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County of Santa Cruz

BOARD OF SUPERVISORS

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AGENDA: 3/21/00

March 13, 2000

BOARD OF SUPERVISORS
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

RE: PARKING LOT ALTERATIONS

Dear Members of the Board:

Attached is a letter from John Daugherty, Chair of the Commission on Disabilities, conveying the Commission's concerns that parking lot alterations, such as resurfacing or slurry sealing, may inadvertently result in a lack of adherence with the requirements of the Americans With Disabilities Act (ADA) and the State Building Code. In order to ensure that public parking facilities continue to meet ADA and State Building Code regulations, the Commission is recommending that the Board adopt a procedure requiring a permit for parking lot alterations, including resurfacing, top dressing, or slurry sealing.

I believe that the Commission's concerns are important and that the Board would benefit from staff evaluation of this matter. Accordingly, I recommend that the Board direct the Planning Director, in consultation with County Counsel, to review the Commission's recommendation and provide a report to the Board on or before April 25, 2000.

Sincerely,

MARDI WORMHOUDT, Chair
Board of Supervisors

MW:ted
Attachment

cc: Commission on Disabilities
Alvin James, Planning Director
Dwight Herr, County Counsel

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COMMISSION ON DISABILITIES

COUNTY OF SANTA CRUZ

Phone: 454-2355 Fax: 454-2433

701 Ocean St., Rm 30, Santa Cruz, CA 95060
commissions@co.santa-cruz.ca.us

1 March 2000

Chair Mardi Wormhoudt
Board of Supervisors
701 Ocean Street
Santa Cruz, CA 95060

Dear Chair Wormhoudt:

The Commission on Disabilities wishes to recommend that a permit requirement for parking lot alterations be instituted to ensure that ADA and State Building Code accessibility requirements are being met.

Currently, Santa Cruz County does not require a building permit to resurface or slurry seal an existing parking lot. Since no plans are required for County review prior to the work, the facility owner and/or his contractor may not be aware of all the access regulation upgrades required, and only perform the resurfacing alteration. In addition, the building department may never be aware of the alteration action, and consequently does not enforce the required access requirements.

Many parking lots in the County, which have undergone alterations were either overlooked or went undetected, and consequently were not brought into compliance. This results in some persons with disabilities being at best, inconvenienced, and at worst being unable to independently patronize the facilities supported by the parking lot.

In order to remedy this situation, the Commission on Disabilities recommends that the Board of Supervisors adopt a resolution requiring a permit for parking lot alterations. This permit should be required for resurfacing, top dressing or slurry sealing and require adherence to applicable ADA and State Building Code (Title 24) access requirements. In addition, this permit should require drawings and specifications to assure that the parking lot is brought into conformance with the latest code requirements.

The following is suggested wording for a new ordinance, or addition to an existing parking ordinance:

Draft Permit Requirements for Parking Lot Alterations

Permit required for parking lot resurfacing:

No person shall slurry seal, top dress, overlay, or replace any parking lot without a permit. Work shall include bringing the following items into compliance with the latest ADAAG and California Building Code (Title 24) requirements:

1. Accessible parking spaces (including quantity, locations, size, slope, marking, signing, curb ramps, and distribution)
2. Accessible paths of travel through the parking lot from accessible parking spaces, connecting with existing pedestrian walks to primary building entrances and other accessible facilities (including marking, cross slopes, curb ramps, ramps, hand rails, etc.).

Thank you for your consideration in this matter.

Sincerely,



John Daugherty, Chair
Santa Cruz County Commission on Disabilities