



SITE ACCESSIBILITY AND PARKING

The purpose of this handout is to clarify the requirements of site accessibility under the 2013 California Building Codes, Specifically, Section 11B. Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section.

Parking lots undergoing a re-surfacing, re-stripping or re-alignment that alter, re-locate or change any element of the accessible parking and/or the path of travel will require a review, permit and inspection. Any proposed alterations or modifications must meet both the City of Laguna Hills parking standards and the 2013 California Building Codes.

Tenant Improvements shall meet the accessibility requirements related to the scope and size of the improvement project. When the site accessibility is included as part of the Tenant Improvement scope of work, the construction documents shall address the site requirements. In some instances, the site improvements may be part of the landlord's responsibility and submitted under a separate permit application.

General Requirements

The following information addresses the specific requirements of the site plan accessibility submittal. The path of travel, accessible parking, access to the public way, directional signage, percentage of slope maximums and striping are all part of the site accessibility requirements. The City of Laguna Hills review of the site plan is for compliance with the California Building Code Title 24 Accessibility Standards, Section 11B. Additional Federal ADA requirements may apply and in some instances may be worse or less restrictive than the California requirements. In all cases, the most restrictive requirements will apply. For Federal ADA requirements see the 2010 ADAAG (Americans with Disability Act Accessibility Guidelines) www.access-board.gov.

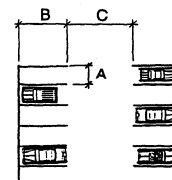
For additional assistance, it is recommended the property owner obtain an outside consultation by a Certified Access Specialist (CASP), registered with the Division of the State Architect (DSA) <http://www.dgs.ca.gov>.

Parking Space

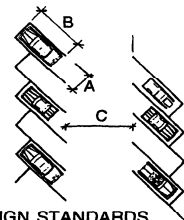
The City Standard Table 9.44.D provides the parking stall dimension requirements.

Parking Stall Dimensions		
Location of Stalls and Orientation	Standard Stall Size	Handicapped Stall Size
Open Lots:		
Parallel	8' x 22'	14' x 22'
30—90 degree	9' x 18'	14' x 18'
Garage/Carport:		
All degrees	10' x 20'	14' x 20'
Parking Structure:		
Parallel	9' x 22'	14' x 22'
30—90 degrees	9' x 18'	14' x 18'

PARKING, 90 DEGREE

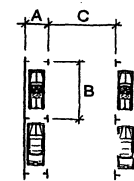


PARKING, 30 - 90 DEGREE



PARKING STALL DESIGN STANDARDS

PARKING, PARALLEL



A: STALL WIDTH
B: STALL LENGTH
C: AISLE WIDTH

NOTE: SEE TABLE 9-44.D FOR DIMENSIONS

Accessible parking shall be provided per table 11B-208.2. Van accessible space are required at a rate of 1 space per 6 accessible spaces, no less than 1 van space shall be provided per CBC section 11B-208.2.4.

TABLE 11B-208.2

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
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

Accessible parking shall be provided and located on the shortest accessible route of travel from the parking to the accessible entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be dispersed and located to the accessible entrances. The accessible space shall be located that the person with disabilities are not compelled to wheel or walk behind parked cars other than their own.

The maximum surface slope within the accessible parking space and the adjacent access aisle may not exceed 1:48 slope (2%) in any direction.

Curb ramps may not encroach into the required dimensions of the accessible parking space or adjacent access aisle, except as permitted by CBC Section 11B-406.5.1.

Exterior Accessible Routes

Walks and sidewalks subject to these regulations shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½ inch (see Section 11B-401), and shall be a minimum of 48 inches in width. If a walk or sidewalk has less than 60 inch clear width, then passing spaces at least 60 inches by 60 inches shall be located at reasonable intervals not to exceed 200 feet. A T-intersection is an acceptable passing place. Surfaces shall be slip resistant as follows:

Exception:

When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches. CBC Section 11B-403.5.1.

Surfaces with a slope of less than 6 percent gradient shall be at least as slip resistant as that described as a medium salted finish. Surfaces with a slope of 6 percent gradient shall be slip-resistant. Surface cross slopes shall not exceed 1:48 (2%).

