

<b>Building Control Guidance Note</b>	Subject	<b>APPROVED DOCUMENT M – ACCESS FOR ALL - SUMMARY OF TECHNICAL CHANGES.</b>							<b>15A</b>
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*Approved Document M is the supporting guidance document to the new Part M and gives you clear provisions that are considered suitable to meet the requirements of Part M.*

*Please be aware that the document has been completely re-written and the areas of guidance have been considerably expanded and you are recommended to purchase the Approved Document to fully establish the different requirements.*

*A brief note of some of the changes are indicated below:*

## **ACCESS STATEMENTS.**

Much of the guidance in the approved document is based on BS 8300 – as such the document may be considered to be very prescriptive.

The approved document is one way of achieving compliance and there may be other equally satisfactory ways of meeting part M requirements.

Appropriate solutions to access problems may vary depending on the size, scale, nature and building intended building use. This is true when adapting existing buildings where constraints of the structure and context may make generic solutions impracticable.

To this account – the approved document recommends **the provision of access statements** on the submission of the application.

Attention is also drawn that this matter should also be considered at planning stages. Many of the layout and access level decisions will be required to be established at this stage - refer to 'Planning and Access for Disabled People –a good practice guide' – published by the ODPM. This also recommends the provision of an access statement to identify the philosophy and approach to inclusive design adopted, the key issues of the particular scheme, and the sources of advice and guidance used.

So the Building Control access statement should be seen as complementary to and a development of the planning access statement rather than a separate document.

It is also recommended that this document is updated during the construction period, in order to provide the end-user of the building that may have on-going obligations under DDA, with a record of decisions made which have an impact on accessibility, and of the rationale for such decisions.

For further guidance refer to [www.drc-gb.org](http://www.drc-gb.org) Disability Rights Commission.

## **ACCESS TO BUILDINGS OTHER THAN DWELLINGS**

### **Level approach from the boundary of the site and car parking.**

- Guidance details expanded.
- Access route widths widened
- Gradient and cross falls restrictions introduced.
- Surface finishes more specific.
- Introduction of passing places on access routes to building.

### **Onsite car parking and setting down.**

- Requiring 1 car parking / setting down point.
- Gives details of car parking provisions for the disabled and ticket control machines.
- Requires suitable signage of parking provision.

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### **Ramped access.**

- Guidance expanded.
- Limits on gradients and maximum rise different.
- Introduction of passing places to long ramps.
- Requirement to provide clearly signed steps as well as ramp where ramp rise is over 300mm.

### **Handrails to external stepped ramp.**

- Changes to handrail profiles /relationship to walls.
- Contrasting colours required for visually impaired.

### **Stepped access.**

- Various guidance changes.
- Additional warning surfaces to steps.
- Risers number now related to going of treads.
- Max going of treads introduced.
- Visual nosing contrasting revised.

### **Hazards on access routes.**

- Strengthens guarding provisions to access route projections

## **ACCESS INTO BUILDINGS OTHER THAN DWELLINGS**

### **Accessible Entrances.**

- Sign posting of entrances required.
- Large level landings to entrance doors.
- Threshold / mat wells and floor finishing requirements guidance.
- Assistance for hearing impaired people at doors.
- Weather protection to be provided at non-powered access doors.

### **Entrance lobbies.**

- Guidance to sizes and layout completely revised.
- Surface finishing requirements.

### **Doors to accessible entrances.**

- Guidance on powered and non-power doors.
- Restrictions on amount of force required to open non-powered doors.
- Clear widths changed and rule for measurement changed – increasing door widths required.
- Deeper vision panels required.
- Door furniture requirement for ease of use.
- Visual and audible warning on certain power doors.
- Visual signage requirements for powered door controls.
- Improved manifestation to glass doors and glazed screens – including guarding of door edges when held open.

