



Parking lot restriping

When an existing parking lot is over laid or restriped the number and type of parking spaces must be maintained as approved by the City for the current use.

Accessible parking spaces and accessible paths to the entrance of the building must be maintained and are the responsibility of the owner. Failure to maintain these elements would violate the ADA, zoning provisions and may result in code enforcement action and civil litigation.

If an owner has any questions regarding parking and accessibility elements they may call the Building Division for assistance. 949-324-6100.

The zoning code contains the following regulation:

17.64.070 - Disabled Accessible Parking Spaces.

Disabled accessible parking spaces shall be provided as required by Title 24 of the California State Building Standards Code. Such spaces shall be identified as required below:

A. By posting a sign depicting profile view of a wheelchair with an occupant in white on a blue background; and

B. 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 an occupant.

It shall be unlawful for any person having control over an off-street parking facility containing spaces or stalls reserved for the physically handicapped to fail to maintain either sign required by subsection (A) of this section such that the sign(s) cease to clearly and conspicuously provide notice that the stall or space is reserved for physically handicapped persons.

The Americans with Disabilities Act (ADA) contains parking and accessibility regulations. For information regarding these standards, please refer to the attached documents.



ADA Design Guide

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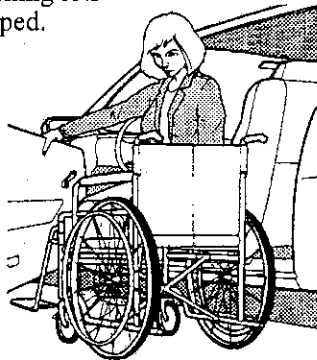
Restriping Parking Lots

Accessible Parking Spaces

When a business, State or local government agency, or other covered entity restripes a parking lot, it must provide accessible parking spaces as required by the ADA Standards for Accessible Design. Failure to do so would violate the ADA.

In addition, businesses or privately owned facilities that provide goods or services to the public have a continuing ADA obligation to remove barriers to access in existing parking lots when it is readily achievable to do so. Because restriping is relatively inexpensive, it is readily achievable in most cases.

This ADA Design Guide provides key information about how to create accessible car and van spaces and how many spaces to provide when parking lots are restriped.



Accessible Parking Spaces for Cars

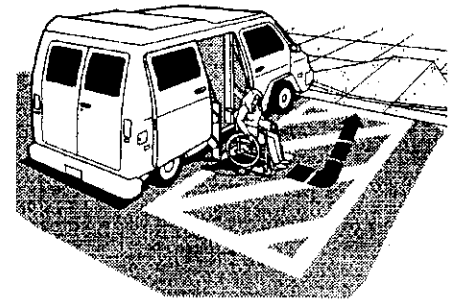
Accessible parking spaces for cars have at least a 60-inch-wide access aisle located adjacent to the designated parking space. The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces are identified with a sign and located on level ground.

Van-Accessible Parking Spaces

Van-accessible parking spaces are the same as accessible parking spaces for cars except for three features needed for vans:

- a wider access aisle (96") to accommodate a wheelchair lift;
- vertical clearance to accommodate van height at the van parking space, the adjacent access aisle, and on the vehicular route to and from the van-accessible space, and
- an additional sign that identifies the parking spaces as "van accessible."

One of eight accessible parking spaces, but always at least one, must be van-accessible.



Minimum Number of Accessible Parking Spaces

ADA Standards for Accessible Design 4.1.2 (5)

Total Number of Parking spaces Provided (per lot)	Total Minimum Number of Accessible Parking Spaces (60" & 96" aisles)	Van Accessible Parking Spaces with min. 96" wide access aisle	Accessible Parking Spaces with min. 60" wide access aisle
Column A			
1 to 25	1	1	0
26 to 50	2	1	1
51 to 75	3	1	2
76 to 100	4	1	3
101 to 150	5	1	4
151 to 200	6	1	5
201 to 300	7	1	6
301 to 400	8	1	7
401 to 500	9	2	7
501 to 1000	2% of total parking provided in each lot	1/8 of Column A*	7/8 of Column A**
1001 and over	20 plus 1 for each 100 over 1000	1/8 of Column A*	7/8 of Column A**

* one out of every 8 accessible spaces

** 7 out of every 8 accessible parking spaces

Location

Accessible parking spaces must be located on the shortest accessible route of travel to an accessible facility entrance. Where buildings have multiple accessible entrances with adjacent parking, the accessible parking spaces must be dispersed and located closest to the accessible entrances.

