



BUILDING REGULATIONS TECHNICAL GUIDANCE DOCUMENT (PART M) ACCESS AND USE

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BACKGROUND BUILDING REGULATIONS (PART M)



👤 1992

Building Regulations Part M (Non-dwellings)

👤 2001

Building Regulations Part M (dwellings)

👤 2002

Buildings for everyone (NDA)

👤 2005

Disability Act

👤 2010

Revised Building Regulations Part M, incorporating definition of universal design



TYPE OF BUILDINGS (PART M) APPLIES TO

0.6 (a)
New buildings
and new dwellings



0.6 (b)
Extensions to
existing buildings



Application of
Part M



0.6 (d)
Certain Material
Change of Use

0.6 (c)
Material alterations of
existing buildings

MAIN SECTIONS 'TECHNICAL GUIDANCE DOC (PART M)'

Part M - The Requirement



Section 1
Access and Use of buildings other than dwellings



Section 2
Access and Use of existing buildings other than dwellings



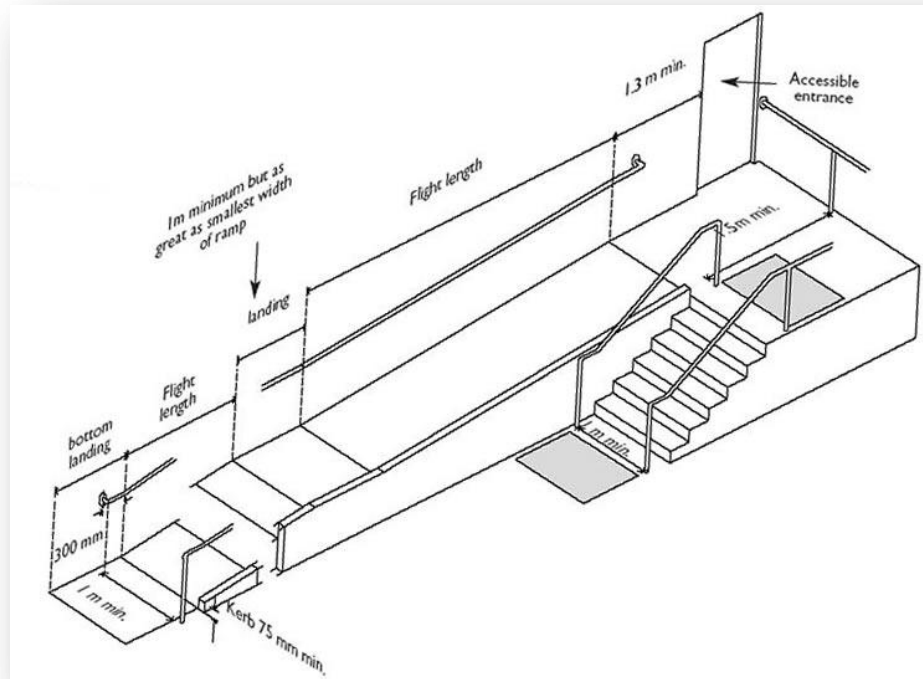
Section 3
Access and Use of Dwellings



SECTION 1.1 APPROACHES TO BUILDINGS AND GENTLY SLOPING ACCESS ROUTES

👉 A gradient of more than 1:50 and less than 1:20 is considered to be a gently sloped access route.

