

Is the contractor factoring in the 5% rule for new construction where 5% of units are required to be mobility accessible units? I don't see on the plans the number of mobility accessible units, but the number based on 5% of 274 dwelling units would be 14. They would then need at least one accessible parking space for each mobility accessible unit per the residential rule 233.3.1 under the ADA design standards. This would be in addition to the 2% rule set forth in the ADA design standards. Furthermore, the access board's technical guide illustrates the required number of accessible spaces, including van spaces, is calculated separately for each parking lot and garage on a site (not for the entire parking lot as it looks like they are calculating it collectively by saying they have 540 spaces). Accessible spaces must be dispersed among accessible entrances and be located on the shortest accessible route to the entrance they serve. Furthermore, each carport and covered garage space would be counted as a separate parking space. It looks like they will need at least 21 parking spaces for this plan to comply with the minimum standard. I am happy to go over the blueprints with whomever to point out where spaces need to be added.

Please refer to the U.S. access board's technical guide: [access board guidance.pdf](#)

<https://www.ada.gov/law-and-regs/design-standards/2010-stds/>

233.3.1.1 Residential Dwelling Units with Mobility Features. In facilities with residential dwelling units, at least **5 percent**, but no fewer than one unit, of the total number of residential dwelling units shall provide mobility features complying with [809.2](#) through [809.4](#) and shall be on an accessible route as required by 206.

233.3.1.2 Residential Dwelling Units with Communication Features. In facilities with residential dwelling units, at least 2 percent, but no fewer than one unit, of the total number of residential dwelling units shall provide communication features complying with 809.5.

208.2.3 Residential Facilities. Parking spaces provided to serve residential facilities shall comply with 208.2.3.

208.2.3.1 Parking for Residents. Where at least one parking space is provided for each residential dwelling unit, at least one parking space complying with 502 shall be provided for each residential dwelling unit required to provide mobility features complying with [809.2](#) through [809.4](#).

208.2.3.2 Additional Parking Spaces for Residents. Where the total number of parking spaces provided for each residential dwelling unit exceeds one parking space per residential dwelling unit, **2 percent**, but no fewer than one space, of all the parking spaces not covered by 208.2.3.1 shall comply with 502.

208.2.3.3 Parking for Guests, Employees, and Other Non-Residents. Where parking spaces are provided for persons other than residents, parking shall be provided in accordance with Table 208.2.

208.2.4 Van Parking Spaces. For every six or fraction of six parking spaces required by 208.2 to comply with 502, at least one shall be a van parking space complying with 502.

208.3 Location. Parking facilities shall comply with 208.3

208.3.1 General. Parking spaces complying with 502 that serve a particular building or facility shall be located on the shortest accessible route from parking to an entrance complying with 206.4. Where parking serves more than one accessible entrance, parking spaces complying with 502 shall be dispersed and located on the shortest accessible route to the accessible entrances. In parking facilities that do not serve a particular building or facility, parking spaces complying with 502 shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.

Example:

Units Proposed x 5% = Minimum number of ADA spaces for residents

Visitor and Other Usage Parking Spaces are regulated by the standard chart.

274 Dwelling Units * 5% = 14 required mobility accessible units

501 spaces - 274 used 1:1 = 227 spaces not covered by 208.2.3.1

227 spaces required to meet requirements of 208.2 or 7 ADA

so total ADA on site must be at least 21 IF they only have 14 mobility units