When accessible parking spaces are added in an existing parking lot, locate the spaces on the most level ground close to the accessible entrance. An accessible route must always be provided from the accessible parking to the accessible entrance. An accessible route never has curbs or stairs, must be at least 3-foot wide, and has a firm, stable, slip-resistant surface. The slope along the accessible route should not be greater than 1:12 in the direction of travel.

Accessible parking spaces may be clustered in one or more lots if equivalent or greater accessibility is provided in terms of distance from the accessible entrance, parking fees, and convenience. Van-accessible parking spaces located in parking garages may be clustered on one floor (to accommodate the 98-inch minimum vertical height requirement).

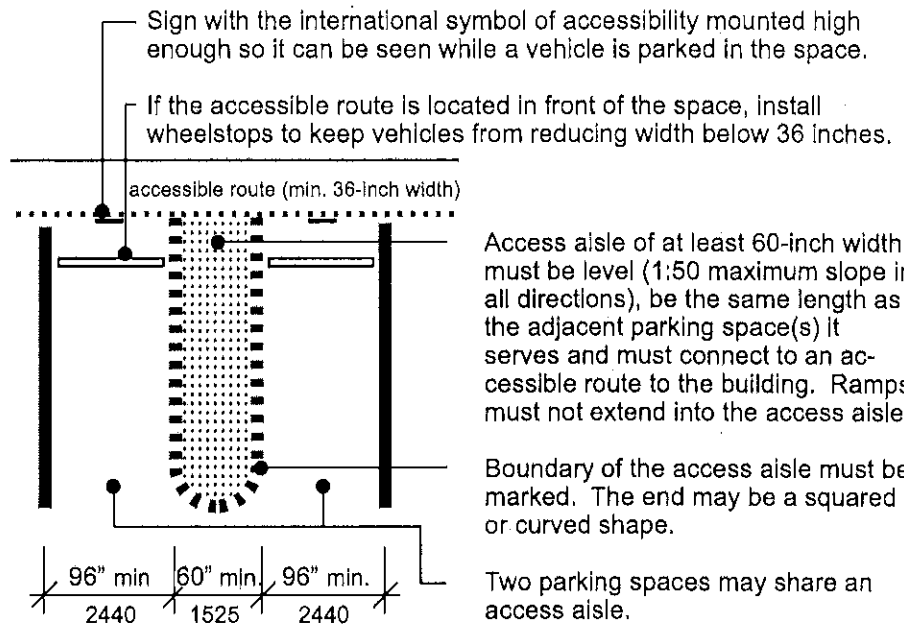
Free Technical Assistance

Answers to technical and general questions about restriping parking lots or other ADA requirements are available by telephone on weekdays. You may also order the ADA Standards for Accessible Design and other ADA publications, including regulations for private businesses or State and local governments, at any time day or night. Information about ADA-related IRS tax credits and deductions is also available from the ADA Information Line.

