



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Bannockburn Elementary School
6520 Dalroy Lane
Bethesda, Maryland 20817

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:

123821.17R000-023.303

Date of Report:

October 24, 2019

On Site Date:

July 6th, 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 Bannockburn 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 Bannockburn 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
Bannockburn Elementary School	35	4	19	5		64
Grand Total	35	4	19	5		64

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
71806	Bannockburn Elementary School	Building Interior	Amenity Not Evaluated	Amenity Not Evaluated	0	Access could not be gained and cannot be evaluated.	Building Service Office.	ADA
65442	Bannockburn Elementary School	Building Interior	Interior Access Route	Ramp	1	The ramp exceeds 8.3% in some areas.	Stage Ramp R1	ADA
65451	Bannockburn 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.	Door DR1 - Main Entry Telephone, Multi Purpose Room Display Case, Media Center Storage Room	ADA
65458	Bannockburn Elementary School	Building Interior	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Doors: DR8, DR11, DR12, Staff Lounge Door	ADA
65480	Bannockburn 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".	Doors: Boys 1; Girls 1; DR8 (11 doors) in Main Office Suite; DR11 Media Center and Media Center Storage; TV Studio Room; Stage Room Door; Room #31; DR10; DR9 Multi Purpose Room; (17) Classrooms	ADA
65484	Bannockburn Elementary School	Building Interior	Interior Access Route	Controls	1	The height of controls throughout the common area are not compliant	All rooms and common spaces throughout school	ADA
65641	Bannockburn Elementary School	Building Interior	Interior Access Route	Door	1	The accessible door does not have the required PULL SIDE maneuvering clearances.	Boys 1, 3, 4, 5 ; Girls 1, 3, 4, 5	ADA
65655	Bannockburn Elementary School	Building Interior	Accessible Route	Stairs	1	Handrails are not compliant.	Stair STR1 - Lower Level	ADA
66459	Bannockburn Elementary School	Building Interior	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gymnasium	ADA
71727	Bannockburn Elementary School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Staff 4, Main Office Workroom, Communication Center, Main Office - Principal's office	ADA
71732	Bannockburn Elementary School	Building Interior	Interior Access Route	Vertical Level Change	1	Vertical level changes between 1/4" and 1/2" high are not beveled or vertical level changes greater than 1/2" high are not ramped.	Main Entry Lobby/ Main Office Door DR8	ADA
71749	Bannockburn Elementary School	Building Interior	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Staff 3	ADA
71750	Bannockburn 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".	Staff 1, 3, Staff Lounge, Media Center Storage, Storage Room #26	ADA
71807	Bannockburn Elementary School	Building Interior	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	All Purpose Room	State of Massachusetts
71808	Bannockburn Elementary School	Exterior Athletic Facilities	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Stair STR-1	ADA
71809	Bannockburn Elementary School	Exterior Athletic Facilities	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Stair STR-3	ADA
71810	Bannockburn Elementary School	Exterior Athletic Facilities	Exterior Access Route	Ramp	1	The ramp has a rise greater than 6"; however, handrails are not provided.	Stair STR-3	ADA
71811	Bannockburn Elementary School	Exterior Athletic Facilities	Exterior Access Route	Ramp	1	The ramp has a rise greater than 6"; however, handrails are not provided.	Stair STR-1	ADA
66456	Bannockburn Elementary School	General Site	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - P1A & P1B	ADA
66458	Bannockburn Elementary School	General Site	Exterior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Exterior Stair - STR1	ADA
66462	Bannockburn Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Exterior Door - DR7	ADA
66464	Bannockburn Elementary School	General Site	Exterior Access Route	Stairs	1	Handrails are not compliant.	Exterior Stairs - STR1, STR2, STR3, STR4	ADA
66465	Bannockburn Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has areas in excess of 1:20 (5%) running slope.	Curb Ramp CR1 - Main Entry Sidewalk	ADA
66469	Bannockburn Elementary School	General Site	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp CR2	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
66478	Bannockburn Elementary School	General Site	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR4	ADA
66723	Bannockburn Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	A compliant sidewalk is not provided from the property to the public access.	Curb Ramp CR3 to public access sidewalk	ADA
66724	Bannockburn Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	A compliant sidewalk is not provided from the property to the public access.	East side of school going/coming to school from "Dalroy Lane"	ADA
66729	Bannockburn Elementary School	General Site	Exterior Access Route	Loading/Unloading Zone	1	The loading/unloading zone is not 96" wide by 20' long with vertical clearance of 114".	Door DR1 - Main Entry of school	ADA
67846	Bannockburn Elementary School	General Site	Accessible Parking	Parking Space-Van	1	Compliant signage is not provided at the van space.	Parking Lot 1 & 2	ADA
