



Accessible Parking, What Does that Mean?

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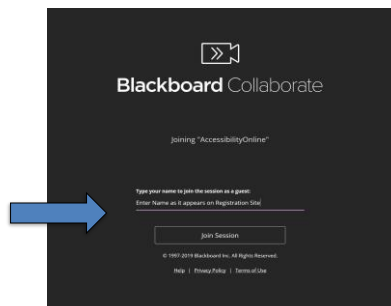
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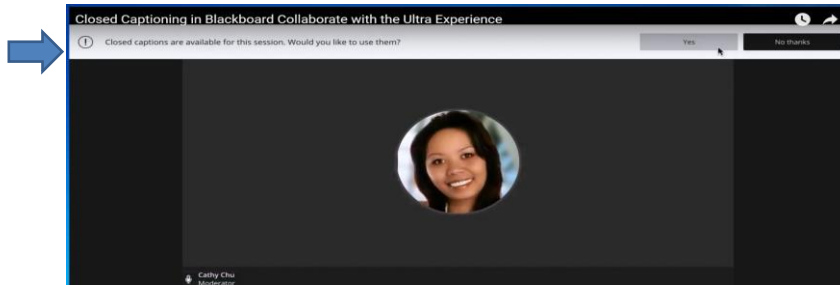
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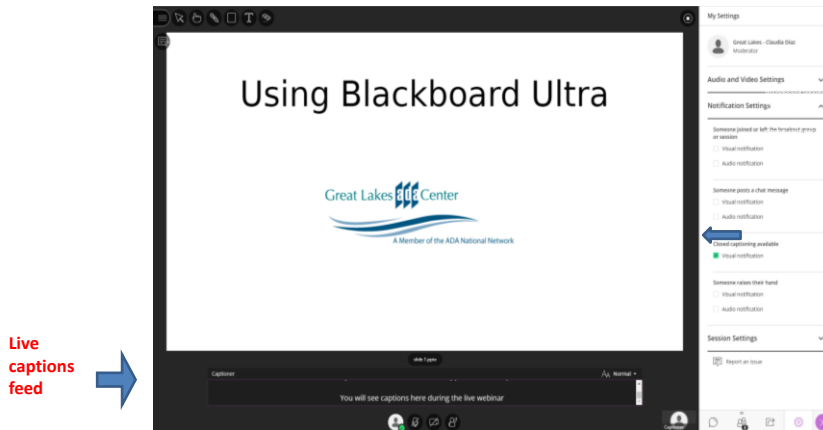
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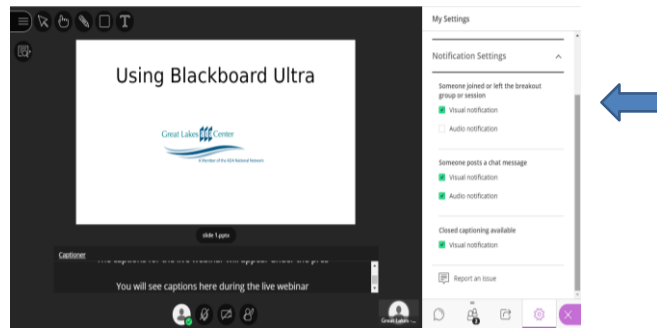
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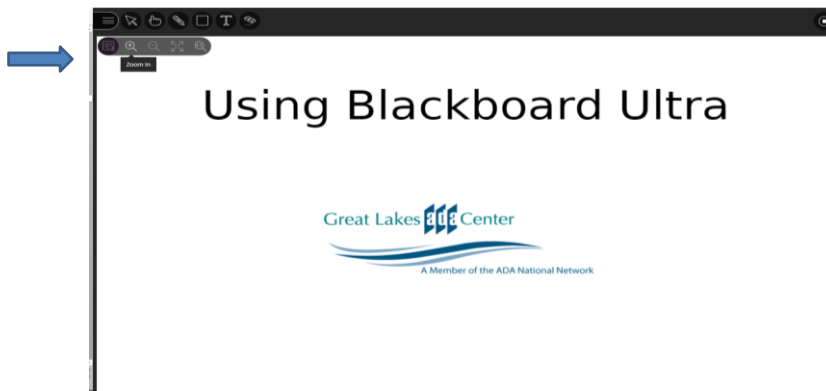
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Accessible Parking What Does that Mean?

