

521 CMR: ARCHITECTURAL ACCESS BOARD

521 CMR 23.00: **PARKING AND PASSENGER LOADING ZONES**

23.1 **GENERAL**

Any person who has lawful control of improved or enclosed private property used as off-street parking for businesses, auditoriums, sporting or recreational *facilities*, cultural centers, or general *public use* where the public has the right of access as invitees or licensees, shall cause such parking areas, including temporary parking areas to comply with 521 CMR. For parking related to residential and *transient lodging facilities*, See **521 CMR 8.00: TRANSIENT LODGING FACILITIES** and **521 CMR 10.3, Parking Spaces**.

23.2 **NUMBER**

Accessible spaces shall be provided as follows:

23.2.1	<u>Total Parking in Lot</u>	<u>Required Minimum Number of Accessible Spaces</u>
	15-25	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
	1,001 and over	20 plus 1 for each 100 over 1000

23.2.2 One in every eight *accessible* spaces, but not less than one, shall be van *accessible*, See **521 CMR 23.4.7**.

23.2.3 Spaces required by the table in **521 CMR 23.2.1** need not be provided in a particular lot. They may be provided in a different location if equivalent or greater accessibility, in terms of distance from an *accessible entrance*, cost and convenience, is ensured.

23.2.4 Specialized Medical *Facilities*: At *facilities* providing medical care for persons with mobility impairments, parking spaces shall comply with the following:

- a. Outpatient units and facilities: 10% of the total number of parking spaces provided to serve each such outpatient unit or facility shall be *accessible*.
- b. Units and facilities that specialize in treatment or services for persons with mobility impairments: 20% of the total number of parking spaces provided, serving each such unit or facility, shall be *accessible*.

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23.3 **LOCATION**

Accessible parking spaces shall be located as follows:

23.3.1 *Accessible* parking spaces serving a particular *building*, facility or temporary event shall be located on the shortest *accessible route* of travel from adjacent parking to an *accessible entrance*.

23.3.2 In parking *facilities* that do not serve a particular *building*, *accessible* parking shall be located on the shortest *accessible route* of travel to an *accessible pedestrian entrance* of the parking *facility*.

23.3.3 In buildings with multiple *accessible entrances* with adjacent parking, *accessible* parking spaces shall be dispersed and located closest to the *accessible entrances*, but in no case, more than three spaces from the accessible entrance.

Exception: Where *accessible spaces* cannot be located within 200 feet (200' = 61m) of an *accessible entrance*, an *accessible* passenger drop-off area shall be provided within 100 feet (100' = 30m) of an *accessible entrance*.

23.3.4 Garages: In multi-level garages where no elevator is provided, such spaces shall all be located near the *accessible entrance*. See special van requirement in **521 CMR 23.4.7**.

23.4 **PARKING SPACES**

Shall comply with the following:

23.4.1 Width: *Accessible* parking spaces shall be at least eight feet (8' = 2438mm) wide, plus the *access aisle*.

23.4.2 Length: The length of *accessible* parking spaces shall be at least the same as for parking spaces generally in accordance with 780 CMR: *The State Building Code* or local zoning requirements. Parked vehicles shall not reduce the *clear* width of an *accessible route* by overhanging or protruding into it.

23.4.3 Slope: Parking spaces shall be *level* with surface slopes not exceeding 1:50 (2%) in all directions.

Exception: When *temporary accessible parking* is located within a field or otherwise unpaved area, when such *site* has not been improved in accordance with 521 CMR, the spaces shall be located on the least sloping area of the parking lot.

23.4.4 Surface: Spaces shall have a uniform, paved or hard packed smooth surface.

Exception: Temporary accessible parking spaces shall have, at minimum, a hard packed, smooth surface with a minimum amount of pooling or draining water.

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23.4.5 Delineation: *Accessible spaces* shall be marked by high contrast painted lines or other high contrast delineation.

Exception: Temporary accessible parking spaces shall be easily identifiable, such as lined with field markings, paint or field tape. Traffic cones or barrels may be used to identify parking spaces where field markings, paint, or field tape cannot be used given the surface condition.

