

CHAPTER 18
ACCESSIBILITY



Lifetime Use

- Designing for lifetime use is to design for access for all people over a lifetime
- Buildings should be accessible to people
- Specific building regulations, controls and suggestions are provided for various areas of the building



Technical Guidance Document M

- Deals with accessibility for people with disabilities
- Provides minimum accessibility specifications

Building Regulations 2010

Technical Guidance Document M

Access and Use

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Building for Everyone

- Guidelines from the National Disability Authority
- Provides guidelines on a range of accessibility issues including built environment

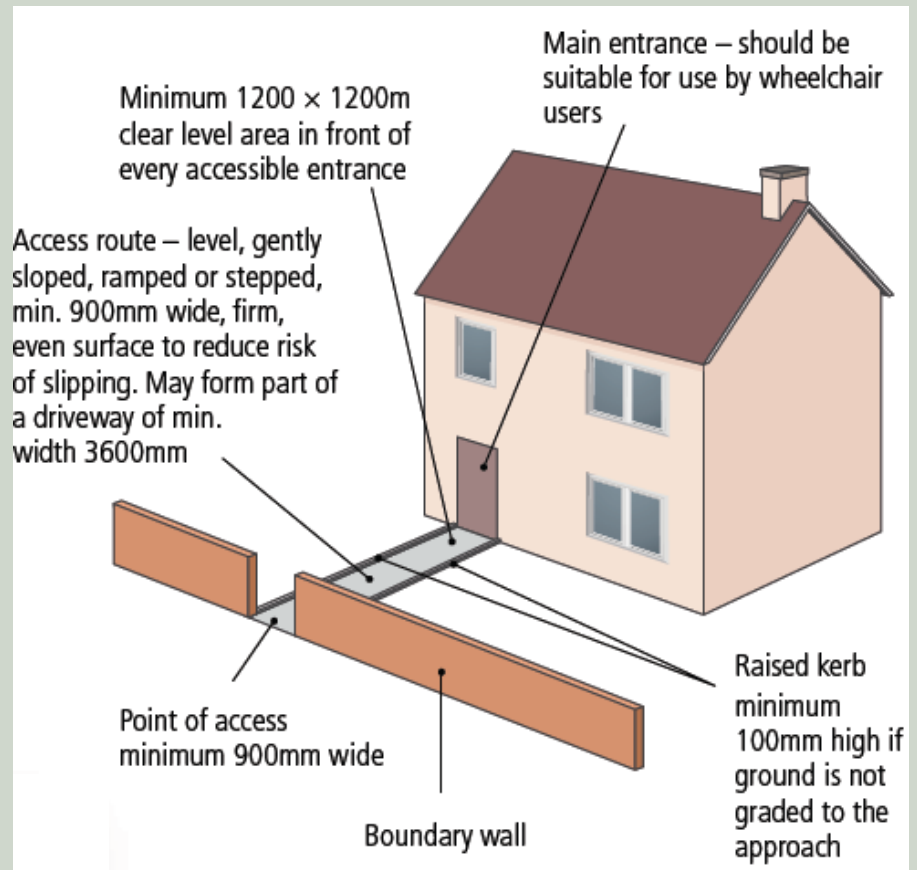


Over the next six slides we will look at some of the specifics of these guidelines as they relate to kitchens, bathrooms and so on



