

## 2021 NM ACCESSIBLE PARKING CHECKLIST

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This checklist is based on **New Mexico Building Code-2021 (NMBC 2021)**, **International Building Code-2021 (IBC 2021)**, **American National Standards Institute ICC A117.1-2019 (ANSI 2019)**, **State Statutes (NMSA 1978)** and the **2010 ADA Standards**. *Best practices are shown in italics.*

The New Mexico Building Code-2021 became effective July 14, 2023

Prepared May 2024

### **PARKING NUMBERS** (IBC-2021 sections 1106.1 – 1106.2 and NMBC Table 1106.2)

- Accessible parking shall comply with Table 1106.2 or Special Occupancies Table. The NMBC TABLE 1106.2 shown below complies with State Law 66-7-352.4 and replaces IBC Table 1106.2. The stricter requirement shall be met. (IBC 102.1)
- 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.
- This section does not apply to parking spaces used exclusively for buses, trucks, other delivery vehicles, law enforcement vehicles or vehicular impound and motor pools where lots accessed by the public are provided with an accessible passenger loading zone complying with ANSI 503.

### **NMBC TABLE 1106.2 - NUMBER OF ACCESSIBLE PARKING SPACES**

NMBC Table 1106 is based on 66-7-352.4 NMSA 1978 and provides more accessible parking in smaller lots than IBC 1106.1 and 2010 ADA Standards. The stricter requirement shall be met. (IBC 102.1)

TOTAL PARKING SPACES	TOTAL REQUIRED ACCESSIBLE PARKING SPACES	NUMBER REQUIRED TO BE VAN ACCESSIBLE (IBC 1106.5 Van Parking)	NOTES
1-25	1	1	
26-35	2	1	
36-50	3	1	
51-100	4	1	
101-300	8	2	
301-500	12	2	
501-800	16	3	
801-1,000	20	4	
Over 1,000	20 spaces plus 1 space for every 100 spaces, or fraction thereof, over 1,000	1 of every 6 accessible parking spaces, or fraction thereof	

SPECIAL OCCUPANCIES (See IBC sections 1106.3 to 1106.5)	NUMBER REQUIRED TO BE ACCESSIBLE	NUMBER REQUIRED TO BE VAN ACCESSIBLE (See IBC 1106.6)	NOTES
In Group R-2, R-3 and R-4 occupancies required to have Accessible, Type A or Type B dwelling units or sleeping units	<b>For resident parking</b> , provide 2% accessible parking, but not less than one, of each type of parking space provided shall be accessible.  <b>For guest parking</b> , comply with Table 1106.2 shown above.	1 of every 6 accessible parking spaces, or fraction thereof, shall be van accessible (See IBC 1106.6 Van Spaces <b>Exception</b> for Group U Private garages that serve R-2 and R-3 occupancies for reduced vertical clearances.)	
In Group I-1 and R-1 occupancies	Provide accessible parking in accordance with Table 1106.2 above.	1 of every 6 accessible parking spaces, or fraction thereof, shall be van accessible	
Where at least one parking space is provided for each dwelling or sleeping unit	Provide at least one accessible parking space for each Accessible Unit or Type A Unit.	1 of every 6 accessible parking spaces, or fraction thereof, shall be van accessible	
Where parking is provided within or beneath a building	Provide accessible spaces within or beneath the building	1 of every 6 accessible parking spaces, or fraction thereof, shall be van accessible	
Hospital outpatient facilities	Provide at least 10 percent accessible spaces, but not less than one, of care recipient and visitor parking spaces provided to serve hospital outpatient facilities shall be accessible.	1 of every 6 accessible parking spaces, or fraction thereof, shall be van accessible	
Rehabilitation facilities and outpatient physical therapy facilities	Provide at least 20% accessible spaces, 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.	1 of every 6 accessible parking spaces, or fraction thereof, shall be van accessible	

