



**PALM BEACH COUNTY
 PLANNING, ZONING AND BUILDING DEPARTMENT
 BUILDING DIVISION
 POLICY AND PROCEDURE**

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**PPM#: PBO-098
 Issued: 04/25/12
 Effective: 04/25/12**

SUBJECT: PARKING LOT REPAVING AND IMPROVEMENTS

AUTHORITY: Section 105.1- Palm Beach County Amendments to the Florida Building Code; Section 208.1 2010 Florida Accessibility Code

PURPOSE: The purpose of this PPM is to clarify permit requirements for parking lot repaving and other associated work in order to bring parking lots in compliance with Florida Accessibility code, and assure continued functionality of the original drainage plan.

POLICY: Parking lot repaving, resealing and repair shall be processed as Type 2 permits.

PROCEDURE: Parking lot repaving, repairs and related work including curbing, Sidewalks, resealing, and wheelchair cuts shall be processed as Type 2 permits. But the following items would require a separate permit:

- Ramps being constructed that require handrails or guardrails may require a separate permit.
- Parking lot expansions
- Work in a public right-of-way

Plan Review shall provide a copy of the parking space general requirements (Exhibit A) with each permit, copy attached. Inspection staff shall assure drainage and accessibility issues are not adversely affected by repaving. When parking lot configuration is required to be changed from an approved DRO site plan, Zoning approval shall be required.

EXCEPTION: Re-painting of existing striping, does not constitute an alteration provided the parking configuration remains the same, and does not require a permit. However when re-stripping is done as a result of the parking lot being repaved or re-sealed a permit is required.

Supersession History:

1. PPM# PBO-098, issued 06/20/94
2. PPM# PBO-098, effective 06/20/94
3. PPM# PBO-098, issued 07/02/01
4. PPM# PBO-098, issued 11/17/03
5. PPM# PBO-098, issued 12/15/03
6. PPM# PBO-098, issued 04/25/12


 Director

EXHIBIT "A" - PBO-098

CHAPTER 5: GENERAL SITE AND BUILDING ELEMENTS

501 General

501.1 Scope. The provisions of Chapter 5 shall apply where required by Chapter 2 or where referenced by a requirement in this code.

502 Parking Spaces

502.1 General. Car and van parking *spaces* shall comply with 502. Where parking *spaces* are marked with lines, width measurements of parking *spaces* and access aisles shall be made from the centerline of the markings.

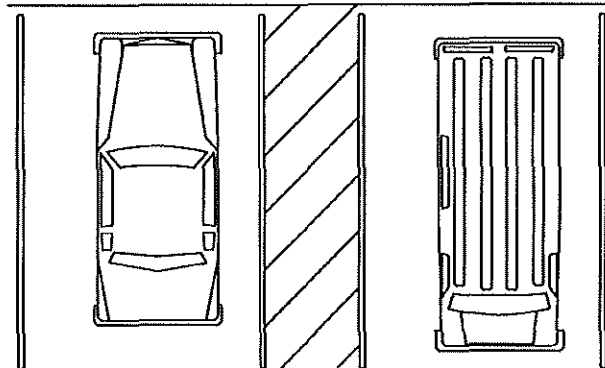
EXCEPTION: Where parking *spaces* or access aisles are not adjacent to another parking *space* or access aisle, measurements shall be permitted to include the full width of the line defining the parking *space* or access aisle.

502.2 Vehicle Spaces. Each parking *space* must be at least 12 feet (3658 mm) wide shall be marked to define the width, and shall have an adjacent access aisle complying with 502.3. See section 406.5 curb ramp location.

Exception: For on-street parallel parking *spaces* and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities: Car parking *spaces* shall be permitted to be 96 inches (2440 mm) wide minimum; Van parking *spaces* shall be permitted to be 96 inches (2440 mm) wide minimum where the access aisle is 96 inches (2440) wide minimum and shall be designated "van accessible"; Alternatively, van parking *spaces* shall be permitted to be 132 inches (3350 mm) wide minimum where the access aisle is 60 inches (1525 mm) wide minimum and shall be designated "van accessible".

Advisory 502.2 Vehicle Spaces. Pursuant to s.553.512, F.S., Florida requirements, except s.553.041(c)1 parking space and access aisle width, may be waived down to the requirements of the ADA Standards for Accessible Design. No waivers are required for on-street parallel parking *spaces* and theme parks or an entertainment complex in which are provided continuous attendant services or designated lots for parking by persons who have disabilities pursuant to ss.553.041(5)(c)3. and (d), F.S., and the Exception to 502.2.

