

ADA-Compliant Parking

(a resource provided by 22 Advocacy)

Background

The ADA (Americans with Disabilities Act) was enacted by congress in 1990. In addition to outlawing employment discrimination on the basis of disability status, Title III of the ADA also ensures that individuals with disabilities are able to access public spaces and places of public accommodations. Public accommodations must “make reasonable modifications in its policies, practices, and procedures in order to accommodate individuals with disabilities.” This specifically includes the need for public accommodations to remove barriers when readily achievable, that is when removing those barriers are “able to be carried out without much difficulty or expense.” According to the Department of Justice, restriping parking lots is “readily achievable in most cases.” That means that businesses need to have parking that satisfies the ADA and are required to restripe their parking lots to achieve equality of access in most cases.

Basic Requirements

Under the ADA, parking lots must provide accessible parking. While the following list is not exhaustive, it does provide the most frequent requirements that businesses fail to satisfy with regard to accessible parking:

1. parking spaces must be a minimum of 96” wide
2. every parking lot must have at least one van accessible parking space
3. van accessible parking spaces must have a minimum 96” wide access aisle adjacent to them
4. all other accessible parking spaces must have a minimum 60” wide access aisle adjacent to them
5. 1 out of every 8 accessible parking spaces must be van accessible, rounding up
6. for parking lots with fewer than 100 parking spaces, there must be one accessible parking space for every 24 regular parking spaces, rounding up

Further requirements from the United States Department of Justice are on the reverse side of this sheet.

Failure to Comply

Public accommodations that do not satisfy the ADA are open to both fines and lawsuits. (Successful lawsuits cannot result in monetary damages, so the myth of ‘drive-by lawsuits’ is just that, a *myth*.) Violations of the ADA can be reported to the local law enforcement. Complaints can also be filed directly with the Department of Justice, Civil Rights Division at the following website: https://www.ada.gov/filing_complaint.htm

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ADA
 Design Guide

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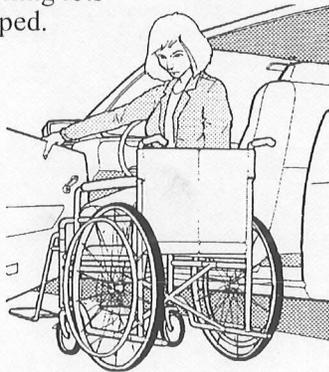
Restriping Parking Lots

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

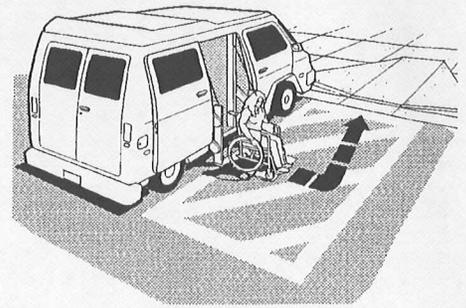
Accessible parking spaces for cars have at least a 60-inch-wide access aisle located adjacent to the designated parking space. The access aisle is just wide enough to permit a person using a wheelchair to enter or exit the car. These parking spaces are identified with a sign and located on level ground.

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