



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Rachel Carson Elementary School
100 Tschiffely Square Road
Gaithersburg, Maryland 20878

PREPARED BY:

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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 Rachel Carson Elementary School. 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 Rachel Carson Elementary School. 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:

Facility / Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Rachel Carson Elementary School	40	15	16	8		79
Grand Total	40	15	16	8		79

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
68448	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Ramp 1	ADA
68449	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairway 1	ADA
68451	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Ramp 1	ADA
68453	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Interior Ramp	1	ADVISORY: A child's height handrail is not provided.	Ramps 1, 2 and 3	ADA
68467	Rachel Carson Elementary School	1ST FLOOR	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, closet, restroom and office doors	ADA
68601	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Rm. 123, 128	ADA
68602	Rachel Carson Elementary School	1ST FLOOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Courtyard	ADA
68610	Rachel Carson Elementary School	1ST FLOOR	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gymnasium	ADA
68617	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	First Floor adjacent to Teacher's Lounge	ADA
68619	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Room 100A	ADA
68674	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairway 2	ADA
68675	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairway 3	ADA
68676	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Ramp 2	ADA
68677	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Ramp 3	ADA
68678	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Doors 117 and 118	ADA
68679	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Elevator	1	The elevator car controls are not compliant.	Elevator 1	ADA
68680	Rachel Carson Elementary School	1ST FLOOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	Gymnasium/Cafeteria	ADA
68573	Rachel Carson Elementary School	2ND FLOOR	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 doors	ADA
68383	Rachel Carson Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 2	State of Maryland
68386	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	East sidewalk from Tschiffely Square Road to main entrance sidewalk	ADA
68388	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	East sidewalk from Tschiffely Square Road	ADA
68393	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	ADVISORY: A marked crosswalk is not provided where the accessible route crosses a vehicular way between the accessible parking aisle and the building entrance.	East Entrance	ADA
68394	Rachel Carson Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 3	State of Maryland
68395	Rachel Carson Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage at the space is not provided.	Parking Lot 2	State of Maryland
68396	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	The counter slopes of adjoining gutters and streets at the curb ramp are greater than 1:20 (5%).	East Entrance	ADA
68397	Rachel Carson Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 2	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68398	Rachel Carson Elementary School	GENERAL SITE	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2	State of Maryland
68401	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Doors 12-17, 20-23	ADA
68462	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Stairs	1	Handrails are not compliant.	North Sidewalk	ADA
68463	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	West Playground	ADA
68464	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	Northwest path to athletic fields	ADA
68466	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	North sidewalk	ADA
68587	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	Door 25	ADA
68590	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	North Playground	ADA
68622	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Parking Lot 1	ADA
68669	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	East Entrance at Before/After School Care	ADA
68670	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	Parking Lot 3	ADA
68671	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Stairs	1	Handrails are not compliant.	Parking Lot 3	ADA
68672	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from accessible parking to the public facility entrance.	Parking Lot 3	ADA
68673	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Exterior Accessible Route	1	The walkway has areas with greater than 1:20 (5%) running slope.	Main Entrance from drop-off area	ADA
68407	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Signage	2	The provided signage does not have color contrast and a non-glare finish. Compliant signage is not provided.	All Locations	ADA
68445	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Signage	2	Signs or bulletin boards are not located within the height and viewing distance requirements for the size of visual characters. Instructional emergency signs are not compliant.	All classrooms and public spaces	ADA
68447	Rachel Carson Elementary School	1ST FLOOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Breakroom	ADA
68612	Rachel Carson Elementary School	1ST FLOOR	Interior 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.	Gymnasium	ADA
68575	Rachel Carson Elementary School	2ND FLOOR	Interior Access Route	Signage	2	Signs or bulletin boards are not located within the height and viewing distance requirements for the size of visual characters. Instructional emergency signs are not compliant.	All Classrooms	ADA
