

## Division II – EXTERIOR FACILITIES

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### SECTION 1108A GENERAL REQUIREMENTS FOR ACCESSIBLE PARKING AND EXTERIOR ROUTES OF TRAVEL

*Note:* In addition to provisions of this division, exterior routes of travel that provide access to, or egress from, buildings for persons with disabilities shall also comply with Chapter 10.

### SECTION 1109A PARKING FACILITIES

**1109A.1 Accessible parking required.** Each parking facility provided for covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas and laundry rooms) that serve covered multifamily dwellings shall provide accessible parking as required by this section.

**1109A.2 Parking facilities.** Parking facilities shall include, but not be limited to, the following:

1. Garages
2. Private garages
3. Carports
4. Off-street parking (parking lots/spaces)

**1109A.2.1 Private garages.** Private garages accessory to covered multifamily dwelling units, shall be accessible as required in Section 1109A. Private garages include individual garages and multiple individual garages grouped together.

**Exception:** A private garage attached to and directly serving a single covered multifamily dwelling unit providing at least one of the following options:

1. A door leading directly from the covered dwelling unit, which immediately enters the garage. The door shall comply on both sides with Sections 1132A.3 through 1132A.9.
2. An accessible route of travel from the covered dwelling unit to an exterior door entering the garage. See Section 1132A.1 for requirements at both exit doors.
3. An accessible route of travel from the dwelling unit's primary entry door to the vehicular entrance at the garage. See Section 1132A.1 for requirements at the primary entry door.

**1109A.3 Required accessible parking spaces.** Accessible parking spaces shall be provided at a minimum rate of 2 percent of the covered multifamily dwelling units. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent.

**1109A.4 Assigned accessible parking spaces.** When assigned parking spaces are provided for a resident or a group of residents, at least 2 percent of the assigned parking spaces serving covered multifamily dwelling units shall be accessible in each type of parking facility. At least one space of each type of parking facility shall be made accessible even if the total number exceeds 2 percent. When assigned parking is provided, signage as required by Section 1109A.8.8 shall not be required.

**1109A.5 Unassigned and visitor parking spaces.** When parking is provided for covered multifamily dwellings and is not assigned to a resident or a group of residents at least 5 percent of the parking spaces shall be accessible and provide access to grade-level entrances of covered multifamily dwellings and facilities (e.g., swimming pools, club houses, recreation areas, and laundry rooms) that serve covered multifamily dwellings. Accessible parking spaces shall be provided with signage as required by Section 1109A.8.8. Such signage shall not be blocked from view by a vehicle parked in the space.

**1109A.6 Requests for accessible parking spaces.** When assigned parking is provided, designated accessible parking for the dwelling unit shall be provided on request of residents with disabilities on the same terms and with the full range of choices (e.g., off-street parking, carport or garage) that are available for other residents.

**1109A.7 Location of accessible parking spaces.** The location of accessible parking spaces shall comply with the following:

1. Accessible parking spaces shall be located on the shortest possible accessible route to an accessible building, or covered multifamily dwelling unit entrance. All van accessible spaces may be grouped on one level of a multilevel parking facility.
2. When parking facilities are located adjacent to a building with multiple accessible entrances, accessible parking spaces shall be dispersed and located near the accessible building entrances.
3. When practical, the accessible route shall not cross lanes for vehicular traffic. When crossing vehicle traffic lanes is necessary, the accessible route shall be designated and marked as a crosswalk.
4. Parking facilities that do not serve a particular building shall have accessible parking spaces located on the shortest possible accessible route to an accessible pedestrian entrance of the parking facility.
5. Accessible parking spaces shall be located so that persons with disabilities are not compelled to wheel or walk behind parked cars other than their own.

**Exception:** When the enforcement agency determines that compliance with this section or providing equivalent facilitation would create an unreasonable hardship, parking spaces may be provided which would require a person with physical disabilities to wheel or walk behind other than accessible parking spaces.

**1109A.8 Design and construction.** Accessible parking required by this section shall be designed and constructed in accordance with Section 1109A.

