



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

William T. Page Elementary  
13400 Tamarack Road  
Silver Spring, Maryland 20904

### 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 William T. Page 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 William T. Page 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
William T. Page Elementary School	17	18	26	4		65
Grand Total	17	18	26	4		65

## 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
74411	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Ramp	1	Landings are not provided at the top and bottom of each ramp run.	Stage - Instrumental Music	ADA
74412	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Interior Ramp	1	ADVISORY: A child's height handrail is not provided.	Stage - Instrumental Music	ADA
74420	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Elevator	1	The emergency communication device is not within reach range.	Elevator	ADA
74422	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	ADVISORY: A child's height handrail is not provided.	All Stairs	ADA
74438	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Multi Purpose Room	State of Massachusetts
73452	William T. Page Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Main Entrance	ADA
73454	William T. Page Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Student Drop Off	ADA
73458	William T. Page Elementary School	SITE	Exterior Access Route	Stairs	1	Handrails are not provided.	East Entrance	ADA
73463	William T. Page Elementary School	SITE	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot - Accessible Car Spaces	ADA
73464	William T. Page Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: The van access aisle is less than 96" wide.	Parking Lot - Van Stalls	State of Maryland
73465	William T. Page Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot - Van Stalls	State of Maryland
73466	William T. Page Elementary School	SITE	Accessible Parking	Parking Space-Car	1	The access aisle does not adjoin an accessible route.	Parking Lot - Car Space	ADA
73467	William T. Page Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Athletic Fields	ADA
73473	William T. Page Elementary School	SITE	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Basketball Courts	ADA
73476	William T. Page Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route does not have 80" vertical clearance.	Basketball Courts	ADA
73480	William T. Page Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	West Sidewalk	ADA
74009	William T. Page Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	North Bus Drop-off	ADA
74013	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	All Light Switches	ADA
74014	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Restrooms	ADA
74018	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Office	ADA
74019	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Door	2	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.	D101	ADA
74395	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Staff Restroom	ADA
74402	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Door	2	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.	D103 - Boys/Girls Bathrooms	ADA
74410	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Door	2	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.	D103	ADA
74413	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Door	2	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.	E101, E102, A116	ADA
74437	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Multi Purpose Room	ADA
74429	William T. Page Elementary School	SECOND FLOOR	Interior Access Route	Door	2	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.	Office	ADA
74430	William T. Page Elementary School	SECOND FLOOR	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	All signange	ADA
74432	William T. Page Elementary School	SECOND FLOOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73453	William T. Page Elementary School	SITE	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Main Entrance	ADA
73471	William T. Page Elementary School	SITE	Site Furnishings	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	Athletic Fields	ADA
73477	William T. Page Elementary School	SITE	Site Furnishings	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	Playground 1	ADA
73479	William T. Page Elementary School	SITE	Playground	Transfer System	2	The transfer platform connecting elevated play elements has non-compliant height lower than 11" or higher than 18".	Playground 1	ADA
74007	William T. Page Elementary School	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.	Playground 2	ADA
74008	William T. Page Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 2	ADA
74010	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Health Room	ADA
74011	William T. Page Elementary School	FIRST 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.	Health Room	State of Maryland
74012	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Health Room	ADA
74015	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Office Restroom	ADA
74016	William T. Page Elementary School	FIRST 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.	Office Restroom	State of Maryland
74017	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Office Restroom	ADA
74396	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Staff Restroom	ADA
74397	William T. Page Elementary School	FIRST 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.	Staff Restroom	State of Maryland
74403	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	D103 - Boys Bathroom	ADA
74404	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	D103 - Boys/Girls Bathrooms, Corridor A and Corridor B	ADA
74405	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	D103 - Boys/Girls Bathrooms	ADA
74406	William T. Page Elementary School	FIRST FLOOR	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.	D103 - Boys/Girls Bathrooms	ADA
74407	William T. Page Elementary School	FIRST 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.	D103 - Office	State of Maryland
74408	William T. Page Elementary School	FIRST FLOOR	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.	D103 - Office	ADA
74409	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	D103-Office	ADA
74415	William T. Page Elementary School	FIRST FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Staff Restroom	ADA
74416	William T. Page Elementary School	FIRST FLOOR	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	E103	ADA
74417	William T. Page Elementary School	FIRST 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.	E102	State of Maryland
74421	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All Exits	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
74427	William T. Page Elementary School	FIRST 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.	Staff Restroom	State of Maryland
74423	William T. Page Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Boys/Girls Restrooms	ADA
74424	William T. Page Elementary School	SECOND FLOOR	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.	Boys/Girls Restrooms	ADA
74433	William T. Page Elementary School	SECOND 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.	Staff Restrooms	State of Maryland
74434	William T. Page Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Staff Restrooms	ADA
74435	William T. Page Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Staff Restrooms	ADA
74436	William T. Page Elementary School	SECOND FLOOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Staff Restrooms	ADA
74400	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Building Services - Hallway	ADA
74401	William T. Page Elementary School	FIRST FLOOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	D103	ADA
74419	William T. Page Elementary School	FIRST 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.	116, G101, G102, A110, A111, A109, A106, A107, A108	ADA
74439	William T. Page Elementary School	FIRST 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.	All Water Fountains	ADA