



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Carderock Springs Elementary School  
7401 Persimmon Tree Lane  
Bethesda, Maryland 20817

### 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 Carderock Springs 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 Carderock Springs 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
Carderock Springs Elementary School	21	17	24	8	3	74
Grand Total	21	17	24	8	3	74

## 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
142565	Carderock Springs Elementary School	INTERIOR	Amenity Not Evaluated	Amenity Not Evaluated	0	The amenity is not regulated by the ADA.	Roof access	ADA
142503	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Baseball Field	ADA
142509	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Soccer Field	ADA
142510	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	Ramp 2	ADA
142511	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The accessible route has areas of vertical level changes in excess of 1/4" that are not beveled or ramped.	Ramp 1	ADA
142512	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Stair 4	ADA
142515	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Student drop off	ADA
142516	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Bus loop sidewalk	ADA
142517	Carderock Springs Elementary School	EXTERIOR	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.	Rear sidewalk	ADA
142519	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided.	All Purpose Room	ADA
142520	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	All Purpose Room	ADA
142534	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Stair 2	ADA
142539	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Protruding Object	1	The rear of the stairs is open.	Stair 2	ADA
142540	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Building Services Office 45	ADA
142551	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Office 101A	ADA
142553	Carderock Springs Elementary School	INTERIOR	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Gymnasium	ADA
142498	Carderock Springs Elementary School	PARKING LOTS	Accessible Parking	Parking Space - Van	1	The access aisle has a slope more than 1:50 (2%).	Parking Lot 2	ADA
142499	Carderock Springs Elementary School	PARKING LOTS	Accessible Parking	Parking Space - Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2: P2A	State of Maryland
142500	Carderock Springs Elementary School	PARKING LOTS	Accessible Parking	Parking Space - Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2: P2B	State of Maryland
142501	Carderock Springs Elementary School	PARKING LOTS	Accessible Parking	Parking Space - Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking lot 1: P1A	State of Maryland
142502	Carderock Springs Elementary School	PARKING LOTS	Accessible Parking	Parking Space - Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking lot 1: P1B	State of Maryland
142564	Carderock Springs Elementary School	RESTROOMS	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.	Health Restroom 102D	ADA
142504	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	2	The dining table does not have compliant knee and toe clearance.	Basketball Court	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
142513	Carderock Springs Elementary School	EXTERIOR	Entrance to Building	Building Entrance - Door	2	The bottom of the entry door vision light is higher than 43" maximum.	Door 2, Door 14, Door 25	ADA
142518	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" maximum.	All Purpose Room, Gym	ADA
142522	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Interior Access Route	2	An assistive listening system is required, but not provided.	All Purpose Room	ADA
142523	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Purpose Room	ADA
142525	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Kitchen	ADA
142531	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Operable Part	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
142532	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Door	2	The bottom of the door vision light is higher than 43" and less than 66".	Staff Lounge	ADA
142533	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	Stair 1, Stair 2, Stair 3	ADA
142535	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	Throughout building	ADA
142536	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Signage	2	The existing signage is not mounted at the latch side of the door or at a compliant height.	Throughout building	ADA
142573	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Interior Access Route	2	The dining or work surface does not have a minimum 28" and maximum 34" height with knee and toe clearance.	40A Telephone room	ADA
142497	Carderock Springs Elementary School	PLAYGROUND S	Exterior Access Route	Exterior Accessible Route	2	The ground surface has not been inspected and maintained regularly.	Playground 1	ADA
142505	Carderock Springs Elementary School	PLAYGROUND S	Exterior Access Route	Gate	2	The 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.	Playground 2	ADA
142506	Carderock Springs Elementary School	PLAYGROUND S	Exterior Access Route	Exterior Accessible Route	2	The ground surface has not been inspected and maintained regularly.	Playground 2	ADA
142507	Carderock Springs Elementary School	PLAYGROUND S	Exterior Access Route	Exterior Accessible Route	2	The side of the transfer platform used for transfer is obstructed.	Playground 2	ADA
142508	Carderock Springs Elementary School	PLAYGROUND S	Exterior Access Route	Exterior Accessible Route	2	The side of the transfer platform used for transfer is obstructed.	Playground 1	ADA
142549	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Interior Access Route	3	The locker room does not have accessible lockers.	Corridor lockers	ADA
142526	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Door	3	The opening force of the interior, non-fire, hinged, sliding, and folding door or gate is more than 5 pounds.	Kitchen Restroom, Bldg Services Restroom, 42A1 PE Restroom	ADA