68576	Rachel Carson Elementary School	2ND FLOOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Classroom Doors	ADA
68399	Rachel Carson Elementary School	GENERAL SITE	Exterior Access Route	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	Main Entrance	ADA
68400	Rachel Carson Elementary School	GENERAL SITE	Site Furnishings	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	West Playground	ADA
68402	Rachel Carson Elementary School	GENERAL SITE	Playground	Exterior Accessible Route	2	An accessible route to at least one of each type of ground component within the play area has not been provided.	North and West playgrounds	ADA
68403	Rachel Carson Elementary School	GENERAL SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	North and West playgrounds	ADA
68404	Rachel Carson Elementary School	GENERAL SITE	Playground	Transfer System	2	A means of support is not provided at the transfer platform and/or transfer steps.	North and West Playgrounds	ADA
68405	Rachel Carson Elementary School	GENERAL SITE	Playground	Transfer System	2	The transfer platform connecting to elevated play elements has a non-compliant height lower than 11" or higher than 18".	South and Northwest Playgrounds	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68406	Rachel Carson Elementary School	GENERAL SITE	Playground	Play Component-Play Table	2	The play table does not provide knee clearance 24" high minimum, 17" deep minimum, and 30" wide minimum, and/or the tops of rims, curbs, or other obstructions at the play table are higher than 31".	West Playground	ADA
68591	Rachel Carson Elementary School	GENERAL SITE	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.	North Playground	ADA
68667	Rachel Carson Elementary School	GENERAL SITE	Site Furnishings	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	East area adjacent to before/after school care building	ADA
68454	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Boys and Girls restrooms 1, 2 and 3	ADA
68456	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall in a multi-stall restroom used primarily by children (ages 3-12) does not have the required dimensions.	Boys and Girls restrooms 1, 2 and 3	ADA
68457	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Boys and Girls restrooms 1, 2 and 3, all single user toilet rooms	ADA
68459	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Shower	3	The shower spray unit is not compliant.	Coaches Office Restroom, Maintenance office	ADA
68460	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The rear grab bar at the water closet used primarily by children does not meet children's height specifications.	All multi-user and classroom restrooms	ADA
68605	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Multi-user restrooms	ADA
68606	Rachel Carson Elementary School	1ST FLOOR	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.	Elevator	ADA
68611	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Locker	3	The locker area does not have accessible lockers.	Room 122B	ADA
68931	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Staff restroom 105	ADA
68932	Rachel Carson Elementary School	1ST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Room 110A	ADA
74556	Rachel Carson Elementary School	1ST FLOOR	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.	PE Office and Kitchen Office	State of Maryland
68567	Rachel Carson Elementary School	2ND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Multi-user restrooms	ADA
68570	Rachel Carson Elementary School	2ND FLOOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Multi-user restrooms	ADA
68571	Rachel Carson Elementary School	2ND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The rear grab bar at the water closet used primarily by children does not meet children's height specifications.	Multi-user restrooms	ADA
68572	Rachel Carson Elementary School	2ND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The side grab bar in the wheelchair stall used primarily by children does not meet children's specifications.	Multi-user Restrooms	ADA
68607	Rachel Carson Elementary School	2ND FLOOR	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.	Elevator	ADA
68450	Rachel Carson Elementary School	1ST FLOOR	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.	South Corridor by Gymnasium and North Corridor by restrooms	ADA
68598	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is located more than 5" from the front edge of the fountain.	All K-3 Classrooms	ADA
68599	Rachel Carson Elementary School	1ST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Pre-K thru 2 Classrooms	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68620	Rachel Carson Elementary School	1ST FLOOR	Common Areas	Controls And Dispensers	4	Controls and/or dispensers are not within an allowable reach range.	Teacher's Lounge	ADA
68621	Rachel Carson Elementary School	1ST FLOOR	Kitchen	Storage	4	The storage does not have at least 50% of cabinet shelf space within reach ranges (15"-48"; 46" max when shelving is 10" deep) AND/OR with handles that cannot be operated with one hand, and require tight grasping, pinching, or twisting of the wrist, or require more than 5 pounds force to operate, AND/OR without clear floor space.	Breakroom	ADA
71614	Rachel Carson Elementary School	1ST FLOOR	Common Areas	Controls And Dispensers	4	Controls and/or dispensers are not within an allowable reach range.	All Light Switches	ADA
68574	Rachel Carson Elementary School	2ND FLOOR	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.	South Corridor	ADA
68589	Rachel Carson Elementary School	GENERAL SITE	Signage	Exterior Accessible Route-Signage	4	Signage identifying the name of a permanent indoor or outdoor space does not have raised lettering and/or compliant visual characters.	Door 25 - Gymnasium	ADA