**1109A.8.1 Vertical clearances.** All entrances, exits and vehicular passageways to and from required accessible parking spaces within parking facilities, shall have a minimum vertical clearance of 8 feet 2 inches (2489 mm) from the floor to the lowest projection of the ceiling. Reflective warning signs complying with Section 1143A for character height shall be installed at transitions from the 8 feet 2 inch ceiling to lower ceiling heights in vehicular passageways in the same parking level.

**1109A.8.2 Arrangement of parking spaces.** Parking spaces shall be arranged to comply with the following:

1. In each parking area, a bumper or curb shall be provided and located to prevent encroachment of cars over the required width of walkways.
2. Ramps, including curb ramps, shall not encroach into any accessible parking space or the adjacent loading and unloading access aisle.

**1109A.8.3 Slope of accessible parking spaces and access aisles.** Surface slopes of accessible parking spaces and access aisles shall be the minimum possible and shall not exceed  $\frac{1}{4}$  inch (6.35 mm) per foot (2.083-percent gradient) in any direction.

**1109A.8.4 Accessible parking space size.** Accessible parking spaces shall comply with Sections 1109A.8.5 and 1109A.8.6.

**1109A.8.5 Accessible single parking space.** Where accessible single spaces are provided, they shall be constructed in accordance with the following:

1. Single spaces shall be 14 feet (4267 mm) wide minimum, and shall provide a 9-foot (2743 mm) wide parking area and a 5-foot (1524 mm) wide loading and unloading access aisle. Access aisles shall be permitted to be located on either side of the vehicle, and shall extend the full required length of the parking spaces they serve.
2. When more than one space is provided, two 9-foot (2743 mm) wide parking spaces may be lined on each side of a 5-foot (1524 mm) wide loading and unloading access aisle.
3. The minimum length of each parking space shall be 18 feet (5486 mm).
4. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches (914 mm) 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 5-foot (1524 mm) wide loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (305 mm) high and located so that it is visible from the adjacent vehicular way.

*Note:* See Figures 11A-2A, 11A-2B and 11A-2C.

**1109A.8.6 Van accessible parking space.** One in every eight accessible spaces, but not less than one, shall be van

accessible and shall be constructed in accordance with the following:

1. Each van-accessible parking space shall be 17 feet (5181 mm) wide minimum, and shall provide either of the following:
  - 1.1. A 12-foot (3658 mm) wide minimum parking area and a 5-foot (1524 mm) wide minimum loading and unloading access aisle.
  - 1.2. A 9-foot (2743 mm) wide minimum parking area and an 8-foot (2438 mm) wide minimum loading and unloading access aisle.

Access aisles shall be located on the passenger side of the vehicle with the vehicle parked in the forward position, and shall extend the full required length of the parking spaces they serve.
2. The minimum length of each space shall be 18 feet (5486 mm).
3. Each space shall be designated "van accessible" as required by Section 1109A.8.8.
4. All van accessible spaces may be grouped on one level of a multilevel parking facility.
5. The loading and unloading access aisle shall be marked by a border painted blue. Within the blue border, hatched lines a maximum of 36 inches (914 mm) 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 loading and unloading access aisle. This notice shall be painted in white letters no less than 12 inches (305 mm) high and located so that it is visible from the adjacent vehicular way.

*Note:* See Figures 11A-2A, 11A-2B and 11A-2C.

**1109A.8.7 Adjacent parking.** Parking spaces adjacent to accessible parking spaces shall not be considered as loading and unloading access aisles.

**1109A.8.8 Identification.** Each accessible parking space shall be identified with signage and surface marking in accordance with Sections 1109A.8.8.1 and 1109A.8.8.2.

**1109A.8.8.1 Parking signage.** Each accessible parking space reserved for persons with disabilities shall be identified by a reflective sign consisting of the "International Symbol of Accessibility" complying with Section 1143A.8. The sign shall not be smaller than 70 square inches (4516 mm<sup>2</sup>) in area, and shall be posted 60 inches minimum above the finish floor or ground surface, measured to the bottom of the sign. Signs located on accessible routes shall be posted at a minimum height of 80 inches (2032 mm) above the finish floor or ground surface of the accessible route, measured to the bottom of the sign.

Signs identifying accessible parking spaces shall be visible from each parking space they serve, and shall be permanently posted immediately adjacent to the parking space or within the projected parking space width at the head end of the parking space. Signs may also be permanently posted on a wall at the interior end of the parking space.

