

Building Code Site Plan Review – Durham City-County Inspections Department

The comment below is required on all site plans as a general comment regardless of scope of project must be included in the conditions of approval -

“The work taking place related to the changes in this SITE PLAN will be fully compliant with the North Carolina Accessibility Codes (ANSI 117.1 -2009 and Chapter 11 of the NCBC) unless and except in areas where an approved statement from a site engineer, surveyor or architect verifies that site conditions exist where the topography of the site is extreme and only alternate methods of compliance are possible. An as-built survey of the site, performed by the design professional or designee, must be submitted to the Building Inspections Department certifying that all site accessibility code requirements such as curb cuts, ramp slopes, sidewalk slopes and widths, and cross slopes meet the requirements of the NC Accessibility Code prior to CO issuance.”

1104.1 Site arrival points. At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served. The clear width of the exterior accessible path of travel shall be 48 inches minimum. Where handrails are provided, the width measurement shall be between the handrails.

Exception: Other than in buildings or facilities containing or serving Type B units, an accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing for pedestrian access.

1104.2 Within a site. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site. The clear width of the exterior accessible path of travel shall be 48 inches minimum. Where handrails are provided, the width measurement shall be between the handrails.

Exceptions:

1. An accessible route is not required between accessible buildings, accessible facilities, accessible elements and accessible spaces that have, as the only means of access between them, a vehicular way not providing for pedestrian access.

2. An accessible route to recreational facilities shall only be required to the extent specified in Section 1110

Handicap Where Parking Provided: Where more than one parking facility is provided on a site, the number of parking spaces required to be accessible shall be calculated separately for each parking facility.

**TABLE 1106.1
ACCESSIBLE PARKING SPACES**

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

Handicapped Van Accessible spaces - 1106.5 Van spaces. For every six or fraction of six accessible parking spaces, at least one shall be a van-accessible parking space.

Example of properly allocated accessible parking shown on site plan -

PROVIDED:	ON-STREET PARALLEL:	5 SPACES
	SURFACE STANDARD:	0 SPACES
	DECK STANDARD:	274 SPACES
	DECK COMPACT:	16 SPACES (5.84%)
HANDICAP SPACES		
	REQUIRED	7 SPACES (2 VAN)
	PROVIDED	14 SPACES IN DECK (3 VAN) 1 VAN ON-STREET

1106.2

1. In Group R-2, R-3 and R-4 occupancies that are required to have Accessible, Type A or Type B dwelling units or sleeping units, at least 2 percent, but not less than one, of each type of parking space provided shall be accessible.

2. In Group I-1 and R-1 occupancies, accessible parking shall be provided in accordance with Table 1106.1.

3. Where at least one parking space is provided for each dwelling unit or sleeping unit, at least one accessible parking space shall be provided for each Accessible and Type A unit.

4. Where parking is provided within or beneath a building, accessible parking spaces shall also be provided within or beneath the building.

1106.3 Hospital outpatient facilities. At least 10 percent, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible.

1106.4 Rehabilitation facilities and outpatient physical therapy facilities. At least 20 percent, but not less than one, of the portion of care recipient and visitor parking spaces serving rehabilitation facilities specializing in treating conditions that affect mobility and outpatient physical therapy facilities shall be accessible.