## **HORIZONTAL AND VERTICAL CIRCULATION IN BUILDINGS OTHER THAN DWELLINGS.**

### **Entrance hall and Reception area.**

- Completely new guidance on design of entrance halls and reception areas.

### **Internal doors**

- Restrictions on amount of force required to open doors.
- Clear widths changed and rule for measurement changed – increasing door widths required.
- Deeper vision panels required.
- Door furniture requirement for ease of use.
- Improved manifestation to glass doors and glazed screens.

### **Internal lobbies**

- Guidance to sizes and layout completely revised, including surface finishing.

### **Corridors and passageways.**

- Expanded guidance.
- Protection to projections in corridors – visually contrasting guard rails.
- Requirements for passing places in corridors under 1800mm in width.
- Gradient and level restrictions.
- Provision of guards to doors opening out into circulation routes or recessed doors required.
- Improved access corridor widths where providing access to unisex wheelchair w.c's
- Floor finish guidance.
- Manifestation to glazed screens alongside corridors.

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## VERTICAL CIRCULATION WITHIN BUILDINGS.

### Provision for lifting devices

- All buildings require some form of lifting devices to transfer people between floors.
- Guidance on lifts, platform lifts, wheelchair lifts provided and completely revised.

### Internal stairs.

- Various guidance changes.
- Riser number now restricted.
- Visual nosing contrasting revised.

### Internal ramps

- Various guidance changes and expanded.
- Limits on gradients and maximum rise different.
- Introduction of passing places to long ramps.
- Requirement to provide clearly signed steps as well as ramp, where ramp rise is over 300mm.

### Handrails to stepped ramp

- Changes to handrail profiles and relationship to walls.
- Contrasting colours required allowing them to be seen.

## FACILITIES IN BUILDINGS OTHER THAN DWELLINGS.

### Audience and spectator facilities.

- Expanded guidance covering audience facilities, lecture halls, conference facilities, entertainment, leisure, social and sports facilities – detailing wheelchair spaces, routes and hand railing provisions.

### Switches, Outlets and Controls.

- Guidance now extended to all types of building to ensure all can use.
- Guidance also provided to assist visual impaired to use them also.

### .Refreshment Facilities.

- e.g. Bars, restaurants etc need to be designed so that all parts can be reached and used by all people independently, including staff areas.
- All public areas, w.c's phone kiosks are to be fully accessible.
- Where different floor levels are employed as a design feature – all levels to be accessible.
- Bars counters must have areas suitable for wheelchair user use.
- Shared refreshment facilities e.g. tea making brew stops etc must be fully accessible including access to water supplies.

### Aids to Communication.

- Expanded details for way finding, public address systems and hearing enhancement.
- Floor, wall and ceiling finishes need to be carefully considered to assist visually impaired.
- Provide clearly audible public address systems with supplementary visual information.
- Provision of hearing enhancement systems – induction loops, telephones suitable for hearing and non-hearing users i.e. text phones.
- Artificial lighting to be adequately designed to give good colour rendering and non-interference with electronic and radio frequency installations.

### Sleeping Accommodation.

- Extended guidance for hotels, motels, student residences etc.
- Wheelchair users must now be able to reach all facilities in the building, with a number of wheelchair usable bedrooms, which includes wardrobes, shelving, curtains controls etc.
- Wheelchair users must also be able to access the normal bedrooms allowing them to visit friends and companions.
- Detailed guidance provided on door/ window controls, requirements for visual as well as audible fire alarms, signage, room and bathroom layouts.

### Sanitary Accommodation.

- Extended guidance on designs, including taps and door controls, which must be easily usable by people with poor manual dexterity.
- Emergency releases to disabled W.c doors.
- W.c's to have both visual and audible fire alarm provided, as well as emergency call systems.
- Layouts of the various disabled w.c's have been amended, sizes increased for wheelchair accessible w.c's.
- Various amendments to positioning & locations.
- Guidance on wheelchair accessible bathrooms, changing facilities, shower facilities improved.