

The Business Owners & Operators Guide to Accessible Parking

2025 Webinar Collaboration Series
Tuesday, April 22, 2025



The Business Owners & Operators Guide to Accessible Parking

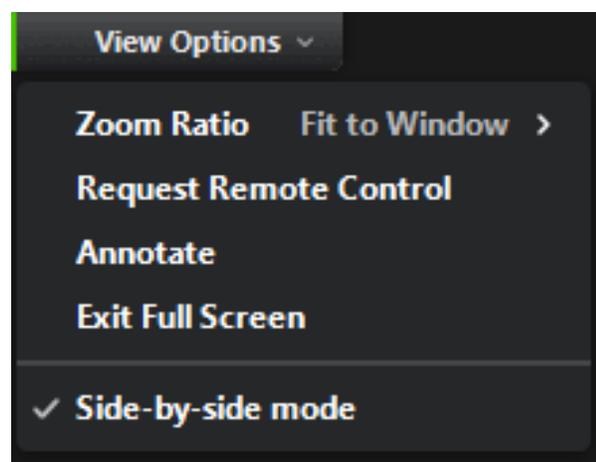
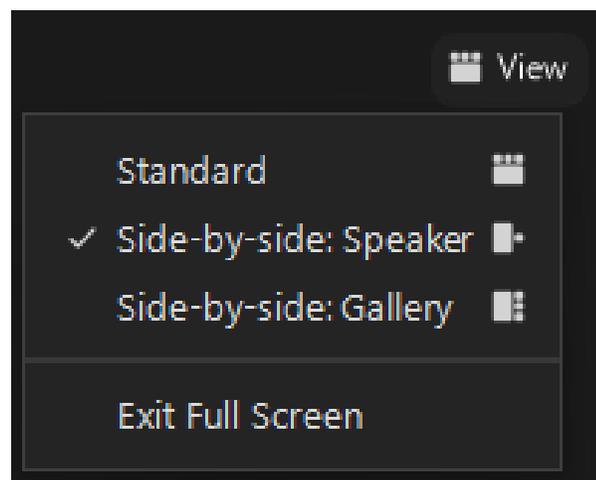


**2025 Webinar
Collaboration
Series**

Online Lunch & Learn
Tuesday, April 22
12 – 1 p.m.