**ACCESSIBLE PARKING LOCATION (IBC 1106.7)**

- Locate on shortest accessible route of travel from adjacent parking to an accessible building entrance \_\_\_\_\_
- In parking facilities that do not serve a particular building, accessible spaces shall be on the shortest accessible route to an accessible entrance to the parking facility \_\_\_\_\_
- Where buildings have multiple accessible entrances with adjacent parking, disperse accessible parking spaces close to entrances \_\_\_\_\_  
Exception 1: In multilevel parking structures, van-accessible parking spaces may be on one level \_\_\_\_\_  
Exception 2: Accessible parking shall be permitted to be in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance, parking fee and user convenience \_\_\_\_\_
- There is a significant safety hazard for mobility-impaired persons crossing through parking lots and this hazard is greatly reduced when parking is provided adjacent to a building entrance. (66-7-352.2 NMSA Legislative Intent) \_\_\_\_\_
- Parking spaces and access aisles shall not obstruct clear width of adjacent accessible routes. (ANSI 502.8) \_\_\_\_\_
- Where accessible routes pass through parking facilities, they shall be physically separated from vehicular traffic. (ANSI 507 provides two exceptions) \_\_\_\_\_

**PARKING METER AND PAY STATIONS (IBC1106.8)**

- Where provided, such parking meters and pay stations shall be accessible and comply with ANSI 309. \_\_\_\_\_

**VEHICLE SPACE & ACCESS AISLE SIZE (ANSI 502) (see figures on pages 4 and 5)**

- Measure to the middle of the painted stripe. (ANSI 502.3) \_\_\_\_\_  
**Exception:** End of row spaces shall be permitted to include the full width of painted striping. \_\_\_\_\_
- **OPTION 1 – Accessible Car** Parking space is 8’ (96”) wide min. \_\_\_\_\_ access aisle is 5’ (60”) wide min. \_\_\_\_\_  
– **Accessible Van** Parking space is 8’ (96”) wide min. \_\_\_\_\_ access aisle is 8’ (96”) wide min. \_\_\_\_\_
- **OPTION 2 – Universal Car** Parking space is 8’ (96”) wide min. \_\_\_\_\_ access aisle is 5’ (60”) wide min. \_\_\_\_\_  
– **Universal Van** Parking space is 11’ (132”) wide min. \_\_\_\_\_ access aisle is 5’ (60”) wide min. \_\_\_\_\_
- *GCD recommends accessible spaces and access aisles be 18’ long minimum* \_\_\_\_\_

**ACCESS AISLE LOCATION (ANSI 502.4). (see figures on pages 4 and 5)**

- Adjoin an accessible route (curb ramp, sidewalk, parking surface) \_\_\_\_\_
- May be shared by two parking spaces \_\_\_\_\_
- Does not overlap the vehicular way \_\_\_\_\_
- Access aisle may be on either side of a car or van parking space. \_\_\_\_\_
- **Angled van parking** shall have the access aisle on the passenger side (ADA 2010 Standards & ANSI 502.4.1) \_\_\_\_\_  
*GCD recommends all van parking always provide the access aisle on the passenger side* \_\_\_\_\_
- Access aisle serving car and van parking spaces shall be 60” minimum in width (ANSI 502.4.2) \_\_\_\_\_
- Access aisle extends the full length of the parking spaces they serve (ANSI 502.4.3) \_\_\_\_\_
- *GCD recommends accessible spaces and access aisles be 18’ long minimum* \_\_\_\_\_
- Access aisles shall be marked to discourage parking in them (ANSI 502.4.4) \_\_\_\_\_
- Measured to the center of the strip (ANSI 502.4.4) \_\_\_\_\_  
**Exception:** End of row spaces shall be permitted to include the full width of painted striping \_\_\_\_\_
- Design parking and access aisles so parked vehicles do not obstruct adjacent accessible routes (ANSI 502.8) \_\_\_\_\_