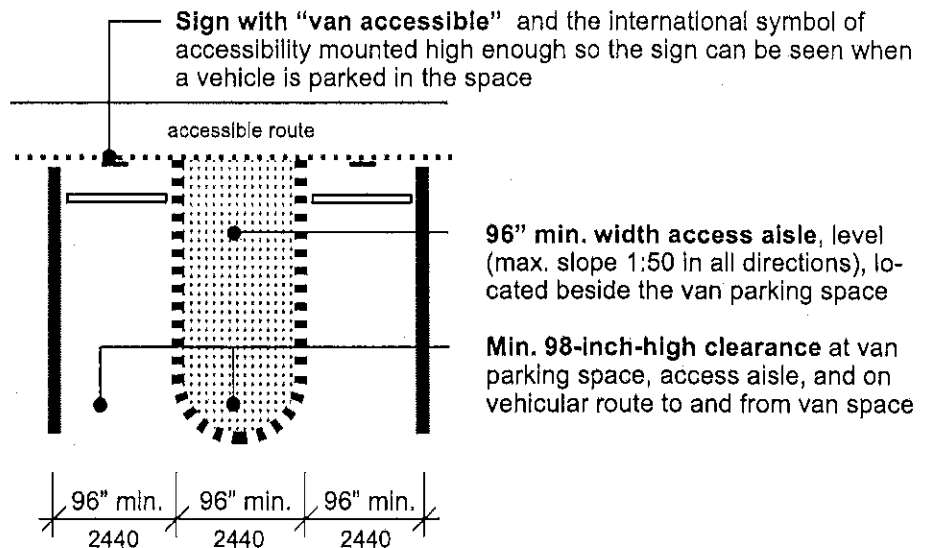
Department of Justice
ADA Information Line

800-514-0301 (voice)
800-514-0383 (tty)

Features of Accessible Parking Spaces for Cars



Three Additional Features for Van-Accessible Parking Spaces



Internet

You may also review or download information on the Department's ADA Internet site at any time. The site provides access to ADA regulations, technical assistance materials, and general ADA information. It also provides links to other Federal agencies, and updates on new ADA requirements and enforcement efforts. Internet address:
www.usdoj.gov/crt/ada/adahom1.htm

Reference:

ADA Standards for Accessible Design (28 CFR Part 36):

- § 4.1.6 Alterations;
- § 4.1.2 Accessible Sites and Exterior Facilities: New Construction, and
- § 4.1.6 Parking and Passenger Loading Zones.



DIVISION 5: GENERAL SITE AND BUILDING ELEMENTS

11B-501 General

11B-501.1 Scope. The provisions of Division 5 shall apply where required by Division 2 or where referenced by a requirement in this chapter.

11B-502 Parking Spaces

11B-502.1 General. Car and van parking spaces shall comply with 11B-502. Where parking spaces are marked with lines, width measurements of parking spaces and access aisles shall be made from the centerline of the markings.

EXCEPTION: Where parking spaces or access aisles are not adjacent to another parking space or access aisle, measurements shall be permitted to include the full width of the line defining the parking space or access aisle.

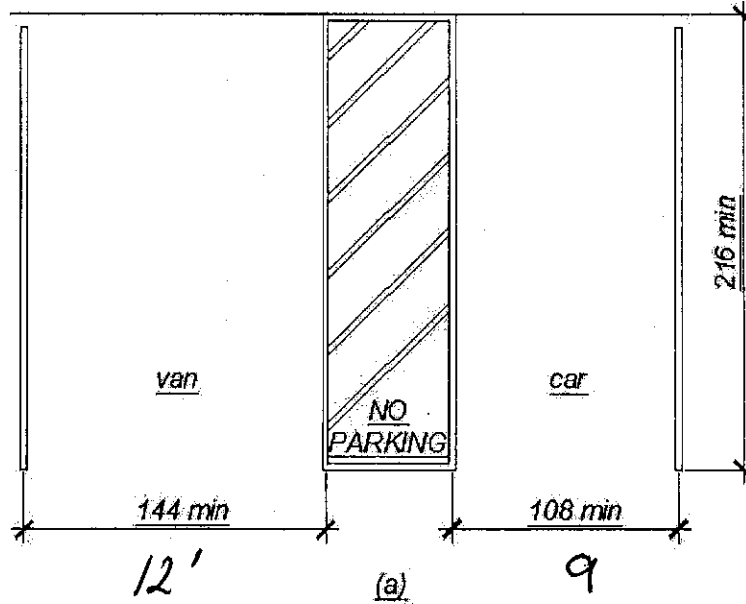
11B-502.2 Vehicle Spaces. Car and van parking spaces shall be 216 inches long minimum. Car parking spaces shall be 108 inches wide minimum and van parking spaces shall be 144 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 11B-502.3 (Access Aisle).