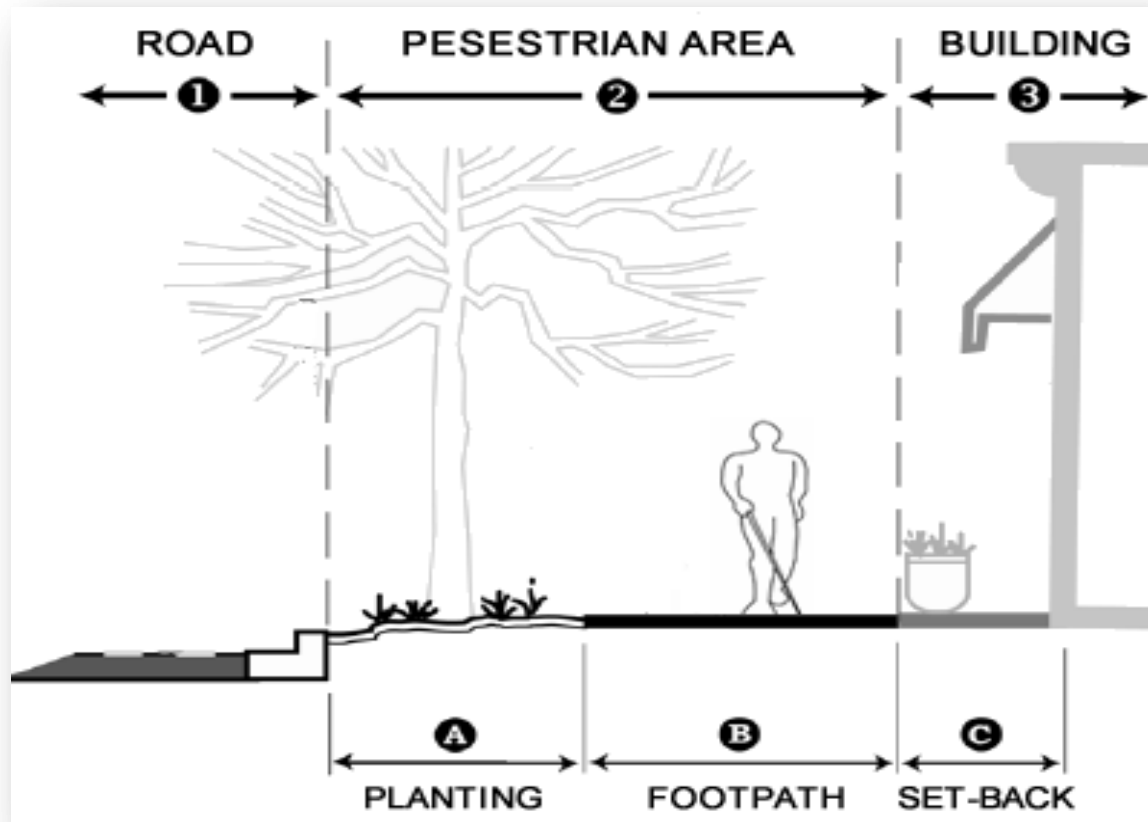
👉 1500mm (preferable 1800mm) is the minimum width of an approach route has to be.



👉 A level landing of 1500mm must be provided for every rise of 500mm and a level landing of 1800mm must be provided at the top and bottom.



