

ADA PARKING CHECKLIST FOR CALIFORNIA COMMERCIAL LOTS

Based on the 2025 California Building Code, Chapter 11B (effective January 1, 2026) and the 2010 ADA Standards. Measure to the centerline of painted lines.

Code reference column: 11B numbers are CBC Chapter 11B sections · CBC = California Building Code · CVC = California Vehicle Code · CFR = Code of Federal Regulations.

1 COUNT THE SPACES		CODE REFERENCE							
☐	Counted total spaces in each parking facility separately (not site-wide).	CBC 11B-208.2							
☐	Accessible spaces meet the table (total spaces → accessible required):	Table 11B-208.2							
1-25 1	26-50 2	51-75 3	76-100 4	101-150 5	151-200 6	201-300 7	301-400 8	401-500 9	
501-1,000 2% of total, rounded up				1,001+ 20 + 1 per 100 (or fraction) over 1,000					
☐	Van-accessible spaces: at least 1 for every 6 accessible spaces, or fraction of 6 (7 accessible = 2 van).								11B-208.2.4
☐	Hospital outpatient services (including freestanding hospital outpatient buildings): 10% of patient/visitor spaces. Mobility rehab and outpatient physical therapy: 20%. Other medical offices: check applicable table/rules.								11B-208.2.1, .2.2
☐	Accessible spaces are on the shortest accessible route to an accessible entrance.								11B-208.3.1
2 SIZE AND SURFACE		CODE REFERENCE							
☐	Car space at least 108 in wide and 216 in long.								11B-502.2
☐	Van space at least 144 in wide, or 108 in wide with a 96 in access aisle.								11B-502.2
☐	Access aisle at least 60 in wide, full length of the space, next to an accessible route. Van space aisle on the passenger side.								11B-502.3
☐	Space and aisle level: slope no steeper than 1:48 in any direction, no changes in level.								11B-502.4
☐	98 in vertical clearance. Existing multi-story car-only exception: 80 in minimum; keep greater existing clearance. No exception for van spaces or their aisles and routes.								11B-502.5
☐	Parked vehicles cannot block the adjacent accessible route; wheel stops where needed.								11B-502.7
3 PAINT AND MARKINGS		CODE REFERENCE							
☐	Aisle has a blue painted border, hatched lines no more than 36 in apart in a contrasting color (blue or white preferred), and NO PARKING in white letters at least 12 in high.								11B-502.3.3; CVC 22511.8
☐	Each space has a 36 × 36 in symbol, white on blue, within 6 in of the space centerline, or the stall is outlined or painted blue with the symbol.								11B-502.6.4
☐	Border, hatching, lettering and symbol are clearly visible, not faded.								28 CFR 36.211
4 SIGNS		CODE REFERENCE							
☐	Sign shows the symbol in white on blue, is reflectorized (at least 70 sq in), and the bottom edge is at least 60 in above ground (80 in over a walking path).								11B-502.6, .6.1
☐	Van signs say van accessible. Identification signs include Minimum Fine \$250 below the symbol.								11B-502.6, .6.2
☐	Sign is visible from each space, posted beside the space, at its head end, or on a wall at its interior end.								11B-502.6.3
☐	Tow-away sign at least 17 × 22 in, lettering at least 1 in high, posted at each entrance or beside the spaces, with reclaim address and phone filled in.								11B-502.8; CVC 22511.8(e)
5 BEFORE YOU RESTRIPE		CODE REFERENCE							
☐	Re-count and re-measure before paint goes down. Restriping a parking facility triggers the accessible parking requirements.								ADA.gov restriping brief
☐	Fix sign, slope and route problems found on the same visit.								CBC 11B-202.3

PROPERTY _____

DATE _____

CHECKED BY _____

ISSUES FOUND _____

WANT IT CHECKED AND FIXED?

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(408) 637-4848

VISIT
earthtekpaving.com

OFFICE
39899 Balentine Dr. Unit 200, Newark, CA 94560