



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Ridgeview Middle School  
16600 Raven Rock Road  
Gaithersburg, Maryland 20878

### PREPARED BY:

EMG  
10461 Mill Run Circle, Suite 1100  
Owings Mills, Maryland 21117  
800.733.0660  
[www.EMGcorp.com](http://www.EMGcorp.com)

### EMG CONTACT:

Michael Nelson  
Program Manager  
800.733.0660 x6244  
[mnelson@emgcorp.com](mailto:mnelson@emgcorp.com)

**EMG Project Number:**  
123821.17R000-077.303

**Date of Report:**  
October 30, 2019

**On Site Date:**  
September 7 - 8, 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 Ridgeview Middle 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 Ridgeview Middle 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
Ridgeview Middle School	37	6	23			66
Grand Total	37	6	23			66

## 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
74977	Ridgeview Middle School	Building Exterior	Exterior Access Route	Stairs	1	Handrails are not compliant.	Exterior Stair STR2	ADA
74988	Ridgeview Middle School	Building Exterior	Exterior Access Route	Stairs	1	Handrails are not compliant.	Exterior Stairs STR1	ADA
74991	Ridgeview Middle School	Building Exterior	Exterior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Exterior Stairs STR1	ADA
78202	Ridgeview Middle School	Building Exterior	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Exterior Stairs STR1	ADA
78203	Ridgeview Middle School	Building Exterior	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Exterior Stairs STR2	ADA
87637	Ridgeview Middle School	Building Exterior	Exterior Access Route	Ramp	1	The ramp has a rise greater than 6"; however, handrails are not provided.	STR-1, STR-2	ADA
71409	Ridgeview Middle 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".	Main Office Rooms (14), 226A, 225A, 220A, 217A, 212A, 206A, Media Center Storage (2), Staff Lounge, Counseling Offices (10), Kitchen (6), 108A, 107A, 104A, 102A, Laundry	ADA
74560	Ridgeview Middle 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".	Classrooms: 115, 114, 113, 116, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, TV Studio, (2) Media Center, (4) Gymnasium, (4) Aux. Gymnasium, Girls Locker Room, Boys Locker Room, (4) Cafeteria	ADA
74624	Ridgeview Middle School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs STR9 & STR10	ADA
74630	Ridgeview Middle School	Building Interior	Interior Access Route	Controls	1	The height of controls throughout the common area are not compliant.	Classrooms: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 115, 114, 113, 116, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, TV Studio, Media Center, Gymnasium, Aux. Gymnasium, Girls Locker Room, Boys Locker Room, Cafeteria	ADA
74631	Ridgeview Middle School	Building Interior	Interior Access Route	Door	1	The door has less than 32" clear width.	Girls P/E Office Restroom/ Boys P/E Office Restroom	ADA
74632	Ridgeview Middle School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Girls P/E Office Restroom, Boys P/E Office Restroom, Staff 4, Kitchen Staff Restroom, Building Services Restroom	ADA
74641	Ridgeview Middle School	Building Interior	Interior Access Route	Head Room	1	The height of the interior accessible route is less than 80" AFF.	Interior Stair STR1	ADA
74974	Ridgeview Middle School	Building 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.	Corridor Outside Gymnasium	ADA
74979	Ridgeview Middle School	Building 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.	Health Office	ADA
74996	Ridgeview Middle School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stairs STR11	ADA
75001	Ridgeview Middle School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Restrooms: Staff 1, 2	ADA
75002	Ridgeview Middle School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Staff Lounge Door	ADA
75124	Ridgeview Middle School	Building Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classrooms: 115, 116, 117, 205, 206, 207, 208, 209, 216, 217, 221, 224	ADA
75145	Ridgeview Middle School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair STR7	ADA
75151	Ridgeview Middle School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair STR6	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
75155	Ridgeview Middle School	Building Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interior Stair STR5	ADA
78201	Ridgeview Middle School	Building Interior	Common Areas	Platform Lift	1	The platform lift requires a key for operation.	Lift 1, 2	ADA
70665	Ridgeview Middle School	General Site	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Exterior of school - Pathways to sports fields	ADA
70666	Ridgeview Middle School	General Site	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Sidewalk near Curb Ramp CR4	ADA
70668	Ridgeview Middle School	General Site	Exterior Access Route	Exterior Accessible Route	1	The accessible route has gaps in the surface greater than 1/2" wide.	Sidewalk near Curb Ramp CR5	ADA
70669	Ridgeview Middle School	General Site	Accessible Parking	Parking Space-Van	1	The access aisle has a slope more than 1:50 (2%).	Parking Lot 1 - ADA Parking - P1D Access Aisle	ADA
75000	Ridgeview Middle School	General Site	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Student and Bus Drop-Off/Unloading Zones	ADA
75055	Ridgeview Middle School	General Site	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" Sidewalk 1 - Southwestern side of school	ADA
75157	Ridgeview Middle School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking Lot 1 - ADA Parking	State of Maryland
75158	Ridgeview Middle School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - ADA Parking	State of Maryland
75161	Ridgeview Middle School	General Site	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 2 - ADA Parking	ADA
75163	Ridgeview Middle School	General Site	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 2 - ADA Parking	ADA
