

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 to comply with 521 CMR. For parking related to residential and *transient lodging facilities*, see **521 CMR 8, TRANSIENT LODGING FACILITIES** and **521 CMR10.3, 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*.

23.3 LOCATION

Accessible parking spaces shall be located as follows:

23.3.1 *Accessible* parking spaces serving a particular *building* 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*.

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*.

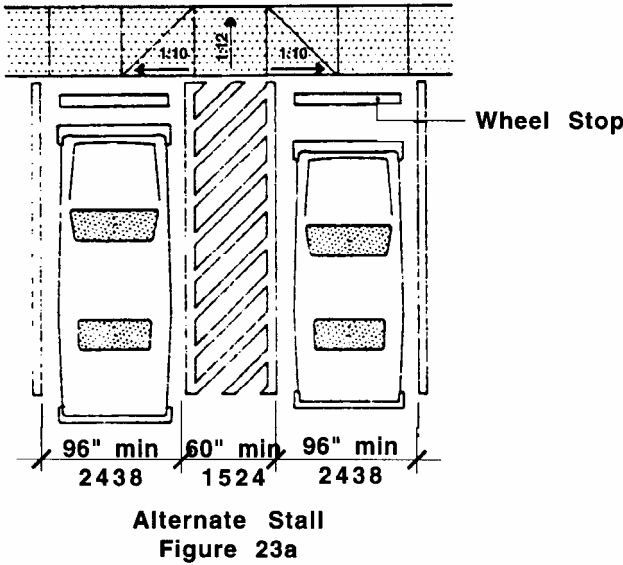
PARKING AND PASSENGER LOADING ZONES

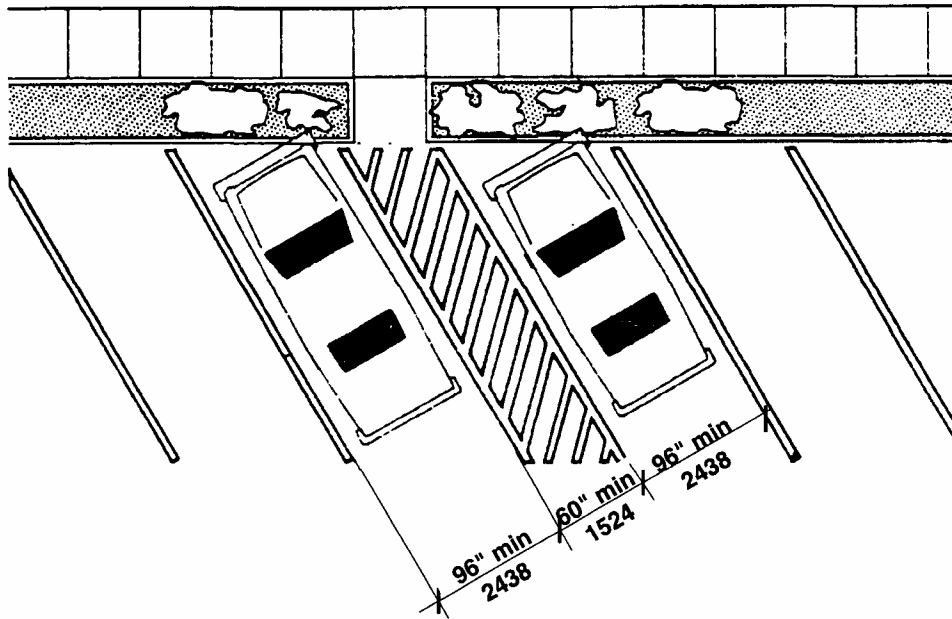
23.3.4 Garages: In multi-level garages where no elevator is provided, such spaces shall all be located near the *accessible entrance*. See special van requirement in **521 CMR 23.4.7**.

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.
- 23.4.4 Surface: Spaces shall have a uniform, paved or hard packed smooth surface.
- 23.4.5 Delineation: *Accessible spaces* shall be marked by high contrast painted lines or other high contrast delineation.
- 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, ACCESSIBLE ROUTE**.
 - 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.
 - c. Two *accessible* parking spaces may share a common *access aisle*. See **Fig. 23a and 23b**.



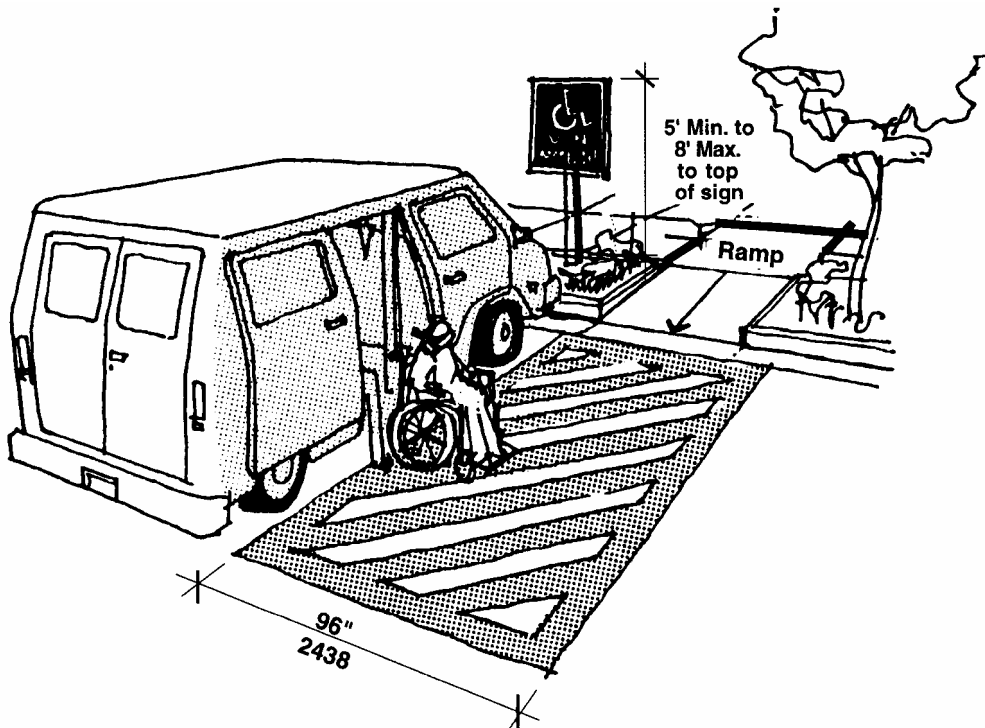


Angled Parking
Figure 23b

- 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.



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).

PARKING AND PASSENGER LOADING ZONES

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*.

~~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. Signs may also include wording identifying its use.

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.

~~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.

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, 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.