

**Sidewalks, Driveways, Off-Street Parking Lots and Spaces, and Handicap Parking
PROPERTY MAINTENANCE CODE**

PM 302.3 Sidewalks and Driveways. All sidewalks, walkways, stairs, driveways, parking spaces and similar areas shall be kept in a proper state of repair and maintained free from hazardous conditions.

PM 302.3.1 Off Street Parking Lots. Whenever a person, firm, or corporation performs the following work in an off street parking lot, within a six month period of time, the design of designated handicap parking shall be in accordance with requirements of the Building Code of NYS section 1106 and the design features found in this section.

1. Repave or repaint more than one half of the total number of parking spaces in an off street parking lot, which contains designated handicapped parking spaces.
2. Creates designated handicapped parking spaces in an off street parking lot.
3. Repave or repaint more than one half of the total number of designated handicapped parking spaces in an off street parking lot.

Designated Handicap Parking Spaces shall incorporate the following design feature:

Spaces: The parking space shall be 96” wide minimum and shall have an adjacent access aisle of 96” wide minimum. Two parking spaces shall be permitted to share a common access aisle. Access aisle shall extend the full length of the parking space they serve and shall have a surface slope not steeper than 1:48.

Signage: Each accessible parking space shall be provided with signage displaying the international symbol of accessibility. Each access aisle shall be provided with signage reading, “No Parking Anytime.” Signs shall be permanently installed at a clear height of between 60 inches (1,525 mm) and 84 inches (2,185 mm) above grade and shall not interfere with an accessible route from an access aisle.

Location: Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking space shall be dispersed and located near the accessible entrances.

Number: The number of accessible parking space shall be provided in compliance with Table 1106.1 except as required by 1106.2 and 1106.3 of the Building Code of New York State.

EZ ACCESS

One Picture Saves a Thousand Words



H/C PARKING SPECS			
Space:	8' Wide		
Access:	8' Wide		
Ailes:	Extends full length of parking space. Two spaces may share one access aisle.		
Cross			
Slope:	1:48 Firm, stable, non-slip surface.		
Signage:	5' to 7' Above Grade. Permanently installed.		
Each			
Space:	International Symbol of Accessibility.		
Each			
Access	No Parking Anytime.		
Aisle:			
Striping:	May be BLUE. Must contrast with surrounding surface.		
Number:			
1 – 25	1	201 – 300	7
26 – 50	2	301 – 400	8
51 – 75	3	401 – 500	9
76 – 100	4	501 – 1,000	20
101 – 150	5	> 1,000	20
151 – 200	6	Plus 1 for each 100	Over 1,000
One Picture Saves a Thousand Words			
This card courtesy of EZ Access Inc. R.J. Siegler			

This Card Is Compliments of Capital District NYSBOC

The concept behind these pictures is to duplicate site conditions, providing an image with all accessible features brought together. This will make it easier for code officials, architects, contractors and disability advocates to recognize the accessible elements.

Modification to the new Property Maintenance Code, as noted below, will enhance the value of this **EZ Access** card as a useful tool when enforcing the code.

PM 302.3.1 Off Street Parking Lots – Whenever a person, firm, or corporation repaves or repaints more than one half of the total number of parking spaces within a six month period of time in an off-street parking lot which contains designated handicapped parking spaces or creates designated handicap parking spaces in an off-street parking lot or repaves or repaints more than one half of the total number of designated handicapped parking in an off-street parking lot, specifications as to the design of designated handicapped parking access aisles shall be in accordance with requirements of the Building Code of NYS section 1106.