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Presenter

Jan Garrett
Program Manager
Pacific ADA Center



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Today's Agenda: Parking

- How many parking spaces must be accessible?
- Where should accessible spaces be located?
- How must accessible parking spaces be designed?
- Who can park in accessible parking spaces?
- Who enforces accessible parking laws?

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What Laws Require Accessible Parking?

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Laws that Apply to Accessible Parking

- Americans with Disabilities Act (ADA) including the ADA Standards (ADAS) – parking on **sites**
- Fair Housing Act – parking in private apartment and condominium complexes with 4 or more units
- Section 504 of the Rehabilitation Act of 1973 - parking constructed with federal dollars, including in housing
- Public Right of Way Accessibility Guidelines (PROWAG) – **guidelines** that address parking in the right of way

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How ADA Addresses Parking

- The ADA applies to accessible parking:
 - Title I - parking at a place of employment
 - Title II – parking at State and local government facilities
 - Title III – parking at commercial facilities and places of public accommodation (businesses and non-profit organizations)

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Parking at A Place of Employment

- Title I of ADA addresses accessible parking:
 - As a benefit and privilege of employment
 - For employees who request accessible parking and/or parking closer to their worksite as a reasonable accommodation
- Employers must determine if the request is reasonable or if it creates an undue hardship

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Parking at State & Local Government Facilities

- Title II of the ADA addresses accessible parking in State or local government facilities, including housing covered by Title II
 - Accessible parking must be provided when parking lots are newly constructed or altered
 - Accessible parking must be provided when necessary to provide program accessibility

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Parking at Commercial Facilities

- Title III of the ADA addresses accessible parking at commercial facilities
 - Commercial facilities are private facilities not open to the public
Examples: call centers, factories, warehouses
 - Accessible parking must be provided when parking lots are newly constructed or altered

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Parking at Places of Public Accommodation

- Title III of the ADA addresses accessible parking at private business and non-profit facilities open to the public
 - Accessible parking must be provided when parking lots are newly constructed or altered
 - Accessible parking must be provided when necessary to remove barriers in existing parking facilities

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State Parking Codes and Laws

- State codes and laws often add parking accessibility requirements for elements such as:
 - Design of accessible parking spaces (length, width)
 - Ground markings for accessible spaces
 - Signs indicating accessible parking and penalties for parking violations

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Who Can Park in Accessible Spaces?

- The ADA does not regulate who can park in accessible parking spaces.
- Laws that regulate disabled parking placards and license plates, as well as accessible parking time limits, are State or local laws.

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Parking Space & Sign Scoping ADAS 208 & 216

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Scoping Definition

- Scoping tells a design or construction professional
 - How many accessible elements (parking spaces) must be provided
 - Where the accessible elements must be located

EXAMPLE: accessible parking should be located on the shortest accessible route to an ADA accessible entrance

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A Word on Parking Facilities

- Parking **facilities** can include a single space, a parking floor in a building, a lot and a garage
- The number of parking spaces required to be accessible must be calculated **separately** for each parking facility
- The required number must **not** be based on the total number of parking spaces provided in **all** the parking facilities on the site



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U.S. Access Board Guidance: Facilities

Parking facilities must be treated separately for scoping purposes if they are:

- Structurally different (surface lot versus parking garage)
- Dedicated to, and separately serve, different facilities/buildings on a site
- Segmented and separated by guard rails, fencing, or barriers, particularly where they serve different users or
- Separated by streets or roadways (as opposed to drive aisles on a site)

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Accessible Spaces in New Construction

- Parking is not required to be provided anywhere
- Where parking is provided on a site, parking spaces must be provided in accordance with the ADA Standards (ADAS)



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Parking Exceptions for New Construction

- Buses
 - Trucks
 - Delivery Vehicles
 - Law Enforcement Vehicles
 - Vehicular Impound
-
- If one of these lots can be accessed by the public, a passenger loading zone must be provided

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Minimum Number of Required Spaces

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking 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 20, plus 1 for each 100, or fraction thereof,
1001 and over	over 1000

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Minimum Number of Van Spaces

Accessible Car Spaces	Required Van Spaces
1 to 6	1
7 to 12	2
13 to 18	3
Every additional 6 spaces	1 additional space

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Minimum Number: Medical Facilities