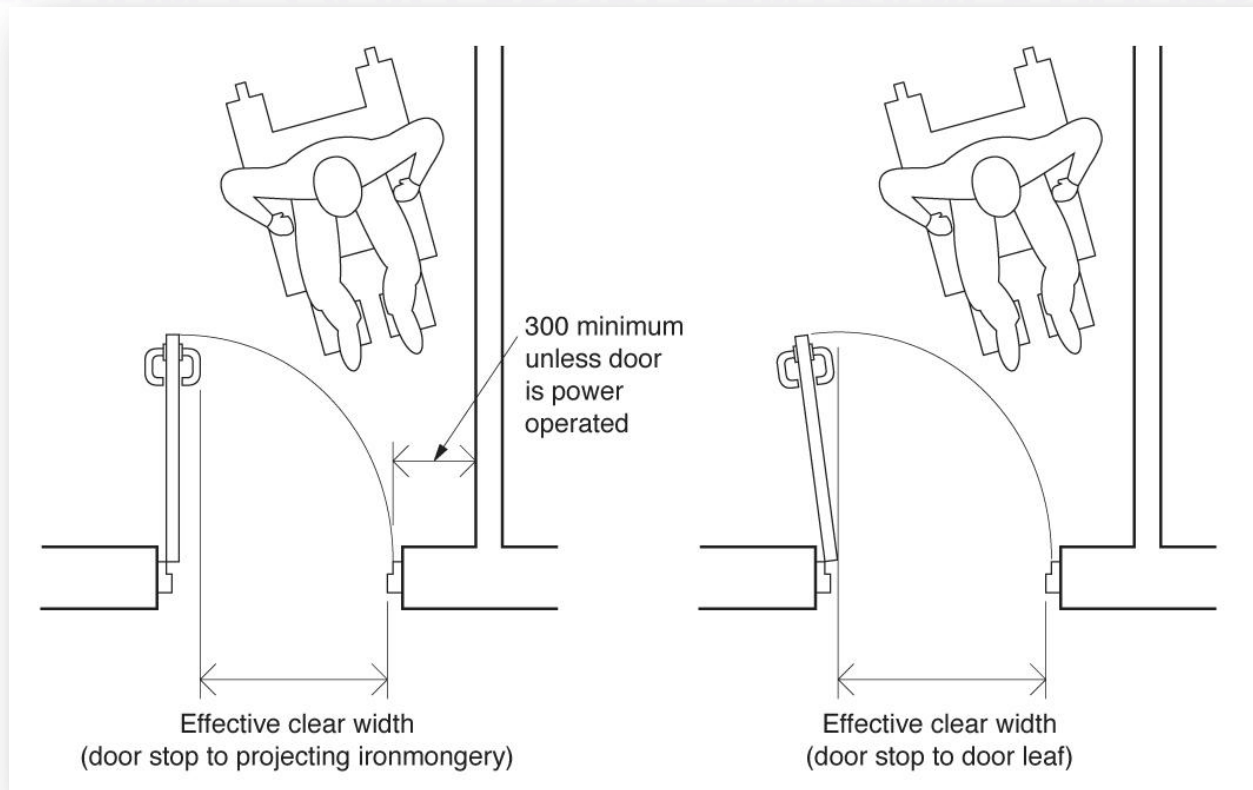
SECTION 1.2.4 HAZARDS ON APPROACH



- 👉 Hazards must be avoided on approaches to buildings or easily detectable by all users of buildings.
- 👉 Access route should be clearly identifiable and well lit.



SECTION 1.2.4 ACCESSIBLE ENTRANCE DOORS

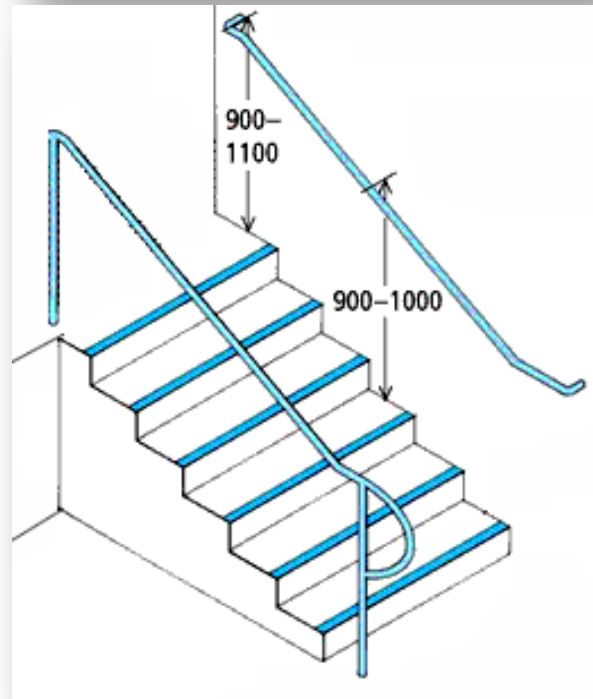


- External doors and internal lobby doors at the entrance of buildings used by the general public should have a minimum effective clear width of 1000mm.
- Buildings used by the general public include day centres, hotels, institutional buildings, places of assembly, shops, shopping centres and office buildings.



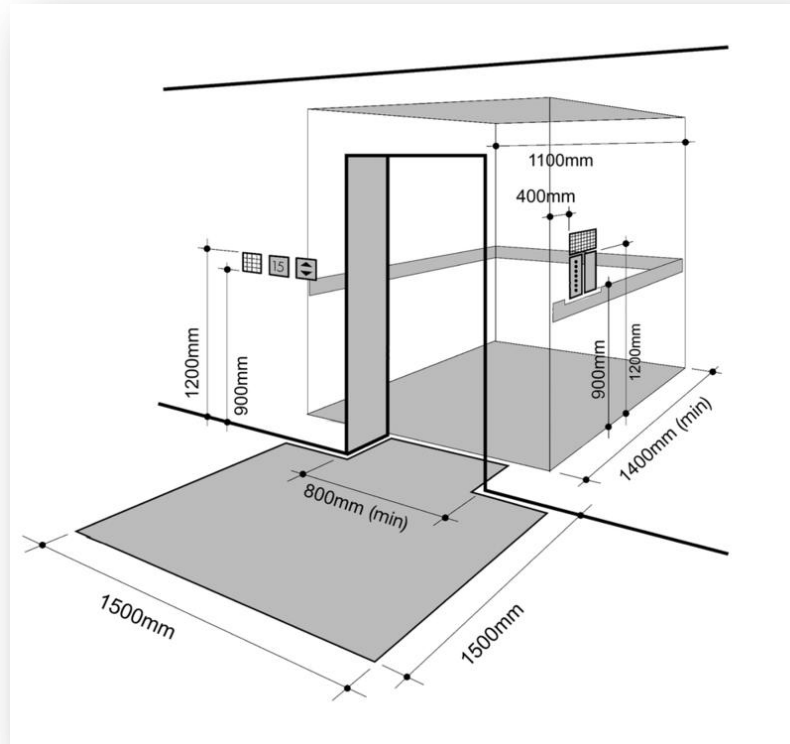
SECTION 1.3.4.3 PROVISION OF AMBULANT DISABLED STAIRWELLS