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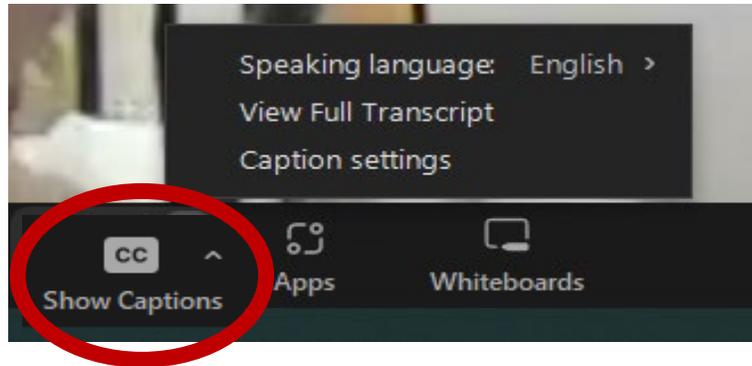
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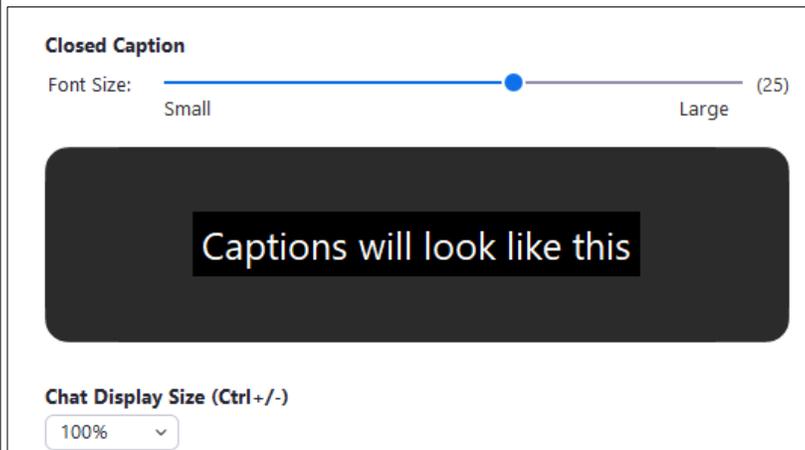
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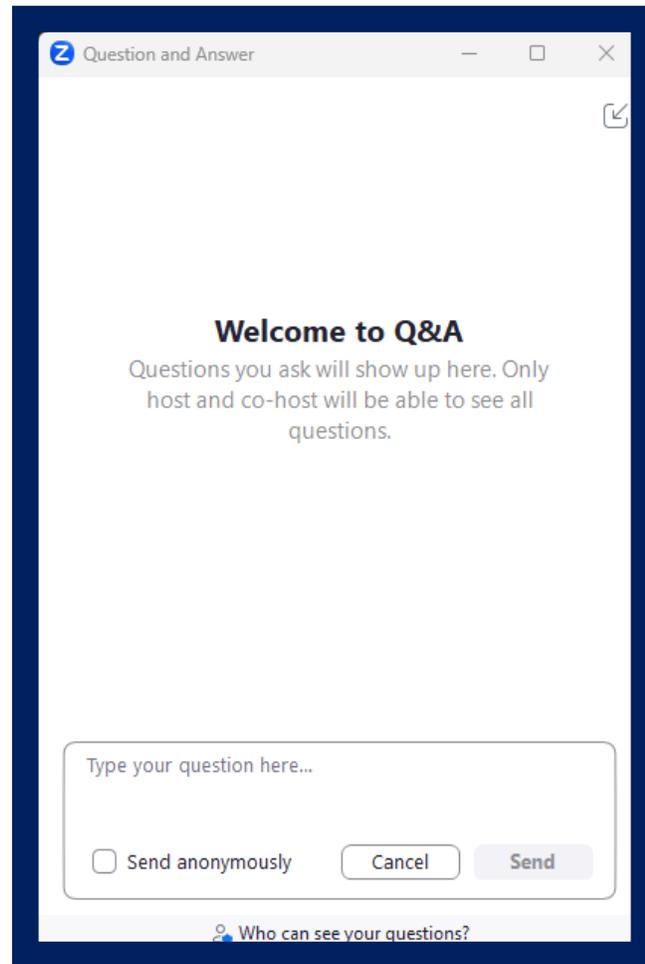
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Q&A Session

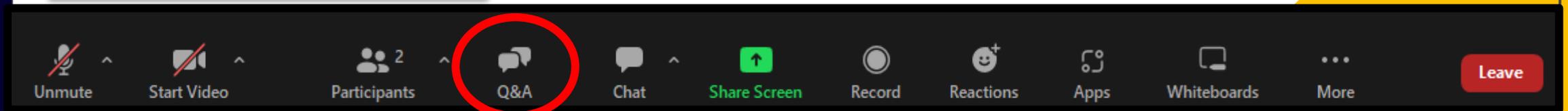


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Q&A Session:

- Will be at the end of the presentation
- Selected questions will be answered



The Business Owners & Operators Guide to Accessible Parking Webinar

1. Introductions:

- a. California Commission on Disability
Access Executive Director April Dawson
Rawlings
- b. Pacific ADA Center Deputy Director of
ADA Programs Jan Garrett

2. How to Use This Toolkit

- a. Why This Matters to You & Your
Customers
- b. Responsibilities and Legal Liabilities

3. What is a Certified Access Specialist (CASp)?

- a. Disability Access and Education
Revolving Fund (DAER Fund)

Agenda Continued

4. Parking Accessibility Evaluation

Questions

- a. Facility Maintenance
- b. Barrier Removal Tax Credit
Programs

5. Understanding Accessible Routes

- a. Curb Ramps

6. Accessible Parking Spaces

- a. Electric Vehicle Charging
Stations

7. Question and Answer

Learning Objectives for Today

1. Understand the importance of accessible parking for people with disabilities, and how it impacts business operations and customer experience.
2. Understand the role of the California Commission on Disability Access (CCDA) and Pacific ADA Center play in promoting accessibility compliance.
3. Learn essential accessibility terminology and how they apply to accessible parking.
4. Identify the role and value of a Certified Access Specialist (CAsp).