Walks, sidewalks and pedestrian ways shall be free of gratings whenever possible. For gratings located in the surface of any of these areas, grid openings in gratings shall be limited to ½ inch in the direction of traffic flow.

Exception:

- a. Where the enforcing agency determines that compliance with this section would create an unreasonable hardship, an exception may be granted when equivalent facilitation is provided.
- b. This section shall not apply in those conditions where, due to legal or physical constraints, the site of the project will not allow compliance with these building standards or equivalent facilitation without creating an unreasonable hardship. See CBC Section 11B-202

When the slope in the direction of travel of any walk exceeds one unit vertical to 20 units (1:20) horizontal (5%) gradient, it shall comply with the provisions of CC Section 11B-405.

Abrupt changes in level along any accessible route shall not exceed ½ inch. When changes in level do occur, they shall be beveled with a slope no greater than one unit vertical to two units horizontal (50%), except that level changes not exceeding ¼ inch may be vertical. When changes in level greater than ½ inch are necessary, they shall comply with the requirements of curb ramps.

Walks shall be provided with a level area not less than 60 inches by 60 inches at a door or gate that swings toward the walk, and not less than 48 inches wide by 44 inches deep at a door or gate that swings away from the walk. Such walks shall extend 24 inches to the side of the strike edge of a door or gate that swings toward the walk.

All walks with continuous gradients shall have level areas at least 5 feet in length at intervals of at least every 400 feet.

Hazards

Warning curbs. Abrupt changes in level, except between a walk or sidewalk and an adjacent street or driveway, exceeding 4 inches in a vertical dimension, such as at planters or fountains located in or adjacent to walks, sidewalks or other pedestrian ways, shall be identified by curbs projecting at least 6 inches in height above the walk or sidewalk surface to warn the blind of a potential drop off. When a guard or handrail is provided, no curb is required when a guide rail is provided centered 3 inches plus or minus 1 inch above the surface of the walk or sidewalk, the walk is 5 percent or less gradient or no adjacent hazard exists.

Any obstruction that overhangs a pedestrian way shall be a minimum of 80 inches above the walking surface as measured from the bottom of the obstruction. Where a guy support is used parallel to a path of travel, including, but not limited to sidewalks, a guy brace, sidewalk guy or similar device shall be used to prevent an overhanging obstruction as defined (see CBC Figure 11B-307.3). Hazards such as drop-offs adjacent to walkways or overhanging obstructions can be dangerous to persons with sight problems. This section addresses these situations.

If a walk crosses or adjoins a vehicular way, and the walking surfaces are not separated by curbs, railings or other elements between the pedestrian areas and vehicular areas, the boundary between the areas shall be defined by a continuous detectable warning which is 36 inches wide, complying with CBC Section 11B-705.1.

Objects projecting from walls (for example, telephones), with their leading edges between 27 inches and 80 inches above the finished floor, shall protrude no more than 4 inches into walks, halls, corridors, passageways or aisles. Objects mounted with their leading edges at or below 27 inches above the finished floor may protrude any amount. Free-standing objects mounted on posts or pylons may overhang 12 inches maximum from 27 inches to 80 inches above the ground or finished floor. Protruding objects shall not reduce the clear width of an accessible route or maneuvering space.

Walks, halls, corridors, passageways, aisles or other circulation spaces shall have 80 inches minimum clear head room. If vertical clearance of an area adjoining an accessible route is reduced to less than 80 inches (nominal dimension), a barrier to warn blind or visually impaired persons shall be provided.

Wherever signs mounted on posts or pylons protrude from the posts or pylons and the bottom edge of the sign is at less than 80 inches above the finished floor or ground level, the edge of such signs shall be rounded or eased and the corners shall have a minimum radius of 0.125 inches.

Ramps

Ramps used as exits shall conform to the provisions of this section. Any accessible route of travel shall be considered a ramp if its slope is greater than 1 foot rise in 20 feet of horizontal run (50percent gradient).

