

Accessible Parking

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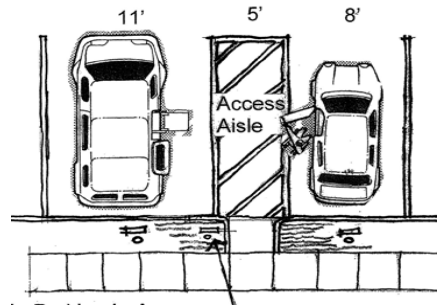
Accessible Parking Guidance

502

Development Assistance Bulletin

Much of the information contained herein addresses Colorado State Law and Federal ADA Standards via the International Building Code. All projects must still comply with local zoning and land use regulations. The City can only enforce local codes.

A. Dimensions: The minimum width of an accessible parking space shall be eight feet (8') with an adjacent accessible aisle with a minimum width of five feet (5'). An accessible parking space designated as "van accessible" shall be eleven feet (11') served by an adjacent accessible aisle that has a minimum width of five feet (5'). A "van accessible" space may also be eight feet (8') if served by an eight foot (8') accessible aisle. Two (2) accessible parking spaces may share a common aisle. The depth of an accessible parking space shall be provided as shown in the illustration (next column):



Access Aisle should Post: "Wheelchair Access Aisle Absolutely No Parking" sign that blocks neither the access aisle nor accessible routes. (CO House Bill 14-1029.) Also, do not place built up curb ramp in access aisle.

B. Number Required: Where parking is provided, accessible parking shall be provided in accordance with table 1106.1. Spaces required by this section shall count toward fulfilling off street parking requirements. One in every six (6) accessible parking spaces with a minimum of one shall be designated as "van accessible".

TABLE 1106.1 - ACCESSIBLE PARKING SPACES from IBC Section 1106

TOTAL PARKING SPACES PROVIDED	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES	MINIMUM NUMBER OF VAN/CAR SPACES
1 to 25	1	1 (Van)
26 to 50	2	2 (Van / Car)
51 to 75	3	3 (Van / 2 Cars)
76 to 100	4	4 (Van / 3 Cars)
101 to 150	5	5 (Van / 4 Cars)
151 to 200	6	6 (Van / 5 Cars)
201 to 300	7	7 (2 Vans / 5 Cars)
301 to 400	8	8 (2 Vans / 6 Cars)
401 to 500	9	9 (2 Vans / 7 Cars)
501 to 1,000	2% of total	2% of total
1,001 and over	20, plus one for each 100, or fraction thereof over 1,000	20, plus one for each 100, or fraction thereof over 1,000

EXCEPTIONS to 1106.1 Table

1106.2 IBC, GROUPS R-2 (apartment houses, boarding houses, hotels, motels, etc.) and **R-3** (Congregate living facilities with 16 or fewer persons, adult & child day care facilities for 5 or fewer persons for less than 24 hours). At least 2%, but not less than one, of each type of parking space provided for occupancy, which are required to have accessible, Type A or Type B dwelling or sleeping units, shall be accessible.

1106.3 IBC, Hospital Outpatient Facilities – at least 10%, but not less than one, of patient and visitor parking spaces shall be accessible.

1106.4 IBC, Rehabilitation and Outpatient Physical Therapy Facilities – at least 20%, but not less than one, of the patient and visitor parking spaces shall be accessible.

The 1106.1 Table does not apply to parking spaces used exclusively for buses, trucks, delivery vehicles, law enforcement vehicles or vehicular impound lots where public access is provided by accessible passenger loading zones.

Multi-family developments with 4 units or less are not required to provide an accessible space.

C. Location (IBC 1106.6): Accessible parking spaces shall be located so as to provide the shortest accessible route to a primary accessible building entrance unobstructed by curbs, ingress/egress lanes or other obstacles. Route of travel from accessible parking spaces shall not require persons to move in vehicle circulation paths. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be located near the accessible entrances.

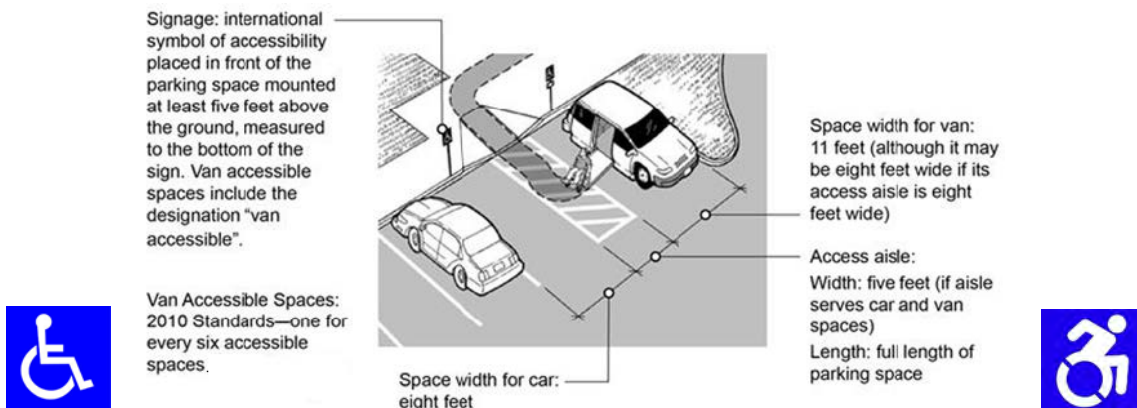
Exception to 1106.6

In multi-level parking structures, van-accessible parking spaces are permitted on one level.

Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances and user convenience.

D. Markings/Surface/Clearance: The parking space must be marked with 4-inch lines. Access aisles should be outlined and diagonally striped at 45 degree angles. There is no color requirement. Ideally yellow, white or blue would be used. Whatever provides the most contrast is best. There is no requirement of marking/painting the International Symbol of Accessibility in the space. Parking spaces and access aisles shall be level and firm with surface slopes not exceeding one to forty eight (1:48) ratio or 2.08% slope in all directions. Parking spaces for vans, access aisles and routes serving them must have 98 inches of vertical clearance.

E. Signs: Each accessible parking space shall be designated as reserved by a sign showing the symbol of accessibility ISO 7001 (a wheelchair). The newer modified ISA (see below) may also be used. Van accessible spaces shall have an additional sign, "Van accessible", mounted below the symbol of accessibility. Each ISA sign shall not be smaller than eighteen inches tall by twelve inches wide (18" x 12"). Each Van Accessible sign shall be no smaller than six inches tall by twelve inches wide (6" x 12"). Signs shall be located at the head of the space with the bottom of the signs between five feet (5') and seven feet (7'). The signs may either be wall mounted or freestanding. Access aisle should post "Wheelchair Access Aisle Absolutely No Parking" sign which blocks neither the access aisle nor accessible routes. This sign is particularly important where the access aisle is 8 feet so as to prevent cars from parking in the aisle. (CO House Bill 14-1029).



Please consult the IBC 2009 / ANSI A117.1 2003 / CO HB 14-1029 or the Rocky Mountain ADA Center, 3630 Sinton Rd, #103, CS, CO (719) 444-0268 if you have technical questions on the above.