



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Neelsville Middle School  
11700 Neelsville Church Road  
Germantown, Maryland 20876

### 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 Neelsville 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 Neelsville 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
Neelsville Middle School	23	7	9	4	25	68
Grand Total	23	7	9	4	25	68

## 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
109975	Neelsville Middle School	Exterior	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Exterior Stair 9 (STR9)	ADA
109976	Neelsville Middle School	Exterior	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Exterior Stair 8 (STR8)	ADA
109991	Neelsville Middle School	Exterior	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Exterior Stair 13 (STR13)	ADA
111310	Neelsville Middle School	Exterior	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.	Exterior Accessible Route to Ball Fields/Basketball Courts/ Tennis Courts	ADA
111553	Neelsville Middle School	Exterior	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Stair 9, 10 (STR 9, 10)	ADA
111556	Neelsville Middle School	Exterior	Exterior Access Route	Ramp	1	The ramp is required but not provided.	Stair 11, 12, 13 (STR 11, 12, 13)	ADA
111629	Neelsville Middle School	Exterior	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair 12 (STR12)	ADA
111632	Neelsville Middle School	Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	Curb Ramp 1 (CR1)	ADA
112029	Neelsville Middle School	Exterior	Exterior Access Route	Curb Ramp	1	The curb ramp surface has vertical height changes greater than 1/4" that are not ramped.	Curb Ramp 1 (CR1)	ADA
109962	Neelsville Middle School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Stage Stairs (STR1)	ADA
109963	Neelsville Middle 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".	Doors: Classrooms: 116, 110, 108, 120, 122, 100, 101, 206, 210, 211, 213, 216, 217, 220, 222, 223, 226, 227, 229, 241, 240, 242, 246, Stage Door (2), Gymnasium (3),	ADA
109964	Neelsville Middle 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.	Main Entry Corridor	ADA
109972	Neelsville Middle School	Interior	Interior Access Route	Controls And Dispensers	1	The height of controls throughout the common area are not compliant.	Student Spaces	ADA
110183	Neelsville Middle School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Interiors Stairs 2, 3, 4, 5, 6 (STR2), (STR3), (STR4), (STR5), (STR6)	ADA
110203	Neelsville Middle School	Interior	Interior Access Route	Head Room	1	The height of the interior accessible route is less than 80" AFF.	Lower Level - Ramp 1 (R1)	ADA
110204	Neelsville Middle School	Interior	Interior Access Route	Ramp	1	Handrails are not compliant - the gripping surface is not within 1.25" - 2" in diameter, or does not provide a non circular grip that has a perimeter dimension of 4" - 6.25" max	Ramp 1 (R1)	ADA
110222	Neelsville Middle School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classroom 241	ADA
110224	Neelsville Middle School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Stairs 2, 3, 4, 5, 6 (STR2), (STR3), (STR4), (STR5), (STR6)	ADA
111562	Neelsville Middle School	Interior	Interior Access Route	Ramp	1	A ramp is required but not provided.	Stage	ADA
111564	Neelsville Middle School	Parking Lots	Accessible Parking	Parking Spaces-General	1	The minimum number of accessible parking spaces is not provided.	Parking Lot #1 & Parking Lot #2	ADA
111619	Neelsville Middle School	Parking Lots	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot #1	State of Maryland
112122	Neelsville Middle 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
112123	Neelsville Middle School	Parking Lots	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage at the space is not provided.	Parking Lot #1 & 2	State of Maryland
109947	Neelsville Middle 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.	Student Spaces & Classrooms	ADA
109965	Neelsville Middle School	Interior	Common Areas	Counter	2	The sales or service counter does not have an accessible portion with maximum 36" height surface above finish floor or ground.	Attendance Office Window	ADA
109978	Neelsville Middle School	Interior	Common Areas	Counter	2	The sales or service counter does not have an accessible portion with maximum 36" height surface above finish floor or ground.	Main Office Service Counter	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
109982	Neelsville Middle School	Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Corridor outside of Restrooms 1&2	ADA
110211	Neelsville Middle School	Interior	Interior Access Route	Sink	2	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	Art Classrooms	ADA
110212	Neelsville Middle School	Interior	Common Areas	Counter	2	The sales or service counter does not have an accessible portion with maximum 36" height surface above finish floor or ground.	Media Center Counter	ADA
111563	Neelsville Middle School	Interior	Common Areas	Assembly Area	2	An assistive listening system is required, but not provided.	Gymnasium/Stage	ADA
109995	Neelsville Middle 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.	Restrooms: Student RR#: 1, 2, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20	ADA
109997	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Restrooms: Student RR#: 6, 13, 14, 18, 20	ADA
110148	Neelsville Middle School	Restrooms	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: Student RR#: 1, 2, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20	ADA
110152	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Restroom: Student RR#: 6	ADA
110185	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Restrooms: Student RR#: 1, 2, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20	ADA
110210	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The door has less than 32" clear width.	Restrooms: Student RR#: 1, 2, 6, 9, 10, 11, 12, 13, 14, 15, 16	ADA
110221	Neelsville Middle School	Restrooms	Locker and Dressing Rooms	Locker and Dressing Rooms	3	The locker room does not have a compliant bench.	Restroom: Student RR#: 18, 20	ADA
110233	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Restroom: Student RR#: 1, 2, 6, 9, 10, 11, 12, 13, 14, 15, 16, 18, 20	ADA
110242	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Restroom: Student RR#: 15, 16	ADA
110196	Neelsville Middle 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 Fountains: DF1	ADA
110198	Neelsville Middle 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 Fountains: DF2, DF3, DF4, DF5, DF6, DF7, DF8, DF9, DF10	ADA
110202	Neelsville Middle School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	A clear space is not positioned at the lower level drinking fountain for a forward approach and centered on the unit.	Drinking Fountains: DF2, DF5, DF6, DF7, DF8, DF9, DF10	ADA
110209	Neelsville Middle School	Interior	Common Areas	Locker Rooms	4	The locker room does not have at least one of the shelves at 40" minimum and 48" maximum height.	Corridor Student Lockers	ADA
109966	Neelsville Middle School	Interior	Interior Access Route	Door	5	The pull side of the accessible door does not have the required maneuvering clearances.	Main Office, Records, Conference, Staff Lounge, Media Center Room #215	ADA
109970	Neelsville Middle School	Interior	Interior Access Route	Signage	5	The provided signage is not mounted at the latch side of the door or at a compliant height.	Employee/Staff Spaces & Offices	ADA
109974	Neelsville Middle School	Interior	Interior Access Route	Controls And Dispensers	5	The height of controls throughout the common area are not compliant.	Employee Spaces	ADA
109977	Neelsville Middle School	Interior	Interior Access Route	Door	5	The pull side of the accessible door does not have the required maneuvering clearances.	Main Office Workroom	ADA
109979	Neelsville Middle School	Interior	Interior Access Route	Sink	5	The sink rim is higher than 34", and does not have knee and toe clearance (does not apply to mop basins, utility sinks, or bar sinks).	Main Office Workroom, Health Room, Staff Lounge, Media Center Workroom, Art Prep Rooms	ADA
109980	Neelsville Middle School	Interior	Common Areas	Vending Machine	5	The vending machines have operable parts which are not within reach range.	Staff Lounge	ADA
109987	Neelsville Middle School	Interior	Interior Access Route	Door	5	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 Workroom (2), Main office - Offices (4), Conference, Health Office, Media Center Workroom (2), Room 215, 225, 239, Security Office, Kitchen (6), Building Services Office (2)	ADA
109983	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom	5	The height of controls are not compliant.	Restrooms: Staff RR#: 3, 4, 5, 7, 8, 17, 19, 21	ADA
109986	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Door	5	The hardware at the accessible door requires tight grasping, pinching or twisting of the wrist to operate.	Restrooms: Staff RR#: 3, 4, 5, 7, 8, 17, 19, 21	UFAS