What the California Commission on Disability Access Offers

- Small Business Education and Outreach
- Technical Materials and Trainings
- Listening Forums and Webinars
- Disability Access Litigation Data Tracking
- Annual Report to State Legislature

What the Pacific ADA Center Offers

- Technical Assistance
- Trainings
- Webinars
- Materials
- Conferences



How to Use This Toolkit - Business Owners & Operators

- A toolkit intended to avoid complaints involving issues:
 - Accessible parking
 - Accessible routes
- Not intended as a checklist or a substitute for:
 - California Building Code (CBC) compliance
 - Certified Access Specialist (CAsp) evaluations



Guide to Accessible Parking: Business Owners and Operators

* CBC 2022 Edition



* Publication: 05-15-2024, This document is based on the California Building Code 2022 edition and will not be updated unless there are relevant changes to the code.



Why This Matters to You & Your Customers



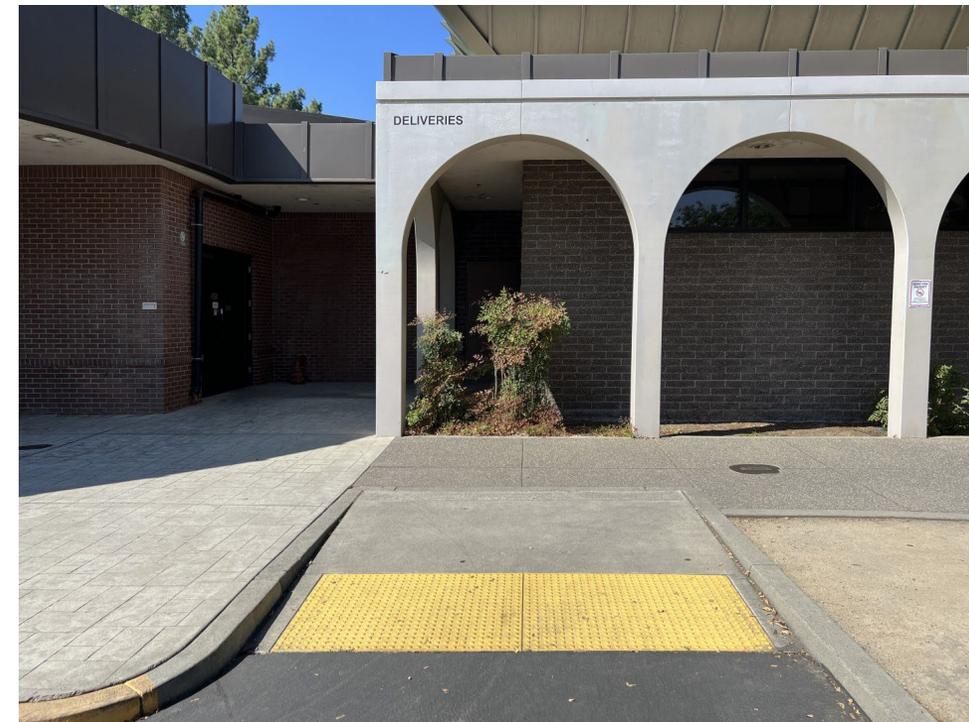
- It is the law
 - Americans with Disabilities Act (ADA) 1990
- It is the right thing to do
 - Makes your business more accessible for all
- Compliance matters
 - Specific standards have been established



Know the Terms: Definitions

Accessibility:

- Coordination of various elements within building, facility, site, or area
- Ensures access & full usability for individuals with disabilities
- Meets California Building Code (CBC) compliance standards



Know the Terms: Definitions

Access Aisle:

