

ACCESSIBLE PARKING

3. PARKING

General - Each lot or parking structure where parking is provided for the public as clients, guests or employees shall provide the required number of accessible parking stalls. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular building, accessible parking shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances.

1129B.1 4.1.2(5)(a)

One in every eight (8) required accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide minimum and shall be designated as "van-accessible". **1129B.4.2 4.1.2(5)(b)**

ALL DISABLED PARKING STALLS

- _____ A. The correct number of standard accessible and van-accessible parking stalls is provided on the site. **1129B.1 4.1.2(5)(a) Fig. 22**
NOTE: SEE CHART (Fig. 22) ON PAGE 160 FOR REQUIRED STALL RATIO OF ACCESSIBLE STALLS TO REGULAR PARKING STALLS.
- _____ B. Parking space(s) are located on the shortest accessible route of travel from adjacent parking to the accessible entrance(s). **1129B.4 4.6.2**
- _____ C. Accessible parking space access aisle(s) connects directly to an accessible route. **1129B.4.3 4.6.3**

ARRANGEMENT OF PARKING SPACE(S)

- _____ D. Accessible parking spaces are located such that they do not compel users to travel behind parked cars other than their own. **1129B.4.3**
 - _____ E. When necessary, a parking bumper or curb is provided to prevent encroachment of cars over the required width of walkways. **1129B.4.3 4.6.3**
 - _____ F. Ramps do not encroach into accessible parking space(s) or access aisle(s) **1129B.4.3 4.7.8**
- EXCEPTIONS:** 1. Where the enforcing agency determines that compliance with any regulation of this section would create an unreasonable hardship, a variance or waiver may be granted when equivalent facilitation is provided. **1129B.4.3, Exception 1**
2. Parking spaces may be provided which would require a person with a disability to wheel or walk behind other than accessible parking spaces when the enforcing agency determines that compliance with these regulations or providing equivalent facilitation would create an unreasonable hardship. **1129B.4.3, Exception 2**
- _____ G. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. **1129B.4.4 4.6.3 Fig. 23**

INTERPRETATIONS: *The necessity to ensure that 1 out of every 8 accessible stalls required on a site are constructed as "van-accessible" with an 8' access aisle is very important. This "van-accessible" stall must be provided regardless of the number of total stalls on a site. In other words, if a site were only required to have one parking stall, this stall would have to be "van-accessible". In Section 1129B.2 of the CBC, titled "Less than five spaces", it states:*

"When less than five parking spaces are provided at buildings and facilities subject to these regulations, one shall be 14 feet (4267 mm) wide and lined to provide a 9-foot (2743 mm) parking area and a 5-foot (1524 mm) loading and unloading area. However, there is no requirement that the space be reserved exclusively or identified for use by persons with disabilities only."

The ADAAG does not allow this exception. You must provide at least one "van-accessible" stall with an 8' access aisle regardless of how few total spaces are provided, and this stall must be reserved exclusively for, and identified for use by, persons with disabilities only.

In regards to installing curb ramps in parking space access aisles, neither the ADA nor the CBC allows a built-up curb ramp to be placed inside the maximum 2% area required in these disabled parking stalls and access aisles. California previously allowed this ramp encroachment however this allowance was effectively removed on November 1, 2002. The reason for not allowing ramp encroachment is explained in the ADAAG under Section A4.6.3 titled "Parking Spaces":

"An essential consideration for any design is having the access aisle level with the parking space. Since a person with a disability, using a lift or ramp, must maneuver within the access aisle, the aisle cannot include a ramp or sloped area. The access aisle must be connected to an accessible route to the appropriate accessible entrance of a building or facility. The access aisle must either blend with the accessible route or have a curb ramp complying with 4.7. Such a curb ramp opening must be located within the access aisle boundaries, not within the parking space boundaries. Unfortunately, many facilities are designed with a ramp that is blocked when any vehicle parks in the accessible space. Also, the required dimensions of the access aisle cannot be restricted by planters, curbs or wheel stops."

Lastly, the ADAAG states that required accessible parking spaces need not be placed in a particular parking lot and "may be provided in a different location if equivalent or greater accessibility, in terms of distance from an accessible entrance, cost and convenience is ensured". This would not be allowed under the CBC without approval by the applicable enforcing agency.

REQUIRED ACCESSIBLE PARKING STALLS

TOTAL PARKING IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20 plus 1 for each
	100 over 1000

MEDICAL CARE OUTPATIENT FACILITIES.

