

The background of the entire image is a close-up, high-angle shot of asphalt pavement, showing the texture of the aggregate and the dark binder. A large white rectangular box with a black border is centered on the page, containing the text and graphics.

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HOW TO STRIPE ADA-COMPLIANT PARKING LOTS

More than 30 years after the birth of the Americans With Disabilities Act, compliance with the law can still be confusing. Here's how to stripe a lot that meets ADA requirements and local codes to keep your lots compliant and your customers out of the courthouse.

STEP 1:

Know the requirements that apply to your client.

The ADA's accessibility requirements are a set of federal standards that must be met nationwide. However, each state (and even municipalities) may set requirements above and beyond the 2010 ADA Standards for Accessible Design, the current guiding document.

That means an ADA-compliant parking lot might still be out of local compliance and subject to complaints, fines and even lawsuits. The best option for contractors looking to fulfill state and local requirements is to check your state's building code and ask local code enforcement officials.

It's worth mentioning to prospective clients that a special tax credit of up to \$5,000 per year is available to help smaller employers make accommodations required by the ADA. Any business can also take a full tax deduction of up to \$15,000 per year for expenses of removing qualified architectural or transformational barriers.

It's important to run each and every requirement by the customer and give them the final say. Note in the contract who will be held financially responsible for restriping in the event that requirements aren't met—the client, the contractor, or the subcontractor. If a parking lot doesn't meet requirements, it is the business owner who could be required to repair it, pay a fine, and could even be sued.

STEP 2:

Know how many accessible spaces the lot requires.

The amount of accessible spaces required varies based on the size of the parking lot. See the chart at right for more information.

For a parking lot with fewer than 25 spaces, at least one space—even if the lot only has one space—must be accessible.

At least one of every six accessible parking spaces needs to be van-accessible. If your client's lot only requires one accessible parking space, it must be van-accessible.

How Many Spaces Does My Lot Require?

These numbers fulfill ADA federal standards. Be sure to check with local authorities for applicable standards that may go above and beyond the ADA requirements.

| TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY | MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING 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 - 1000 | 2 percent of total |
| 1001 or more | 20, plus one for each 100, or fraction of 100, over 1000 |

Source: 2010 ADA Standards of Accessible Design

Note there are exceptions to the chart above. For example, at least 10 percent of patient and visitor parking at hospital outpatient facilities should be accessible. For rehabilitation and outpatient physical therapy facilities, that number increases to 20 percent.

STEP 3:

Measure out accessible parking spaces and aisles.

Car-accessible spaces must be at least 8 feet wide and require an access aisle of at least 5 feet, for a total width of 13 feet.

A van-accessible space must be 8 feet wide and adjacent to an 8-foot access aisle for a total of 16 feet. You can also use a combination to ensure you have an equivalent outcome, such as an 11-foot space and 5-foot access aisle for a van-accessible parking space.

All widths are measured from the middle of each boundary stripe. Access aisles also need to extend the full length of the parking space.

Ideally, each access aisle would connect directly to a standard curb ramp leading onto the sidewalk or entranceway of the building, though not required. It's also encouraged not to have accessible routes that lead behind vehicles.

It is permissible for two spaces to share an access aisle. For example, a single 8-foot access aisle can accommodate two van-accessible parking spots—one on each side of the aisle.

To be as considerate as possible, the ADA standards suggest that if an access aisle is shared by one car-accessible space and one van-accessible space, the van space be positioned so the access aisle is available on the passenger side.



For angled van-accessible parking, the access aisle should be located on the passenger side of the parking space.

STEP 4:

Ensure the pavement surface meets standards.

Parking surfaces within the accessible spaces and access aisles must be firm, stable and slip-resistant, and include no changes in level. Up to a 1:48-inch slope is acceptable.

STEP 5:

Prepare to paint.

As with any painting/stiping process, make sure the surface is clean, dry and clear of debris for optimal adhesion.

Compliant striping can be done using standard paint, thermoplastic and MethalMethacralate coating applications (MMA).

The ADA doesn't specify what color of paint to use, but does require you to use a paint that contrasts from the parking surface. Some states and municipalities might require specific colors, like blue or yellow, or even a particular shade of a color.

STEP 6:

Paint the parking spaces.

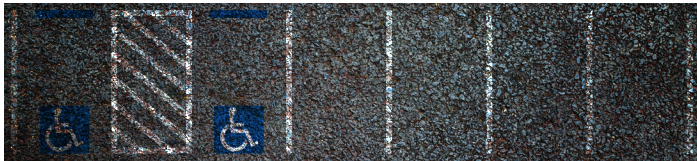
The parking spaces will require line striping the boundaries of each space, as you would any other parking space. ADA guidelines also don't enforce a specific width of the parking stripes.

You will also need to paint the access aisles, which should be marked in a way that "discourages parking" in that area. Often, this is done with the use of diagonal lines across the access aisle, sometimes accompanied with 'no parking' stencils.

Current ADA standards are outlined in the 2010 ADA Standards for Accessible Design

Another feature often included is the International Symbol of Access painted within the parking space. ADA guidelines only require this symbol on the sign (step 7), but many states do require it to be painted within the parking space, as well.

See the sidebar for more information on the International Symbol of Access.



STEP 7:

Set up appropriate signage.

Each accessible parking space must be marked with appropriate signage, with one sign per accessible space.

Every sign should include the International Symbol of Access, and van spaces also require a van-accessible sign.

Identification of accessible spaces isn't required in lots with fewer than four total parking spaces. For residential facilities where parking spaces are assigned to specific residences, identification of accessible spaces is also not required.

The sign needs to be 5 feet above the surface of the marking space, including the height of the curb.

There is a lot of variation from state to state regarding this signage. For example, signage in Florida should read, "Parking By Disabled Permit Only," but should say "Permit Parking Only—Tow Away Zone" in Georgia and "Handicapped Parking—Permit Required" in Pennsylvania. Be sure to check with local compliance bodies.



In 2015, the Federal Highway Administration rejected the modified symbol for use on road signs in the U.S. The International Organization for Standardization, which established the regular use of the original symbol has also rejected the new design. However, the new symbol is used by some states and municipalities.

International Symbol of Access



The International Symbol of Access (ISA) is an international standard (ISO 7001) that aims to ensure people understand important safety symbols around the world. Other international standards include symbols for explosive or poisonous materials, slippery floors and trip hazards.

ISA consists of a blue square with a stylized image of a person in a wheelchair in white (at left). However, a new, more active symbol of access has been growing in popularity and some states and municipalities require this modified symbol (at right).

Most states and municipalities require a 39-inch symbol, however, the exact size requirement varies.

"Don't forget what we're doing this job for—to make things more accessible to everyone. You have to think from the perspective of the people that need these markings. Keep the end result in mind and make sure you're remembering that bottom line."

Regions

Have further questions? Contact your regional ADA office.

