



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Colonel E. Brooke Lee Middle School
11800 Monticello Avenue
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 Col. E. Brooke Lee 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 Col. E. Brooke Lee 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
Col E Brooke Lee Middle School	40	8	21	2		71
Grand Total	40	8	21	2		71

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
68057	Col E Brooke Lee Middle School	BUILDING EXTERIOR	Interior Access Route	door	1	The door requires more than the allowable pounds of pressure to operate.	Exterior Doors DR1, DR4, DR8 and DR9, DR10	ADA
68288	Col E Brooke Lee Middle School	BUILDING 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.	Courtyard	ADA
68054	Col E Brooke Lee Middle School	BUILDING INTERIOR	Common Areas	Interior Doors	1	The pull side of the accessible door does not have the required maneuvering clearances.	Classrooms #103, #104, #105, #106, #107, #108, #109, #110, #111, #115, #201, #202, #203, #207, #208, #209, #209, #210 #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #223, #224 and #225	ADA
68059	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	door	1	The opening force of the accessible, hinged, non-fire door is more than 5 pounds.	Interior Doors	ADA
68066	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Protruding Object	1	Protruding objects obstruct the required clear width of the accessible route	Drinking Fountains - DF4, DF5 and DF7	ADA
68070	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stair #1, Stair #2, Stair #3, Stair #4 and Stair #5	ADA
68291	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp running slope exceeds 1:12 (8.33%).	Interior Ramp R1	ADA
68298	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Ramp	1	Handrails do not extend 12" horizontally beyond the top and bottom of ramp runs above the landing surface.	Interior Ramp R1	ADA
68303	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Ramp	1	The ramp run rises 6" or greater but has no handrails.	Interior Ramp R1	ADA
68304	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Ramp	1	Handrail heights are not compliant or a children's second set of rails is not provided where children are the primary users.	Interior Ramp R1	ADA
68379	Col E Brooke Lee Middle School	BUILDING 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 Lockers Room and Girls Locker Room	ADA
70780	Col E Brooke Lee 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 - #103, #104, #105, #106, #107, #108, #109, #110, #111, #115, #201, #202, #203, #207, #208, #209, #209, #210 #211, #212, #213, #214, #215, #216, #217, #218, #219, #220, #221, #223, #224 and #225	ADA
68058	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Route	Curb Ramp	1	The curb ramp does not have compliant flared sides.	Curb Ramp CR3	ADA
68063	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Route	Exterior Accessible Route	1	The bus stop boarding and alighting area is not compliant.	Main Entrance - Bus Drop Off Area	ADA
68071	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Accessible route to the Tennis Court	ADA
68072	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Route	Gates	1	The swinging gate does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the gate.	Tennis Court	ADA
68074	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Stairs	1	Handrails are not compliant.	Site Stair STR1	ADA
68216	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Route	Curb Ramp	1	The curb ramp does not have compliant flared sides.	Curb Ramp CR1	ADA
68228	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 1	State of Maryland
68259	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	The concrete sidewalk on the southeast side of the school building	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68262	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has greater than 1:20 (5%) running slope and 1:50 (2%) cross slope.	The concrete sidewalk at the southeast corner of the school building	ADA
68267	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	A curb ramp is not provided where the accessible route crosses a curb.	Curb Ramp CR-A	ADA
68268	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp CR2	ADA
68273	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Basketball Court	1	An accessible route does not directly connect each side of the court outside the play lines.	Accessible route to Basketball Court 1	ADA
68276	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Accessible route to the Soccer Field	ADA
68281	Col E Brooke Lee Middle School	GENERAL SITEWORK	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.	Accessible route to Baseball Fields 1 and 2	ADA
68284	Col E Brooke Lee Middle School	GENERAL SITEWORK	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.	Accessible route to the Soccer Field	ADA
68285	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	The accessible route has running slopes greater than 1:20 (5%).	Accessible route to the Basketball Courts	ADA
68287	Col E Brooke Lee Middle School	GENERAL SITEWORK	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Accessible route to the Basketball Courts	ADA
68316	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - Parking stall P1A	ADA
68318	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - Access aisle adjacent to parking stall P1A	ADA
68320	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 1 - Access aisle adjacent to parking stall P1A	ADA
68321	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1 - Parking stall P1B	ADA
68322	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1 - Access aisle adjacent to parking stalls P1A and P1B	ADA
68333	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 1 - Parking stalls P1A and P1B	ADA