67847	Bannockburn Elementary School	General Site	Accessible Parking	Parking Space-Van	1	A van space is not provided.	Parking Lot 1 & 2	ADA
71794	Bannockburn Elementary School	General Site	Exterior Access Route	Stairs	1	Treads have slopes greater than 1:48.	Exterior Stair - STR1	ADA
71796	Bannockburn Elementary School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - P1B	State of Maryland
71798	Bannockburn Elementary School	General Site	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - P1A	ADA
71802	Bannockburn Elementary School	General Site	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Curb Ramp - CR2/ CR3	ADA
71803	Bannockburn Elementary School	General Site	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Playground #2	ADA
71804	Bannockburn Elementary School	General Site	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Exterior Stairs - STR4	ADA
65446	Bannockburn Elementary School	Building Interior	Interior Access Route	Signage	2	The provided signage does not have raised or indented characters or symbols; interior signage does not have visual and tactile characters.	All permanent rooms spaces throughout building	ADA
65482	Bannockburn Elementary School	Building Interior	Site Furnishings	Vending Machine	2	The vending machines are not accessible.	Staff Lounge	ADA
65639	Bannockburn Elementary School	Building Interior	Interior Access Route	Reach Range	2	Items that require a forward reach motion to an element are located over an obstruction that prohibits clear floor space beneath the element.	All Classrooms	ADA
71751	Bannockburn Elementary School	Building 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).	Staff lounge, health office, main office workroom	ADA
65339	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet does not have the required clear floor space.	Restrooms: Staff 3, Staff 4, Health Office Restroom	ADA
65343	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Double Doorways: Boys 3, 4, 5; Girls 3, 4, 5 Single Doorways: Boys 2; Girls 2	ADA
65350	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	3	The threshold at the accessible door is greater than 1/2" in height.	Restroom Doorways: Boys 5, Girls 5	ADA
65354	Bannockburn 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, 3; Girls 1, Health Office Restroom	ADA
65355	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	3	The door does not have the required maneuvering clearances.	Boys 1	ADA
65441	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34".	Boys 1 - 5; Girls 1 - 5	ADA
65444	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Mirror	3	The mirror is mounted higher than 40" AFF to the bottom of the reflective surface, where it is installed above a lavatory or counter.	Restrooms: Boys 1, 4, 5; Girls 1, 4, 5; Health Office Restroom	ADA
65460	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Urinal	3	The height of the urinal is greater than 17" to the rim.	Boys 2	ADA
65462	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" x minimum 48".	Restrooms: Boys 3, 4	ADA
65474	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restrooms: Girls 4, 5; Boys 1; K2 Restroom	ADA
65476	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Restrooms: Boys 1 - 5; Girls 1 - 5; Health Restroom	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
65490	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Main Office Workroom, Staff Lounge	ADA
65491	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated	Restrooms: Staff 2, 3, 5; Health office restroom, K2 Restroom	ADA
71705	Bannockburn Elementary School	Building Interior	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 2, 4; Girls 2, 4	ADA
71708	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Restroom: Staff 4	ADA
71710	Bannockburn 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.	Restroom: Staff 2	ADA
71711	Bannockburn 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.	Restrooms: Staff 3, 4, 5	ADA
71713	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Restroom: Staff 1 - 5	ADA
71731	Bannockburn Elementary School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory for use by children ages 6 to 12 is mounted less than 34" to the higher of the rim or counter, but higher than 31".	Restrooms: Boys 1 - 5; Girls 1 - 5	ADA
65494	Bannockburn Elementary School	Building Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the accessible drinking fountain is not located 5" maximum from the front edge of the fountain.	Health Room in Main Office Suite, Reading Classroom #22 off corridor 3	ADA
71752	Bannockburn 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.	Health Room in Main Office Suite, Reading Classroom #22 off corridor 3	ADA
71753	Bannockburn Elementary School	Building 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.	Lower level drinking fountain in corridor 7, fountain near room #26 in corridor 3	ADA
71754	Bannockburn 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.	Lower level drinking fountain in corridor 7, fountain near room #26 in corridor 3	ADA
71805	Bannockburn Elementary School	General Site	Signage	Exterior Accessible Route-Signage	4	Signage directing pedestrians to the nearest accessible building entrance on an accessible route is not present.	Dalroy Lane - Public Access Entrance to School	ADA