

ADA TITLE II ASSESSMENT

Prepared for:

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



ADA TITLE II ASSESSMENT

Stone Mill Elementary
14323 Stonebridge View Drive
North Potomac, Maryland 20878

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 Stone 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 Stone 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:

Facility / Building	Priority 1 Items	Priority 2 Items	Priority 3 Items	Priority 4 Items	Priority 5 Items	Total Items
Stone Mill Elementary School	28	10	23	4		65
Grand Total	28	10	23	4		65

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
72533	Stone Mill Elementary School	BUILDING EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Entrance Doors - DR1, DR2, DR9, DR10, DR12, DR13, DR15, DR18, DR19, DR20, DR21 and DR22	ADA
72510	Stone Mill Elementary School	BUILDING INTERIOR	Interior Access Route	Platform Lift	1	A platform lift is required but not provided.	Multi-Purpose Room - Stage	ADA
73036	Stone Mill 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 Classroom Doors	ADA
73042	Stone Mill 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 Office Doors	ADA
73046	Stone Mill Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairwell 1, Stairwell 2 and Stairwell 3	ADA
73047	Stone Mill Elementary School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided.	Multi-Purpose Room - Stage	ADA
72485	Stone Mill 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 CR2	ADA
72557	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A level turning space is not provided at a turn in the accessible route.	Bus loading/unloading zone	ADA
72564	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not at the same level as the loading/unloading area.	Parent loading/unloading zone	ADA
72571	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1; Standard accessible space P1A	ADA
72572	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1; Standard accessible space P1B	ADA
72573	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1; Access aisle adjacent to accessible space P1A	ADA
72577	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1; Standard accessible space P1D	ADA
72579	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1; Standard accessible spaces P1A, P1B, P1C and P1D	State of Maryland
72672	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Bus loading/unloading zone	ADA
72673	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR1	ADA
72676	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp CR2	ADA
72678	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp landing is not level. The slope of the curb ramp landing exceeds the maximum allowable 1:48 (2.08%).	Curb Ramp CR3	ADA
72728	Stone Mill Elementary School	GENERAL SITEWORK	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.	Softball Field #1 and Softball Field #2	ADA
73063	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1; Access aisle between accessible space P1A and P1B, and access aisle between P1C and P1D	ADA
73064	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The parking space is less than 96" wide.	Parking Lot 1 - Accessible space P1D	ADA
73076	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1	State of Maryland
73077	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage at the space is not provided.	Parking Lot 1	State of Maryland



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73078	Stone Mill Elementary School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 1	State of Maryland
73095	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Picnic Table adjacent Entrance DR15	ADA
73119	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible route adjacent to accessible parking	ADA
73120	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Accessible route from city street to CR4	ADA
73121	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible route adjacent to the bus loading/unloading zone	ADA
72478	Stone Mill Elementary School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
72504	Stone Mill 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 staff rooms throughout the building	ADA
73037	Stone Mill 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 student rooms throughout the building	ADA
73038	Stone Mill 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 Staff Restrooms	ADA
72479	Stone Mill Elementary School	GENERAL SITEWORK	Playground	Transfer System	2	A transfer space is not provided at the platform.	Playground #1 and #2 - Transfer Platforms	ADA
72524	Stone Mill Elementary School	GENERAL SITEWORK	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.	Playgrounds #3 and #4	ADA
73084	Stone Mill 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 #1	ADA
73086	Stone Mill 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 #3	ADA
73091	Stone Mill Elementary School	GENERAL SITEWORK	Playground	Ground Surface-Fibar	2	The ground surface has not been inspected and maintained regularly.	Playground #1, Playground #3 and Playground #4	ADA
73097	Stone Mill Elementary School	GENERAL SITEWORK	Exterior Access Route	Reach Range	2	Items requiring an unobstructed forward reach motion are higher than 48" maximum or lower than 15" minimum height above finish floor.	Playground #1 - Chin-up Bars	ADA
72748	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated	Student Restrooms RR1, RR2, RR3, RR4	ADA
72775	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Staff Restrooms - RR9, RR10, RR11, RR12, RR15, RR16 and RR18	ADA
72779	Stone Mill 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.	Student Restrooms - RR2, RR4, RR13 and RR20	ADA
72780	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Student Restrooms - RR1, RR2, RR3 and RR4	ADA
72793	Stone Mill 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.	Staff Restrooms - RR10, RR11, RR16, RR18 and RR20	ADA
72827	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Student Restrooms - RR1, RR2 and RR4	ADA
72952	Stone Mill Elementary School	BUILDING INTERIOR	Employee Work Areas	Locker Rooms	3	The locker room does not have accessible lockers.	Building Services	ADA
72486	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated	Staff Restrooms - RR11, RR12, RR15, RR16 and RR17	ADA
72496	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Staff Restrooms - RR11, RR12, RR16, RR17, RR18 and RR21	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
72498	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Staff Restrooms - RR12 and RR15	ADA
72513	Stone Mill 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.	Staff Restrooms - RR9, RR10, RR11, RR12, RR15, RR16, RR17, RR20 and RR21	ADA
72521	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Student Restroom - RR21	ADA
72535	Stone Mill Elementary School	BUILDING INTERIOR	Common Areas	Assembly Area	3	The assistive listening device is not compliant or is not provided.	Multi-Purpose Room	ADA
73003	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required knee clearance.	Staff Restrooms - RR11, RR12 and RR15	ADA
73014	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not provided.	Staff Restrooms - RR12, RR15, RR17 and RR21	ADA
73017	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Staff Restroom - RR9	ADA
73022	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not compliant.	Staff Restrooms - RR11 and RR12	ADA
73024	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not provided.	Student Restrooms - RR1, RR2, RR3 and RR4	ADA
73025	Stone Mill 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.	Student Restrooms - RR1, RR2, RR3 and RR4	ADA
73028	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	The ambulatory stall size is not compliant, or an ambulatory stall is not provided.	Student Restroom - RR8	ADA
73029	Stone Mill Elementary School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Student Restroom - RR13 and RR14	ADA
73040	Stone Mill Elementary School	BUILDING INTERIOR	Interior Access Route	Signage	3	Means of egress signage is not provided.	All exterior egress doors DR1 to DR22	ADA
73043	Stone Mill 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.	ELEV 1	ADA
72525	Stone Mill 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.	Drinking Fountains - DF1, DF3 and DF5	ADA
72669	Stone Mill 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.	Kindergarten Classrooms - #1, #3, #5 and #7	ADA
72671	Stone Mill Elementary School	BUILDING INTERIOR	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.	Kindergarten Classrooms - #1, #3, #5 and #7	ADA
72687	Stone Mill Elementary School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Drinking Fountains DF3	ADA