502.2 Vehicle Spaces. Car parking spaces shall be 96 inches wide minimum and van parking spaces shall be 132 inches wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3 (Access Aisle).

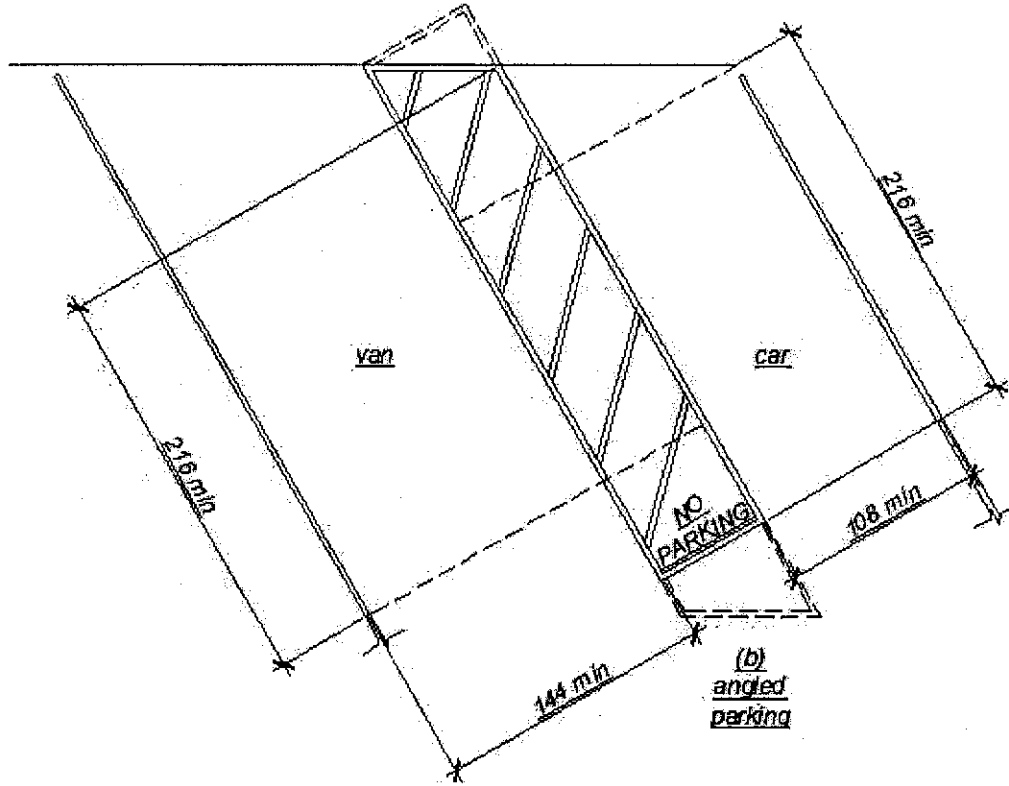
EXCEPTION: Van parking spaces shall be permitted to be 108 inches wide minimum where the access aisle is 96 inches wide minimum.

9'

EXCEPTION: Van parking spaces shall be permitted to be 96 inches wide minimum where the access aisle is 96 inches wide minimum.