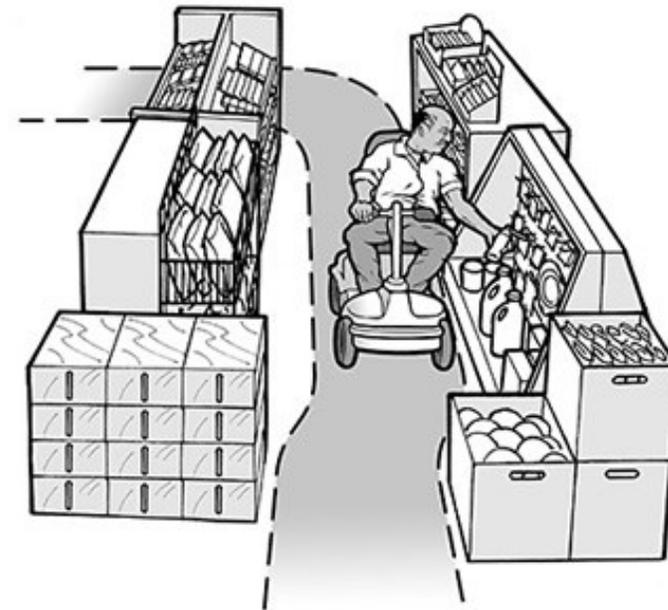
- Striped space next to accessible parking
- Provides room for wheelchair access
- Must stay clear of obstructions



Know the Terms: Definitions

Accessible Route:

- A clear, continuous path for wheelchair users and others with disabilities.
- Connects accessible spaces and elements.
- Includes features like parking aisles, curb ramps, crosswalks, ramps, and lifts.



Know the Terms: Definitions

International Symbol of Accessibility (ISA):

- White wheelchair figure on a blue background
- Indicates accessible spaces designed for people with disabilities
- Represents accessibility in buildings & facilities



Responsibilities and Legal Liability

- Businesses must provide access for people with disabilities under ADA
- Post-1993 buildings must follow ADA standards for new construction
 - Grandfathering is a myth
 - Readily achievable barrier removal
- Owners and tenants are both responsible for accessibility
- Leases must state if a CASp inspection was done

What is a Certified Access Specialist (CASp)?

- A CASp is certified by California to assess accessibility compliance
- Inspect facilities, provide reports, and issue Disability Access Certificates
 - A CASp report is for accessibility issues & applicable standards
 - Reports can help owners make improvements to meet compliance

Disability Access and Education Revolving Fund (DAER Fund)

- SB 1186 (Steinberg, 2012)
 - \$1 business fee funded CASp services and accessibility compliance efforts (70/30)
- Government Code 4465 (DAER Fund)
 - Funds support CASp certification, outreach, and education to improve accessibility compliance
- AB 1379 (Thurmond, 2017)
 - \$4 fee funds CASp services, with 90% retained locally
- AB 2164 (Lee, 2017)
 - \$4 fee funds CASp services AND provides financial assistance to **small businesses** for **accessibility improvements**

Parking Accessibility Evaluation Questions

(Page 4-5 of Guide)

- Location and Arrangement
 - Direct access to minimize travel behind other parked vehicles
 - Size of Spaces
 - Specifies minimum dimensions
 - Access Aisles
 - Connect parking spaces to accessible routes.
- Surface Quality
 - Mandates stable, slip-resistant, and level surfaces
 - Surface Markings
 - Ensures clear markings
 - Signs
 - Provides visible & compliant signage