23.4.6 *Access aisles*: All *accessible spaces* shall have *access aisles* that comply with the following:

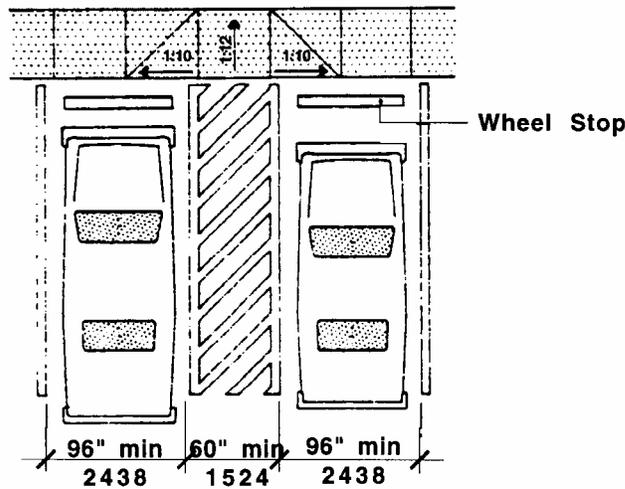
- a. Parking *access aisles* shall be part of an *accessible route* to the *building* or *facility entrance* and shall comply with **521 CMR 20.00: ACCESSIBLE ROUTE**.

Exception: For temporary accessible parking, directional signage along the entire accessible route, using the international symbol of accessibility and an arrow, shall be used to direct people to the closest accessible entrance.

- b. *Access aisles* adjacent to *accessible spaces* shall be five feet (5' = 1524mm) wide minimum, except adjacent to van *accessible spaces* the *access aisle* shall be a minimum of eight feet (8' = 2438mm) wide.

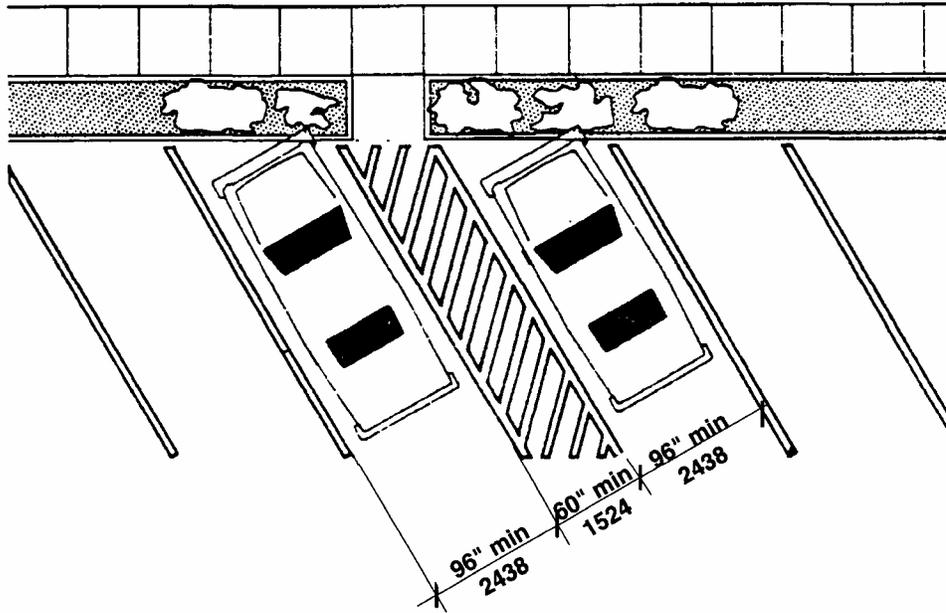
Exception: When temporary accessible parking is located within a field or otherwise unpaved site, when such area has not been improved in accordance with 521 CMR, the spaces shall be located on the least sloping area of the parking lot in conjunction with the temporary accessible parking spaces.

- c. Two *accessible* parking spaces may share a common *access aisle*. See **Fig. 23a** and **23b**.



**Alternate Stall
Figure 23a**

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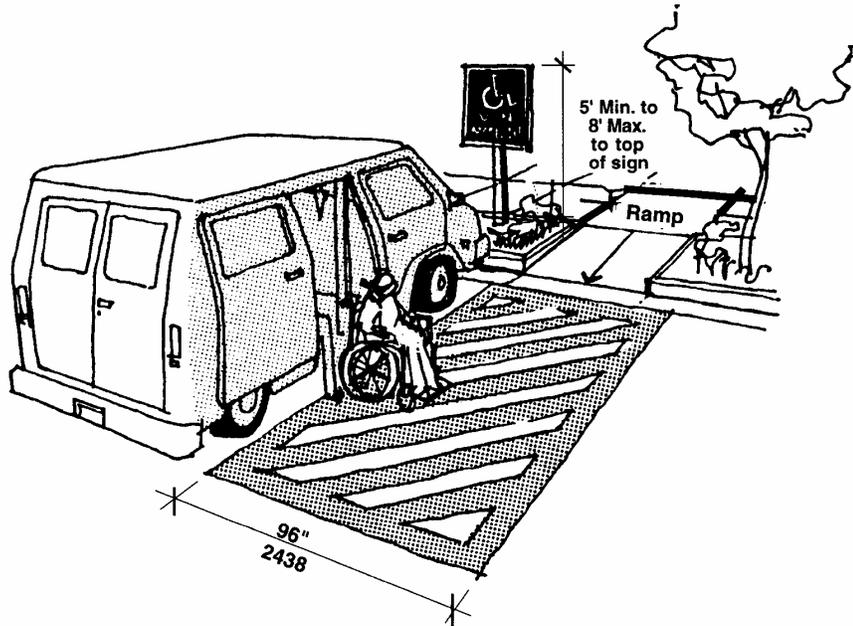
Angled Parking
Figure 23b