502.2.1 On-street parallel parking. *Spaces* must comply with sections 208 and 502 of the ADA Standards for Accessible Design. Curbs adjacent to such *spaces* must be of a height that does not interfere with the opening and closing of motor vehicle doors.



**Figure 502.2
Vehicle Parking Spaces**

502.3 Access Aisle. Access aisles serving parking *spaces* shall comply with 502.3. Access aisles shall adjoin an *accessible* route. Two parking *spaces* shall be permitted to share a common access aisle.

Parking access aisles must be part of an *accessible* route to the *building* or *facility* entrance. Access aisles must be placed adjacent to *accessible* parking *spaces*. All *spaces* must be located on an *accessible* route that is at least 44 inches (1118 mm) wide so that users are not compelled to walk or wheel behind parked vehicles except behind his or her own vehicle.

Exception: Access aisles are not required for on-street parallel parking.

Advisory 502.3 Access Aisle. Accessible routes must connect parking spaces to accessible *entrances*. In parking facilities where the accessible route must cross vehicular traffic lanes, marked crossings enhance pedestrian safety, particularly for people using wheelchairs and other mobility aids.

Florida law, s.553.5041(5)(a), F.S., requires placement of accessible routes such that persons with disabilities are not compelled to walk or wheel behind parked vehicles other than their own vehicle. Florida law, s.553.5041(5)(d), F.S., allows on-street accessible parking to not have an access aisle.

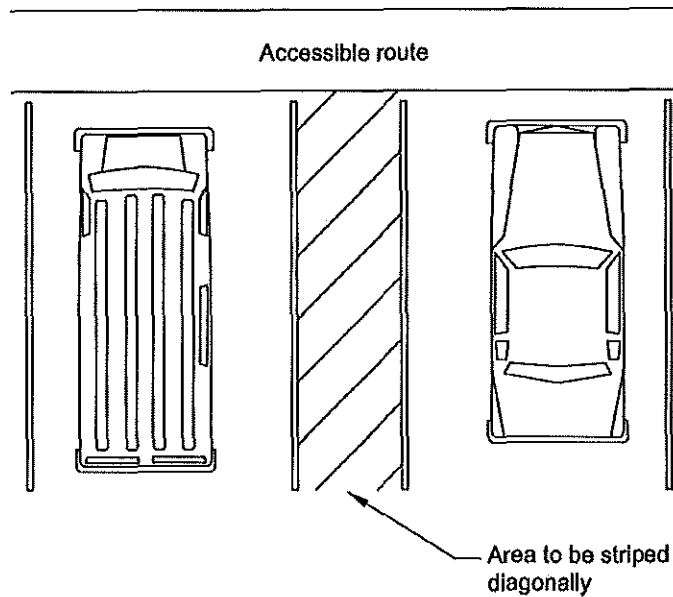


Figure 502.3
Parking Space Access Aisle

502.3.1 Width. Access aisles serving car and van parking spaces shall be 60 inches (1525 mm) wide minimum.

502.3.2 Length. Access aisles shall extend the full length of the parking spaces they serve.

502.3.3 Marking. Access aisles shall be marked so as to discourage parking in them. The access aisle must be striped diagonally to designate it as a no-parking zone.

Advisory 502.3.3 Marking. The method and color of marking are not specified by these requirements but may be addressed by State or local laws or regulations. Because these requirements permit the van access aisle to be as wide as a parking space, it is important that the aisle be clearly marked.

Florida law, s.553.5041(5)(c)1., requires diagonal striping of access aisles.

502.3.4 Location. Access aisles shall not overlap the vehicular way. Access aisles shall be permitted to be placed on either side of the parking space except for angled van parking spaces which shall have access aisles located on the passenger side of the parking spaces.

Advisory 502.3.4 Location. Wheelchair lifts typically are installed on the passenger side of vans. Many drivers, especially those who operate vans, find it more difficult to back into parking spaces than to back out into comparatively unrestricted vehicular lanes. For this reason, where a van and car share an access aisle, consider locating the van space so that the access aisle is on the passenger side of the van space.

502.4 Floor or Ground Surfaces. Parking *spaces* and access aisles serving them shall comply with 302. Access aisles shall be at the same level as the parking *spaces* they serve. Changes in level are not permitted.

EXCEPTION: Slopes not steeper than 1:48 shall be permitted.

Advisory 502.4 Floor or Ground Surfaces. Access aisles are required to be nearly level in all directions to provide a surface for wheelchair transfer to and from vehicles. The exception allows sufficient slope for drainage. Built-up curb ramps are not permitted to project into access aisles and parking spaces because they would create slopes greater than 1:48.

