



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

Attachment F
1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-6100
FAX (775) 328.6133

August 29, 2018

SUSPENSE: SEPTEMBER 6, 2018

To: Washoe County Planning Commissioners

From: Bob Webb, Planning Manager

Subject: Technical Revision to Development Code, Van Accessible Handicapped Parking Spaces

Washoe County Code (WCC) Section 110.818.60 enables technical revisions to WCC Chapter 110 (Development Code) by the Director of the Planning and Building Division. Technical revisions are initiated by the Director and proceed directly to the Washoe County Board of County Commissioners (BCC) for a first and second reading. WCC Section 110.818.60(e) requires that Planning Commissioners be notified of the proposed technical revision and be provided the opportunity to provide objections or comments.

This memorandum describes a proposed technical revision involving the number of required van accessible handicapped parking spaces. The technical revision will be heard by the BCC for an introduction and first reading of the Development Code ordinance on October 9, 2018. The second reading and possible adoption of the ordinance is tentatively scheduled for October 23, 2018.

I request that you provide any objections or comments on the proposed technical revision to me no later than September 6, 2018. Any objections or comments will be included in my staff report to the BCC for the introduction and first reading of the ordinance as required by WCC Section 110.818.60(e)(i). You may e-mail objections/comments to me at bwebb@washoecounty.us, phone me at (775) 328-3623, or use postal mail at the PO Box mailing address found in the upper right hand corner of this memorandum.

I thank you in advance for your review and consideration of this technical revision.

PROPOSED TECHNICAL REVISION

Handicapped parking spaces are regulated within WCC Chapter 100 (Buildings and Construction) and the Development Code. Both WCC Chapters establish the handicapped parking spaces required for new development (Development Code) and new buildings or uses within a building (Building and Construction). Specific to this technical revision, WCC Section 110.410.15(c)(1) requires that one of every eight required handicapped parking spaces be a van accessible space (code extract appears below, highlights added).



INTEGRITY



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Memo to: Washoe County Planning Commissioners
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Section 110.410.15 Special Parking Provisions.

(c) Handicapped Parking. In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.

- (1) Handicapped parking spaces shall be provided in accordance with Table 110.410.15.1. One (1) of every eight (8) required handicapped spaces shall be a van accessible space (a minimum of one (1) van accessible space per parking area).

This section of the Development Code was last amended on July 7, 1993. Planning staff was informed by a concerned citizen that the 2010 U.S. Department of Justice (DOJ) Americans with Disabilities Act (ADA) Standards (Titles II and III) require that for every six handicapped parking spaces, at least one shall be a van parking space (section 208.2.4, see attached extract from DOJ ADA Chapter 2, highlights added).

The DOJ ADA Standards provide guidance to local jurisdictions, but do not carry the force of law when enforcing local jurisdiction development and building regulations. However, staff researched the 2012 International Building Code (IBC) for handicapped parking requirements and discovered that Section 1106.5, Van Spaces, requires that for every six handicapped accessible parking spaces, at least one shall be a van-accessible parking space (see attached extract from the 2012 IBC, highlights added).

The 2012 IBC was adopted by reference into WCC Chapter 100, so the IBC carries the force of law for building regulations within unincorporated Washoe County. Therefore the Development Code must be amended to conform to WCC Chapter 100. The specific technical revision to the Development Code appears below (highlights added):

Section 110.410.15 Special Parking Provisions.

(c) Handicapped Parking. In any parking facility serving the public, parking for the handicapped shall be provided as set forth in this subsection.

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The technical revisions will also make minor grammar edits within WCC Section 110.410.15 to eliminate duplicate numbering. Specifically, a reference to "one (1)" will be amended to read as "one". Letters will be used for numbers from one to nine, and numbers for any number greater than 10.

Enclosures: as



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To: Washoe County Citizen Advisory Board Members

From: Bob Webb, Planning Manager

Subject: Technical Revision to Development Code, Van Accessible Handicapped Parking Spaces

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