

CASE HUFF CHRONICLE

"THE COMMERCIAL PROPERTY SPECIALISTS"

- Be Prepared
- Know the Rules

ADA PARKING SIGNS

→ BE PREPARED

In recent years, a new group has flooded the Valley with lawsuits, alleging businesses of having parking lots that are out of ADA compliance. Is your property up to standard? It pays dividends to know the rules in advance.

The Americans with Disabilities Act (ADA) was enacted in 1990 to prohibit discrimination against people with disabilities in all areas of public life. This of course implicates commercial property and all of its public features, such as parking lots, restrooms and multilevel access. These regulations now include the new 2010 ADA Standards for Accessible Design, outlining minimum accessibility requirements for buildings and facilities. Both commercial facilities and public accommodations must follow the 2010 standards. Older facilities and accompanying parking lots may not need to modify their parking lots until the lot undergoes a planned alteration (re-stripping, re-surfacing, etc.), at which time it will then need to be brought into compliance with the 2010 standards.

A wave of thousands of new ADA lawsuits in recent months has left many Valley property owners racing to comply with new standards.



CASE, HUFF & ASSOCIATES, INC.

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KEYNOTES:

1. SIDEWALK (ACCESSIBLE ROUTE).
2. CURB RAMP PER DETAILS.
3. ADA SIGN PER CITY OF TEMPE.
4. ACCESS AISLE STRIPING. ACCESS AISLE TO BE LEVEL FULL LENGTH OF VEHICLE SPACE (INCLUDING THE

(4)

(1)

(2) (3)

(5)

(7)

(6)

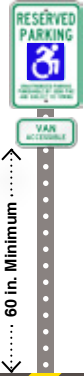
ADA PARKING SIGNS

continued

→ KNOW THE RULES

The ADA requires that locations must have enough accessible parking spots. The table to the right shows how many accessible spaces are needed.

Important note on van-accessible spaces: One of every six accessible parking spaces must be "van-accessible." That means if a parking lot needs only one accessible spaces, it must be van-accessible. Here's a larger example: If a parking lot has 400 total spaces, it needs 8 accessible spaces, and two of those eight spaces must be van-accessible.



Total Spaces	Accessible Spaces
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
1001+	20 + 1 for every 100 spaces

60 in.
Minimum width
for access aisle
for 132 in. space

132 in.
Minimum space width for van-accessible
spaces with 60 in. aisle

60 in.
Minimum width
for access aisle

96 in.
Minimum space width for
car-accessible spaces



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