At facilities providing medical care and other services for persons with mobility impairments, accessible parking spaces shall be provided in accordance with the above table except as follows:

1. **Outpatient Units and Facilities.** Ten percent (10%) of the total number of parking spaces provided serve each such outpatient unit or facility.
2. **Units and facilities that specialize in treatment or services for persons with mobility impairments.** Twenty percent (20%) of the total number of parking spaces provided serve each such unit or facility.

Fig. 22

4. SINGLE PARKING SPACE DESIGN

- _____ A. 18' minimum length of each parking space. 1129B.4.1 4.6.3 Fig. 23
- _____ B. 9' minimum width of each parking space. 1129B.4.1 4.6.3 Fig. 23
- _____ C. Minimum 18' x 5' access aisle (passenger side). 1129B.4.1 4.6.3 Fig. 23
- _____ D. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Fig. 23

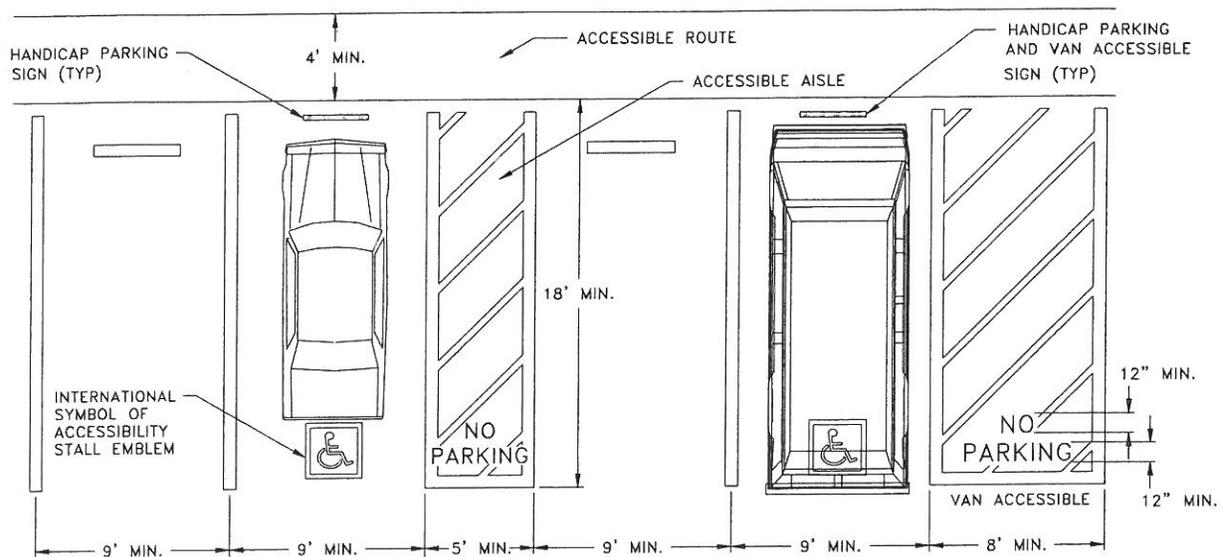


Fig.23

GENERAL DISABLED PARKING SPACE NOTES:

- 1) Disabled parking space must permit use of either car doors.
- 2) A parking bumper is required when no curb or barrier is provided which will prevent encroachment of cars over the adjoining accessible route.
- 3) Wheelchair users must not be forced to go behind parked cars other than their own to access an adjoining accessible route.
- 4) The maximum surface slope within the disabled parking space and adjacent access aisle may not exceed 2% in any direction.
- 5) Curb ramps may not encroach into the required dimensions of disabled parking spaces or adjacent access aisles.
- 6) Access aisle (loading/unloading area) must connect to an accessible path of travel to the facility.
- 7) The words "NO PARKING" must be painted on the ground within each access aisle.