(a)
perpendicular
parking



(b)
angled
parking

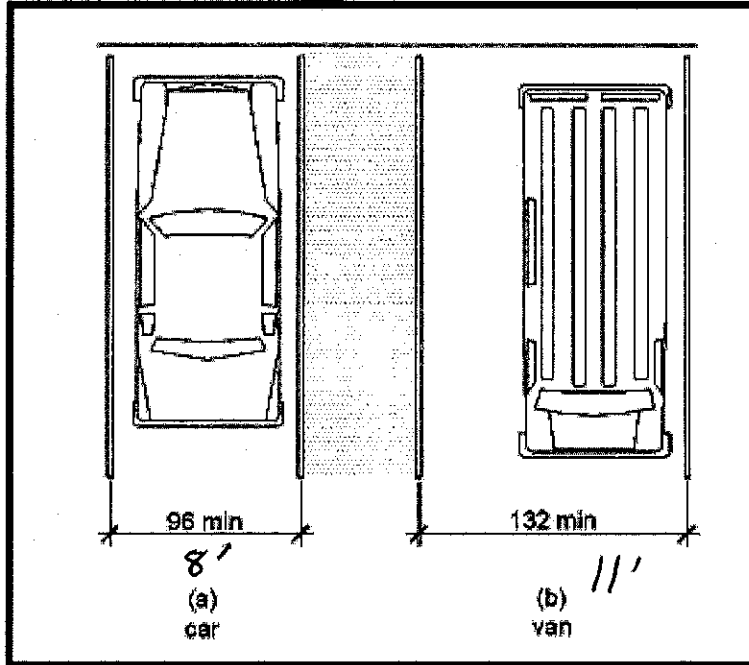
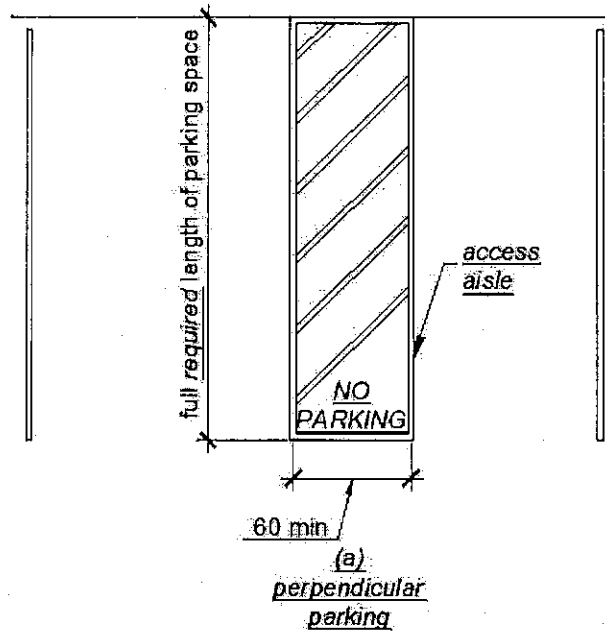


Figure 11B-502.2
Vehicle Parking Spaces

11B-502.3 Access Aisle. Access aisles serving parking spaces shall comply with 11B-502.3. Access aisles shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.



