



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Burning Tree Elementary School  
7900 Been Tree Road  
Bethesda, Maryland 20817

### PREPARED BY:

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**EMG Project Number:**

123821.17R000-030.303

**Date of Report:**

October 24, 2019

**On Site Date:**

July 17, 2017



# 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 Burning Tree 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 Burning Tree 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
Burning Tree Elementary School	20	6	18	3		47
Grand Total	20	6	18	3		47

## 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
65757	Burning Tree Elementary School	Building Interior	Interior Access Route	Protruding Object	1	Protruding objects in the 27" to 80" range above finished floor protrude more than 4" into the circulation path along the interior accessible route.	Near Door DR1 - Entry way communication phone	ADA
65759	Burning Tree Elementary School	Building 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".	(55) All Upper and Lower level Classroom doors (w/ storage rooms within), (5) Storage rooms off classrooms in stairwells, (4) corridor storage rooms, (15) all main office doors, (4) multi purpose room doors, (1) Stage Door, (4) Media Center Doors, (2) Computer Lab, (1) ESOL, (1) Speech, (1) Media Storage, (2) TV Studio and storage, (1) Art storage	ADA
65764	Burning Tree Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs: STR1, STR2, STR3, STR4, STR5	ADA
66600	Burning Tree Elementary School	Building Interior	Interior Access Route	Controls	1	The height of controls throughout the common area are not compliant	All spaces and rooms throughout building	ADA
66625	Burning Tree Elementary School	Building Interior	Common Areas	Interior Doors	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	ESOL Classroom, Inst. Music Classroom, Health Office, Health Office Restroom, Main Office Workroom, Office Restroom 1, 2	ADA
68110	Burning Tree Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Stage Steps - All Purpose Room	ADA
68113	Burning Tree Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair STR6	ADA
68118	Burning Tree Elementary School	Building Interior	Interior Access Route	Ramp	1	The ramp run rises 6" or greater but has no handrails.	Interior Ramp R2	ADA
72787	Burning Tree Elementary School	Building Interior	Interior Access Route	Elevator	1	The re-opening device is not automatic.	Elevator E1	ADA
73503	Burning Tree Elementary School	Building Interior	Interior Access Route	Ramp	1	The accessible route does not connect all elements and areas of use that are required to be accessible; including raised areas and speaker platforms	Interior Stairs STR3, STR4, STR5	ADA
66638	Burning Tree Elementary School	General Site	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot 1 - P1C - ADA Parking	ADA
66646	Burning Tree Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	A compliant sidewalk is not provided from accessible parking to the public access to the building.	Parking Lot 1 & 2 - ADA Parking - Curb Ramps CR3, CR4	ADA
68047	Burning Tree Elementary School	General Site	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1- ADA Parking	ADA
68049	Burning Tree Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Accessible Entry to Playground 1	ADA
68100	Burning Tree Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Mobile Classroom Entrance - in between school and door DR6	ADA
68117	Burning Tree 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.	Playground #2	ADA
72789	Burning Tree Elementary School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage at the space is not provided.	Parking Lot 1 & 2 - ADA Parking - 2 Van Stalls	State of Maryland
72792	Burning Tree Elementary School	General Site	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR3	ADA
72794	Burning Tree Elementary School	General Site	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp CR3	ADA
72796	Burning Tree 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.	ADA Parking - Curb Ramp CR3	ADA
65755	Burning Tree Elementary School	Building Interior	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	All Interior signage for rooms and permanent spaces throughout building	ADA
65766	Burning Tree Elementary School	Building Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
88596	Burning Tree Elementary School	Building Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Corridors & Cafeteria	ADA
88597	Burning Tree Elementary School	Building Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Corridors & Cafeteria	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
88598	Burning Tree Elementary School	Exterior Athletic Facilities	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Corridors & Cafeteria	ADA
88599	Burning Tree Elementary School	General Site	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Corridors & Cafeteria	ADA
65760	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restrooms: Boys 1, 2, 3; Girls 1, 2, 3 ; Health Office, Office Restroom 1, 2, 3	ADA
65761	Burning Tree Elementary School	Building Interior	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 Restroom 5	ADA
65763	Burning Tree Elementary School	Building Interior	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, 2 ; Girls 1, 2	ADA
66599	Burning Tree Elementary School	Building Interior	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 Restroom 1, 2	ADA
66601	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Boys 1, 2, 3; Girls 1, 2, 3	ADA
66602	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within reach range.	Restrooms: Boys 1, 2, 3; Girls 1, 2, 3	ADA
66647	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clear floor space.	Restrooms: Boys 1, 2, 3 ; Girls 1, 2, 3	ADA
66648	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clear floor space.	Restrooms: Staff 1, 2, 4, 5; Office Restroom 1, 2, 3, Health Office restroom, P/E Office restroom	ADA
68150	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Restrooms Boys 1, 2; Girls 1, 2	ADA
72744	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restrooms: Staff 1 - 5, P/E Office restroom	ADA
72746	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Restrooms: Staff 3, Health Office, Office Restroom 3	ADA
72749	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Staff 1, 2, 3, 4, 5; Office Restrooms 1, 2, 3; Health Office Restroom, P/E Office restroom	ADA
72750	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Staff 1, 2, 3, 4, 5, Health Office Restroom, P/E Office Restroom, Office Restroom 1, 2, 3	ADA
72753	Burning Tree Elementary School	Building Interior	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: Boys/Girls 1 - 3	ADA
72756	Burning Tree Elementary School	Building Interior	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.	Health Office Restroom, Office Restrooms 1, 2, 3, Staff 1 - 5, P/E Office Restroom	ADA
72761	Burning Tree Elementary School	Building 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
72783	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Office Restroom 1 - 3, Staff 1, 2, 3, 4, 5	ADA
72784	Burning Tree Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Office Restroom 1 - 3, Staff 1, 2, 3, 4, 5	ADA
68129	Burning Tree Elementary School	Building 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.	All Classroom Sinks/Bubbler	ADA
65756	Burning Tree Elementary School	General Site	Site Furnishings	Drinking Fountain/Water Cooler	4	The minimum number and types of drinking fountains are not provided.	Exterior Water Fountain - Behind school - facing playground and sports fields	ADA
66631	Burning Tree Elementary School	General Site	Exterior Access Route	Signage	4	Directional signage indicating the accessible route from accessible parking to the facility is not provided, where existing routes are both accessible and non-accessible.	Parking Lot 1 & 2	ADA