- d. *Access aisles* shall be *level* with surface slopes not exceeding 1:50 (2%) in all directions.
- e. *Access aisles* shall be clearly marked by means of diagonal stripes.

23.4.7 Van Accessible spaces shall comply with the following:

- a. Provide minimum vertical clearance of eight feet, two inches (8'2" = 2489mm) at the parking space and along at least one vehicle *access route* to such spaces from site entrance(s) and exit(s). See **Fig. 23c**.

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Van Accessible Space
Figure 23c

- b. Each *space* shall have a sign designating it "Van Accessible" as required by **521 CMR 23.6, Signage**.
- c. All such *spaces* may be grouped on one level of a parking structure.
- d. Eight foot minimum (8' = 2438mm) wide *space*.
- e. Provide an *access aisle* of eight feet (8' = 2438mm).

Exception: Van *accessible* spaces do not have to be separately provided if all required *accessible* parking *spaces* are 11 feet wide (11' = 3353mm) with a five foot (5' = 1524mm) *access aisle*.

23.5 **SIDEWALKS**

Where *sidewalks* are provided at *accessible* parking *spaces*, a *curb cut* shall be installed at the *access aisle* of each *accessible* *space* or pair of *spaces*.

Exception: Where walkways and sidewalks are provided at temporary accessible parking spaces, there shall be a firm, stable path of travel, not less than 36 inches wide, from the temporary accessible parking spaces to said walkway or sidewalk. There shall be no abrupt changes in level greater than ½ inch. If there is a change of level greater than ½ inch, then vertical access shall be provided either via temporary curb ramps or via a temporary ramp.

23.6 **SIGNAGE**

Accessible parking *spaces* shall be identified by signs indicating that they are reserved.

- 23.6.1 A sign shall be located at the head of each space and no more than ten feet (10' = 3048mm) away, and at *accessible* passenger loading zones and may also include wording identifying its use.

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Exception: Signs for temporary accessible parking spaces located within a field or otherwise unpaved area shall be located at the head of each space if there are no attendants directing people to park, or signs indicating a general area designated for accessible vehicles if parking attendants are directing people to park.

23.6.2 The sign shall show the international symbol of *accessibility*.

23.6.3 Van *accessible spaces* shall includes the words: "Van-Accessible".

23.6.4 Such signs shall be permanently located at a height of not less than five feet (5' = 1524mm), nor more than eight feet (8' = 2438) to the top of the sign.

Exception: Signage for *temporary accessible parking* spaces may be permanently attached to a pole within a bucket.

23.7 PASSENGER LOADING ZONE

If passenger loading zones are provided, at least one of them shall comply with the following:

23.7.1 Wherever a passenger loading zone or parking area is provided, an *accessible route* to an *accessible entrance* is required.

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23.7.2 Passenger loading zones shall provide an *access aisle* at least 60 inches (60" = 1524mm) wide and 20 feet (20' = 6096mm) long, adjacent and parallel to the vehicle pull-up space.

23.7.3 If there are curbs between the *access aisle* and the vehicle pull-up space, then a *curb cut* complying with **521 CMR 21.00: CURB CUTS**, shall be provided.

23.7.4 Vehicle standing spaces and *access aisles* shall be level with surface slopes not exceeding 1:50 (2%) in all directions.

23.7.5 Vertical Clearance: A minimum of nine feet, six inches (9'6" = 2896mm) of vertical clearance shall be provided at *accessible* passenger loading zones and along at least one vehicle access *route* to such areas from *site entrance(s)* and exit(s).

23.8 VALET PARKING

Valet parking *facilities* shall provide a passenger loading zone complying with **521 CMR 23.7, Passenger Loading Zone** located on an *accessible route* to the *entrance* of the *facility*. **521 CMR 23.2 Number** and **521 CMR 23.4.7 Van Accessible Spaces**, do not apply to valet parking facilities.