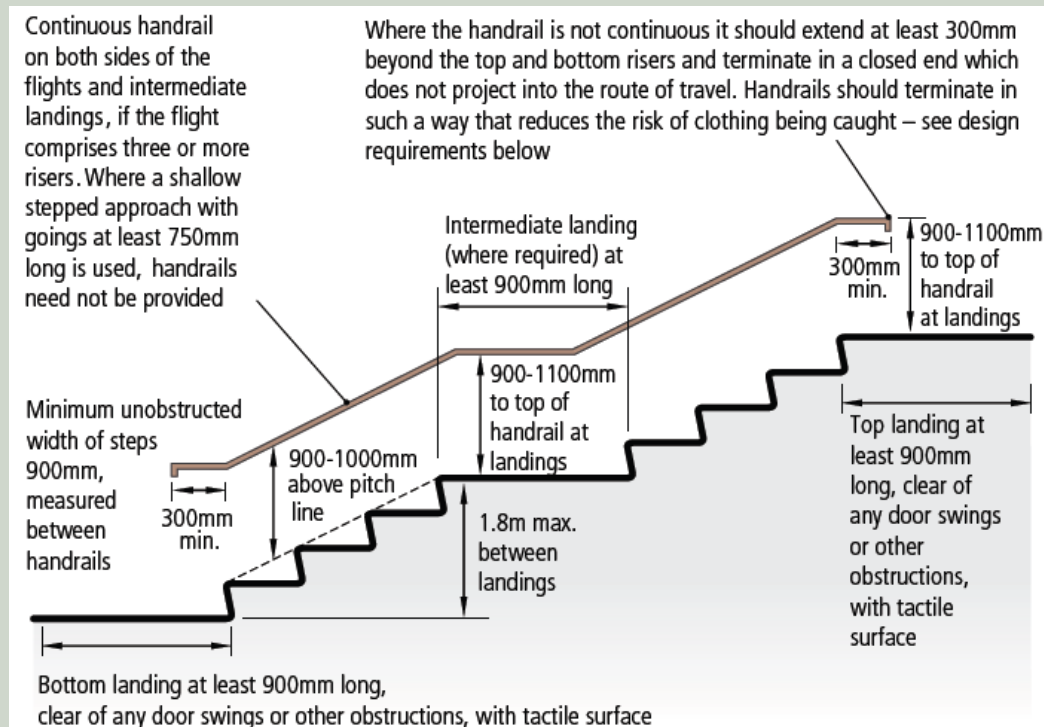
Main Entrance

- Minimum opening of 800mm
- Level manoeuvring area of 1200 x 1200mm
- Maximum threshold height of 15mm
- Minimum headroom on approach of 2.1m
- Minimum width of access route 900mm



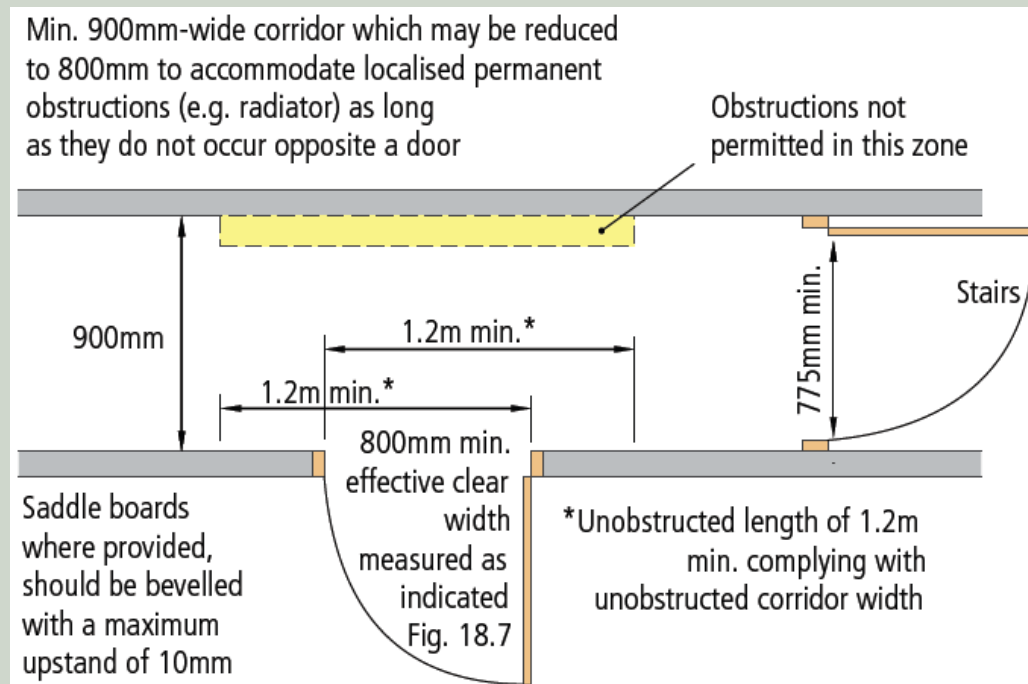
Approach to Buildings

- Must be a flat or gentle slope (maximum gradient 1:50)
- Pathway: minimum width 900mm
- Kerb height: minimum 100mm
- Minimum headroom: 2100mm
- Ramps: landings every 7m
- Landing: minimum width 1200mm
- Steps: 100–150mm rise
- Handrails: maximum 900mm apart
- Flight of steps: maximum rise 1800mm