142527	Carderock Springs Elementary School	RESTROOMS	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.	Kitchen Restroom, Bldg Services Restroom, 42A1 PE Restroom	ADA
142528	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Water Closet	3	The toilet paper dispenser is not at a compliant location.	Kitchen Restroom, 42A1 PE Restroom	ADA
142529	Carderock Springs Elementary School	RESTROOMS	Employee Work Areas	Locker Rooms	3	The locker room does not have a compliant bench.	Kitchen Restroom, Bldg Services Restroom	ADA
142530	Carderock Springs Elementary School	RESTROOMS	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Kitchen Restroom, Bldg Services Restroom	ADA
142541	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Shower	3	The transfer shower is not exactly 36" by 36".	Bldg Services Restroom	ADA
142542	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Bldg Services Restroom	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
142543	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Door	3	The opening force of the interior, non-fire, hinged, sliding, and folding door or gate is more than 5 pounds.	Staff Restrooms 35, 14, 100D, 104, 145, 220	ADA
142544	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Coat Hook	3	The coat hook is not within an allowable reach range.	Staff Restroom 35, 100D, 104	ADA
142547	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Water Closet	3	The toilet paper dispenser is not at a compliant location.	Staff Restroom 100D, 104	ADA
142548	Carderock Springs Elementary School	RESTROOMS	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 Restrooms 145, 220	ADA
142550	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Lavatory	3	The automatic faucet, when activated, does not remain on for minimum 10 seconds.	Staff Restrooms 35, 14, 104, 145, 220	ADA
142552	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Lavatory	3	Pipes are not insulated.	Staff Restroom 100D	ADA
142558	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Classrooms 19, 21, 25	ADA
142559	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Water Closet	3	ADVISORY: The centerline of the water closet, in the restroom used primarily by children, does not meet children's specifications.	Classrooms 19, 21, 25, 116	ADA
142561	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Lavatory	3	Knee clearance is not provided.	Health Restroom 102D	ADA
142562	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Lavatory	3	Pipes are not insulated.	Health Restroom 102D	ADA
142563	Carderock Springs Elementary School	RESTROOMS	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.	Health Restroom 102D	ADA
142567	Carderock Springs Elementary School	RESTROOMS	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.	Girls Restroom 220, Boys Restroom 224	ADA
142568	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom/Bathroom -Water Closet	3	ADVISORY: The grab bars are not located per children's specifications in the wheelchair stall used primarily by children.	Boys Restrooms 10,110,133,224; Girls Restrooms 08,108,131,220,	ADA
142570	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Door	3	The opening force of the interior, non-fire, hinged, sliding, and folding door or gate is more than 5 pounds.	Boys Restrooms 39,110,133; Girls Restroom 37,108,131	ADA
142571	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Toilet Stall	3	The hardware at the wheelchair stall door is not compliant.	Boys Restrooms 10, 110	ADA
142572	Carderock Springs Elementary School	RESTROOMS	Restroom	Restroom / Bathroom - Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Boys Restrooms 10 and 39, Girls Restrooms 08 and 37	ADA
142521	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Door	4	Signage with tactile lettering is located lower than 48" measured to the baseline of the lowest tactile character, or higher than 60" measured to the baseline of the highest tactile character.	Throughout building	ADA
142524	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Signage	4	Signage with tactile lettering is located lower than 48" measured to the baseline of the lowest tactile character, or higher than 60" measured to the baseline of the highest tactile character.	Employee areas throughout	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
142537	Carderock Springs 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 Fountain 1	ADA
142538	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Drinking Fountain / Water Cooler	4	The spout of the standing height drinking fountain is not between 38" minimum and 43" maximum.	Drinking Fountain 2, 3, 4, 5	ADA
142554	Carderock Springs 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.	Music Room 34, Room 3, Room 16, All Grade 1-5 Classrooms	ADA
142555	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Drinking Fountain / Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	Music Room 34, Room 3, Room 16, All Grade 1-5 Classrooms	ADA
142556	Carderock Springs 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.	Kindergarten classrooms 19, 21, 25	ADA
142557	Carderock Springs Elementary School	INTERIOR	Interior Access Route	Drinking Fountain / Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	Kindergarten classrooms 19, 21, 25	ADA
142514	Carderock Springs Elementary School	EXTERIOR	Exterior Access Route	Gate	5	The 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.	Generator enclosure	ADA
142545	Carderock Springs 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 35, 14, 100D, 104, 145, 220	ADA
142546	Carderock Springs Elementary School	RESTROOMS	Restroom	Signage	5	Signage with tactile lettering is located lower than 48" measured to the baseline of the lowest tactile character, or higher than 60" measured to the baseline of the highest tactile character.	Staff Restrooms	ADA