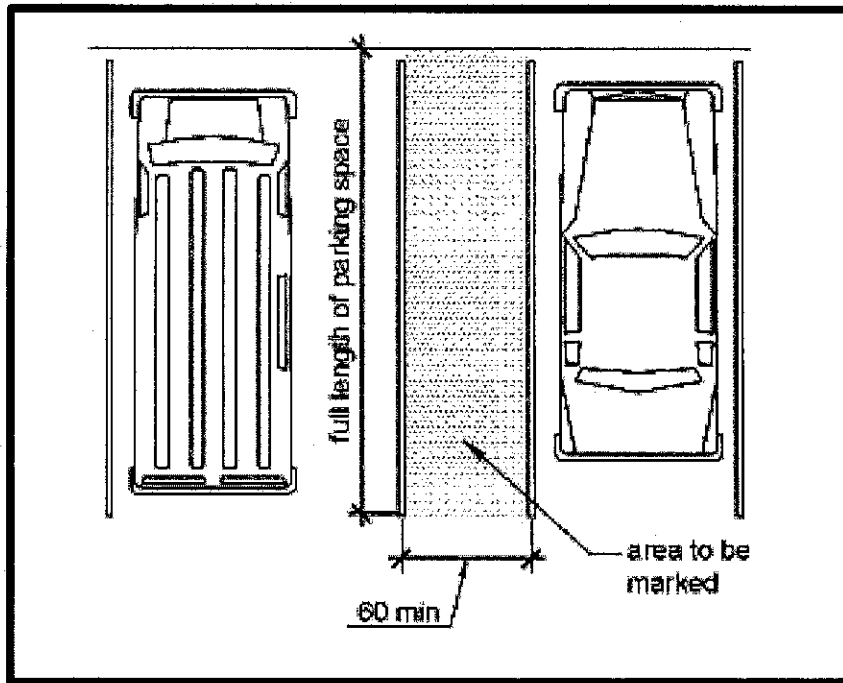
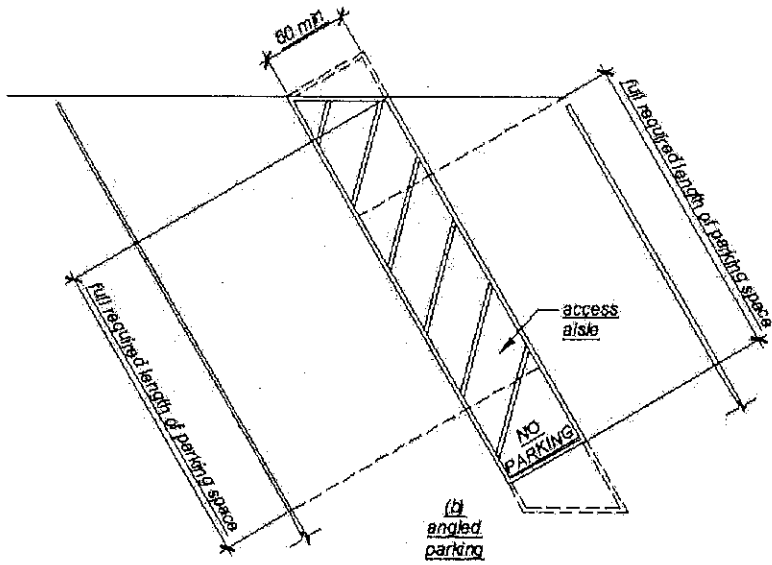


Figure 11B-502.3
Parking Space Access Aisle

11B-502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches wide minimum.

11B-502.3.2 Length. Access aisles shall extend the full required length of the parking spaces they serve.

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11B-502.3.3 Marking. Access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.