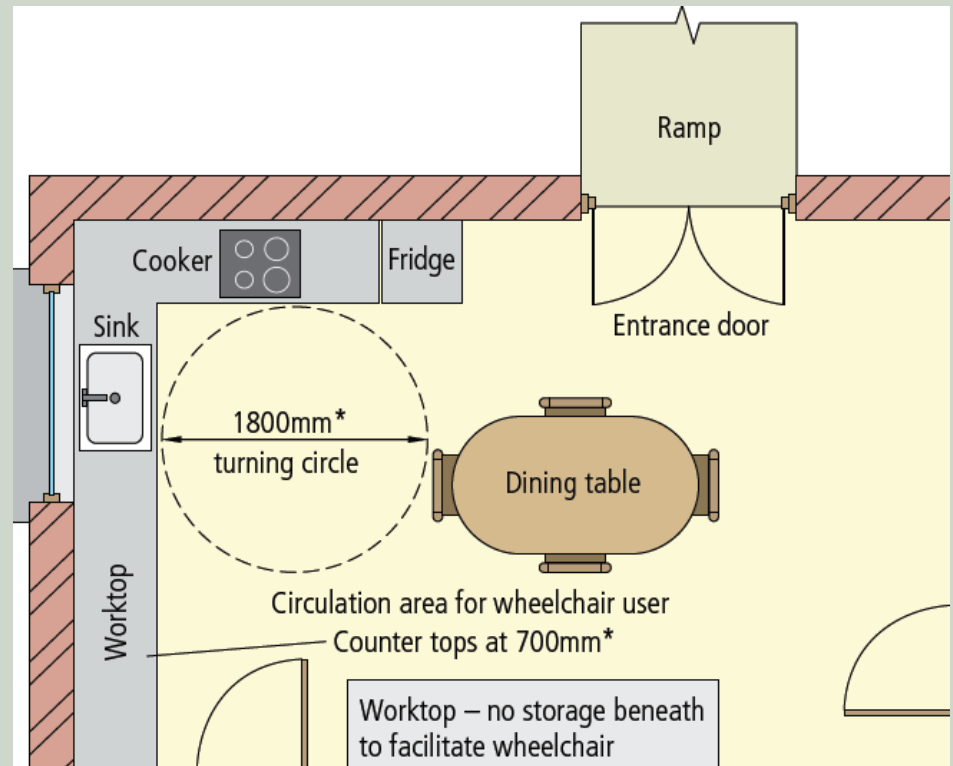
Internal Circulation

- Corridors: minimum 900mm wide
- Radiators/permanent fixtures: must not make corridor less than 800mm wide
- Radiators/permanent fixtures: must not be opposite doorways
- Door opening: minimum clearway of 400mm on either side of door opening
- Door saddles: maximum height 10mm
- Door handles: optimum position 900mm



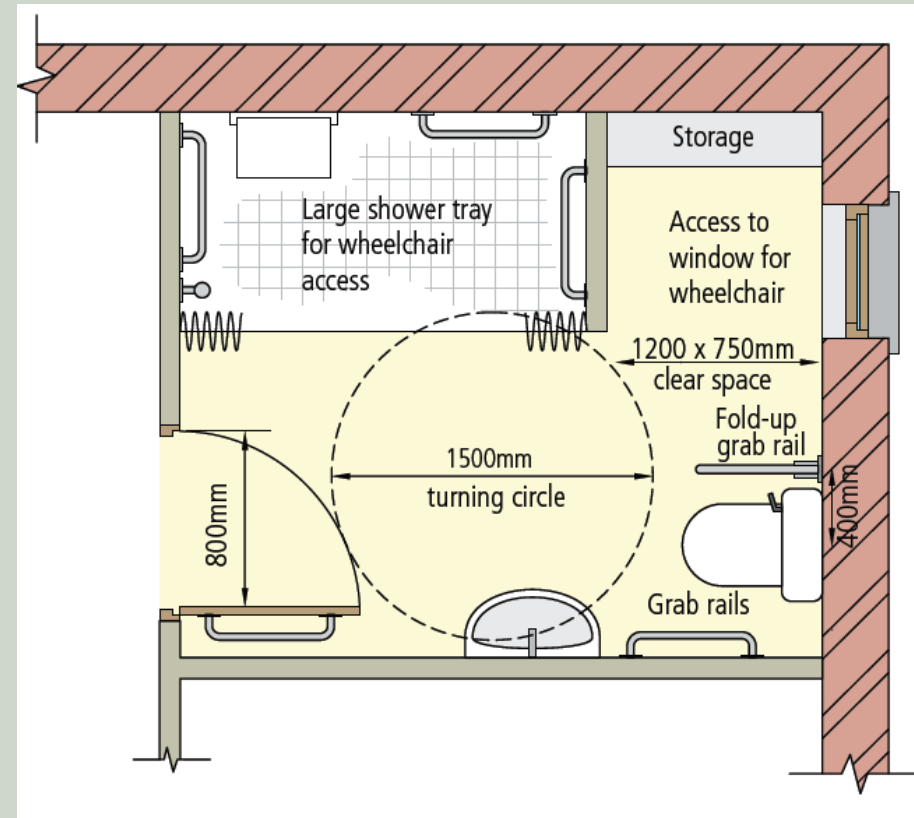
Kitchen

- Non-slip floor
- Allow turning circle of 1500mm (optimum 1800mm)
- Worktop/sink: maximum height 800mm (optimum 700mm)
- Sockets at accessible heights
- Cooker to sink: maximum distance 1800mm
- Round or oval table: maximum height 700mm



Bathroom

- Non-slip floor
- Turning circle: minimum 1500mm
- Wash-hand basin: fixed to wall
- Lever taps rather than screw taps
- Toilet: 750mm by 1200mm space beside it
- Grab rail: 400mm from toilet
- Grab rails: at height of 700mm for length of 600mm
- Level entry into shower with shower seat provided
- Grab rails in shower
- Adjustable height shower-head



Switches and Sockets

- Main entranceway (doorbell, intercom) at height of 900–1200mm
- Sockets at height of 400–1200mm from floor
- Light switches at height between 900–1200mm