**SURFACES OF PARKING & ACCESS AISLE (ANSI 502.5)**

- Surface slopes not to exceed 1:48 (1” rise in 48” run or 2%) \_\_\_\_\_
- Surface is stable, firm, slip resistant, free of cracks, holes, and other obstructions (ANSI 302) \_\_\_\_\_
- *Surface is clear of rocks, dirt, puddles, drainage inlets, and similar obstacles* \_\_\_\_\_
- Parking and access aisles are at the same level \_\_\_\_\_
- *Built-up curb ramps shall not extend into access aisle or parking space. (see figure on page 5)* \_\_\_\_\_

**VERTICAL CLEARANCES (ANSI 502.6)**

- Provide 8’-2” (98”) vertical clearance at the following locations:
  - Parking for vans \_\_\_\_\_
  - The access aisle serving parking spaces for vans \_\_\_\_\_
  - The vehicular route serving parking spaces for vans \_\_\_\_\_

**SIGNAGE (NMBC 1112, IBC, ANSI 502.7) (see figure on page 6)**

- Each accessible parking shall be identified by a sign with the bottom of the sign 60” minimum above the ground. \_\_\_\_\_  
Exception: Where the total number of parking spaces provided is four or less, identification by signage is not required. \_\_\_\_\_
- In Group I-1, R-2, R-3 and R-4 facilities, where parking spaces are assigned to specific units, signage is not required. \_\_\_\_\_
- A vertical sign is centered at the head of each parking space. (NMBC 1112) \_\_\_\_\_
- Characters and their background shall have a non-glare finish. Characters shall contrast with their background, with either light characters on a dark background, or dark characters on a light background. (ANSI 703.6.2) \_\_\_\_\_
- Sign shall display the International Symbol of Accessibility (Note: The International Symbol of Accessibility provides white symbols and letters on a blue background, however, ANSI and 2010 Standards do not specify colors for signage.) \_\_\_\_\_
- *GCD recommends signs to be blue background with white pictogram and green border and legend to comply with (MUTCD sign # R7-8 and R7-8A).* \_\_\_\_\_
- Sign must include the language “Violators will be fined and/or towed” (NMBC1112) \_\_\_\_\_

- In parking lots, the bottom of the signage is 60” minimum above the ground or parking surface. (ANSI 502.7) \_\_\_\_\_
- Van accessible signs are provided below the other sign with the bottom of the van sign 60” minimum above the ground ((NMBC 1112) \_\_\_\_\_  
**Exception** for lots where all parking spaces are designed as van accessible. \_\_\_\_\_
- The van space signage is needed to alert van users to the presence of the wider aisle, but the space is not intended to be restricted only to vans. (2010 ADA Standards 502.5) \_\_\_\_\_
- Along the public rights-of-way, MUTCD requires the bottom of the MUTCD R7-8 sign to be 84” above the ground. \_\_\_\_\_
- Where the total number of parking spaces provided is 4 or less, no accessible signage is required. (IBC 1112 Item 1 Exception) \_\_\_\_\_

**PAVEMENT MARKINGS** (NMBC 1112) (see figures on pages 5 and 6)

- Design parking and access aisles so parked vehicles do not obstruct adjacent accessible routes (ANSI 502.8) \_\_\_\_\_
- Parking space has a clearly visible, blue International Symbol of Accessibility painted in a white box on the pavement at rear of the space or MUTCD recommends a white symbol on a blue background. \_\_\_\_\_  
Exception: Where the total number of parking spaces is four or less the International Symbol of Accessibility is not required. \_\_\_\_\_
- *GCD recommends the accessible parking space lines be painted blue* \_\_\_\_\_
- Access aisle shall be blue, diagonal striping. \_\_\_\_\_
- *In the public rights-of-way MUTCD recommends white striping.* \_\_\_\_\_
- Access aisle shall have the words “NO PARKING” in capital letters, each of which shall be at least one foot high and at least two inches wide, placed at the rear of the parking space so as to be close to where an adjacent vehicle's rear tires would be parked. \_\_\_\_\_
- Where the total number of parking spaces provided is 4 or less, no International Symbol of Accessibility pavement marking is required. \_\_\_\_\_

**CURB RAMP LOCATION**

- The curb ramp does not protrude into the access aisle or parking (ANSI 502.5) \_\_\_\_\_
- The curb ramp is located so people with disabilities do not have to cross behind parked vehicles (66-7-352.2 NMSA 1978) \_\_\_\_\_

**Electric Vehicle Charging Spaces**  
See ANSI 502.11

**ELECTRIC VEHICLE CHARGING STATIONS (IBC 1107 and ANSI 502.11)**

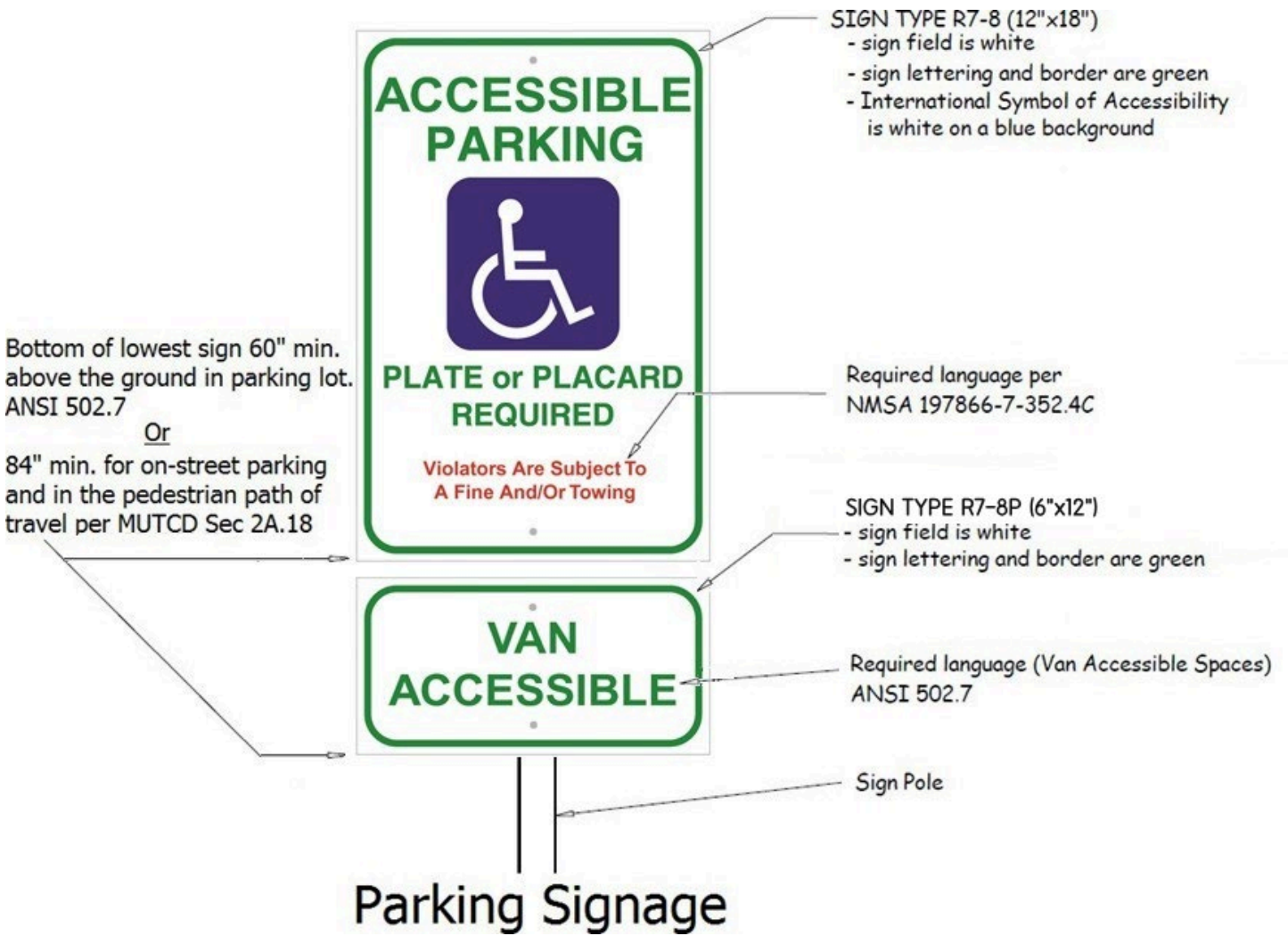
- Not less than 5 percent of vehicle spaces on a site served by electrical vehicle charging stations, but not fewer than one of each type of electric vehicle charging systems provided, shall be accessible. (IBC 1107.2.1) \_\_\_\_\_  
Exception: Electrical charging stations provided to serve Group R-2, R-3 and R-4 are not required to provide electrical charging stations. (IBC 1107.2 and see local requirements)
- Accessible van charging stations shall comply with accessible parking requirements and provide 132” (11’) minimum parking space with 60” (5’) wide minimum access aisle. (IBC 1107.2.2)
- Operable parts on charging station intended for operation by user, including card readers, shall be 48” max. to 15” min above the ground (ANSI 308) \_\_\_\_\_
- Provide a clear floor space of 30” min wide by 52” min long at operable parts of pay stations(ANSI 305.3) \_\_\_\_\_
- Provide an accessible route of 36” wide min. adjacent to vehicle connecting to the pay stations (ANSI 502.11.2) \_\_\_\_\_
- When vehicle is charging the access aisle shall not be obstructed by the cable between vehicle and charging station (ANS-5011.2) \_\_\_\_\_
- Protection bollards, curbs or wheel stops shall not obstruct access aisle and clear floor area at controls (ANSI-502.11.3) \_\_\_\_\_

