

Accessibility Survey

Americans with Disabilities Act And Title 24 of the California Building Code



City of Glendale

Montrose Parking Lot #3

Florencita Avenue

Inspected January 2008

Prepared By

Disability Access Consultants, Inc.
(800) 743-7067



Facility Name: Montrose Parking Lot #3

Programs, Services, and Activities

Finding: Parking Lot #3 is located at the intersection of Florencita Avenue and Oceanview Boulevard in Glendale, California. The parking lot was inspected by Disability Access Consultants, Inc., on January 17, 2008.



Alternative *
Rec:
(Where Available)

Full Rec: Any renovation or new construction that occurred after January 26, 1992, is subject to meet full code specifications for the California Building Code and ADAAG requirements. All recommendations in this report are based on ADAAG and CBC Title 24 requirements. Consult with your design professional to determine which elements are affected by these requirements. It is recommended that Disability Access Consultants, Inc. is consulted for inspection of any new construction or renovation at the facility.

Citations:

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$0.00
Maximum Estimated Cost:	\$0.00
Record Number::	138
Priority:	

Parking

Finding: There are 8 accessible parking spaces out of 324 parking spaces which meets the minimum number for compliance. The accessible parking spaces do not measure at least 108 inches wide and 216 inches long. There is no "van-accessible" parking space and the access aisles does not contain "NO PARKING" in 12" high white letters.



Accessible Parking

Alternative *
Rec:
(Where Available)

Full Rec: Restripe the existing accessible spaces so each measures at least 108 inches wide and 216 inches long. Designate one parking space as "van-accessible". The van-accessible space shall provide a 96 inch wide passenger side access aisle. Add the words NO PARKING in 12 inch high white letters at the entrance to each accessible parking access aisle.

Citations: CBC 1129B; ADAAG 4.6; ADAAG A4.6

Minimum Quantity:	1
Maximum Quantity	8
Minimum Estimated Cost:	\$270.00
Maximum Estimated Cost:	\$2,160.00
Record Number::	139
Priority:	

Facility Name: Montrose Parking Lot #3

Parking

Finding: There is no accessible route between the accessible parking spaces and the public right of way. The accessible spaces require travel behind vehicles other than the wheelchair users space.



Accessible Parking

Citations: CBC 1129B.4.3; ADAAG 4.7.1

Alternative *
Rec:
(Where Available)

Full Rec: Install a compliant path of travel from the sidewalk (public right of way) to the accessible parking space. Wheelchair users must not be forced to go behind parked cars other than their own.

Minimum Quantity:	1
Maximum Quantity	8
Minimum Estimated Cost:	\$1,033.00
Maximum Estimated Cost:	\$8,264.00
Record Number::	140
Priority:	

Parking

Finding: The surface of the accessible parking spaces has slopes greater than 2%.



Accessible Parking

Citations: CBC 1129B; ADAAG 4.6.3

Alternative *
Rec:
(Where Available)

Full Rec: Pave the parking lot at the accessible spaces to provide a level surface. Parking surfaces and access aisles shall be located in areas not exceeding a 2% slope in all directions (see CBC 1129B and ADAAG 4.6.3).

Minimum Quantity:	1
Maximum Quantity	8
Minimum Estimated Cost:	\$900.00
Maximum Estimated Cost:	\$7,200.00
Record Number::	141
Priority:	

Facility Name: Montrose Parking Lot #3

Parking

Finding: There is no warning signage posted at the entrances from Florencita Avenue regarding unauthorized use of accessible parking spaces in the parking lot.



Accessible Parking

Citations: CBC 1129B.5; ADAAG 4.6.4 CVC 22511.8(a)(d)

Alternative *
Rec:
(Where Available)

Full Rec: Post a sign in a conspicuous place at the entrance of the parking lot, or immediately adjacent to and visible from each accessible space. The warning sign shall measure at least 17 inches by 22 inches in size and consist of lettering at least 1 inch in height that states the following; "Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed away at owner's expense. Towed vehicles may be reclaimed at _____ or by telephoning ____ ." Fill in the blank spaces with appropriate information as a permanent part of the sign and be sure to add the CVC 22511.8(a)(d) to the sign.

Minimum Quantity:	1
Maximum Quantity	8
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$1,200.00
Record Number::	142
Priority:	

Parking

Finding: There is vertically-mounted signage at the accessible parking spaces, however, the signs use the word "Handicapped". Several spaces do not have a sign at the head of the space.



Accessible Parking

Citations: CBC 1129B.5; ADAAG 4.6.4

Alternative *
Rec:
(Where Available)

Full Rec: Install a permanently posted reflectorized sign measuring 70 square inches that includes an ISA symbol adjacent to and visible from the accessible parking space (see CBC 1129B.5). The bottom edge of the sign must be mounted 80 inches from the ground surface so that it cannot be obscured by a parked vehicle (see CBC 1129B.5). The "van-accessible" parking space shall provide an additional sign marked "van-accessible" mounted below the sign (see CBC 1129B.5 and ADAAG 4.6.4). Do not use the word "Handicapped" on signage.

Minimum Quantity:	1
Maximum Quantity	8
Minimum Estimated Cost:	\$150.00
Maximum Estimated Cost:	\$1,200.00
Record Number::	144
Priority:	

Facility Name: Montrose Parking Lot #3

Path of Travel

Finding: There is no accessible route from the public right of way to the parking lot or to the accessible parking space.

Alternative *
Rec:
(Where Available)



Accessible Route from the Public Right of Way

Full Rec: Provide at least one accessible route from the public right of way to the parking lot and to the accessible parking spaces. Make certain to post signage indicating the direction of the accessible route to the public right of way. Signs shall include the International Symbol of Accessibility.

Citations: CBC 1114B.1.2; CBC 1117B.5.7; CBC 1127B.3; ADAAG 4.1.2(7); ADAAG 4.3.2; ADAAG 4.14.1

Minimum Quantity:	1
Maximum Quantity	1
Minimum Estimated Cost:	\$107.00
Maximum Estimated Cost:	\$0.00

Record Number:: 143

Priority: