



Advisory Bulletin

City of Santa Fe Land Use Department – Technical Review Division A.D.A. COMPLIANCE FOR SIDEWALKS, DRIVEPADS & RAMPS

The City of Santa Fe Land Development Code, Section 14-9.2, describes the requirements to construct ADA compliant sidewalks for any new construction and building additions or renovations more than 500 square feet. It also explains the City requirements for sidewalk, crosswalks and curb/gutter. Resolution 2006-117 requires City staff to apply 14-9.2 consistently. This Advisory Bulletin provides guidance as to how the rules are applied.

Accepted Standards

- The City of Santa Fe accepts New Mexico Department of Transportation (NMDOT) Pedestrian Access Details (PADs) for ADA drive pads and curb ramps. The NMDOT Pedestrian Access Details are available at: <http://www.dot.state.nm.us/en/Standards.html>. Select “608.pdf” to access the details.

Construction Permit Requirements

For all ***grading/drainage, landscape/utility, multi-family, commercial and industrial*** construction permits:

- The required sidewalk, curb, gutter and drive pad details are to be included in the construction drawings;
- A Site Plan must show the location of each of these elements;
- The intent of the code requirements must be met;
 - Example 1: Any new construction requires bringing the sidewalk into compliance with ADA requirements. A new garage that is 500 square-foot or larger will trigger the requirement to bring sidewalks into compliance with ADA.
 - Example 2: An interior remodel of 500 square-foot or more requires sidewalk compliance with ADA requirements.

For ***all other*** construction permits, the project must meet the intent of the code requirements. Although ADA details are not required to be submitted with construction drawings, it is strongly recommended that they be submitted as contractors are responsible for constructing projects in compliance with the regulations. For ***single family residences***, requirements for ADA compliant sidewalks will be triggered by new construction or remodel/addition of 500 square-foot or more. If construction involves an alteration to a sidewalk, curb ramp or drive pad, these features must be brought into compliance.

Inspections

The city’s Land Use Compliance Officers will check that ADA requirements have been met during the final grading and drainage inspection. Final approval will not be given until all requirements are met.

General ADA Guidelines - The list below represents general guidelines. All standards must be met.

- Sidewalks: 2% maximum cross slope, 36” width minimum if no other standards apply, 60” width for subdivisions
- Curb Ramps: 12:1 accessible ramp maximum slope (15:1 preferred per NMDOT PAD)
- Landing: 1:48 maximum slope (1:50 preferred)
- Drive pads: Not to exceed 2% cross slope for a minimum width of 36” across the drive pad in the pedestrian path.

NOTE: In the city’s **Historic Districts** earth-toned concrete must be used for all new and replacement sidewalks along city streets. Please contact the Historic Preservation Division at 955-6605 for more information.

For questions regarding this bulletin, please contact Risana Zaxus, P.E., Acting Technical Review Division Director at 955-6127
For more information on accessibility guidelines, please go to: www.ada.gov/2010adastandards.index.htm