



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Piney Branch Elementary School
7510 Maple Avenue
Takoma Park, Maryland 20912

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:

123821.17R000-140.303

Date of Report:

October 28, 2019

On Site Date:

June 5, 2018



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 Piney Branch 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 Piney Branch 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
Piney Branch Elementary School	60	13	26	3	1	103
Grand Total	60	13	26	3	1	103

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
107431	Piney Branch Elementary School	ATHLETIC FIELDS	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Basketball Court	ADA
107409	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	CR6	ADA
107410	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	CR6	ADA
107411	Piney Branch Elementary School	EXTERIOR	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%).	CR6	ADA
107412	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Base of CR6	ADA
107413	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Sidewalk from CR6 to Loading Dock	ADA
107414	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	CR6 to Loading Dock	ADA
107420	Piney Branch Elementary School	EXTERIOR	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%).	CR1	ADA
107421	Piney Branch Elementary School	EXTERIOR	Entrance to Building	Building Entrance-Door	1	The maneuvering clearance at the accessible door is not level and clear.	Pool Entrance	ADA
107422	Piney Branch Elementary School	EXTERIOR	Entrance to Building	Building Entrance-Door	1	Gaps in the door threshold or entry are over .5" wide OR elongated gaps are not perpendicular to path of travel	Pool Entrance	ADA
107423	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Sidewalk to Gym Entrance	ADA
107425	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Sidewalk to Gym	ADA
107426	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Sidewalk to Parking Lot 3	ADA
107376	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	R1	ADA
107377	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	R1	ADA
107378	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	South Sidewalk at Front of Building	ADA
107379	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	STR1	ADA
107380	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	STR1	ADA
107381	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The bus stop boarding and alighting area is not compliant.	Bus Drop Off Area	ADA
107382	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	CR3	ADA
107383	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	CR3	ADA
107385	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	Southeast Sidewalk adjacent to Building	ADA
107386	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	CR5	ADA
107387	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	CR4	ADA
107388	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	CR4	ADA
107389	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Sidewalk from CR4 to Flagpole	ADA
107390	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Flag Pole	ADA
107391	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	Sidewalk from CR4 to CR9	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
107392	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	CR8	ADA
107393	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	CR8	ADA
107394	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	Sidewalk from CR8 to CR7	ADA
107395	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Bike Rack	ADA
107396	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	CR7	ADA
107428	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	STR 2	ADA
107429	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not provided.	STR2	ADA
107430	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	STR2	ADA
107432	Piney Branch Elementary School	EXTERIOR	Exterior 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 accessible route.	Southwest Sidewalk near Parking Lot 3	ADA
107497	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The ramp is required but not provided.	STR2	ADA
109092	Piney Branch Elementary School	EXTERIOR	Exterior Access Route	Ramp	1	The handrails are not compliant.	STR 2	ADA
107464	Piney Branch Elementary School	INTERIOR	Interior Access Route	Elevator	1	The elevator does not have compliant two way emergency communication.	Elevator	ADA
107474	Piney Branch Elementary School	INTERIOR	Interior Access Route	Elevator	1	The Braille identification of the control buttons is not 3/16" minimum to the left of or directly below the corresponding raised character or symbol identifying the control button.	Elevator	ADA
107487	Piney Branch Elementary School	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".	Throughout Building	ADA
107434	Piney Branch Elementary School	INTERIOR	Employee Work Areas	Locker Rooms	1	The locker rooms are not accessible.	Kitchen Lockers	ADA
107437	Piney Branch Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrails are not provided on the stairs.	Stage	State of Massachusetts
107438	Piney Branch Elementary School	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.	Pool	ADA
107440	Piney Branch Elementary School	INTERIOR	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Boys and Girls LR	ADA
107449	Piney Branch Elementary School	INTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	STR2	ADA
107450	Piney Branch Elementary School	INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	STR2	ADA
107501	Piney Branch Elementary School	INTERIOR	Interior Access Route	Ramp	1	A ramp is required but not provided.	Stage	ADA
109094	Piney Branch Elementary School	INTERIOR	Interior Access Route	Platform Lift	1	A platform lift is required but not provided.	Stage	ADA
107373	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: The van access aisle is less than 96" wide.	Parking Lot 1	State of Maryland
107374	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1	State of Maryland
107375	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1	State of Maryland
107415	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: The access aisle slope is greater than 1:50 (2%).	Parking Lot 1-2	State of Maryland
107416	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1-2	State of Maryland



