



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Highland Elementary  
3100 Medway Street  
Silver Spring, Maryland 20902

### 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 Highland 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 Highland 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
Highland Elementary School	35	5	36	4		80
Grand Total	35	5	36	4		80

## 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
76750	Highland Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	SW4, sidewalk by Playground 1	ADA
76751	Highland Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	SW2, SW3	ADA
76758	Highland Elementary School	Exterior	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2 & 3	State of Maryland
76761	Highland Elementary School	Exterior	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 1 & 3	State of Maryland
76763	Highland Elementary School	Exterior	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Car unloading	ADA
76764	Highland Elementary School	Exterior	Exterior Access Route	Exterior Accessible Route	1	A level turning space is not provided at a turn in the accessible route.	Bus unloading	ADA
76862	Highland Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 1, 2 & 3	State of Maryland
76864	Highland Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 2	State of Maryland
76866	Highland Elementary School	Exterior	Accessible Parking	Parking Space-Van	1	Compliant signage is not provided at the van stall.	Parking Lot 1, 2, 3	ADA
76868	Highland 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.	SW1, SW2	ADA
76869	Highland Elementary School	Exterior	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	CR1	ADA
76871	Highland Elementary School	Exterior	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	STR2	ADA
76872	Highland Elementary School	Exterior	Exterior Access Route	Stairs	1	Handrails are not provided.	STR1, STR3, STR5, stair at Media Center exit	ADA
76873	Highland Elementary School	Exterior	Exterior Access Route	Stairs	1	Handrails are not compliant.	STR4	ADA
76891	Highland 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.	Basketball Courts	ADA
76770	Highland Elementary School	Interior	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	STR 4	ADA
76771	Highland Elementary School	Interior	Interior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Stage	ADA
76779	Highland Elementary School	Interior	Interior Access Route	Ramp	1	The surface of the ramp is slippery	R1, R2, R3	ADA
76785	Highland Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Intervention, Girls 1 & 3, Boys 1 & 3, SD, Building Services Staff, General Office, Staff 11, Student Restroom 1, 2, 3, 4, 5, 6, 7	ADA
76789	Highland Elementary School	Interior	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Door by R3, Staff 6	ADA
76806	Highland 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".	All accessible spaces except Gym and new health suite	ADA
76995	Highland Elementary School	Interior	Common Areas	Platform Lift	1	The platform lift requires a key for operation.	CHAIR LIFT	ADA
76997	Highland Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	STR5	ADA
77002	Highland Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	STR3, STR4, STR7	ADA
77003	Highland Elementary School	Interior	Interior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	STR5	ADA
77141	Highland 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.	Boys 2, 5, Girls 2, Student Restroom 10, 11, 12	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
77152	Highland Elementary School	Interior	Interior Access Route	Ramp	1	The ramp run rises 6" or greater but has no handrails.	R2, R3	ADA
77153	Highland Elementary School	Interior	Interior Access Route	Stairs	1	Handrails are not provided.	STR6	ADA
77170	Highland Elementary School	Interior	Interior Access Route	Door	1	The door has less than 32" clear width.	Boys 1 & 3, Girls 1 & 3, Building Services Staff, PE Office Restroom, Kitchen Staff, Staff 3 & 4, Staff 5, Student Restroom 9 & 10	ADA
77194	Highland Elementary School	Interior	Interior Access Route	Door	1	The push side of the accessible door does not have the required maneuvering clearances.	Staff 4, PE Office Restroom	ADA
77210	Highland Elementary School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Boys 4, Girls 4	ADA
77212	Highland 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.	Gym	ADA
77214	Highland Elementary School	Interior	Interior Access Route	Ramp	1	The ramp changes direction, such as a curve. Ramps that change direction and do not have level landings at changes in direction do not meet the requirements for landings at direction changes.	R2	ADA
77280	Highland Elementary School	Interior	Entrance to Building	Building Entrance-Door	1	The threshold at the accessible door is greater than ½" in height.	DR3	ADA
77287	Highland Elementary School	Interior	Entrance to Building	Building Entrance-Door	1	The space between two doors (in a series) is less than 48" clear with doors open 90 degrees.	DR2	ADA
76762	Highland Elementary School	Exterior	Accessible Parking	Parking Space-Van	2	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1, 2, 3	State of Maryland
76778	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	2	Pipes are not insulated.	Staff 1, 3, 4, 5, 8, 9, 11 & 12, Building Services Staff, PE Office Restroom, Kitchen Staff	ADA
76804	Highland 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.	All classrooms	ADA
76807	Highland 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.	All accessible spaces except new health suite	ADA