502.5 Vertical Clearance. Parking *spaces* for vans and access aisles and vehicular routes serving them shall provide a vertical clearance of 98 inches (2490 mm) minimum. Every nonresidential structure built on or after January 1, 1991, which is designed to use covered or underground parking as the primary available parking *space* shall design the covered or underground parking *facility* to maintain a minimum height for the portion of the street-*accessible* level of the parking *facility* directly over van-*accessible* parking *spaces* and for providing ingress and egress to such parking *spaces* of at least 8 feet 2 inches (2489 mm). Signs shall be posted to warn operators of handicap-equipped vans that they cannot pass beyond a certain point due to height limitations. If compliance with this minimum height clearance requirement will cause the structure to exceed local height limitations imposed by local zoning, planning, or fire ordinances, or will result in the imposition of any additional requirements of such ordinances, the structure may exceed the height limitation specified in those particular codes as necessary to comply with the requirements of this section and is exempt from such additional requirements. Structures for which the plans were sealed by an architect prior to January 1, 1991, are exempt from this section.

Advisory 502.5 Vertical Clearance. Signs provided at *entrances* to parking facilities informing drivers of clearances and the location of van accessible parking spaces can provide useful customer assistance.

Florida law, s.553.511, F.S., requires signs be posted that will warn handicapped-equipped van operators of height limitations so they will not pass beyond a point where the van cannot be maneuvered.

Florida law also preempts local government height restriction ordinances that would prohibit compliance with the minimum height requirements of this section. Also, any local or state law or regulation that prohibits a covered entity from complying with requirements of the ADA may render such jurisdiction in violation of the ADA.

502.6 Identification. Parking *space* identification signs shall include the International Symbol of Accessibility complying with 703.7.2.1. Signs identifying van parking *spaces* when required by 502.2 shall contain the designation "van *accessible*."

502.6.1 Each such parking *space* must be striped in a manner that is consistent with the standards of the controlling jurisdiction for other *spaces* and prominently outlined with blue paint, and must be repainted when necessary, to be clearly distinguishable as a parking *space* designated for persons who have disabilities. The *space* must be posted with a permanent above-grade sign of a color and design approved by the Department of Transportation, which is placed on or at least 60 inches (mm) above the finished floor or ground surface measured to the bottom of the sign and which bears the international symbol of accessibility the caption "PARKING BY DISABLED PERMIT ONLY." Such a sign, erected after October 1, 1996, must indicate the penalty for illegal use of the *space*.

Any provision of this section to the contrary notwithstanding, in a theme park or an entertainment complex as defined in Section 509.013 in which *accessible* parking is located in designated lots or areas, the signage indicating the lot as reserved for *accessible* parking may be located at the *entrances* to the lot in lieu of a sign at each parking place.

Advisory 502.6 Identification. The required "van accessible" designation is intended to be informative, not restrictive, in identifying those spaces that are better suited for van use. Enforcement of motor vehicle laws, including parking privileges, is a local matter.

Parking space and access aisle configurations required for all accessible parking by Florida law, s.553.5041, F.S., meet the van accessible space requirements of the ADA Standards for Accessible Design. Therefore, no accessible space is more suitable than any other accessible space for "van accessible" parking. Florida law only requires "van accessible" parking signs in parking structures where van parking may be limited to the first level accessible spaces.

Florida accessible parking signs must include indication of the penalty for illegal parking in addition to the accessible parking symbol required by the ADA Standards for Accessible Design.

502.7 Relationship to Accessible Routes. Parking *spaces* and access aisles shall be designed so that cars and vans, when parked, cannot obstruct the required clear width of adjacent *accessible* routes.

Advisory 502.7 Relationship to Accessible Routes. Wheel stops are an effective way to prevent vehicle overhangs from reducing the clear width of accessible routes.

503 Passenger Loading Zones

503.1 General. Passenger loading zones shall comply with 503.

503.2 Vehicle Pull-Up Space. Passenger loading zones shall provide a vehicular pull-up *space* 96 inches (2440 mm) wide minimum and 20 feet (6100 mm) long minimum.

503.3 Access Aisle. Passenger loading zones shall provide access aisles complying with 503 adjacent to the vehicle pull-up *space*. Access aisles shall adjoin an *accessible* route and shall not overlap the *vehicular way*.

503.3.1 Width. Access aisles serving vehicle pull-up *spaces* shall be 60 inches (1525 mm) wide minimum.

503.3.2 Length. Access aisles shall extend the full length of the vehicle pull-up *spaces* they serve.

503.3.3 Marking. Access aisles shall be marked so as to discourage parking in them.