Van accessible spaces shall comply with Section 1109A.8.6 and shall have an additional sign or additional language stating “Van Accessible” below the symbol of accessibility.

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 (432 mm) by 22 inches (559 mm) in size with lettering not less than 1 inch (25.4 mm) in height, and shall clearly and conspicuously state the following:

“Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner’s expense. Towed vehicles may be reclaimed at \_\_\_\_\_ or by telephoning \_\_\_\_\_.”

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

**1109A.8.8.2 Parking space marking.** In addition to the signage requirements, each accessible parking space shall have a surface identification complying with either of the following:

1. The parking space shall be outlined or painted blue, and shall be marked with the “International Symbol of Accessibility” in white or a suitable contrasting color. The “International Symbol of Accessibility” shall be 36 inches (914 mm) wide by 36 inches (914 mm) high minimum, with the centerline 6 inches (152 mm) maximum from the centerline of the parking space, its sides parallel to the length of the parking space, and its lower side aligned with the end of the parking space.
2. The parking space shall be marked with the “International Symbol of Accessibility”, in white on a blue background, 36 inches (914 mm) wide by 36 inches (914 mm) high minimum in size. The centerline of the “International Symbol of Accessibility” shall be 6 inches (152 mm) maximum from the centerline of the parking space, its sides shall be parallel to the length of the parking space, and its lower side shall be aligned with the end of the parking space length.

**Note:** See Figures 11A-2A, 11A-2B and 11A-2C.

## SECTION 1110A EXTERIOR ACCESSIBLE ROUTES

**1110A.1 General.** When a building or portion of a building is required to be accessible or adaptable, an accessible route shall be provided to all portions of the building, accessible building entrances and between the building and the public way. The accessible route shall be the most practical direct route and to the maximum extent feasible, coincide with the route for the general public and building residents.

Exterior accessible routes shall be provided as follows:

1. At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading

and unloading zones, and public streets or sidewalks to the accessible building entrance they serve. Where more than one route of travel is provided, all routes shall be accessible.

2. At least one accessible route shall connect accessible buildings, facilities, elements and spaces that are on the same site. Accessible routes shall be provided between accessible buildings and accessible site facilities when more than one building or facility is located on a site.
3. At least one accessible route shall connect accessible building or facility entrances with all accessible spaces, elements, and covered multifamily dwelling units.
4. An accessible route shall connect at least one accessible entrance of each covered multifamily dwelling unit with exterior spaces and facilities that serve the dwelling unit.
5. Where elevators are provided for vertical access, all elevators shall be accessible. See Section 1124A.

**Note:** If the slope of the finished grade between covered multifamily dwellings and site arrival points, public use or common use facilities (including parking) exceeds 1 unit vertical in 12 units horizontal (8.33-percent slope), or where other physical barriers (natural or artificial) or legal restrictions, all of which are outside the control of the owner, prevent the installation of an accessible route, an acceptable alternative is to provide access by a vehicular route, provided:

1. There is accessible parking on an accessible route for at least 2 percent of the covered multifamily dwelling units, and
2. Necessary site provisions such as parking spaces and curb ramps are provided at the public use or common use facility.

**1110A.2 Signs.** At every primary public entrance and at every major junction where the accessible route diverges from the circulation path along or leading to an accessible route, entrance or facility, there shall be a sign displaying the “International Symbol of Accessibility.” Signs shall indicate the direction to accessible building entrances and facilities and shall comply with the requirements found in Section 1143A.

**1110A.3 Floor and ground surfaces.** Floor and ground surfaces shall be stable, firm, and slip resistant. If carpet or carpet tile is used in a common-use area or public-use area on a ground or floor surface, it shall have firm backing or no backing. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. The maximum pile height shall be 1/2 inch (12.7 mm). Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Carpet edge trim shall comply with Section 1111A requirements for changes in level.

**1110A.3.1 Recessed doormats.** Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.

**1110A.4 Exterior accessible routes over 200 feet.** Exterior accessible routes that exceed 200 feet (60 960 mm) in length shall comply with Section 1138A.1.2. (See Figure 11A-1L)