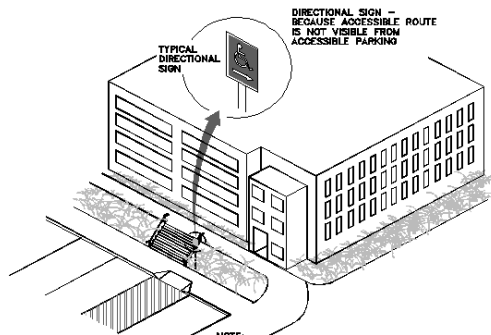
- Hospital outpatient facilities – 10% of patient and visitor spaces must be accessible
- Rehabilitation and physical therapy facilities – 20% of visitor and patient spaces to be accessible

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Scoping: Location

- The accessible spaces must be located on the shortest accessible route to an accessible entrance
- Or dispersed, if serving multiple entrances

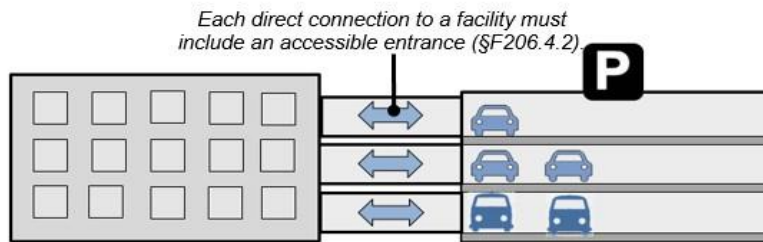


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Scoping: Location in Parking Structures

- In parking structures, if direct access is provided from a level to a building entrance, each entrance must be accessible



Dispersing accessible spaces among accessible entrances requires placement of non-van accessible spaces on different levels. All van spaces can be grouped on one level (§F208.3, Ex. 1).

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Scoping: Exceptions to Location in Parking Structures

Exceptions-

1. In multi-story parking facilities, non-van accessible spaces must be dispersed but van accessible spaces can be grouped on one level
2. Parking spaces can be in different parking facilities if equal or greater access is provided (in terms of distance from an accessible entrance, parking fee, and user convenience)

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Scoping: Parking Structures Not Serving A Particular Facility

- When parking structures or garages do not serve a particular facility, spaces must be located on the shortest accessible route to the accessible pedestrian entrance of the garage.

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Scoping: Parking Signs

- ADA states that the required accessible spaces must be identified by the requirements in the ADAS technical section (502)

Exception: where 4 or fewer spaces are provided on a site, identification is not required

NOTE:
Some State codes require both signs and ground markings



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Parking Space Scoping Alterations

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Parking: Alterations Factors

A change in parking may be an alteration depending upon:

- The planned scope of work
- Technical infeasibility
- Primary function areas / path of travel

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Parking: Alteration Example

- Resurfacing and restriping of a lot – alteration



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Parking: Maintenance Is **Not** an Alteration

- Repainting existing markings in place, filling potholes = maintenance
- Maintenance is not an alteration



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Parking: Technical Infeasibility

- Technical Infeasibility - Existing physical/site constraints that prohibit compliance
 - Example: removing a parking space to create a van access aisle conflicts with a city's minimum zoning requirements for the number of parking spaces required in that facility.
- Where renovation is more extensive, technical infeasibility is less likely.

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Technical Infeasibility Factors

- Determined on a case-by-case basis
- Based on existing constraints/conditions and scope of work
- Compliance is required to the maximum extent feasible

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Parking Space Technical Requirements ADAS 502

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What Are Technical Requirements

- In the ADA, technical requirements tell us how a parking space or a parking sign must be designed
- Elements of a parking space design include width of the space, width of the access aisle, as well as slope and cross-slope of the parking lot surface, among other things

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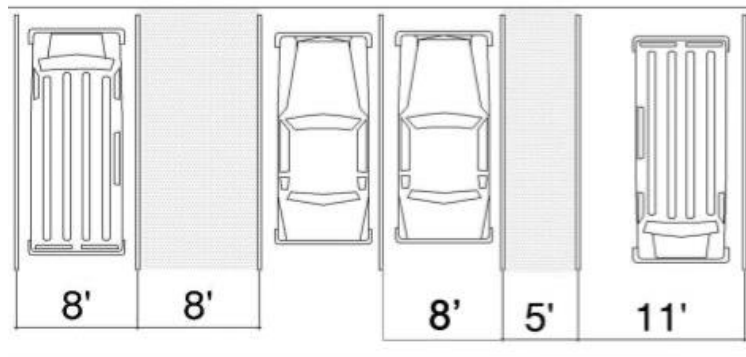
Technical: Access Aisle Requirement

