



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Stonegate Elementary School
14811 Notley Road
Silver Spring, Maryland 20905

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engineering | environmental | capital planning | project management

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 Stonegate 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 Stonegate 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:

STONEGATE ELEMENTARY SCHOOL- 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
Stonegate Elementary School	17	4	15	4	18	58
Grand Total	17	4	15	4	18	58

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
145783	Stonegate 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.	Front Entrance Sidewalk - Adjacent to Curb Ramp 1 (CR1)	ADA
145784	Stonegate Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Front Entrance Sidewalk - Adjacent to Curb Ramp 1 (CR1)	ADA
144334	Stonegate Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	Ramp 3 (R3)	ADA
145780	Stonegate 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.	Exterior Accessible Route - Curb Ramp 5 (CR5)	ADA
145781	Stonegate Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp has openings in the ground surface greater than 1/2" wide.	Curb Ramp 5 (CR5)	ADA
144335	Stonegate Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	An accessible route does not connect accessible building or facility entrances with all accessible spaces and elements within the building or facility. At least one accessible route shall connect accessible elements that are on the same site.	Baseball viewing area and team benches	ADA
143844	Stonegate Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Stair 3 (STR3) - Media Center	ADA
143866	Stonegate Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Doors: Door 5 (DR5), Door 6 (DR6), Door 12 (DR12), Door 17 (DR17), Door 18 (DR18)	ADA
143948	Stonegate Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairs 1 (STR1) and Stair 2 (STR2)	ADA
144316	Stonegate 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".	Classroom Doors	ADA
144319	Stonegate Elementary School	Interior	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	Student and Public Spaces	ADA
144325	Stonegate Elementary School	Interior	Interior Access Route	Door	1	The door has less than 32" clear width.	Health Room, Door 5 (DR5), Door 6 (DR6)	ADA
144331	Stonegate Elementary School	Interior	Interior Access Route	Ramp	1	A ramp is required but not provided.	Stage Platform	ADA
144332	Stonegate Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Stair 4 (STR4)	ADA
145777	Stonegate Elementary School	Parking Lots	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Parent Drop-Off	ADA
145785	Stonegate Elementary School	Parking Lots	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.	Parking Lot 1 - Accessible Parking Access Aisle	ADA
144333	Stonegate Elementary School	Restrooms	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair 7	ADA
145775	Stonegate Elementary School	General Site	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Sports Field (Baseball) Team Benches	ADA
143847	Stonegate 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
143942	Stonegate 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)	Stairs 1, 2	ADA
144321	Stonegate Elementary School	Interior	Common Areas	Service Counter	2	The service counter does not have 36" wide section that is 36" maximum above finished floor that is oriented for a parallel approach, or the service counter does not have a 30" wide section that is 36" maximum, with knee and toe clearance, that is oriented for a forward approach.	Main Office	ADA
144329	Stonegate 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 1 (E1)	ADA
143824	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Student Restrooms #: 3, 4, 6, 7, 12, K1, K2	ADA
143827	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Student Restrooms #: 3, K1, K2	ADA
143829	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom	3	The height of controls are not compliant.	Student Restrooms #: 3, 4, 6, 7, 12, K1, K2	ADA
143831	Stonegate 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.	Student Restroom #: K1, 4	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
143832	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Student Restrooms #: K1, K2, 3, 4, 6, 7, 12	ADA
143834	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Student Restrooms #: K1, K2, 3, 4, 6, 7, 12	ADA
143836	Stonegate 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.	Student Restrooms #: 3, 4, 6, 7	ADA
143837	Stonegate 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.	Student Restroom #: K1, K2, 12	ADA
143845	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Staff Restrooms #: 5, 8, 9, 10, 11, 13, 14	ADA
143853	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Signage	3	The provided signage does not have raised or indented characters or pictograph symbols.	Student Restrooms #: 3, 4, 6, 7, 12, K1, K2	ADA
143933	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Student Restroom Doors#: Door 6 (DR6), Door 15 (DR15)	ADA
144322	Stonegate 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.	Student Restroom: K1, K2	UFAS
144326	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Student Restroom#: Door 4 (DR4) Health Office Restroom	ADA
145771	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	ADVISORY: The toilet paper dispenser in the restroom primarily for children's use does not meet children's specifications.	Student Restrooms: K1, K2, 4	ADA
143856	Stonegate Elementary School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	The location of the spout of the wheelchair height drinking fountain is not compliant.	Classroom Bubbler Fountains	ADA
143857	Stonegate 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 Bubbler Fountains	ADA
143946	Stonegate Elementary School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.	Drinking Fountains 1, 2, 4, 5	ADA
143947	Stonegate 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 Fountains 1, 2, 3, 4, 5	ADA
144317	Stonegate Elementary School	Interior	Interior Access Route	Door	5	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".	Staff Offices and Rooms	ADA
144318	Stonegate Elementary School	Interior	Interior Access Route	Signage	5	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Staff Offices & Rooms	ADA
144320	Stonegate Elementary School	Interior	Interior Access Route	Controls And Dispensers	5	The height of controls throughout the common area are not compliant.	Staff Office & Spaces	ADA
144324	Stonegate Elementary School	Interior	Interior Access Route	Door	5	The door has less than 32" clear width.	Doors#: 3 (DR3), Conference Room, Assistant Principals Office	ADA
144327	Stonegate Elementary School	Interior	Interior Access Route	Sink	5	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, Media Workroom, Staff Lounge, Health Office	ADA
143825	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	5	The door has less than 32" clear width.	Staff Restrooms #: 9, 10, 11, 13	ADA
143828	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	5	Pipes are not insulated.	Staff Restrooms #: 5, 8, 9, 10, 11, 13, 15, 16	ADA
143830	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom	5	The height of controls are not compliant.	Staff Restrooms #: 5, 8, 9, 10, 11, 13, 14, 15, 16	ADA
143833	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The side grab bar at the water closet is not compliant.	Staff Restrooms #: 9, 10, 11, 13	ADA
143835	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The rear grab bar at the water closet is not compliant.	Staff Restrooms #: 5, 8, 9, 10, 11, 13	ADA
143865	Stonegate 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 Restroom #: 5, 8, 9, 10, 11, 13, 14, 15, 16	UFAS
143934	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The flush control is located on the closed side and/or is not within reach range.	Staff Restroom #: 9, 10	ADA
143937	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Shelving	5	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Staff Restroom #: 5, 8, 11, 15, 16	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
143940	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single user / unisex restroom does not have the required clearance.	Staff Restrooms: 5, 8, 9, 10, 11, 13, 14, 15, 16	ADA
143944	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Signage	5	The provided signage does not have raised or indented characters or pictograph symbols.	Staff Restrooms: 5, 8, 9, 10, 11, 13, 15, 16	ADA
143949	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Mirror	5	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 Restrooms #: 5, 8	ADA
144328	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Door	5	The pull side of the accessible door does not have the required maneuvering clearances.	Staff Restroom Door #: Door 13 (DR13), Door 14 (DR14)	ADA
144330	Stonegate Elementary School	Restrooms	Restroom	Restroom/Bathroom-Urinal	5	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Staff Restroom # 10	ADA