

Minnesota Parking Lot Checklist

Walk your lot in 10 minutes. Find problems before an inspector does.

■ **ADA fines:** \$118,225 first violation · \$236,451 second violation

DATE: _____

PROPERTY ADDRESS: _____

AUDITOR: _____

**RISK
KEY:**

■ **HIGH** Fine or safety hazard — fix soon

■ **MED** Should be fixed within 30 days

■ **LOW** Good practice — next maintenance

SECTION 1 · HANDICAP PARKING SPACES

■	Do you have enough handicap spaces? You need at least 1 for every 25 total spaces.	HIGH	Notes: _____
■	Do you have at least 1 van-accessible space? You need 1 for every 6 handicap spaces.	HIGH	Notes: _____
■	Are your handicap spaces wide enough? Each space must be at least 96 inches (8 feet) wide.	HIGH	Notes: _____
■	Is the striped no-parking zone next to each space wide enough? Minnesota requires 96 inches (8 feet). Most states only require 60 inches — Minnesota is stricter.	HIGH	Notes: _____
■	Does the striped zone say "NO PARKING" painted on the ground?	MED	Notes: _____
■	Is the wheelchair symbol painted on the ground in each handicap space?	MED	Notes: _____
■	Is there a handicap sign posted at each space? Signs must be at least 60 inches off the ground.	HIGH	Notes: _____
■	Do van-accessible spaces have a "Van Accessible" sign posted?	MED	Notes: _____

SECTION 2 · GETTING FROM THE CAR TO THE BUILDING

■	Can someone in a wheelchair get from a handicap space to the front door without going through traffic or hitting a barrier?	HIGH	Notes: _____
■	Is there a ramp where the sidewalk meets the parking lot near each handicap space?	HIGH	Notes: _____
■	Are the ramps in good shape — not cracked, not blocked, and not too steep?	MED	Notes: _____

SECTION 3 · PARKING LINES

■	Can you clearly see all the parking lines? Faded lines cause accidents and can be a liability.	MED	Notes: _____
■	Are there arrows painted on the ground showing which way to drive?	LOW	Notes: _____
■	Are there stop lines at each exit and entrance?	LOW	Notes: _____
■	Where people walk across the lot, are crosswalk lines painted and visible?	MED	Notes: _____
■	Are there any old lines from a previous layout that are confusing drivers?	LOW	Notes: _____

SECTION 4 · FIRE LANES

■	Are fire lane curbs painted red?	HIGH	Notes: _____
■	Does "NO PARKING — FIRE LANE" appear painted on the ground in fire lanes?	HIGH	Notes: _____
■	Is the fire lane wide enough? There must be at least 20 feet of clear space.	HIGH	Notes: _____
■	Is the area around fire hydrants clear and marked?	MED	Notes: _____

SECTION 5 · PAVEMENT CONDITION

■	Are there big cracks or potholes in or near handicap spaces?	HIGH	Notes: _____
■	Does water pool in handicap spaces after rain?	MED	Notes: _____
■	Is there any raised pavement edge near handicap spaces that could stop a wheelchair? Nothing should be higher than half an inch.	HIGH	Notes: _____

Minnesota note: Minnesota requires a 96-inch (8-foot) striped zone next to every handicap space — including standard car spaces. Most other states only require 60 inches. If your contractor used federal numbers, your lot may already be out of compliance with Minnesota code.

HOW DID YOU DO?	No HIGH items	1–2 HIGH items	3+ HIGH items	HIGH: ____ MED: ____
	✓ GOOD SHAPE	■ NEEDS WORK	✗ ACT NOW	