



# ADA TITLE II ASSESSMENT



Prepared for:

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

## ADA TITLE II ASSESSMENT

Briggs Chaney Middle School  
1901 Rainbow Drive  
Silver Spring, Maryland 20905

### PREPARED BY:

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### EMG Project Number:

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### Date of Report:

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### On Site Date:

October 5 and 6, 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 Briggs Chaney 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 Briggs Chaney 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
Briggs Chaney Middle School	19	11	21	3		54
Grand Total	19	11	21	3		54

## 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
73225	Briggs Chaney Middle School	Exterior	Accessible Parking	Parking Spaces-General	1	MARYLAND: The minimum number of accessible parking spaces is not provided.	Parking Lot 1	State of Maryland
73233	Briggs Chaney Middle School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 2	State of Maryland
73234	Briggs Chaney Middle School	Exterior	Accessible Parking	Parking Space-Van	1	MARYLAND: A van access aisle is not provided.	Parking Lot 2	State of Maryland
73235	Briggs Chaney Middle School	Exterior	Accessible Parking	Parking Space-Car	1	The access aisle does not adjoin an accessible route.	Parking Lot 2 - Spaces P2A-P2E	ADA
73242	Briggs Chaney Middle 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.	SW1, SW2, SW3	ADA
73245	Briggs Chaney Middle 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.	Sidewalk to tennis courts 2	ADA
73252	Briggs Chaney Middle School	Exterior	Exterior Access Route	Loading/Unloading Zone	1	The access aisle is not marked.	Car unloading	ADA
73255	Briggs Chaney Middle School	Exterior	Exterior Access Route	Gate	1	The gate is less than 32" in width.	Gate 1	ADA
73277	Briggs Chaney 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.	Ballfields 1, 2	ADA
73800	Briggs Chaney Middle School	Exterior	Accessible Parking	Parking Spaces-General	1	Accessible parking spaces are not at the nearest accessible entrance.	Parking lot 2	ADA
73802	Briggs Chaney Middle School	Exterior	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking lot 2 - Spaces P2A-P2E	State of Maryland
72990	Briggs Chaney Middle School	Interior	Interior Access Route	Vertical Level Change	1	Vertical level changes between 1/4" and 1/2" high are not beveled or vertical level changes greater than 1/2" high are not ramped.	Boys' Locker Room, Girls' Locker Room	ADA
73018	Briggs Chaney Middle School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	Boys' PE Office Restroom, Girls' PE Office Restroom, Science Prep 1, Staff 4, Rm 14C	ADA
73053	Briggs Chaney Middle School	Interior	Interior Access Route	Stairs	1	Handrails are not compliant.	Stair 1, 2 & 3, Stage Stair 3	ADA
73150	Briggs Chaney Middle School	Interior	Interior Access Route	Door	1	The pull side of the accessible door does not have the required maneuvering clearances.	RM 10, 11, 21, 22, 32 & 33, Health Restroom 1 & 2	ADA
73192	Briggs Chaney Middle School	Interior	Interior Access Route	Stairs	1	Handrails are not provided.	Stage Stair 1 & 2, Stage Ramp	ADA
73267	Briggs Chaney Middle School	Interior	Entrance to Building	Building Entrance-Door	1	The threshold at the accessible door is greater than 1/2" in height.	DR1, 2, 3, 4, 5 & 6	ADA
73427	Briggs Chaney Middle School	Interior	Interior Access Route	Door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	GYM, Dining Room, Media Center	ADA
75579	Briggs Chaney 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".	All accessible spaces except Gym, Locker Rooms, Staff 3, 5, 6, RM 14A, 14B, 15A, 15B and student group restrooms.	ADA
73240	Briggs Chaney Middle School	Exterior	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Ball Field 1	ADA
73279	Briggs Chaney Middle School	Exterior	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Ballfield 2	ADA
72985	Briggs Chaney Middle 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	ADA
73016	Briggs Chaney Middle 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.	RMs 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, Labs 6, 7, 8, 8B	ADA
73045	Briggs Chaney Middle School	Interior	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Dining Room	ADA
73058	Briggs Chaney 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).	RMs 7, 8, 16, 19, 24, 26, 35 & 36	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73060	Briggs Chaney 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).	RMs 7, 8, 24, 26, 35 & 36	ADA
