



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Beall Elementary School
451 Beall Avenue
Rockville, Maryland 20850

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

EMG Project Number:

123821.17R000-120.303

Date of Report:

October 28, 2019

On Site Date:

May 1, 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 Beall 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 Beall 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
Beall Elementary School	44	8	32	4		88
Grand Total	44	8	32	4		88

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
101915	Beall Elementary School	Exterior	Entrance to Building	Building Entrance-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".	Portable Classrooms: P1, P2, P3, P4, P5, P6, P7, P8	ADA
101919	Beall Elementary School	Exterior	Exterior Access Route	Stairs	1	Handrails are not provided.	Exterior Stair: STR9	ADA
101921	Beall 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.	Sidewalks intersection near Curb Ramp (CRA) / Between Parking Lot (P2) and Parking Lot (P3)	ADA
101923	Beall Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Sidewalks intersection near Curb Ramp (CRA) / Between Parking Lot (P2) and Parking Lot (P3)	ADA
101928	Beall Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Sidewalk connecting Portable Classroom (P1) and (P2)	ADA
101932	Beall Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Sidewalk West of Portable Classroom #7 -- concrete sidewalk meets asphalt of Play Courts #1	ADA
101938	Beall Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Sidewalk on the West side of school between Parking Lot (P2) and Parking Lot (P3). Nearby Stair 9 (STR9)	ADA
101943	Beall Elementary School	Exterior	Exterior Access Route	Stairs	1	Handrails are not compliant.	Exterior Stair: STR5	ADA
101946	Beall 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.	Asphalt sidewalk leading to Portable Classroom stairs	ADA
101960	Beall 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.	Intersection of Exterior Ramps: R6 & R11	ADA
102019	Beall 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.	Sidewalk/ Manhole cover near STR11	ADA
102066	Beall Elementary School	Exterior	Exterior Access Route	Stairs	1	Handrails are not compliant.	Exterior Stair: STR7	ADA
102069	Beall Elementary School	Exterior	Exterior Access Route	Ramp	1	The handrails are not compliant.	Exterior Ramp: R5	ADA
102072	Beall Elementary School	Exterior	Exterior Access Route	Ramp	1	The handrails are not compliant.	Exterior Ramp: R11	ADA
102076	Beall Elementary School	Exterior	Exterior Access Route	Ramp	1	The ramp has cross slopes in excess of 1:48 (2.08%).	Exterior Ramp: R12	ADA
103110	Beall Elementary School	Exterior	Exterior Access Route	Ramp	1	The ramp run rises greater than 6", however no edge protection is provided.	Exterior Ramp 12 (R12)	ADA
103111	Beall Elementary School	Exterior	Exterior Access Route	Ramp	1	The ramp has a rise greater than 6"; however, handrails are not provided.	Exterior Ramp 12 (R12)	ADA
101881	Beall 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%).	Curb Ramp: CR3	ADA
101882	Beall Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp: CR3	ADA
101908	Beall Elementary School	Exterior	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.	Sidewalk in between Parking Lot P2 and Parking Lot P3 nearby STR9	ADA
101540	Beall Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Main Office Workroom (2), Main Office Storage, Main Office Conference, Building Services Locker Room, Classrooms: 11, 17, 16, 18 Storage Rooms	ADA
101546	Beall 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 Staff Rooms and spaces	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
101551	Beall 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 Classrooms and Student Spaces	ADA
101552	Beall Elementary School	Interior	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	Classrooms: 2, 3, 4, 5, 6, 7, 8, 8A, 9, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211	ADA
101561	Beall Elementary School	Interior	Interior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	Interior Stairs: STR1	ADA
101565	Beall Elementary School	Interior	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Interior Stairs: STR1	ADA
101759	Beall Elementary School	Interior	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Stage Stair Door	ADA
101762	Beall Elementary School	Interior	Interior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	Interior Stairs: STR2, STR3	ADA
101765	Beall 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.	Interior Ramp: R1, R3	ADA
101771	Beall Elementary School	Interior	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Interior Stair: Stage Stairs	ADA
101783	Beall Elementary School	Interior	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Interior Stair: STR2, STR3	ADA
102018	Beall Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classrooms: 1, 2, 4, 7, 8, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211	ADA
102020	Beall Elementary School	Interior	Interior Access Route	Door	1	The door has less than 32" clear width.	Staff Rooms: 111A, 211A	ADA
103023	Beall Elementary School	Interior	Interior Access Route	Ramp	1	Handrails are not compliant - the gripping surface is not within 1.25" - 2" in diameter, or does not provide a non circular grip that has a perimeter dimension of 4" - 6.25" max	Interior Ramp: Ramp 1 (R1)	ADA
103102	Beall Elementary School	Interior	Interior Access Route	Elevator	1	The elevator does not have compliant car position indicators.	Elevator (E1)	ADA
102103	Beall Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot #2 (P2)	ADA
102105	Beall Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	A van access aisle is not provided.	Parking Lot #2 (P2)	ADA
102112	Beall Elementary School	Parking Lots	Accessible Parking	Parking Space-Car	1	A standard accessible stall is not provided.	Parking Lot #3 (P3)	ADA
102116	Beall Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage is not located at a compliant height.	Parking Lot #1 & Parking Lot #2 (P1 & P2)	State of Maryland
102117	Beall 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 & Parking Lot #2	State of Maryland
103105	Beall Elementary School	Parking Lots	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from accessible parking to the public facility entrance.	Parking Lot #1 (P1)	ADA
103106	Beall Elementary School	Parking Lots	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot #3 (P3)	State of Maryland
103107	Beall Elementary School	Parking Lots	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot #3 (P3)	State of Maryland
103119	Beall 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 #3 (P3)	State of Maryland