5. DOUBLE PARKING SPACE DESIGN

- _____ A. 18' minimum length of the parking spaces. 1129B.4.1 4.6.3 Figs. 24-A,B
- _____ B. 9' minimum width of each parking space. 1129B.4.1 4.6.3 Figs. 24-A,B
- _____ C. 23' minimum total width of both spaces & access aisle. 1129B.4.1 4.6.3 Figs. 24-A,B
- _____ D. Minimum 18' x 5' access aisle (between spaces). 1129B.4.1 4.6.3 Figs. 24-A,B
- _____ E. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Figs. 24-A,B

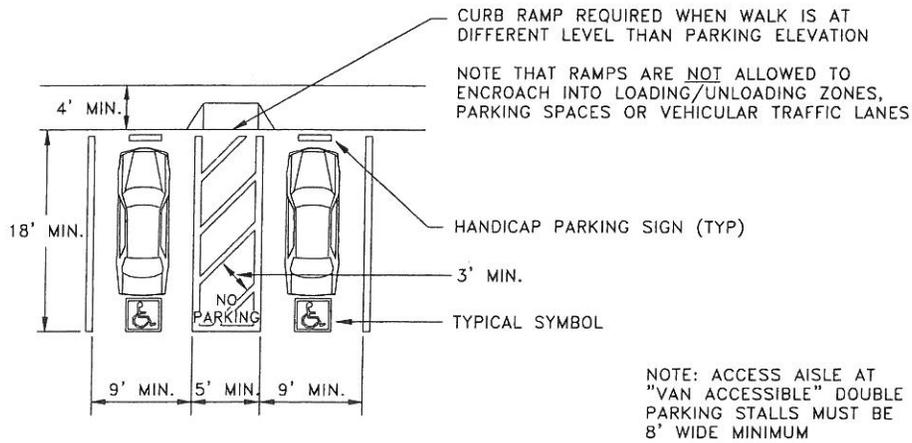


Fig.24-A
PARKING SPACE - DOUBLE

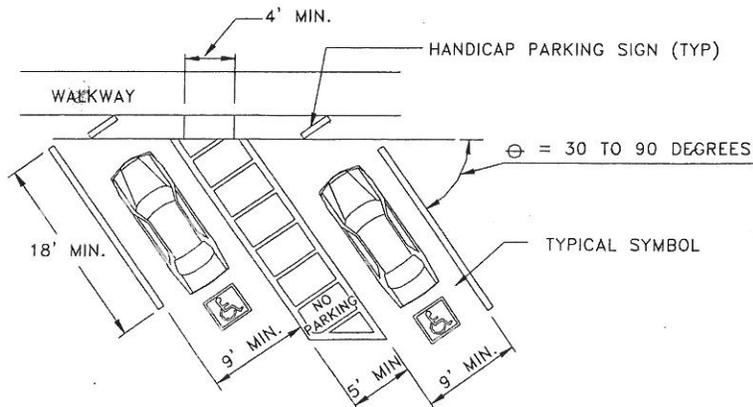


Fig.24-B
PARKING SPACE - DOUBLE DIAGONAL

6. VAN ACCESSIBLE PARKING SPACE DESIGN

- _____ A. 18' minimum length of the parking space(s). 1129B.4.1 4.6.3 Fig. 23
- _____ B. 9' minimum width of the parking space(s). 1129B.4.1 4.6.3 Fig. 23
- _____ C. 8' minimum width of the access aisle(s) (passenger side). 1129B.4.2 4.6.3 Fig. 23
- _____ D. Surface of the parking space(s) and access aisle(s) does not exceed 1:50 gradient (2.0%) in any direction. 1129B.4.4 4.6.3 Fig. 23
- _____ E. 98" minimum vertical clearance is provided at the parking space and along at least one vehicle access route to such spaces from site entrance(s) and exit(s). 4.6.5

7. PARKING SPACE SIGNAGE

General -Each parking space reserved for persons with disabilities shall be identified by a reflectorized sign permanently posted immediately adjacent to and visible from each stall or space, consisting of a profile view of a wheelchair with occupant in white on dark blue background. 1129B.5 4.6.4 Fig. 25

- _____ A. Signage is installed at each space. 1129B.5 4.6.4 Fig. 25
- _____ B. Area of the sign(s) is not smaller than 70 square inches. 1129B.5 Fig. 25
- _____ C. When posted in a path of travel, the bottom of the sign is 80" minimum from the parking space finished grade. 1129B.5 Fig. 25
- _____ D. When wall mounted, sign is centered on the wall at the interior end of the parking space at a minimum height of 36" from the parking space finished grade, ground or sidewalk. 1129B.5 Fig. 25
- _____ E. Unobstructed view of the sign from the parking space. 1129B.5 4.6.4 Fig. 25
- _____ F. Van accessible parking spaces have additional sign mounted below symbol of accessibility that states "VAN ACCESSIBLE". 1129B.5 4.6.4 Fig. 25

8. PARKING SPACE STRIPING

General -The surface of each accessible parking stall or space must have a surface identification duplicating either of the following schemes:

(a) By outlining or painting the stall or space in blue and outlining on the ground in the stall or space in white or suitable contrasting color a profile view depicting a wheelchair with occupant;

OR

(b) By outlining a profile view of a wheelchair with occupant in white on blue background. The profile view shall be located so that it is visible to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36" high by 36" wide. 1129B.5.1&2 4.6.4 Figs. 23-25

**GENERAL REQUIREMENTS
PARKING**

- _____ A. Surface identification of accessible parking stalls complies with one of the above noted striping configurations. **1129B.5.1&2 4.6.4 Figs. 23-25**
- _____ B. The words "NO PARKING" are painted in white on the ground within each access aisle. **1129B.1 & .2**
- _____ C. "NO PARKING" letters are a minimum of 12" high and visible to traffic enforcement officials. **1129B.1 & .2**

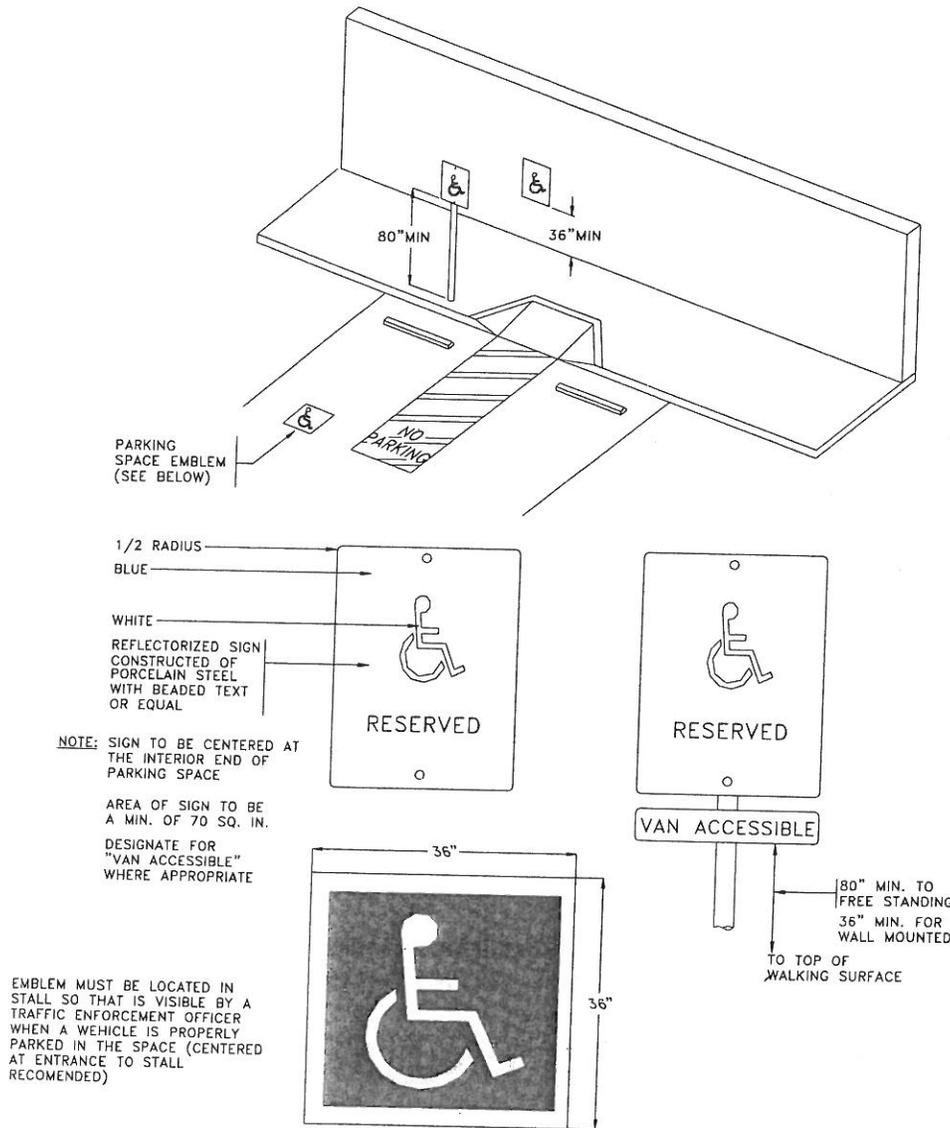


Fig.25

PARKING SPACE SIGNAGE