Pedestrian ramps shall have a minimum clear width of 48 inches, unless required to be wider by some other provision of this code. Pedestrian ramps serving entrances to buildings where the ramp is the only exit discharge path and serves an occupant load of 300 or more shall have a minimum clear width of 60 inches. Ramps serving Group R occupancies may be 36 inches clear width when the occupant load is 50 or less. The least possible slope shall be used for any ramp. The maximum slope of a ramp that serves any exit way, provides access for persons with physical disabilities or is in the accessible route of travel shall be 1-foot rise in 12 feet of horizontal run (8.3%) gradient. The maximum rise for any run shall be 30 inches.

Examples of ramp dimensions are as follows:

<i>1:12 to < 1:16 30" Maximum Rise</i>	<i>30' Maximum Length</i>
<i>1:16 to < 1:20 30" Maximum Rise</i>	<i>40' Maximum Length</i>

The cross slope of ramp surfaces shall be no greater than one unit vertical in 50 units horizontal (2%) slope.

Level ramp landings shall be provided at the top and bottom of each ramp. Intermediate landings shall be provided at intervals not exceeding 30 inches of vertical rise and at each change of direction. Landings are not considered in determining the maximum horizontal distance of each ramp. Landings shall be level as specified in the definition of "Level area" in CBC Section 11B-405.7. Top landings shall be not less than 60 inches in the direction of ramp run of not less than 72 inches.

Doors in any position shall not reduce the minimum dimension of the landing to less than 42 inches and shall not reduce the required width by more than 3 inches when fully open. CBC 11B-405.7.5.

The width of the landing shall extend 24 inches past the strike edge of any door or gate for exterior ramps and 18 inches past the strike edge for interior ramps.

At bottom and intermediate landings, the width shall be at least the same as required for the ramps. Intermediate and bottom landings at a change of direction in excess of 30 degrees shall have a dimension in the direction of ramp run of not less than 72 inches to accommodate the handrail extension. Other intermediate landings shall have a dimension in the direction of ramp run of not less than 60 inches.

Required ramps shall have a curb at least 2 inches high, or a wheel guide rail 2 to 4 inches high on each side of the ramp landing that has a vertical drop exceeding 4 inches and that is not bounded by a wall or fence.

Handrails are required on ramps that provide access if the slope exceeds 1 foot rise in 20 feet of horizontal run (5%) gradient, except that at exterior door landings, handrails are not required on ramps less than 6 inches rise or 72 inches in length. Handrails shall be placed on each side of each ramp, shall be continuous the full length of the ramp, shall be 34 to 38 inches above the ramp surface to the top of the handrails, shall extend a minimum of 2 foot beyond the top and bottom of the ramp and shall be parallel with the floor or ground surface. The inside handrail on switchback or dogleg ramps shall always be continuous. The ends of handrails shall be either rounded or returned smoothly to floor, wall or post. Handrails projecting from a wall shall have a space of 1½ inches between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. The grip portion shall not be less than 1¼ inches nor more than 1½ inches in cross-sectional nominal dimension or the shape shall provide an equivalent gripping surface, and all surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. Any wall or other surfaces shall be smooth with no sharp corners. Handrails shall not rotate within their fittings. Any wall or surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.

Exceptions:

- a. *Handrails at ramps immediately adjacent to fixed seating in assembly areas are not required.*
- b. *Curb ramps do not require handrails*

In existing buildings or facilities, where the extension of the handrail in the direction of the ramp run would create a hazard, the extension of the handrail may be turned 90 degrees to the run of the ramp.

Where the ramp surface is not bounded by a wall, the ramp shall comply with CBC Section 11B-405.9.2.

- a. *A guide curb a minimum of 2 inches in height shall be provided at each side of the ramp; or*
- b. *A wheel guide rail shall be provided centered 3 inches plus or minus 1 inch above the surface of the ramp.*

Ramps more than 30 inches above the adjacent ground shall be provided with guards that comply with CBC Section 1013. Such guards shall be continuous from the top of the ramp to the bottom of the ramp.