- An accessible space must be adjoined by an access aisle
- Access aisles must adjoin an accessible route
- Minimum access aisle width is 60 inches or 5 feet

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Technical: Vehicle Space Options



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Technical: Parking Access Aisle

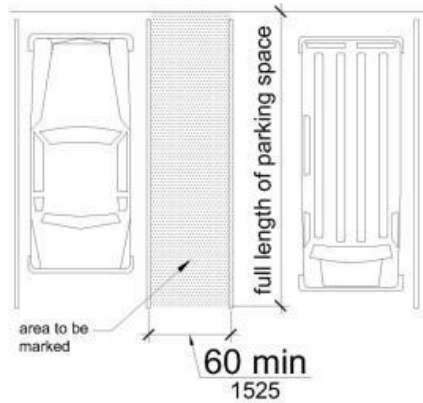


Figure 502.3
Parking Space Access Aisle

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Technical: Width of Access Aisle

- A car space must be 96 inches or 8 feet wide.
- If you use a 60 inch wide access aisle next to a van space or between a car space and a van space, the van space must be 132 inches or 11 feet wide.
- A van space may be 96 inches or 8 feet wide if it has an 8 foot wide access aisle next to it.

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Technical: Measuring Access Aisle Width

- The width of parking spaces and access aisles shall be measured from the centerline of the markings

or

- Where spaces or access aisles are not adjacent to another parking space or access aisle, measurements can include the full width of the line



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Technical: Access Aisle Placement

- Access aisles may be placed on either side of an accessible space
- Exception: when the parking space is angled, the access aisle must be on the passenger side of the vehicle.
 - Passenger side placement is recommended when possible so people with van ramps do not have to back into the space

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Technical: Access Aisle Must Connect to Accessible Route

- The accessible route must connect to the access aisle at accessible parking spaces
- Use caution not to place a ramp inside of an access aisle – instead use a perpendicular or parallel curb cut at the top of the access aisle.

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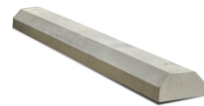
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Technical: Relationship to Accessible Routes

- Spaces and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent accessible routes

DOJ advisory:

- Wheel stops are an effective way to prevent encroachment.
- It is preferable that the accessible route not pass behind parked vehicles other than your own



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Technical: Access Aisle Obstructions

- No obstructions should be in the access aisle, including curb ramps and wheel stops.



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Technical: Access Aisle Slope

- Access aisles and parking spaces must be level in all directions (1:48=2.08%) extending the full length of the space and access aisle



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Technical: Floor or Ground Surfaces

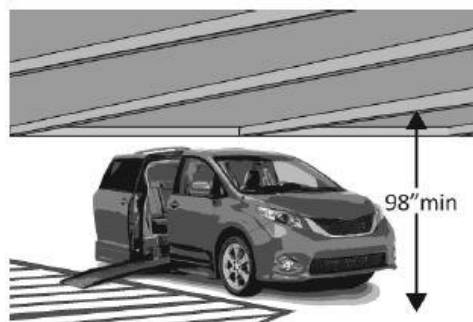
- Parking spaces and access aisles serving them must comply with ADAS 302
 - Floor and ground surfaces must be stable, firm, and slip resistant
- Changes in level are not permitted
- Access aisles must be at the same level as the parking spaces they serve (except for sloping up to 2.08% or 1:48 for water runoff)

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Technical: Vertical Clearance

- The space, access aisle, and vehicular routes serving them all must have a **minimum** vertical clearance of 98 inches or 8 feet 2 inches



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Technical: Signage Requirements of the Space

- Parking space signs at the head of the stall or space
- Space identification signs shall include the International Symbol of Accessibility (ISA)



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Technical: Signage Requirements of the Parking Space

- Van parking spaces shall be designated as “van accessible”
- Signs shall be 60 inches minimum above the floor or ground measured to the bottom edge of the sign



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Passenger Drop-off and Loading Zones

Scoping Requirements ADAS 209

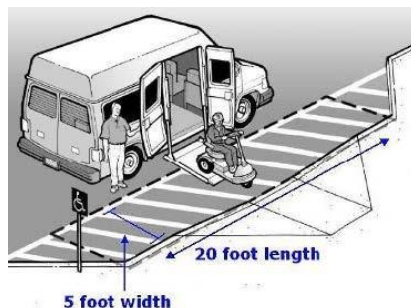
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Scoping: Passenger Loading Zones

Where required:

- Medical Care and Long-Term Care Facilities
- Valet Parking
- Mechanical Access Parking Garages

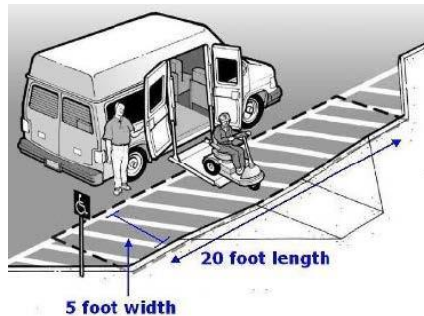


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Scoping: Medical Care and Long Term Care Facilities

- At least one drop off zone must connect to an accessible entrance to **licensed** medical care & long-term care facilities where the period of stay exceeds twenty-four hours.



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Scoping: Loading Zones for Valet Parking

- Parking facilities that provide valet services must provide at least one passenger drop-off and loading zone that complies with the technical requirements in section ADAS 503.



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Scoping: Mechanical Access Parking Garages

- Must provide at least one passenger drop-off and loading zone at the vehicle drop off and pick up area



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Passenger Drop-off and Loading Zones

Technical Requirements ADAS 503

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Technical: Passenger Loading Zones

- Pull-up space 8 feet wide minimum
- 20 feet long minimum
- 114 inch vertical clearance
- 5 foot access aisle
- With an identified border

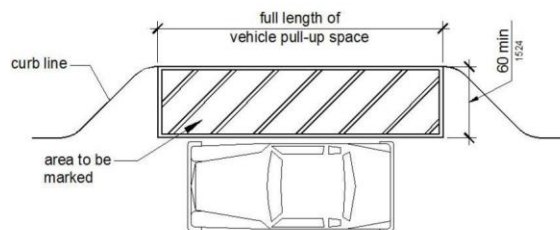


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Technical: Passenger Drop-off and Loading Zones Access Aisles

- Access aisles must be 60 inches wide minimum, run the length of the vehicle space, and have markings to discourage parking in them
- Access aisles must adjoin an accessible route and must not to overlap the vehicular way



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Other Parking Types

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Residential Facilities under ADA

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ADA Housing: Leasing Office

Offices providing sales or service = public accommodation

- If office is served by parking, spaces must conform with ADA scoping table (ADAS 208)



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ADA Housing: Parking for Residents and Guests

- Where one space is provided for each residential dwelling unit, you must provide at least one space for each residential dwelling unit required to provide mobility features.
- Where more than 1 space is provided for each unit, you must provide 2 percent accessible parking for all spaces not covered by the requirement above.
- 1 in every 6 must be a van space
- Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2

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ADA Housing: Parking for Guests, Employees & Other Non-Residents

ADA may require additional spaces to be provided on an as needed basis

- ADA says reasonable accommodations or modifications must be made for:
 - Employees
 - Program participants or customers
- . . . as long as a defense does not apply

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Electrical Vehicle Charging Stations



- No provisions for electric vehicle parking in the ADA Standards
- Guidance on parking from the U.S. Access Board says:
 - Provide a “reasonable number” or use table at 208.2
 - Provide 10-13 foot wide car space
 - Add a 3 foot min wide access route on either side of the space that connects to the charger

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Non-Compliant Parking Space Examples

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Non-Compliance: Parking in A Vehicular Way



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Non-Compliance: Invisible Marking



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Non-Compliance: No Connection to Accessible Route



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Non-Compliance: Blocking Access



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Parking Enforcement

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Parking Enforcement - ADA

- U.S. Equal Employment opportunity Commission enforces **ADA requirements** for accessible parking in employment



- U.S. Department of Justice enforces **ADA requirements** for accessible parking at Title II & III facilities



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Parking Enforcement - Permits

- Enforcement of who is entitled to park with a placard or license plate in accessible spaces is done by:
 - Local law enforcement
 - Government agencies
 - Private businesses and non-profits

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