73061	Briggs Chaney 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).	Team Rooms, Science Prep Rooms, Media Center Work Rm, Admin Work Rm	ADA
73148	Briggs Chaney Middle School	Interior	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Computer Lab 6, 7 & 8	ADA
73204	Briggs Chaney 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).	Health Room	ADA
73805	Briggs Chaney 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.	Staff 3, 4, 5, & 6	ADA
72988	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Signage	3	The provided signage does not have raised or indented characters or symbols.	All restrooms.	ADA
72992	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Locker	3	The locker area does not have a compliant bench.	Boys' Locker Room, Girls' Locker Room	ADA
73002	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not compliant.	Boys' Locker Room, Girls' Locker Room	ADA
73004	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Boys' Locker Room shower stall, Girls' Locker Room shower stall, Girls' Locker Room ADA toilet stall	ADA
73006	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys' Locker Room, Boys 3	ADA
73007	Briggs Chaney Middle 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' Locker Room	ADA
73008	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Boys' Locker Room	ADA
73010	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Boys' Locker Room, Girls' Locker Room, Boys 1, 2, 3, 4 & 5, Girls 1, 2, 3, 4 & 5, Health Restroom 1 & 2	ADA
73012	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Door	3	The hardware at the wheelchair stall door is not compliant.	Boys' Locker Room, Girls' Locker Room, Boys 1, 2, 3, 4 & 5, Girls 1, 2, 3, 4 & 5	ADA
73021	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The water closet in a single/user or unisex restroom does not have the required clearance.	Boys' PE Office Restroom, Girls' PE Office Restroom, Staff 3, 5 & 6, Office Restroom	ADA
73030	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Boys' PE Office Restroom, Girls' PE Office Restroom, Staff 3, 4, 5 & 6, Building Services Staff, Office Restroom, Staff 1	ADA
73033	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys' PE Office Restroom, Girls' PE Office Restroom, Staff 3, 4, 5 & 6, Building Services Staff, Office Restroom	ADA
73034	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Water Closet	3	The height of the water closet is not 17" minimum to 19" maximum above finished floor.	Boys' PE Office Restroom, Girls' PE Office Restroom, Staff 3, 4, 5 & 6, Building Services Staff, Office Restroom	ADA
73039	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The transfer shower is not compliant.	Boys' PE Office Restroom, Girls' PE Office Restroom, Building Services Staff	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
73041	Briggs Chaney Middle School	Interior	Interior Access Route	Door	3	The pull side of the accessible door does not have the required maneuvering clearances.	Girls' Locker Room, Girls 4, Boys 4	ADA
73044	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall door is not compliant.	Girls' Locker Room,	ADA
73051	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Toilet Stall	3	The wheelchair stall with a floor mounted water closet, in a multi-stall restroom, is less than 60" wide and 59" deep.	Boys 1, 2, 3, 4 & 5, Girls 1, 2, 3, 4 & 5	ADA
73177	Briggs Chaney Middle School	Interior	Interior Access Route	Elevator	3	The hoist way signage is not compliant.	EL 1	ADA
73211	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Floor Space	3	The required turning space within the restroom is not provided.	Health Restroom 1 & 2	ADA
73219	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Floor Space	3	The required turning space within the restroom is not provided.	Office Restroom	ADA
73402	Briggs Chaney Middle School	Interior	Restroom	Restroom/Bathroom-Coat Hook	3	The coat hook is not within an allowable reach range.	Staff 4, 5, Office Restroom	ADA
72995	Briggs Chaney Middle School	Interior	Interior Access Route	Drinking Fountain/Water Cooler	4	The spout of the standing height drinking fountain is not between 38" minimum and 43" maximum.	Boys' Locker Room	ADA
72999	Briggs Chaney 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.	Boys' Locker Room, Girls' Locker Room, Dining Room, corridors	ADA
73000	Briggs Chaney 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.	admin suite	ADA