NEW OR REVISED PARKING FACILITIES:

PARKING AND ACCESS AISLES

- Van accessible parking space: 132 inches wide with 60 inch adjacent access aisle, or 96 inches wide with 96 inch adjacent access aisle; accessible car parking space: 96 inches wide with 60 inch adjacent access aisle. Angled van parking requires passenger side access aisle.
- Access aisle to be full length and level of parking space served, marked to discourage parking.
- Cars and vans, when parked in designated parking and access aisles, should not obstruct required clear width of adjacent accessible routes.

SLOPE AND VERTICAL CLEARANCE

- Parking spaces and access aisles to have surface slope not steeper than 1:48 or 2% slope.
- Van accessible parking vertical clearance: 98 inches for parking space, access aisle, and vehicular entrance and exit (R-2 and R-3 within private garages: 84 inches).

NUMBER REQUIRED AND LOCATION

- Number of van spaces: for every six (or fraction of 6) accessible parking spaces required, at least one should be a van accessible space.
- Signage required when the total number of parking spaces provided exceeds four.
- Parking should be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. Reference IBC section 1106.6 for variations and exceptions.

<table>
<thead>
<tr>
<th>TOTAL PARKING SPACES PROVIDED</th>
<th>REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 to 25</td>
<td>1</td>
</tr>
<tr>
<td>26 to 50</td>
<td>2</td>
</tr>
<tr>
<td>51 to 75</td>
<td>3</td>
</tr>
<tr>
<td>76 to 100</td>
<td>4</td>
</tr>
<tr>
<td>101 to 150</td>
<td>5</td>
</tr>
<tr>
<td>151 to 200</td>
<td>6</td>
</tr>
<tr>
<td>201 to 300</td>
<td>7</td>
</tr>
<tr>
<td>301 to 400</td>
<td>8</td>
</tr>
<tr>
<td>401 to 500</td>
<td>9</td>
</tr>
<tr>
<td>501 to 1,000</td>
<td>2% of total</td>
</tr>
<tr>
<td>1,001 and over</td>
<td>20, plus one for each 100, or fraction thereof, over 1,000</td>
</tr>
</tbody>
</table>

*See IBC 2015 for R-2, R-3, I-2 and Rehabilitation and outpatient physical therapy facilities.
ACCESSIBLE ROUTE TO BUILDINGS: EXTERIOR RAMPS AND CURB RAMPS

RAMPS

- 60 inch long landings required at top and bottom of each ramp run for the width of ramp. At ramp direction change or building entry door, landing to provide minimum 5 foot turning radius with door in locked position.

- Surfaces to be stable, firm, and slip resistant and prevent the accumulation of water on walking surfaces.
- Maximum slope 1:12, where the maximum rise for any run is 30 inches, cross slope of 1:48 or less.
- Minimum 44” width measured between handrails.

HANDRAILS

- Provide 34”-38” high handrails at ramp runs greater than 6 inches.
- Handrails to extend at least 12 inches beyond the top and bottom of any ramp run.
- Handrails to be graspable circular shape between 1 ¼ and 2 inches, typical. Other shapes per IBC 1012.3.
- Gripping surface of handrail to be continuous without interruption by support or other obstructions.

RAMP AND LANDING EDGE PROTECTION

- A curb or barrier is required that prevents passage of a 4-inch sphere below the height of 4 inches for ramps without railings. When used, railings are required to have one of the following features:
  - An intermediate rail mounted 17-19 inches above the ramp or landing surface;
  - The surface of the ramp or landing extends 12 inches beyond the inside face of the railing.
  - Edge protection not required where the ramp rise is no more than 6 inches adjacent to grade, and ramp meets curb ramp requirements, subject to field inspection.
GUARDS

- Provide 42” high guards for portions of landings or ramp that are more than 30 inches above adjacent grade.
- Guard openings should not allow a 4 inch sphere to pass, except as noted in IBC section 1013.3.

CURB RAMPS

- Curb ramps (36” minimum width; 48” width in Public R/W) and flared sides (1:10 maximum slope) should not be obstructed by parked vehicles or project into parking or parking access aisles.
- Three foot long landings (48” in Public R/W) should be provided at the tops of curb ramps, the full width of the ramp.
  - Alternative: flared sides should not exceed 1:12.

For additional information, see City of Everett Design and Construction Standards online at https://everettwa.gov/1531/Design-Construction-Standards

ACCESSIBLE ROUTE TO BUILDINGS: BUILDING ENTRY

LANDINGS

- Landing length in the direction of travel of not less than 44 inches; width not less than the door.
- Landing required on each side of door at same elevation.
- Changes in level of greater than ½ inch should be ramped.
ACCESSIBLE ROUTE TO BUILDINGS: BUILDING ENTRY

DOORS

- Maneuvering clearances for doors can overlap the landing area where doorways are adjacent to the ramp.
- Door opening to provide clear width of 32 inches between face of door (open at 90 degrees) and stop.
- Door hardware should not require tight grasping, tight pinching, or twisting of the wrist to operate.
- Door access clearances should be provided as shown below, on both sides of the accessible door.

![Diagram of different door access clearances](image-url)

Fig. 404.2.3.1 Maneuvering Clearance at Manual Swinging Doors
APPLICABLE CODES AND REFERENCES

- City of Everett Design and Construction Standards
- City of Everett Stormwater Management Manual