Outdoor ramps and their approaches shall be designed so that water will not accumulate on walking surfaces.

Exterior Stairways

Stairways shall have handrails on each side, and every stairway required to be more than 88 inches in width shall be provided with not less than one intermediate handrail for each 88 inches of required width. Intermediate handrails shall be spaced approximately equally across with the entire width of the stairway. Handrails shall be continuous along both sides of a stairway.

The top of handrail gripping surface shall be mounted between 34 to 38 inches above the nosing of the treads. The ends shall be returned smoothly to floor, wall or post. Handrails shall extend a minimum of 12 inches beyond the top nosing and 12 inches, plus the tread width, beyond the bottom nosing. At the top, the extension shall be parallel with the floor or ground surface. At the bottom, the handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal. CBC Figure 11B-502.

Exceptions:

- a. *In new construction, the inside handrail on switchback or dogleg stairs shall always be continuous.*
- b. *In existing buildings and facilities, full extension of handrails at stairs shall not be required in alterations where such extensions would be hazardous or impossible due to plan configuration.*

The orientation of at least one handrail shall be in the direction of the run of the stair and perpendicular to the direction of the stair nosing, and shall not reduce the minimum required width of the stairs.

Handrails projecting from a wall shall have a space of 1½ inches between the wall and the handrail. Handrails may be located in a recess if the recess is a maximum of 3 inches deep and extends at least 18 inches above the top of the rail. Handrails shall not rotate on their fittings.

The handgrip portion of the handrails shall be not less than 1¼ inches or more than 1½ inches in cross-sectional nominal dimension or the shape shall provide an equivalent gripping surface. The handgrip portion of handrails shall have a smooth surface with no sharp corners. Gripping surfaces (top or sides) shall be uninterrupted by newel posts, other construction elements or obstructions. Any wall or other surface adjacent to the handrail shall be free of sharp or abrasive elements. Edges shall have a minimum radius of 1/8 inch.

Where stairways occur outside a building, the upper approach and all treads shall be marked by a strip of clearly contrasting color at least 2 inches wide and placed parallel to and not more than 1 inch from the nose of the step or landing to alert the visually impaired. The strip shall be of a material that is at least as slip resistant as the other treads of the stair. A painted strip shall be acceptable.

All tread surfaces shall be slip resistant. Weather-exposed stairs and their approaches shall be designed so that water will not accumulate on the walking surfaces. Treads shall have smooth, rounded or chamfered exposed edges, and no abrupt edges at the nosing (lower front edge). The

radius of curvature at the leading edge of the tread shall be no greater than ½ inch. Nosing shall not project more than 1½ inches past the face of the riser below.

On any given flight of stairs all steps shall have uniform riser height and uniform tread widths consistent with CBC Section 11B-504. Stair treads shall be no less than 11 inches deep, measured from riser to riser. CBC Figure 11B-504.5. Riser shall be sloped or the underside of the nosing shall have an angle not less than 60 degrees from the horizontal.

Exceptions:

- a. *In existing buildings, when the enforcing agency determines that compliance with any requirement under this section would create an unreasonable hardship, an exception to persons with disabilities requirements may be granted when equivalent facilitation is provided.*
- b. *These regulations shall not apply to existing buildings when legal or physical constraints will not allow compliance with these regulations or equivalent facilitation without creating an unreasonable hardship. CBC Section 11B-202.*

Signs

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 a minimum height of 80 inches from the bottom of the sign to the parking space finished 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 complying with CBC Section 11B-502.2. Item 2 shall have an additional sign for 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.

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 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 owner’s expense. Towed vehicles may be reclaimed at _____ telephoning _____.”

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

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



Each passenger drop-off and loading zone designed for persons with disabilities shall be identified by a reflectorized sign, complying with CBC Section 11B-503.6, 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.

At every primary public entrance and at every major junction where the accessible route of travel diverges from the regular circulation path along or leading to an accessible route of travel, 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.

Medical Care Outpatient Facilities

At facilities providing medical care and other services for persons with mobility impairments, parking spaces complying with this section shall be provided in accordance with CBC Table 11B-208.2.1

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