



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Diamond Elementary
4 Marquis Drive
Gaithersburg, Maryland 20878

PREPARED BY:

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EMG Project Number:

123821.17R000-039.303

Date of Report:

October 24, 2019

On Site Date:

August 9, 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 Diamond 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 Diamond 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
Diamond Elementary School	30	16	21	3		70
Grand Total	30	16	21	3		70

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
68750	Diamond Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrances DR2, DR3, DR4, DR5 and DR6	ADA
68805	Diamond Elementary School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Asphalt walk adjacent to DR2	ADA
68806	Diamond Elementary School	BUILDING EXTERIOR	Interior Access Route	Ramp	1	Handrails are not located with 1.5" minimum clear space between the handrails and adjacent surfaces.	Ramp R2	ADA
68807	Diamond Elementary School	BUILDING EXTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Ramp R2	ADA
68808	Diamond Elementary School	BUILDING EXTERIOR	Exterior Access Route	Ramp	1	The ramp has a running slope in excess of 1:12 (8.33%) and/or cross slope in excess of 1:48 (2.08%).	Ramp R1	ADA
68809	Diamond Elementary School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	STR3	ADA
68810	Diamond Elementary School	BUILDING EXTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Ramp R1	ADA
68704	Diamond Elementary School	BUILDING INTERIOR	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	Rooms #164, #161, #150, #148, #135, #133, #116, #118, #117, #109, #108	ADA
68706	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Protruding Object	1	Protruding objects obstruct the required clear width of the accessible route.	Drinking fountains DF2, DF3, DF4 and DF5	ADA
68709	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	door	1	The fire door requires more than the allowable pounds of pressure to operate.	DR1, DR2 and DR3	ADA
68710	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Interior Doors	ADA
68719	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior stair STR1	ADA
68724	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Platform Lift	1	A platform lift is required but not provided.	Auditorium Stage	ADA
77652	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Interior Stair ST1	ADA
77653	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided.	All Purpose Room	ADA
77655	Diamond 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".	All interior classroom doors	ADA
77656	Diamond 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".	All interior office doors	ADA
87638	Diamond Elementary School	BUILDING INTERIOR	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	Rooms #107	ADA
77642	Diamond Elementary School	BUILDING INTERIOR	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	All Purpose Room and Room #107	ADA
68721	Diamond Elementary School	GENERAL SITEWORK	Amenity Not Evaluated	Amenity Not Evaluated	1	The amenity is under construction and cannot be evaluated.	Parking lot areas	ADA
68751	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Stairs	1	Handrails are not compliant.	Site Stair STR1	ADA
68767	Diamond Elementary School	GENERAL SITEWORK	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 - Ramp	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68797	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	South side of building adjacent to DR3	ADA
68798	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Sidewalk leading to DR3	ADA
68799	Diamond Elementary School	GENERAL SITEWORK	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.	Concrete sidewalk leading to DR3	ADA
68800	Diamond Elementary School	GENERAL SITEWORK	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.	Asphalt walk at DR3	ADA
68801	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Asphalt walk adjacent to DR2	ADA
68802	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Bottom of STR1	ADA
68803	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	South side 8' wide concrete sidewalk leading from public sidewalk.	ADA
68804	Diamond Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Accessible route at southwest corner of building	ADA
68705	Diamond Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Cafeteria	ADA
68722	Diamond Elementary School	BUILDING INTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	2	The amenity is under construction and cannot be evaluated.	New classroom wing	ADA
68723	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	All rooms throughout the building	ADA
68725	Diamond Elementary School	BUILDING INTERIOR	Kitchen	Kitchen	2	The concession space does not have 36" wide min. with 80" min. vertical head space in the accessible route.	All Purpose Room - Servery	ADA
68760	Diamond Elementary School	GENERAL SITEWORK	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	Playground #1 - Entrance	ADA
68763	Diamond Elementary School	GENERAL SITEWORK	Playground	Exterior Accessible Route	2	An accessible route within the play area has not been provided.	Playground #1 - Transfer Platform	ADA
68765	Diamond Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer platform for connecting to elevated play elements has non-compliant dimensions.	Playground #1 - Transfer Platform	ADA
68766	Diamond Elementary School	GENERAL SITEWORK	Playground	Ramp	2	The handrails on the ramp serving play components have non-compliant dimensions.	Playground #2 - Ramp	ADA
68768	Diamond Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer steps are higher than 8" each.	Playground #2 - Transfer Platform	ADA
68769	Diamond Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer platform connecting elevated play elements has non-compliant height lower than 11" or higher than 18".	Playground #2 - Transfer Platform	ADA
68770	Diamond Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer platform for connecting to elevated play elements has non-compliant dimensions.	Playground #2 - Transfer Platform	ADA
68776	Diamond Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	The transfer steps are higher than 8" each.	Playground #2 - Elevated Platform	ADA
68779	Diamond Elementary School	GENERAL SITEWORK	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground #1 and Playground #2	ADA
68780	Diamond Elementary School	GENERAL SITEWORK	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Playground #2 - Picnic Table	ADA
68783	Diamond Elementary School	GENERAL SITEWORK	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Adjacent to DR2	ADA
68786	Diamond Elementary School	GENERAL SITEWORK	Site Furnishings	Trash Receptacle Without Operable Lid	2	A trash receptacle is not located on an accessible route and within reach range.	Adjacent to Playground #2	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68701	Diamond Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All exterior egress doors DR1 to DR13	ADA
68702	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Restrooms #110A and #123A	ADA
68714	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34".	Restroom - Staff #148A	ADA
68715	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms - Unisex #105A	ADA
68717	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Restrooms - Staff #100B, Staff #100G, Staff #148A and Staff #148B	ADA
68718	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated	Staff Restrooms #100D, #148A, #148B and #114B	ADA
68811	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restroom #100D	ADA
68812	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restroom #100B	ADA
68813	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms #110A and #110B	ADA
68814	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the ambulatory stall is not 17" minimum to 19" maximum from the sidewall.	Restrooms #110A, #110B, #123A and #123B	ADA
68815	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects below and at the ends of the bar is less than 1-1/2".	Restroom #123B	ADA
68816	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the ambulatory stall is not 17" minimum to 19" maximum from the sidewall.	Restrooms #110A, #110B, #123A and #123B	ADA
77633	Diamond 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 - #110A, #110B, #123A, #123B, #156A and #156B	ADA
77634	Diamond 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 - #100B	ADA
77635	Diamond 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 - #100D	ADA
77654	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Restrooms #110A, #110B, #126A, #126B, #156A and #156B	ADA
77659	Diamond Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	3	An assistive listening system is required, but not provided.	All Purpose Room	ADA
77641	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms - Boys #156B, Girls #156A and Boys #123A	ADA
77646	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restroom #100B	ADA
77647	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms #100D, #100G, #105A, #105B, #114B and #150A	ADA
77651	Diamond Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restrooms #105A, #105B, #156A and #156B	ADA
77661	Diamond 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.	Classrooms	ADA
77663	Diamond 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.	Classrooms #106, #107, #115, #130 and #142	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68772	Diamond Elementary School	GENERAL SITEWORK	Playground	Play Component	4	The play component which has manipulative or interactive features that require reaching is not within the child's reach range.	Playground #2 - Chin-up Bar	ADA