77177	Highland Elementary School	Interior	Interior Access Route	Signage	2	The provided signage is not mounted at the latch side of the door or at a compliant height.	Health Suite	ADA
76768	Highland Elementary School	Interior	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have compliant grab bars.	Student Restroom 1, 2, 3, 4, 5, 6, 7, 9, 10	ADA
76769	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Student Restroom 1, 2, 3, 4, 5, 6, 7, 9, 10	ADA
76773	Highland Elementary School	Interior	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have compliant grab bars.	Staff 1, 3, 4, 5, 8, 9, 11 & 12, Building Services Staff, PE Office Staff, Kitchen Staff	ADA
76775	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The required clearance at the entry to the transfer stall is not provided.	PE Office Restroom	ADA
76776	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not compliant.	PE Office Restroom	ADA
76777	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Staff 1, 2, 3, 4, 5, 8, 9, 11 & 12, PE Office Restroom, Building Services Staff, Kitchen Staff	ADA
76780	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Staff 3, 4, 8, PE Office Restroom	ADA
76782	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Floor Space	3	The required turning space within the restroom is not provided.	Staff 1, 2, 3, 4, 5, 8, 9, 11 & 12, PE Office Restroom, Kitchen Staff, Building Services Staff	ADA
76783	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Staff 1, 2, 3, 4, 5, 8, 9, 11, PE Office Restroom, Kitchen Staff, Building Service Staff	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
76786	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Floor Space	3	The required turning space within the restroom is not provided.	Student Restroom 1, 2, 3, 4, 5, 6, 7, 9, 10	ADA
76790	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The hardware at the wheelchair stall door is not compliant.	Boys 1,2,3,4, 5, Girls 1,2,3,4, 5,	ADA
76792	Highland Elementary School	Interior	Interior Access Route	Elevator	3	The hoist way signage is not compliant.	EL	ADA
76797	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys 1, 3, Girls 1, 3	ADA
76800	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys 1, 3, Girls 1, 3	ADA
76803	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Signage	3	The provided signage does not have raised or indented characters or symbols.	All restrooms except Health Restroom and Staff 10	ADA
77120	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall in a multi-stall restroom used primarily by children (ages 3-12) does not have the required dimensions.	Boys 4, Girls 4, 5	ADA
77130	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Staff 6, 7	ADA
77134	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys 2, 3, 4	ADA
77136	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Urinal	3	The flush control is located on the closed side and is more than 48" high, for an obstructed forward reach range of maximum 20" horizontally.	Boys 2	ADA
77138	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Boys 2,4,5, Girls 2,4,5	ADA
77145	Highland Elementary School	Interior	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.	Student Restroom 1, 2, 3, 4, 5, 6, 7, 10	ADA
77148	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Student Restroom 3, 5, 10	ADA
77175	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Student Restroom 8	ADA
77176	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Student Restroom 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12	ADA
77178	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Signage	3	The provided signage is not mounted at the latch side of the door or at a compliant height.	Health Restroom, Staff 10	ADA
77183	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Boys 1, Girls 1	ADA
77184	Highland Elementary School	Interior	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.	Staff 1, 3, 4, 5, 8, 9, 11 & 12, Building Services Staff, PE Office Restroom, Kitchen Staff	ADA
77187	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Staff 6	ADA
77188	Highland Elementary School	Interior	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.	Staff 6, 7	ADA
77189	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Staff 6, 7	ADA
77190	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The hardware at the wheelchair stall door is not compliant.	Staff 6, 7	ADA
77191	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Staff 6, 7, Student Restroom 11, 12	ADA
77192	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The flush control is located on the closed side and/or is not within reach range.	Boys 2, 5, Girls 4	ADA
77193	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Door	3	The threshold at the accessible door is greater than 1/2" in height	Staff 4	ADA
77211	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall door is not compliant.	Boys 4, Girls 4	ADA
77213	Highland Elementary School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Staff 4	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
76880	Highland Elementary School	Exterior	Signage	Exterior Accessible Route-Signage	4	Signage directing pedestrians to the nearest accessible building entrance on an accessible route is not present.	DR1	ADA
76796	Highland 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.	Corridor 1,2,3,4,5, Gym Entrance	ADA
76805	Highland Elementary School	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.	All classrooms	ADA
77162	Highland 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.	Admin suite	ADA