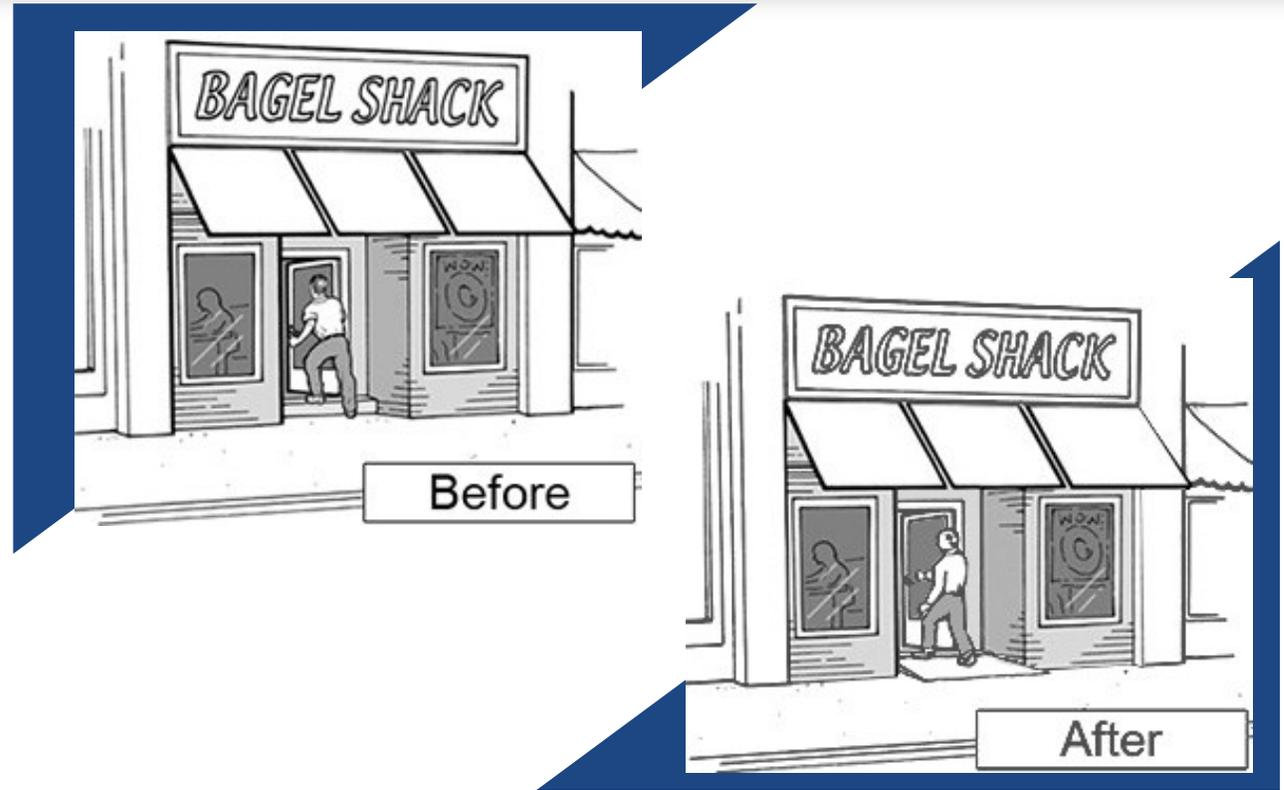
Facility Maintenance



- Contact a CASp before maintenance to ensure accessibility compliance
- Create a plan to maintain accessible features,
 - Parking, budget for costs, & document efforts
- Train employees on disability etiquette, service animals, & accessibility standards

