



City of Seattle  
**Department of Planning & Development**

**2012 SBC Code Solution**

**SBC Section 1106**  
**Accessible Parking in Mixed Use Buildings**  
 Release Date: January 14, 2014  
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*The following interpretation, policy or code alternate is intended to provide guidance to staff for consistency of review and is subject to change without notice. Application of this interpretation, policy or code alternate to specific projects may vary.*

**Code Issue:**

How many accessible parking spaces are required for buildings with both residential and nonresidential occupancies?

**Interpretation:**

The number of required spaces is calculated separately for each occupancy and the numbers are then added to determine the total number required. The procedure for determining the appropriate number of accessible spaces is as follows.

Steps	Example: Building has 150 parking spaces.
1. Determine how many of the parking spaces are provided for the nonresidential uses in the building (Check with Land Use).	1. Plans indicate that 5 of the 150 parking spaces serve nonresidential uses
2. Use Table 1106.1 to calculate the number of accessible parking spaces required for the nonresidential uses.	2. According to Table 1106.1, one accessible space is required.
3. Determine the number of accessible van spaces for the nonresidential uses. (Round up if a fraction results.)	3. Per Section 1106.5, the accessible space is required to be a van space.
4. The remaining parking spaces are assumed to be related to the residential use.	4. The remaining 145 spaces are residential parking.
5. Per Section 1106.2, two percent, but not less than one, of the residential spaces is required to be accessible. (Round up if a fraction results.)	5. $145 \times 0.02 = 2.9$ ; round up to 3.
6. Determine the number of accessible van spaces for the residential uses. (Round up if a fraction results.)	6. Per Section 1106.5, one of the 3 accessible residential spaces is required to be a van space. ( $3 \text{ divided by } 6 = 0.5$ ; round up to 1)



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7. Add the results of Steps 2 and 5 to determine the total number of required accessible parking spaces.	7. $1 + 3 = 4$ total accessible parking spaces required.
8. Add the results of Steps 3 and 6 to determine the total number of required accessible van spaces.	8. Of the 4 total accessible parking spaces, 2 are required to be van spaces.

For questions about whether this code solution applies to your project:

- *If you have submitted a permit application, contact the Building Code plan reviewer assigned to your application*
- *If you have not submitted an application, contact DPD Building Code Technical Support at 206-684-4630 or in person at the Applicant Services Center. Visit the Applicant Services Center website for more information about hours and location [http://www.seattle.gov/dpd/Permits/Process\\_Overview/Location\\_Hours/default.asp](http://www.seattle.gov/dpd/Permits/Process_Overview/Location_Hours/default.asp)*

