



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Watkins Mill Elementary
19001 Watkins Mill Road
Montgomery Village, Maryland 20886

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 Watkins Mill 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 Watkins Mill 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:

WATKINS MILL 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
Watkins Mill Elementary School	29	16	12	3		60
Grand Total	29	16	12	3		60

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
73123	Watkins Mill Elementary School	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.	Parking Lot 2	ADA
73124	Watkins Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	North Sidewalk	ADA
73125	Watkins Mill Elementary School	SITE	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.	North Entrance	ADA
73126	Watkins Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Northwest Sidewalk	ADA
73127	Watkins Mill 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.	Stair 1	ADA
73128	Watkins Mill Elementary School	SITE	Exterior Access Route	Ramp	1	Handrails are not continuous and at a consistent height above ramp surface.	Portable Units	ADA
73132	Watkins Mill Elementary School	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 1	ADA
73139	Watkins Mill Elementary School	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.	Sidewalk to Playground 1	ADA
73143	Watkins Mill 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.	Stairway 2	ADA
73144	Watkins Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Southwest Sidewalk	ADA
73145	Watkins Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Door 12	ADA
73149	Watkins Mill Elementary School	SITE	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Doors 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 25 and 26	ADA
73151	Watkins Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Doors 14, 15, 16, 17, 18, 19, 20, 21, 23, and 24	ADA
73153	Watkins Mill Elementary School	SITE	Accessible Parking	Parking Space-Van	1	MARYLAND: Accessible van stall markings do not define the stall width.	Parking Lot 1	State of Maryland
73155	Watkins Mill Elementary School	SITE	Accessible Parking	Parking Space-Car	1	Accessible car stall markings do not define the stall width.	Parking Lot 1	ADA
73156	Watkins Mill Elementary School	SITE	Accessible Parking	Parking Space-Car	1	An access aisle is not provided.	Parking Lot 1	ADA
73157	Watkins Mill Elementary School	SITE	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Parking Lot 1	ADA
73158	Watkins Mill 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.	Door 4	ADA
73161	Watkins Mill 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



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73356	Watkins Mill Elementary School	UPPER LEVEL	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".	Interior Doors 1 thru 48, 17 thru 22	ADA
73363	Watkins Mill Elementary School	UPPER LEVEL	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.	Room 12 Hallway	ADA
73365	Watkins Mill Elementary School	UPPER LEVEL	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Courtyard	ADA
73366	Watkins Mill Elementary School	UPPER LEVEL	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.	Courtyard	ADA
73381	Watkins Mill Elementary School	UPPER LEVEL	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Room 48	ADA
73385	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Stairs	1	Handrails are not provided.	Room K-1	ADA
73389	Watkins Mill Elementary School	UPPER LEVEL	Employee Work Areas	Locker Rooms	1	The locker rooms are not accessible.	Kitchen	ADA
73390	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	All Purpose Room	State of Massachusetts
73391	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	All Purpose Room	State of Massachusetts
73394	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Platform Lift	1	A platform lift is required but not provided.	All Purpose Room	ADA
73407	Watkins Mill Elementary School	LOWER LEVEL	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Interior Exits	ADA
73408	Watkins Mill Elementary School	LOWER LEVEL	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Rooms 23 thru 35	ADA
73129	Watkins Mill Elementary School	SITE	Entrance to Building	Building Entrance-Door	2	The bottom of the entry door vision light is higher than 43" maximum.	ML1151	ADA
73131	Watkins Mill Elementary School	SITE	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Playground 1	ADA
73134	Watkins Mill Elementary School	SITE	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
73137	Watkins Mill Elementary School	SITE	Playground	Transfer System	2	The side of the transfer platform used for transfer is obstructed.	Playground 1	ADA
73147	Watkins Mill 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 Field and Blacktop Area	ADA
73152	Watkins Mill 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.	Blacktop Area	ADA
73162	Watkins Mill Elementary School	SITE	Exterior Access Route	Reach Range	2	Items requiring an unobstructed side reach motion are higher than 48" maximum and/or lower than 15" minimum height above finish floor.	Door 1, Door 19	ADA
73355	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Main Entrance	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73358	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Rooms 1 thru 48	ADA
73362	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Interior Exits	ADA
73364	Watkins Mill Elementary School	UPPER LEVEL	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Courtyard	ADA
73371	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Rooms 54 thru 70	ADA
73396	Watkins Mill Elementary School	UPPER LEVEL	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	ADA
73397	Watkins Mill Elementary School	UPPER LEVEL	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
73405	Watkins Mill Elementary School	LOWER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Boys and Girls Bathrooms - Stair 2	ADA
73359	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys Bathroom - Cafeteria	ADA
73360	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Boys and Girls Bathrooms - Cafeteria	ADA
73361	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Boys and Girls Bathrooms - Stair 2	ADA
73369	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Boys and Girls Bathrooms - Stair 3	ADA
73376	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Bathroom 15	ADA
73377	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Bathroom 15	ADA
73383	Watkins Mill Elementary School	UPPER LEVEL	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.	Rooms 45/47	State of Maryland
73386	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Rooms K1/K2	ADA
73387	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Kitchen and Building Services	ADA
73398	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Staff Lounge, Main Office, Room 48C1 and Room 51	ADA
73400	Watkins Mill Elementary School	UPPER LEVEL	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Health Room	ADA
73357	Watkins Mill Elementary School	UPPER LEVEL	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.	Rooms 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16	ADA
73374	Watkins Mill Elementary School	UPPER LEVEL	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.	Rooms 45, 47, 54, 56, 59, 61, 63, 65 and 66	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73379	Watkins Mill Elementary School	UPPER LEVEL	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Room 73	ADA