68341	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking Lot 2 - Parking stalls P2A and P2B	ADA
68346	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 2 - Access aisle adjacent to parking stall P2A	ADA
68347	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 2 - Access aisle adjacent to parking stall P2B	ADA
70796	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Car	1	A standard accessible stall is not provided.	Parking Lot 1	ADA
70799	Col E Brooke Lee Middle School	GENERAL SITEWORK	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 2	State of Maryland
68053	Col E Brooke Lee Middle School	BUILDING INTERIOR	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Classrooms #101, #102, #211, #212, #217, #218, #219, #220 and #221	ADA
68055	Col E Brooke Lee Middle School	BUILDING INTERIOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Classrooms #101, #102, #211, #212, #217, #218, #219, #220 and #221	ADA
68056	Col E Brooke Lee Middle School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Corridor & Cafeteria	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
68309	Col E Brooke Lee Middle School	BUILDING INTERIOR	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Media Center	ADA
68315	Col E Brooke Lee Middle School	BUILDING INTERIOR	Interior Access Route	Signage	2	The interior signage does not have compliant visual and tactile characters, with raised or indented characters or symbols.	Building Interior - Room Designation Signs	ADA
70622	Col E Brooke Lee Middle School	BUILDING 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).	Classrooms #101, #102, #211, #212, #217, #218, #219, #220 and #221	ADA
68279	Col E Brooke Lee Middle School	GENERAL SITEWORK	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Baseball Field 1	ADA
68280	Col E Brooke Lee Middle School	GENERAL SITEWORK	Baseball/Softball Field	Player Seating	2	A wheelchair space is not provided at each team bench area at the ball field.	Baseball Field 2	ADA
68051	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Restrooms RR-1-4, RR-1-7, RR-1-9, RR-1-10 and RR-1-13	ADA
68062	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Locker	3	The locker area does not have accessible lockers.	Girls and Boys Locker Rooms	ADA
68067	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated	Restrooms - RR-1-1, RR-1-2, RR-1-4, RR-1-7, RR-1-8, RR-1-10, RR-1-11, RR-1-12, RR-2-1, RR-2-2, RR-2-3, RR-2-4 and RR-2-6	ADA
68068	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Mirror	3	The bottom of the reflective surface of the mirror is mounted higher than 40".	Restrooms - RR-1-1, RR-1-2, RR-1-3, RR-1-4, RR-1-6, RR-1-7, RR-1-8, RR-1-10, RR-1-11, RR-1-12, RR-2-1, RR-2-2, RR-2-3, RR-2-4, RR-2-5 and RR-2-6	ADA
68069	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Faucets are not compliant.	Restrooms - RR-1-4, RR-1-13	ADA
68238	Col E Brooke Lee 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 - RR-1-5, RR-1-6, RR-1-7, RR-1-8, RR-1-14, RR-1-15, RR-2-1, RR-2-2, RR-2-3, RR-2-4 and RR-2-6	ADA
68360	Col E Brooke Lee Middle School	BUILDING INTERIOR	Residential Dwelling	Restroom/Bathroom-Water Closet	3	The water closet does not have compliant grab bars.	Restroom - RR-1-4	ADA
68363	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restroom - RR-1-2	ADA
68368	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The space between the grab bar and projecting objects below and at the ends of the bar is less than 1-1/2".	Restroom - RR-1-2	ADA
68370	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restroom - RR-1-1, RR1--2, RR-1-5 and RR-1-6	ADA
68371	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Restroom - RR-1-4	ADA
68377	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shower	3	The shower does not have sidewalls or grab bars.	Boys Locker Room and Girls Locker Room	ADA
68378	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shower	3	The shower spray unit is not compliant.	Boys Locker Room and Girls Locker Room	ADA
68380	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	The lavatory is mounted higher than 34" to the higher of the rim or counter.	Restrooms - RR-1-1, RR-1-2	ADA
68381	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The grab bars at the water closet are not compliant.	Restrooms - RR-2-5 and RR-2-6	ADA
70779	Col E Brooke Lee 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.	Restroom RR-1-4	ADA
70781	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The centerline of the toilet in the wheelchair stall is not 16" minimum to 18" maximum from the sidewall.	Restrooms RR-2-5 and RR-2-6	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
70785	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	The curb is more than 1/2" high.	Boys Lockers Room Staff office and Girls Locker Room staff office	ADA
70786	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Transfer Shower Stall	3	A seat is not provided in the transfer shower stall.	Boys Lockers Room Staff office and Girls Locker Room staff office	ADA
70790	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shower	3	The shower spray unit is not compliant.	Boys Lockers Room Staff office and Girls Locker Room staff office	ADA
70792	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shower	3	Grab bars are not provided in the transfer shower stall.	Boys Lockers Room Staff office and Girls Locker Room staff office	ADA
68060	Col E Brooke Lee Middle School	BUILDING INTERIOR	Common Areas	Locker Rooms	4	The locker room does not have at least one of the shelves and one of the coat hooks at 40" minimum and 48" maximum height.	Locker corridors throughout the school	ADA
68061	Col E Brooke Lee Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Locker	4	The locker areas do not have a compliant bench.	Girls and Boys Locker Rooms	ADA