101603	Beall 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 & Student Spaces	ADA
101685	Beall 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).	Main Office Workroom, Classroom 8 Storage/Prep Room	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
101688	Beall 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.	Staff & Employee Spaces	ADA
101728	Beall Elementary School	Interior	Kitchen	Sink	2	The accessible sink does not have push/lever hardware.	Classrooms: 2, 4, 6, 10, 11, 13, 14, 15, 16, 17, 18, 101, 102, 103, 104, 105, 106, 107, 108, 109, 111, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210	ADA
101760	Beall Elementary School	Interior	Kitchen	Sink	2	The accessible sink does not have push/lever hardware.	Main Office Workroom; Staff Rooms: 9, 201A	ADA
101761	Beall 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).	Health Office Room Sink, Staff Lounge Sink, Main Office Workroom Sink	ADA
101903	Beall Elementary School	Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
103025	Beall 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)	Interior egress signage	ADA
101781	Beall Elementary School	Interior	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Building Services & P/E Office	ADA
102118	Beall Elementary School	Interior	Interior Access Route	Elevator	3	Visible and audible signal fixtures indicating which car is answering the call and the car's direction of travel are not compliant.	Elevator (E1)	ADA
102119	Beall 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.	Elevator (E1)	ADA
102120	Beall Elementary School	Interior	Interior Access Route	Elevator	3	The hoistway signage is not compliant.	Elevator (E1)	ADA
101550	Beall Elementary School	Restrooms	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.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8; P/E Office Restroom, Building Services Restroom, Kitchen Staff Restroom	ADA
101575	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: Boys 1, 2, 3, 4; Girls 1, 2, 3, 4; Health Office Restroom; Classroom Restrooms: 6, 10, 11, 13, 14, 15, 16, 17, 18	ADA
101588	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8; P/E Office Restroom, Kitchen Staff Restroom, Building Services Restroom	ADA
101604	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8; P/E Office Restroom, Kitchen Staff Restroom, Building Services Restroom	ADA
101606	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restrooms: Boys 1, 4; Girls 1, 4; Health Office Restroom, Classroom Restroom: 13, 14, 15, 16, 17, 18	ADA
101726	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Boys 1, 4; Girls 1, 4; Classrooms: 15, 16, 18	ADA
101735	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Restrooms: Boys 1, 4; Girls 1, 4	ADA
101857	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Restrooms: Boys 1, 4; Girls 1, 4; Health Room Restroom; Classroom Restrooms: 10, 11, 13, 14, 15, 16, 17, 18	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
101871	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restrooms: Boys 1, 4; Girls 1, 4; Health Room Restroom; Classroom Restrooms: 10, 11,13, 14, 15, 16, 17, 18	ADA
101874	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Restrooms: Staff 1, 4, 5, 6, 7, 8; Kitchen Staff Restroom, Building Services Restroom, P/E Office Restroom	ADA
101740	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8; Building Services restroom, P/E Office Restroom, Kitchen Staff Restroom	ADA
101752	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Staff 1, 2, 3, 4, 5, 6, Building Services Restroom, Kitchen Staff Restroom, P/E Office Restroom,	ADA
101756	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate.	Restrooms: Health Room Restroom; Classroom Restrooms: 10, 11, 13, 14, 15, 16, 17, 18	UFAS
101757	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Restrooms: Health Restroom, Classroom Restrooms: 6, 10, 11, 13, 14, 15, 16, 17, 18; Boys 1, 2, 3, 4; Girls 1, 2, 3, 4	ADA
101758	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restrooms: Staff 1, 6, Kitchen Staff Restroom, Building Services Restroom	ADA
101772	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Restroom: Boys 2	ADA
101773	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not exactly 36" by 36".	P/E Office Shower, Building Services Shower	ADA
101774	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	P/E Office Shower, Building Services Shower	ADA
101775	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	P/E Office Shower, Building Services Shower	ADA
101776	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	P/E Office Restroom, Building Services Restroom	ADA
101777	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The shower controls are not mounted on the side wall opposite the transfer shower seat.	P/E Office Restroom, Building Services Restroom	ADA
101778	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The spray unit does not have a minimum 59" long hose.	P/E Office Restroom, Building Services Restroom	ADA
101875	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restrooms: Staff 1, 4, 5, 6, 7, 8; Kitchen Staff Restroom, Building Services Restroom, P/E Office Restroom	ADA
101779	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Restroom: Staff 1	ADA
101780	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate.	Restrooms: Staff 1, 2, 3, 4, 5, 6, 7, 8; P/E Office Restroom, Kitchen Staff Restroom, Building Services Restroom	UFAS
101782	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Restroom: Staff 1, 2, 3, 4, 5, 6, 7, 8; Kitchen Staff Restroom, P/E Office Restroom	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
101784	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms: Health Office Restroom; Classroom Restrooms: 6, 10, 11, 13, 14, 15, 16, 17, 18	ADA
101854	Beall Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The grab bars are not located per children's specifications in the wheelchair stall used primarily by children.	Restrooms: All Classroom restrooms: 6, 11, 14, 15, 16, 17, 18	ADA
101899	Beall Elementary School	Exterior	Signage	Exterior Accessible Route-Signage	4	Signage identifying the name of a permanent indoor or outdoor space does not have raised lettering and/or visual characters.	Portable Classrooms: P1, P2, P3, P4, P5, P6, P7, P8	ADA
102121	Beall 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
103028	Beall 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.	Classrooms Sink/Bubbler Fountains	ADA
103108	Beall Elementary School	Parking Lots	Signage	Exterior Accessible Route-Signage	4	Signage directing pedestrians to the nearest accessible building entrance on an accessible route is not present.	Parking Lots & Exterior Accessible Routes to Entrance	ADA