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
107417	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1-2	State of Maryland
107418	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1-3	ADA
107419	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Space-Van	1	The parking space slope is greater than 1:50 (2%).	Parking Lot 1-2	ADA
107427	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 3	State of Maryland
107433	Piney Branch Elementary School	PARKING LOTS	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 2	State of Maryland
107424	Piney Branch Elementary School	EXTERIOR	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.	Gym Entrance	ADA
107384	Piney Branch Elementary School	EXTERIOR	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.	Main Entrance	ADA
107451	Piney Branch Elementary School	INTERIOR	Interior 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.	Hallway at Gym	ADA
107459	Piney Branch Elementary School	INTERIOR	Interior 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.	Building Services	ADA
107461	Piney Branch Elementary School	INTERIOR	Interior Access Route	Elevator	2	The hall call buttons are not within reach range, measured to the center of the highest operable part above the finished floor.	Hallway at Elevator	ADA
107462	Piney Branch Elementary School	INTERIOR	Interior Access Route	Elevator	2	No characters or numbers are present on the hoist ways.	Elevator	ADA
107469	Piney Branch Elementary School	INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
107436	Piney Branch Elementary School	INTERIOR	Common Areas	Dining And Work Surface	2	A minimum of 5% ADA compliant dining seating and standing spaces are not provided.	Cafeteria	ADA
107439	Piney Branch Elementary School	INTERIOR	Interior 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.	Pool	ADA
107488	Piney Branch Elementary School	INTERIOR	Interior Access Route	Door	2	The surface of the door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	Cafeteria, Gym, Media Center, Counselor, Main Office	ADA
107489	Piney Branch Elementary School	INTERIOR	Interior Access Route	Signage	2	Means of egress signage does not have tactile lettering.	All Exits	ADA
107490	Piney Branch Elementary School	INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Throughout Building	ADA
109095	Piney Branch Elementary School	INTERIOR	Interior Access Route	Door	2	The surface of the door within 10" of the finish floor or ground for the full width of the door on the push side is not smooth.	Corridors	ADA
107465	Piney Branch Elementary School	INTERIOR	Interior Access Route	Elevator	3	Visible and audible signal fixtures indicating which car is answering the call and the car's direction of travel are not compliant.	Elevator	ADA
107466	Piney Branch Elementary School	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.	Elevator	ADA
109096	Piney Branch Elementary School	INTERIOR	Common Areas	Assembly Area	3	An assistive listening system is required, but not provided.	Cafeteria	ADA
107435	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Kitchen Staff	ADA
107441	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not exactly 36" by 36".	Boys LR	ADA
107442	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Boys LR	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
107443	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The spray unit does not have a minimum 59" long hose.	Boys LR	ADA
107444	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Boys and Girls LR	ADA
107445	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys and Girls LR	ADA
107446	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys LR	ADA
107447	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	Dispenser and/or dispenser controls are not within an allowable reach range.	Girls LR	ADA
107448	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The required clearance at the entry to the transfer stall is not provided.	Girls LR	ADA
107453	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Boys and Girls RR1	ADA
107455	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys and Girls RR1	ADA
107457	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Staff Restroom in Counseling Area	ADA
107468	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Staff Restroom Main Office	ADA
107471	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Staff Restrooms at Lounge	ADA
107472	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Staff Restrooms at Lounge	ADA
107475	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Door	3	The threshold at the accessible door is greater than 1/2" in height.	Boys and Girls RR 1 and 2	ADA
107476	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Girls RR1	ADA
107477	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Boys and Girls RR 1 and 2	ADA
107478	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys RR1 and RR2	ADA
107479	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys and Girls RR1 and RR2	ADA
107482	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Staff Restroom Hallway	ADA
107483	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Rm 216	ADA
107485	Piney Branch Elementary School	RESTROOMS	Restroom	Restroom/Bathroom	3	The entire restroom is not compliant due to limited room dimensions.	Health Room	ADA
107480	Piney Branch Elementary School	INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the lower level drinking fountain is not compliant.	Adjacent to Rooms 417, 404, 402, 411, 413, 419, 204, 202 and 214	ADA
109120	Piney Branch 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.	Adjacent to Gymnasium	ADA
109281	Piney Branch 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.	Adjacent to Rooms 417, 404, 402, 411, 413, 419, 204, 202 and 214	ADA
109093	Piney Branch Elementary School	INTERIOR	Employee Work Areas	Locker Rooms-Bench	5	The locker room does not have a compliant bench.	Kitchen Lockers	ADA