



CITY OF PERRIS

DEVELOPMENT SERVICES DEPARTMENT
BUILDING AND SAFETY DIVISION
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Reconstruction, Surfacing & Re-striping

Existing Parking Lots

2022 California Building Code (CBC)

The reconstruction and/or striping or re-striping of parking lots must conform to current requirements of the Zoning Ordinance and the 2022 CBC for accessibility. A permit will be required for work being performed to existing parking lots.

Two (2) sets of plans will need to be submitted with the permit application for projects that involve reconstruction, surfacing, striping and/or re-striping of the parking existing lots. Five (5) sets of plans are required for reconstructing the lot or portions thereof. Reconstruction is the removal and replacement of surfacing, islands, etc.

The plans shall show the site, scope of work, parking spaces, and disabled access path-of-travel through the site from the accessible parking spaces to the entrance(s) of each building being served by such lot. In some cases, access from the public way (sidewalk) may need to be accommodated when possible. If new landscaping is to be installed, landscape plans will need to be submitted and Planning Divisions review and approval is also required.

Specific Zoning requirements are listed below:

- **Section 11B-502.2 Vehicle Spaces.** Car and Van parking spaces shall be 216 inches (5482 mm) (18 Feet) long minimum. Car parking spaces shall be 108 inches (2743 MM) ((9 feet) wide minimum and van parking spaces shall be 144 inches (3658 mm) (12 feet) wide minimum, shall be marked to define the width, and shall have an adjacent access aisle complying with section 11B-502.3.
- **EXCEPTION** *Van parking spaces shall be permitted to be 108 inches (2743 mm) (9 feet) wide minimum where the access aisle is 96 inches (2438 mm), (8 feet) wide minimum.*
- The paved parking stalls length may be decreased by up to 2'-0" by providing an equivalent vehicle overhang into landscaped areas or over paved walkways. The vehicle overhang into landscaped areas or over walkways shall cause the landscaping or walkways to be widened by an equivalent dimension. The proposed overhang cannot be installed into the required ADA Path of Travel.
- The drive aisle width shall conform to the Zoning Code. Refer to the Planning Division handout for "OFF-STREET PARKING".

Accessible parking requirements for the disabled are as listed below:

- The accessible parking space shall be located as near as practical to a primary entrance.
- The slope of the parking space shall not exceed 1/4" per foot (2%) in any direction.

- **Section 11B-502.3.1 Width.** The first accessible parking space shall be designated as van accessible with a 60 inches (1524 mm) wide loading and unloading access aisle.
- **Section 11B-502.3.3 Marking.** Access aisles shall be marked with a blue painted boarder line around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferable blue or white. The words “NO PARKING” shall be painted on the surface within each access aisle in WHITE letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. Access aisle markings may extend beyond the minimum required length.
- **Please refer to Chapter 11B of the 2022 CBC for further and more detailed requirements for Accessible parking regulations.**
- **Please refer to Chapter 11B of the 2022 CBC Figure 11B-502.3.3 for more specific examples of the parking requirements**