



ADA TITLE II ASSESSMENT



Prepared for:

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

ADA TITLE II ASSESSMENT

Argyle Middle School
2400 Bel Pre Road
Silver Spring, Maryland 20906

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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 Argyle 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 Argyle 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
Argyle Middle School	42	17	30	3		92
Grand Total	42	17	30	3		92

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
71286	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	The access aisle is less than 60" wide.	Parking Lot 1, Row P1, First Stall	ADA
71289	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	The slope of the parking space is greater than 1:50 (2%).	Parking Lot 1, Row P1, First Stall	ADA
71291	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 1, Row P1, Second Stall	State of Maryland
71292	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	The access aisle slope is greater than 1:50 (2%).	Parking Lot 1, Row P1, First Stall	ADA
71293	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible Route South of Parking Lot 1	ADA
71294	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp 1	ADA
71295	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp 1	ADA
71297	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp 1	ADA
71298	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible Route South of Parking Lot 1	ADA
71299	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Southeast of Parking Lot 1	ADA
71300	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: A "Van" space is not provided.	Parking Lot 2, Row P3, Stall 2	State of Maryland
71301	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	A standard accessible stall with access aisle is not provided.	Parking Lot 2, Row P2	ADA
71302	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The curb ramp does not meet the slope requirements.	Curb Ramp 2	ADA
71303	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	The slope of the curb ramp flares is greater than 1:10 (10%).	Curb Ramp 2	ADA
71304	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Curb Ramp	1	A landing at the top of the curb ramp is not present.	Curb Ramp 2	ADA
71305	Argyle Middle School	BUILDING 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.	Accessible Route from Parking Lot 2 to West Entrance	ADA
71306	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	East of Parking Lot 2	ADA
71308	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	Sidewalk has areas of vertical level changes in excess of 1/4" that are not ramped.	Sidewalk East of Parking Lot 2	ADA
71309	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	The accessible route has cross slopes greater than 1:50 (2%).	Accessible Route Adjacent to Parking Lot 2	ADA
71310	Argyle Middle School	BUILDING EXTERIOR	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 Adjacent to Parking Lot 2	ADA
71311	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	Northwest of Basketball Court	ADA
71312	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	ADVISORY: A marked crosswalk is not provided where the accessible route crosses a vehicular way between the accessible parking aisle and the building entrance.	North of Basketball Courts	ADA
71313	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	The stair treads and edge of top landing do not have visual contrast on the leading edge.	Stair 1	ADA
71488	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Car	1	MARYLAND: Compliant signage is not provided at the space.	Parking lot 2	State of Maryland
71314	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	Steps do not have uniform and compliant riser heights and/or tread depths.	Stair 1	ADA
71315	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	Handrails are not compliant.	Stair 1	ADA
71316	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair 1	ADA
71318	Argyle Middle School	BUILDING EXTERIOR	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the property line to the site facilities.	West of Parking Lot 2	ADA
71487	Argyle Middle School	BUILDING EXTERIOR	Accessible Parking	Parking Space-Van	1	MARYLAND: Signage indicating "No Parking in Access Aisle" at van access aisle is not provided.	Parking lot 1 and parking lot 2	State of Maryland
71415	Argyle 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".	Corridor	ADA
71418	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Door	1	Doors with spring hinges close in less than the min. 1.5 sec. from 70 degrees to closed	Corridor Fire Doors	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
71421	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Stairs Across from Room 125	ADA
71422	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Stair Across from Room 122	ADA
71424	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrails are not compliant.	Stairs across from Rooms 125 and 122	ADA
71427	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Stairs Next to rooms 104 and 108	ADA
71428	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Stairs	1	Handrail extensions are not compliant.	Center Stair at Cafeteria	ADA
71435	Argyle Middle School	BUILDING INTERIOR	Fitness Course	Exercise Equipment	1	Clear floor space is not provided at the transfer point to the exercise equipment.	Auxiliary Gym	ADA
71437	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Interior Accessible Route	1	Clear widths are less than 36" minimum, including protruding objects.	Kitchen	ADA
71492	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Door	1	The door has less than 32" clear width.	Main Office, Principles Office	ADA
71317	Argyle Middle School	EXTERIOR ATHLETIC FACILITIES	Basketball Court	Sport Court	1	An accessible route does not directly connect each side of the court outside of play lines.	Basketball Court	ADA
71319	Argyle Middle School	EXTERIOR ATHLETIC FACILITIES	Exterior Access Route	Ramp	1	The ramp is required but not provided.	East of Tennis Courts	ADA
71321	Argyle Middle School	EXTERIOR ATHLETIC FACILITIES	Exterior Access Route	Exterior Accessible Route	1	A compliant accessible route is not provided from the public access to the amenity.	Baseball Field	ADA
71307	Argyle Middle School	BUILDING EXTERIOR	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Picnic Area East of Parking Lot 2	ADA
71439	Argyle Middle School	BUILDING INTERIOR	Kitchen	Sink	2	Exposed pipes lack insulation and/or sharp or abrasive surfaces are present under the sink.	Kitchen	ADA
71448	Argyle Middle School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Staff Break Room	ADA
71449	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34".	Staff Break Room	ADA
71452	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Staff Break Room	ADA
71454	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Reach Range	2	Items that require a forward reach motion require more than 48" height reach.	Staff Break Room	ADA
71455	Argyle Middle School	BUILDING INTERIOR	Common Areas	Dining And Work Surface	2	A minimum of 5% ADA compliant dining seating and standing spaces are not provided.	Cafeteria	ADA
71456	Argyle Middle School	BUILDING INTERIOR	Common Areas	Vending Machine	2	The vending machines have operable parts which are not within reach range.	Cafeteria	ADA
71457	Argyle Middle School	BUILDING INTERIOR	Picnic Area	Picnic Table	2	The picnic table does not allow a clear space for forward wheelchair approach with knee and toe clearance.	Courtyard Adjacent to Cafeteria	ADA
71458	Argyle Middle School	BUILDING INTERIOR	Common Areas	Work Surface	2	The work surface height is not compliant. Knee and toe clearances are not provided.	Room 120	ADA
71460	Argyle Middle School	BUILDING 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.	Classrooms 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131	ADA
71489	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34".	Room 122	ADA
71490	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34".	Main Office	ADA
71494	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34".	Classroom 221	ADA
71495	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Sink	2	The sink rim is higher than 34".	Room 231	ADA
71784	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Signage	2	Tactile means of egress signage is not provided at the latch side of the door. (Applies to designated egress stairways, exit doors, areas of refuge)	Exit doors	ADA
71320	Argyle Middle School	EXTERIOR ATHLETIC FACILITIES	Exterior Access Route	Door	2	The swinging door does not have a smooth surface within 10" of the ground measured vertically on the push side extending the full width of the door.	Tennis Courts	ADA
71431	Argyle Middle School	BUILDING INTERIOR	Common Areas	Assembly Area	3	Assembly areas do not provide wheelchair spaces.	Gymnasium	ADA
71496	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Elevator	3	The elevator car dimensions are not compliant.	Elevator	ADA
71498	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Boys Restroom Adjacent to Room 120	ADA



Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
71499	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys Restroom Adjacent to Room 120	ADA
71500	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Boys Restroom Adjacent to Room 120	ADA
71501	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Boys Restroom Adjacent to Room 120	ADA
71502	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys Restroom Adjacent to Room 120	ADA
71603	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom	3	Dispenser and/or dispenser controls are not within an allowable reach range.	Girls Restroom Adjacent to Room 121	ADA
71604	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Girls Restroom Adjacent to Room 121	ADA
71605	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shelving	3	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Girls Restroom Adjacent to Room 121	ADA
71606	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Girls Restroom Adjacent to Room 121	ADA
71607	Argyle 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. The flush control is located on the closed side and/or is not within reach range.	Unisex Restroom Across from Main Office	ADA
71608	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The side grab bar at the water closet is not compliant.	Unisex Restroom Across from Main Office	ADA
71609	Argyle 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.	Unisex Restroom Across from Main Office	ADA
71610	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The rear grab bar at the water closet is not compliant.	Unisex Restroom Across from Main Office	ADA
71611	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Unisex Restroom Across from Main Office	ADA
71612	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Unisex Restroom Across from Main Office	ADA
71613	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Girls Restroom Next to Health Suite	ADA
71615	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	The accessible dispensers are not at compliant heights.	ADA
71616	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	The accessible dispensers are not at compliant heights.	ADA
71617	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Shelving	3	The shelf is not located between 40" minimum and 48" maximum above finish floor.	Girls Restroom next to Health Suite	ADA
71618	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Boys Restroom Across from Room 238	ADA
71619	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Boys Restroom Across from Room 238	ADA
71620	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Women's Staff Restroom Adjacent Room 204C	ADA
71621	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Water Closet	3	The accessible dispensers are not at compliant heights.	Upper Level Men's Staff Restroom	ADA
71622	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Lavatory	3	Pipes are not insulated.	Upper Level Men's Staff Restroom	ADA
71623	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The urinal dimensions are not compliant.	Upper Level Men's Staff Restroom	ADA
71624	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Urinal	3	The clear floor space at the urinal is less than minimum 30" by minimum 48".	Upper Level Men's Staff Restroom	ADA
71625	Argyle Middle School	BUILDING INTERIOR	Restroom	Restroom/Bathroom-Toilet Stall	3	A wheelchair stall is not provided in a multi-user restroom.	Upper Level Men's Staff Restroom	ADA
71626	Argyle Middle School	BUILDING INTERIOR	Locker and Dressing Rooms	Locker and Dressing Rooms	3	The locker room does not have a compliant bench.	Boys locker room and Girls Locker Room	ADA
71429	Argyle Middle School	BUILDING 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.	Corridors	ADA

Id	Facility	Building	Assembly	Type	Barrier Priority	Detail	Location Description	ADA
71430	Argyle Middle School	BUILDING INTERIOR	Interior Access Route	Drinking Fountain/Water Cooler	4	Knee and toe clearance is not provided at the lower level fountain.	Corridor	ADA
71493	Argyle Middle School	BUILDING INTERIOR	Common Areas	Locker Rooms	4	The locker room does not have at least one of the coat hooks within reach range.	Corridor	ADA