75167	Ridgeview Middle School	General Site	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Curb Ramps CRA & CRB	ADA
75211	Ridgeview Middle School	General Site	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 1	State of Maryland
75216	Ridgeview Middle School	General Site	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 2	State of Maryland
78205	Ridgeview Middle School	General Site	Exterior Access Route	Curb Ramp	1	Curb ramp is not wholly within the marked crossing.	Curb Ramp CR6	ADA
74633	Ridgeview Middle School	Building Interior	Interior Access Route	Stairs	2	The stair treads and edge of top landing do not have visual contrast on the leading edge.	Interior Stair STR8	ADA
74978	Ridgeview Middle School	Building Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
74982	Ridgeview Middle School	Building Interior	Site Furnishings	Vending Machine	2	The vending machines are not accessible.	Corridor outside Media Center / 6th Grade Locker Area	ADA
74998	Ridgeview Middle 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.	Classrooms: 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 115, 114, 113, 116, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, TV Studio, Media Center, Gymnasium, Aux. Gymnasium, Girls Locker Room, Boys Locker Room, Cafeteria	ADA
74999	Ridgeview Middle 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.	Main Office Rooms (14), 100A, 101A, 101B, 102A, 103A, 104A, 105A, 106A, 107A, 108A, 108B, 108C, 226A, 225A, 220A, 217A, 212A, 206A, Media Center Storage (2), Staff Lounge, Storage (10) Counseling Offices (10), Kitchen (4), Stage Storage	ADA
78204	Ridgeview Middle School	General Site	Soccer Field	Lawn Seating	2	The lawn seating and exterior overflow seating areas, where fixed seating is not provided, do not connect to an accessible route.	Sports Filed Viewing Area	ADA
70670	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The toilet paper dispenser is not at a compliant location.	Restrooms: Boys 6, Girls 3	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
70671	Ridgeview Middle 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: Boys 1, 2, 3, 5; Girls 1, 2, 4, 5	ADA
70672	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48", with the 30" dimension centered on the urinal.	Restrooms: Boys 3, 6	ADA
71408	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Boys P/E Office, Girls P/E Office, Staff 1, 2; Building Services, Kitchen Staff Restroom	ADA
74557	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a wheelchair stall in a multi-stall restroom does not have the required clearance.	Restrooms: Boys 1, 2, 3, 4, 5, 6; Girls 1, 2, 3, 4, 5, 6; Boys Locker Room Restroom, Girls Locker Room Restroom,	ADA
74558	Ridgeview Middle 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: Staff 1, 2, 3, 4; Principal's Office Restroom; Office Restroom 1, 2; Boys P/E Office Restroom, Girls P/E Office Restroom; Building Services Restroom; Kitchen Staff Restroom; #224 Restroom	ADA
74559	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	Restroom: Girls 6	ADA
74561	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Boys 1, 2; Girls 1, 2	ADA
74592	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Signage	3	The restroom does not have compliant signage at the door with the International Symbol of Accessibility, raised characters, and Braille.	Restroom: Girls Locker Room Restroom	ADA
74625	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Locker	3	The locker area does not have a compliant bench.	Boys Locker Room, Girls Locker Room	ADA
74626	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Staff 1, 2, 3, 4; Boys P/E Office Restroom, Girls P/E Office Restroom; Building Services Restroom; Kitchen Staff Restroom, Principal's Office Restroom, Health Office 1, 2; Office Restroom 1, 2	ADA
74627	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Shelving	3	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Boys P/E Office Restroom, Girls P/E Office Restroom, Office Restroom 1, 2, Principal's Office	ADA
74634	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not exactly 36" by 36".	Boys P/E Office Shower	ADA
74635	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Boys P/E Office Shower, Girls P/E Office Shower, Building Services Office Shower	ADA
74636	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	Grab bars are not compliant or are not provided in the transfer shower stall.	Boys P/E Office Shower, Girls P/E Office Shower, Building Services Office Shower	ADA
74637	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	Boys P/E Office Shower, Girls P/E Office Shower, Building Services Office Shower	ADA
74994	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restrooms: Boys 1, 2, 3, 4, 5, 6; Girls 1, 2, 3, 4, 5, 6	ADA
74995	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory does not have the required clear floor space of minimum 30" by minimum 48".	Restroom: Staff 1	ADA
74997	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Restroom: Men's Staff 1	ADA
75007	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Restrooms: Boys P/E Office Restroom, Girls P/E Office Restroom, Building Services Restroom, Kitchen Staff Restroom	ADA
75008	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restrooms: Staff 1, 2; Girls P/E Office Restroom, Boys P/E Office Restroom; Building Services Restroom; Kitchen Staff Restroom	ADA
75009	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Restrooms: Boys 1, 2; Boys Locker Room Restroom; Girls Locker Room Restroom;	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
75010	Ridgeview Middle School	Building Interior	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restrooms: Restrooms: Boys 1, 2, 3, 4, 5; Girls 1, 2, 3, 4, 5; Boys Locker Room Restroom, Girls Locker Room Restroom,	ADA