

REDWOOD CITY



*BUILDING & INSPECTION
CITY OF REDWOOD CITY
1017 MIDDLEFIELD ROAD
P.O. BOX 391
REDWOOD CITY, CA. 94064*

*MAIN TELEPHONE:
FAX:
INSPECTION REQUEST LINE:
EMAIL: permits@redwoodcity.org
website www.redwoodcity.org*

*650-780-7350
650-780-7348
650-780-7361*

February 12, 2009

To: Harvard Investment
805 Veterans Blvd., Suite 200
Redwood City, Ca. 94063

Subject: Inadequate disabled access parking stalls
Reference: 805 Veterans Blvd.
Redwood City, Ca. 94063

We have received a complaint in regard to the inadequate disabled access parking stalls at the reference site and in response to this complaint; I visited the site today and noticed several violations of the California Building code, Chapter 11B, Accessibility to Public Buildings.

The following are a summary of my observation and I herewith am notifying of you, as the owner of the building, of the existing building code violations related to the required accessible stalls.

- There are 7 parking stalls that are marked with faded painting depicting international accessibility symbol. The disabled accessible stalls must have surface identification depicting the profile of a wheelchair with occupant in contrasting color and should be clearly visible. The existing markings are hardly noticeable.
- Six parking out of seven provided lack the designated loading/ unloading spaces on the passenger side. There is only one stall with loading /unloading sign but at my visit to the site today, I noticed a car was parked on this designated space. This space must be marked with striping at 3 feet on center with the words “ NO PARKING” painted.
- The required number of accessible parking stalls for outpatient medical facilities is ten percent of the parking stalls provided. For other offices, the requirement of Table 11B-6 of California Building Code, 2007 would be applied.

- One in every 8 accessible stalls or a minimum of one accessible van stall must be provided on site. The loading /unloading space for the van stall must be 8 feet wide. No conforming van stall is provided on site.
- Each accessible stall must be identified by a reflectorized sign with a profile view of a wheelchair with occupant, posted immediately adjacent to the stall. Only 4 stalls have signs.
- In addition to signage noted above, each stall shall have signage with the wording of “Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or license plates issued for persons with disabilities may be towed at owner expense. Towed vehicles may be claimed at”. No such signage is provided for any of the stalls.
- At least two of the disable stalls do not have proper accessible ramps to the building entrance/exit doors.
- All accessible parking stalls must be located within a short and safest distance to the primary entrance.

Please apply for a building permit with the city of Redwood City to retrofit the existing non conforming and insufficient parking stalls and submit three sets of plans addressing the noted violations and corrective details to meet the requirements of California Building code, edition 2007.

Please do not hesitate to contact me if you need any assistance.

Sincerely,

*Fereydoun Shehabi, P.E.
Plan Check Engineer
City of Redwood City
1017 Middlefield Road
Redwood City, Ca. 94063
fshehabi@redwoodcity.org
Tel: (650) 780-7358
Fax: (650) 556-9225*