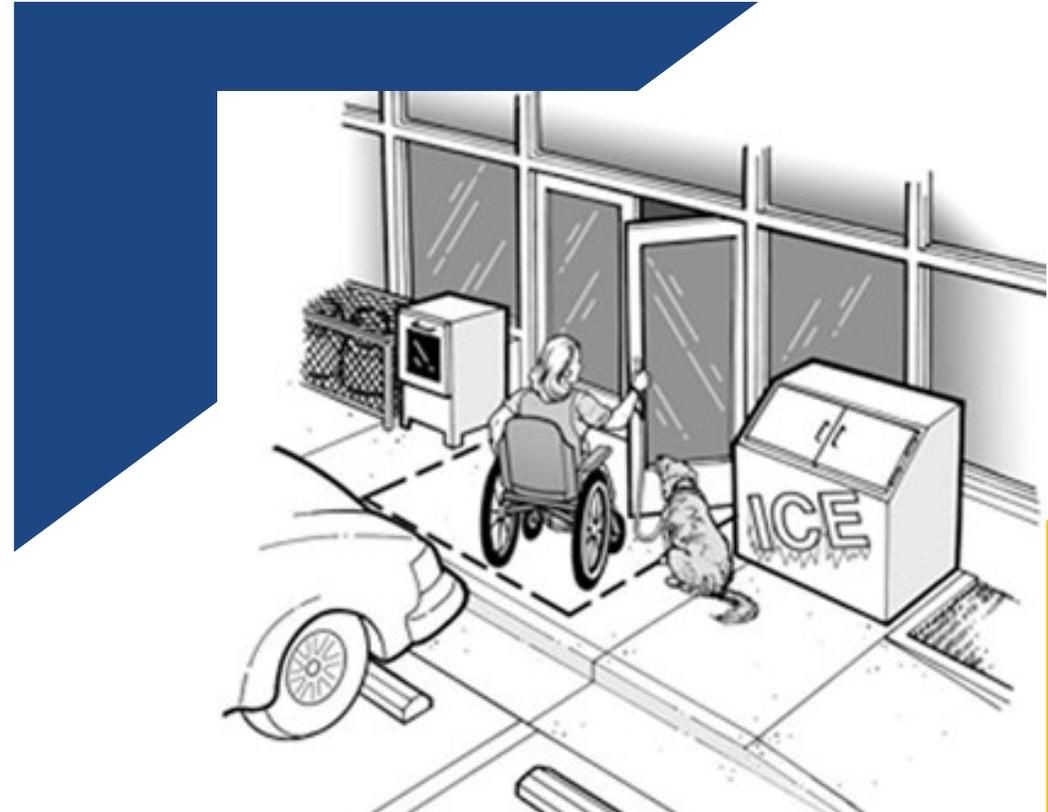
Barrier Removal Tax Credit Program

- Up to \$10,000 for small businesses and up to \$15,000 for all businesses (Tax credits)
- Covers barrier removal and disability-related accommodations
- CalCAP/ADA loans help small businesses fund ADA retrofits



Understanding Accessible Routes

- Paths connecting accessible areas inside & outside a building
- Exterior routes link parking spaces & sidewalks to entrances
 - Using ramps, curb ramps, & lifts
 - Safe slopes, firm surfaces, & min. level changes



Curb Ramps



- Access for wheelchair users from parking to walkways
- At least 4 feet wide with mild slope
- Noncompliant curb ramps can pose hazards and legal liabilities

Accessible Parking Spaces

- # of accessible parking spaces required depends on the total # of parking lot spaces
- Some accessible spaces must be van-accessible
- Compliance with CBC for proper accessibility

TOTAL NUMBER OF PARKING SPACES PROVIDED IN PARKING FACILITY	MINIMUM NUMBER OF REQUIRED ACCESSIBLE PARKING 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 1 for each 100, or fraction thereof, over 1,000

Electric Vehicle Charging Stations



- EVCS are for charging NOT parking
 - Adding EVCS may reduce parking and accessible spaces
- EVCS have separate accessibility requirements
 - Accessible EVCS can share an aisle with accessible parking
- Consult for compliance

Questions & Answers





Business Resources

- ADA Update: A Primer for Small Business
<https://www.ada.gov/resources/title-iii-primer/>
- ADA Quick Tips: Tax Incentives
<https://adata.org/factsheet/quicktips-tax>
- Certified Access Specialist (CASp) Inspection
<https://www.dgs.ca.gov/casp>
- Department of Consumer Affairs Contractors State License Board (CSLB)
<https://www.cslb.ca.gov/>



More Business Resources

- Governor's Office of Emergency Services (Cal OES) | Access and Functional Needs Library
<https://www.caloes.ca.gov/office-of-the-director/policy-administration/access-functional-needs/afn-library/#afn-tables> | 1
- Guide to Accessible Parking
<https://www.dgs.ca.gov/CCDA/Resources/Page-Content/California-Commission-on-Disability-Access-Resources-List-Folder/Guide-to-Accessible-Parking>
- EVCS Accessibility Requirements | Division of the State Architect | YouTube
<https://www.youtube.com/watch?v=5Wd5Cjl50HM&t=1688s>

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<https://www.adapacific.org/subscribe/>

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Stay Connected with the California Commission on Disability Access

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CCDA

California Commission
on Disability Access



Evaluation for Webinar



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