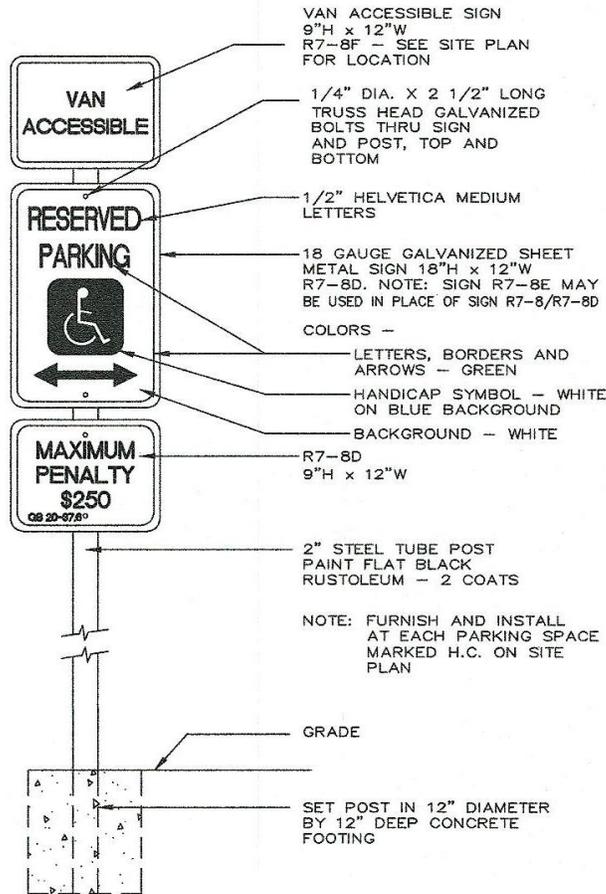
1106.6 Location. Accessible parking spaces shall be located on the shortest accessible route of travel from adjacent parking to an accessible building entrance. In parking facilities that do not serve a particular building, accessible parking spaces shall be located on the shortest route to an accessible pedestrian entrance to the parking facility. Where buildings have multiple accessible entrances with adjacent parking, accessible parking spaces shall be dispersed and located near the accessible entrances.

Exceptions:

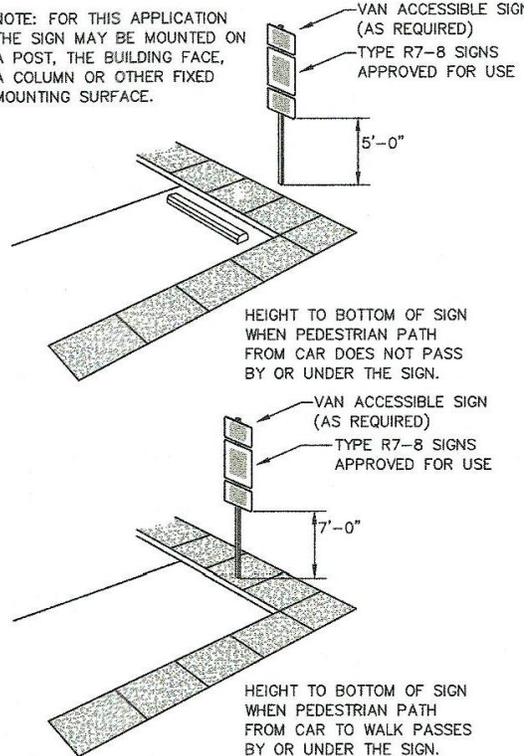
1. In multilevel parking structures, van-accessible parking spaces are permitted on one level.

2. Accessible parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee and user convenience.

Handicap parking signage per G.S. 20 37.5/37.6; Section 4.12 Example -



NOTE: FOR THIS APPLICATION
THE SIGN MAY BE MOUNTED ON
A POST, THE BUILDING FACE,
A COLUMN OR OTHER FIXED
MOUNTING SURFACE.



ACCESSIBLE PARKING SPACE SIGN

N.T.S.

Special consideration for sidewalks that serve as accessible routes adjacent to parking -

- Sidewalks fronting parking on the accessible path of travel to the buildings and to the public way are shown to be 6' wide. The Inspections Department requires that sidewalks fronted by parking which provide an accessible path of travel from the spaces to the public way and to the building(s) served be a minimum of 6.5' in width, in order to maintain a minimum of 4' clear width should someone pull their vehicle close enough as to hang the front of the vehicle over the sidewalk and reduce the effective width of the sidewalk. In lieu of having a 6.5' wide sidewalk, we have allowed wheel stops to be placed in the front of all spaces which are located on the accessible path of travel, so as to prevent vehicles from pulling too far forward in the parking space. Whereas we would like to believe that the persons using the accessible parking spaces would be cognizant of not pulling too far forward, this is not always the case. Therefore, wheel stops need to be placed in the front of parking spaces (only the parking spaces, NOT the access aisles) to keep the vehicles from pulling too far forward and reducing the width of the accessible path of travel to and from the building and to the public way.**