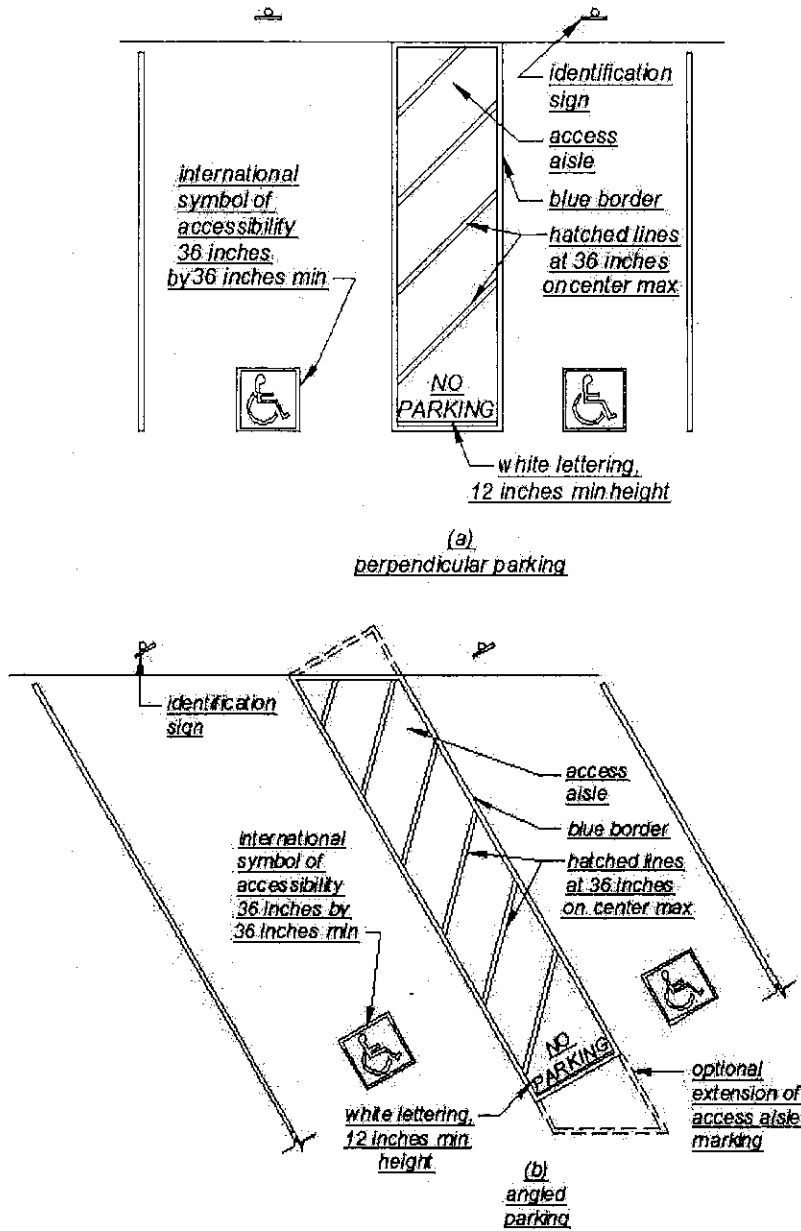


Figure 11B-502.3.3
Angled and Perpendicular Parking Identification



11B-502.3.4 Location. Access aisles shall not overlap the *vehicular way*. Access aisles shall be permitted to be placed on either side of the parking *space* except for van parking *spaces* which shall have access aisles located on the passenger side of the parking *spaces*.

502.3.4 Location. Access aisles shall not overlap the *vehicular way*. Access aisles shall be permitted to be placed on either side of the parking *space* except for angled van parking *spaces* which shall have access aisles located on the passenger side of the parking *spaces*.

11B-502.4 Floor or Ground Surfaces. Parking *spaces* and access aisles serving them shall comply with 11B-302 (Floor or Ground Surfaces). Access aisles shall be at the same level as the parking *spaces* they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

11B-502.5 Vertical Clearance. Parking *spaces*, access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.

502.5 Vertical Clearance. Parking *spaces* for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches minimum.

EXCEPTION: *In existing multi-story parking facilities, car parking spaces, access aisles and vehicular routes serving them shall provide a vertical clearance of 80 inches minimum. Existing vertical clearance in excess of 80 inches and less than 98 inches shall be maintained. This exception shall not apply to van parking spaces, access aisles, or vehicular routes serving them.*

11B-502.6 Identification. Parking *space* identification signs shall include the International Symbol of Accessibility complying with 11B-703.7.2.1 (International Symbol of Accessibility) in white on a blue background. Signs identifying van parking *spaces* shall contain additional language or an additional sign with the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

502.6 Identification. Parking *space* identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1 (International Symbol of Accessibility). Signs identifying van parking *spaces* shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.

EXCEPTION: *Signs located within a circulation path shall be a minimum of 80 inches above the finish floor or ground surface measured to the bottom of the sign.*

11B-502.6.1 Finish and Size. Parking identification signs shall be reflectorized with a minimum area of 70 square inches.

11B-502.6.2 Minimum Fine. Additional language or an additional sign below the International Symbol of Accessibility shall state "Minimum Fine \$250."

11B-502.6.3 Location. A parking *space* identification sign shall be visible from each parking *space*. Signs shall be permanently posted either 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*.

11B-502.6.4 Marking. Each accessible car and van *space* shall have surface identification complying with either 11B-502.6.4.1 or 11B-502.6.4.2.