**Curb Ramps and Blended Transitions**

See the design standards in ANSI section 406.

**On-Street Accessible Parking**

See the design standards in ANSI 502.9 - 509.10 and the “Public Right-of-way Accessibility Guidelines” (PROWAG) online  
<https://www.access-board.gov/prowag/technical.html>



## Parking Signage

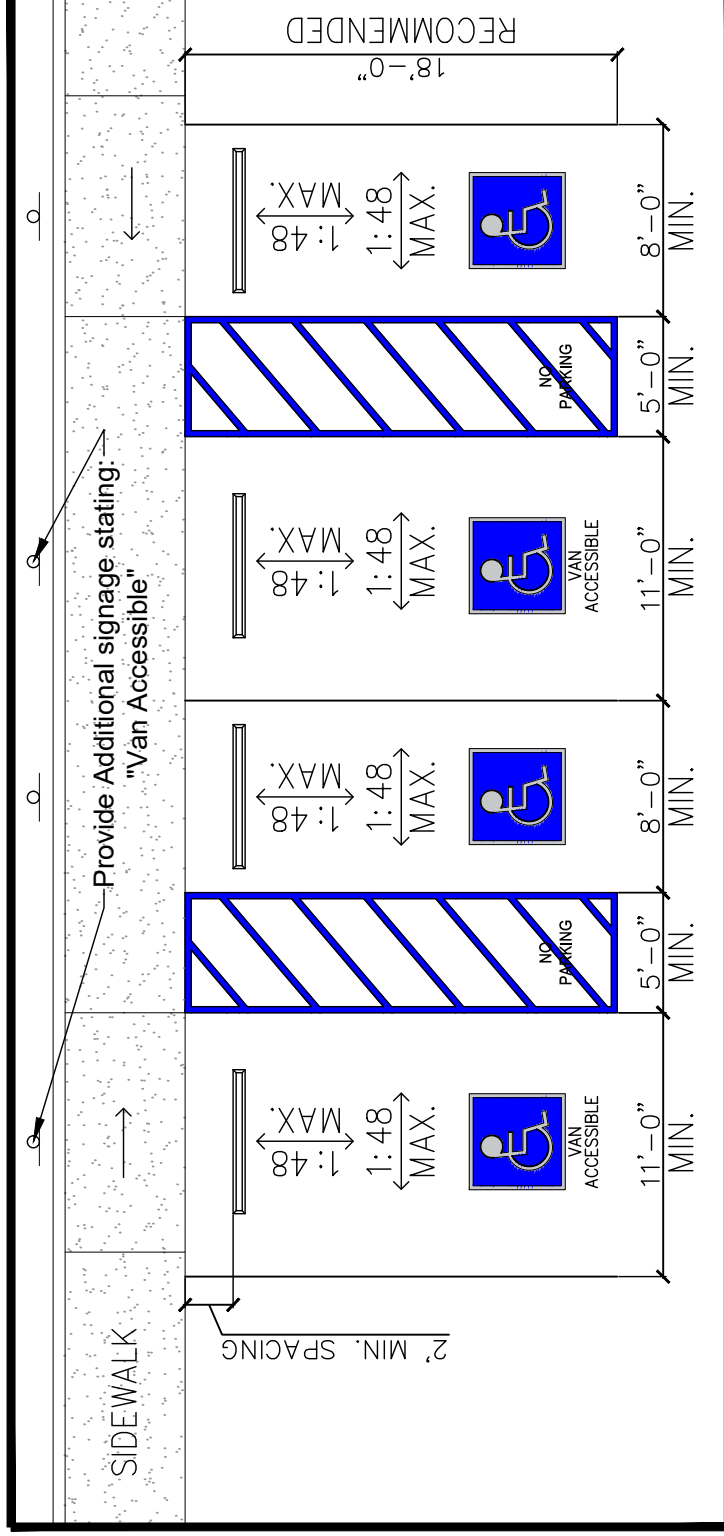




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**Provide sign with the International Symbol of Accessibility centered at the head of each parking space.**



**OPTIONAL PARKING SPACES**

Car Parking Space: 8' + Car Access Aisle 5' = 13 feet total  
Accessible Van Space: 11' + Van Access Aisle 5' = 16 feet total