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
109993	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Door	5	The door has less than 32" clear width.	Restrooms: Staff RR#: 3, 4, 5, 7, 8, 17, 19, 21	ADA
109996	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Lavatory	5	Pipes are not insulated.	Restrooms: Staff RR#: 3, 4, 5, 7, 8, 17, 19, 21	ADA
109998	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Signage	5	The provided signage is not mounted at the latch side of the door or at a compliant height.	Restrooms: Staff RR#: 3, 4, 5, 7, 8, 17, 19, 21	ADA
110151	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The water closet in a single/user or unisex restroom does not have the required clearance.	Restrooms: Staff RR#: 3, 4, 5, 7, 8, 17, 19, 21	ADA
110154	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The side grab bar at the water closet is not compliant.	Restrooms: Staff RR#: 4, 5, 7, 8, 17, 19, 21	ADA
110189	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Water Closet	5	The rear grab bar at the water closet is not compliant.	Restrooms: Staff RR#: 4, 5, 7, 8, 17, 19, 21	ADA
110207	Neelsville Middle School	Restrooms	Employee Work Areas	Locker Rooms	5	The locker room does not have accessible lockers.	P/E Office Locker Rooms (Staff RR#17, 19)	ADA
110213	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The transfer shower is not exactly 36" by 36".	Restroom: Staff RR#: 17, 19	ADA
110214	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The required clearance at the entry to the transfer stall is not provided.	Restrooms: Staff RR#: 17, 19	ADA
110216	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	A seat is not provided in the transfer shower stall.	Restroom: Staff RR#: 17, 19	ADA
110217	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	Grab bars are not compliant or are not provided in the transfer shower stall.	Restroom: Staff RR#: 17, 19	ADA
110218	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The spray unit does not have a minimum 59" long hose.	Restroom: Staff RR#: 19	ADA
110219	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Transfer Shower Stall	5	The curb is more than 1/2" high.	Restroom: Staff RR#: 17, 19	ADA
110220	Neelsville Middle School	Restrooms	Employee Work Areas	Locker Rooms-Bench	5	The locker room does not have a compliant bench.	Restroom: Staff RR#: 17, 19, 21	ADA
110235	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Coat Hook	5	The coat hook is not within an allowable reach range.	Restroom: Staff RR#: 3, 4, 5, 7, 8, 17, 18, 21	ADA
110239	Neelsville Middle School	Restrooms	Restroom	Restroom/Bathroom-Door	5	The pull side of the accessible door does not have the required maneuvering clearances.	Restrooms: Staff RR#: 3, 4, 7, 8, 17, 19, 21	ADA