



DISABLED ACCESS PARKING REQUIREMENTS

DEPARTMENT OF BUILDING AND SAFETY
COUNTY OF RIVERSIDE



The text and accompanying illustrations on this handout cover accessible parking standards adopted by the California Division of State Architect. The effective date for the following requirements is January 1, 2008.

ACCESSIBLE PARKING SPACES

I. Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by Section 1129B.1. Accessible spaces shall be provided as follows:

1. Accessible parking spaces serving a particular building shall be located on the shortest accessible route of travel (complying with Section 1114B.2) from adjacent parking to an accessible entrance.
2. 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.
3. In buildings with multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located closest to the accessible entrances. Table 11B-6 establishes the number of accessible parking spaces required.

II. Accessible parking is required for all new parking lots and in existing parking lots when alterations, structural repairs, or additions are made. Re-striping (re-painting the existing lines) is considered maintenance and does not trigger compliance with the current accessible parking provisions. The following are examples of alterations, which would trigger compliance.

1. Resurfacing of an existing parking lot.
2. Slurry-sealing operation when the existing lines are blacked-out and new lines are painted over.
3. Realigning of existing striping.

III. The following table establishes the number of accessible parking space required:

**Table 11B-6
SPACES REQUIRED**

Total Number of Parking Spaces in Lot or Garage	Minimum Required Number of Spaces ***
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	*
1,001 and over	**
* Two percent of total	** Twenty plus one for each 100, or fraction thereof over 1,001

*** A higher percentage of spaces are required for medical care out patient facilities as follows:

1. **Outpatient units and facilities.** Ten percent of the total number of parking spaces provided shall serving each such outpatient unit or facility.
2. **Units and facilities that specialize in treatment or services for persons with mobility impairments.** Twenty percent of the total number of parking spaces provided shall serving each such unit or facility.

IV. **Van Spaces.** One in every eight accessible spaces, but not less than one, shall be served by a loading and unloading access aisle 96 inches wide minimum, placed on the side opposite the driver's side when the vehicle is going forward into the parking space and shall be designated van accessible as required by Section 1129B.4. All such spaces may be grouped on one level of a parking structure. The loading and unloading access aisle shall be marked by a border painted blue. Within the border, hatched lines a maximum of 36 inches on center shall be painted a color contrasting with the parking surface, preferably blue or white. The words "NO PARKING" shall be painted on the ground within each 8-foot loading



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and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement officials. Section 1129B.3(2)

V. Arrangement of parking space. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways. Also, the space shall be so located that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own. Pedestrian ways which are accessible to persons with disabilities shall be provided from each such parking space to related facilities, including curb cuts or ramps as needed. Ramps shall not encroach into any accessible parking space or the adjacent access aisle. Section 1129B.3(3)

VI. Sloped of parking space and access aisle. Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed one unit vertical in 50 units horizontal (2-percent slope) in any direction. Section 1129B.3(4)

VII. Parking space size. Accessible parking spaces shall be located as near as practical to a primary entrance and shall be sized as follows:

Dimensions. Where single spaces are provided, they shall be 14-foot wide and lined to provide a 9-foot parking area and a 5-foot loading and unloading access aisle on the passenger side of the vehicle. When more than one space is provided in lieu of providing a 14 foot wide space for each parking space, two spaces can be provided within a 23-foot wide area lined to provide a 9-foot parking area on each side of a 5-foot loading and unloading access aisle in the center. The loading and unloading access aisle shall be marked by a border painted blue or white.

Parking access aisles shall be part of an accessible route of travel to the building or facility entrance. Parked vehicle overhangs shall not reduce the clear width of an accessible route. The minimum length of each parking space shall be 18 feet. The words "NO PARKING" shall be painted on the ground within each 5-foot loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches high and located so that it is visible to traffic enforcement officials. Section 1129B.3(1)

VIII. Identification of parking spaces for off-street parking facilities. 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 the International Symbol of Accessibility in white on a dark blue background. The sign shall not be smaller than 70 square inches in area and when in a path of travel, shall be posted at minimum height of 80 inches from the bottom of the sign to parking space finish grade. Signs may also be centered on the wall at the interior end of the parking space. An additional sign or additional language below the symbol of accessibility shall state "Minimum Fine \$250."

Van accessible spaces shall have an additional sign or additional language stating "Van Accessible" below the symbol of accessibility. Signs identifying accessible parking spaces shall be located so they cannot be obscured by a vehicle parked in the space. Section 1129.B.4

An additional sign shall also be posted in a conspicuous place at each entrance to off-street parking facilities, or immediately adjacent to and visible from each accessible stall or space. The sign shall not be less than 17 inches by 22 inches in size, with 1 inch high minimum lettering which clearly and conspicuously states the following:

"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities will be towed away at owner's expense. Towed vehicles may be reclaimed at, or by telephoning,"

Note: Blank spaces are to be filled in with appropriate information as a permanent part of the sign.

IX. The surface of each accessible parking space or stall shall have a surface identification duplicating either of the following schemes:

1. 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**
2. 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



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to a traffic enforcement officer when a vehicle is properly parked in the space and shall be 36 inches high by 36 inches wide.

PASSENGER DROP-OFF AND LOADING ZONES

X. Location. When provided, passenger drop-off and loading zones shall be located on an accessible route of travel (complying with Section 1114B.1.2) and shall comply with Section 1131.B.2

XI. Passenger loading zones. Where provided, one passenger drop-off and loading zone shall provide an access aisle at least 60 inches wide and 20 feet long adjacent and parallel to the vehicle pull-up space. Vehicle standing spaces and access aisles shall be level with surface slopes not exceeding one unit vertical in 50 units horizontal (2 percent slope) in all direction. If there are curbs between the access aisle and the vehicle pull-up space, a curb ramp shall be provided. Each passenger drop-off and loading zone designed for persons with disabilities shall be identified by a reflectorized sign, complying with Section 1117B.5.1, items 2 and 3, permanently posted immediately adjacent to and visible from the passenger drop-off or loading zone stating "Passenger Loading Zone Only" and including the International Symbol of Accessibility, in white on a dark blue background.