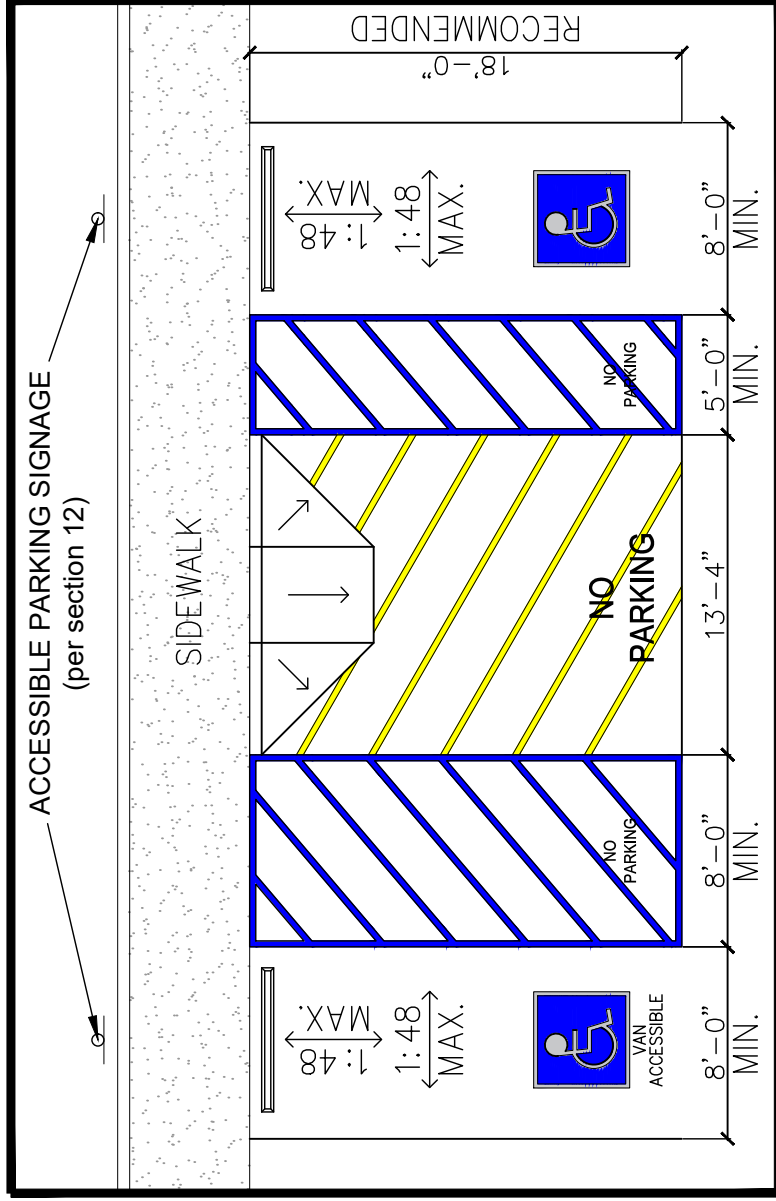
# GCD Parking Diagrams - 2 of 4

**SCALE: 1/8" = 1'-0"**

Provide sign with the International Symbol of Accessibility centered at the head of each parking space.



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**BUILT-UP CURB RAMP**  
Built-up curb ramps shall not extend into the accessible parking space or access aisle.  
ANSI 502.5 and 2010 Standards 503.4

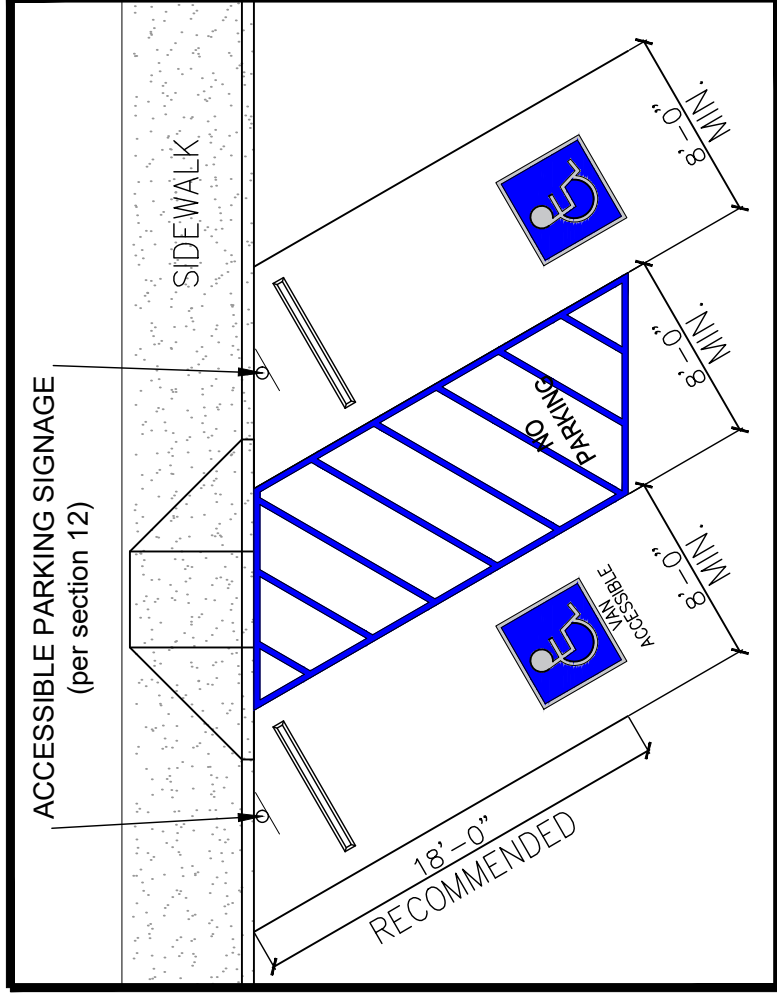
# GCD Parking Diagrams - 3 of 4

SCALE: 1/8" = 1'-0"

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#### ANGLED PARKING SPACES

Where perpendicular or angled parking is provided, an access aisle 96 inches wide minimum shall be provided at the same level the full length of the parking space and shall connect to a pedestrian access route.

ANSI 502.9.2

# GCD Parking Diagrams - 4 of 4

SCALE: 1/8" = 1'-0"