PLAYGROUNDS	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
106565	Ronald McNair Elementary School	PLAYGROUNDS	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 1	ADA
106598	Ronald McNair Elementary School	PLAYGROUNDS	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 2	ADA



106691	Ronald McNair Elementary School	RESTROO MS	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Classrooms K1, K2, K3, K4	ADA
106728	Ronald McNair Elementary School	RESTROO MS	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Staff RR3, RR4, RR7, RR13, Kitchen RR, PE Office RR16, Main Office RR	ADA
106780	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	Exit Doors	ADA
107946	Ronald McNair Elementary School	INTERIOR	Common Areas	Assembly Area	3	An assistive listening system is required, but not provided.	Cafeteria, Gym/Stage	ADA
106690	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory faucet hardware is not compliant.	Classrooms K1, K2, K3, K4	ADA
106692	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Classrooms K1, K2, K3, K3, Health RR	ADA
106695	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Classrooms K1, K2, K3, K4, Health RR	State of Maryland
106699	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The centerline of the water closet, in the restroom used primarily by children, does not meet children's specifications.	Classrooms K1, K2, K3, K4, Health RR	ADA
106703	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Classrooms K1, K2, K3, K4, Health RR	ADA
106718	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Bath Tub	3	Grab bars are not provided in the bathtub	Classrooms K1, K2, K3, K4, Health RR.	ADA
106727	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Bath Tub	3	Grab bars are not provided in the bathtub	Staff RR3, RR4, RR13, Kitchen RR, PE Office RR16, Main Office RR	ADA
106729	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory faucet hardware is not compliant.	Staff RR3, RR4, RR7, RR8, RR13, RR15, Kitchen RR	ADA
106730	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" above finish floor to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Staff RR3, RR4, RR7, RR8, RR13, RR15, Kitchen RR, Main Office RR	ADA
106731	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Staff RR3, RR7, RR13, PE Office RR16	ADA
106732	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Staff RR3, RR4, RR7, RR8, RR13, RR14, PE Office RR16	ADA
106735	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	MARYLAND: The water closet has less than the required minimum clearance dimensions, and it is structurally infeasible to create compliant clearance.	Staff RR4, RR7, RR8, RR14, RR15, Kitchen RR, PE Office RR16, Main Office	State of Maryland
106736	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Staff RR4, RR13, RR14, Kitchen RR, PE Office RR16, Main Office RR	ADA
106745	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Door	3	The push side of the door does not have the required maneuvering clearances.	Girls RR5, Boys RR6	ADA
106746	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory for use by children ages 6 to 12 is mounted less than 34" to the higher of the rim or counter, but higher than 31".	Girls RR1, RR5, RR10 Boys RR2, RR6, RR9, Health RR	ADA
106747	Ronald McNair Elementary School	RESTROO MS	Restroom	Controls And Dispensers	3	The height of controls are not compliant.	Girls RR5, Boys RR9	ADA
106749	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The height of the water closet used primarily by children does not meet children's specifications.	Girls RR5, RR10, Boys RR6, RR9	ADA
106750	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Girls RR5, Boys RR6	ADA
106751	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Ambulatory Stall	3	ADVISORY: The ambulatory stall used primarily by children does not meet children's specifications.	Girls RR1, RR5, RR10, Boys RR2, RR6, RR9	ADA
106752	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Girls RR5, Boys RR6, RR9	ADA
106753	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys RR6, RR12, Girls RR11	ADA
106754	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not compliant.	PE Office RR16	ADA
106755	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	PE Office RR16	ADA



106756	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	PE Office RR16	ADA
106757	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The shower controls are not mounted on the side wall opposite the transfer shower seat.	PE Office RR16	ADA
106758	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The spray unit does not have a minimum 59" long hose.	PE Office RR16	ADA
106759	Ronald McNair Elementary School	RESTROO MS	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	PE Office RR16	ADA
106768	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys RR12	ADA
106769	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys RR12	ADA
106886	Ronald McNair Elementary School	RESTROO MS	Restroom	Signage	3	Restroom is not accessible, and directional signs to the nearest accessible restroom is not provided.	Boys RR12	ADA
106891	Ronald McNair Elementary School	RESTROO MS	Restroom	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall door is not compliant.	Boys RR1, RR6, RR9, Girls RR2, RR5, RR10	ADA
107947	Ronald McNair Elementary School	RESTROO MS	Employee Work Areas	Locker Rooms-Bench	3	The locker room does not have a compliant bench.	PE Office RR16	ADA
106902	Ronald McNair Elementary School	EXTERIOR	Exterior Access Route	Signage	4	Signage identifying a permanent outdoor space does not have visual characters which comply with the height requirements, and/or does not have raised lettering and Braille.	Playground 1 and 2	ADA
106714	Ronald McNair Elementary School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	All Classroom Sink/Bubbler Fountains	ADA
106733	Ronald McNair 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.	Drinking Fountain DF1, DF7, DF12, DF13, DF16, DF25	ADA
107945	Ronald McNair Elementary School	INTERIOR	Site Furnishings	Drinking Fountain/Water Cooler	4	The minimum number and types of drinking fountains are not provided.	All Classrooms	ADA