- At least one set of stairs suitable for ambulant disabled people should be provided to access all floors above or below entrance level in a building.
- Stairs are a means of escape, access for ambulant disabled people and also an efficient, simple means of vertical circulation, or sometimes a combination of these.



SECTION 1.3.4.2 PROVISION OF LARGER LIFTS IN PUBLIC BUILDINGS

- ✎ Larger lift car should be provided in the public areas of public facilities such as hotels, cinemas, theatres shopping centres and public libraries, where the public area has a Nett floor area per floor of greater than 200m².



- ✎ The larger lift car dimensions should be 2000mm wide x 1400mm deep.
- ✎ The floor of the lift should not be a dark colour. The main reason for this is the dark colour can create the illusion, for people with vision impairment, of stepping into an open lift shaft.

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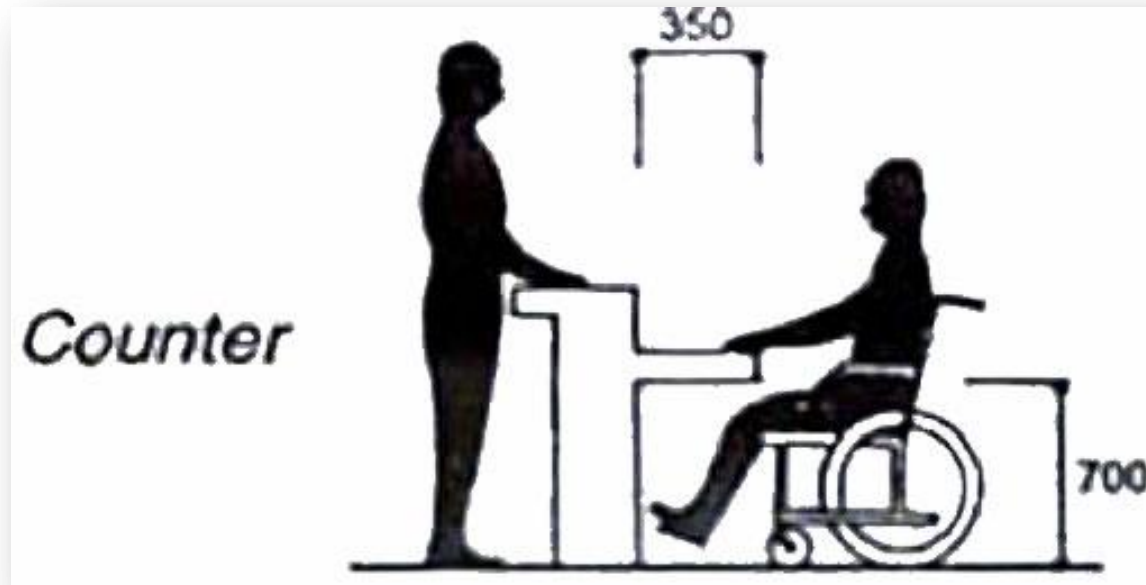


SECTION 1.4.3.2 & 1.4.6.2 PROVISION OF AMBULANT DISABLES CUBICLES

- ✎ Doors should be outward opening and fitted with outward pull handle.
- ✎ Lighting should be between 200-300 lux.
- ✎ Visual contrast.
- ✎ Slip-resistant floor surfaces.
- ✎ Shelf for personal belongings.
- ✎ Two coat hooks.
- ✎ Visual and audible fire alarms.
- ✎ Emergency alarm.
- ✎ One WC cubicle should be provided for ambulant disabled people in the male and female WCs.
- ✎ At least one enlarged cubicle must be provided when four or more cubicles are provided.



SECTION 1.5.5 REFRESHMENT FACILITIES



Bars/restaurants:

In bars and restaurants a section of the working surface of a bar or serving counter should be 1500mm long (min) should be permanently accessible to wheelchair users and at a level of not more than 850mm above the floor.



SECTION 1.5.7 ACCESSIBLE LIGHT SWITCHES

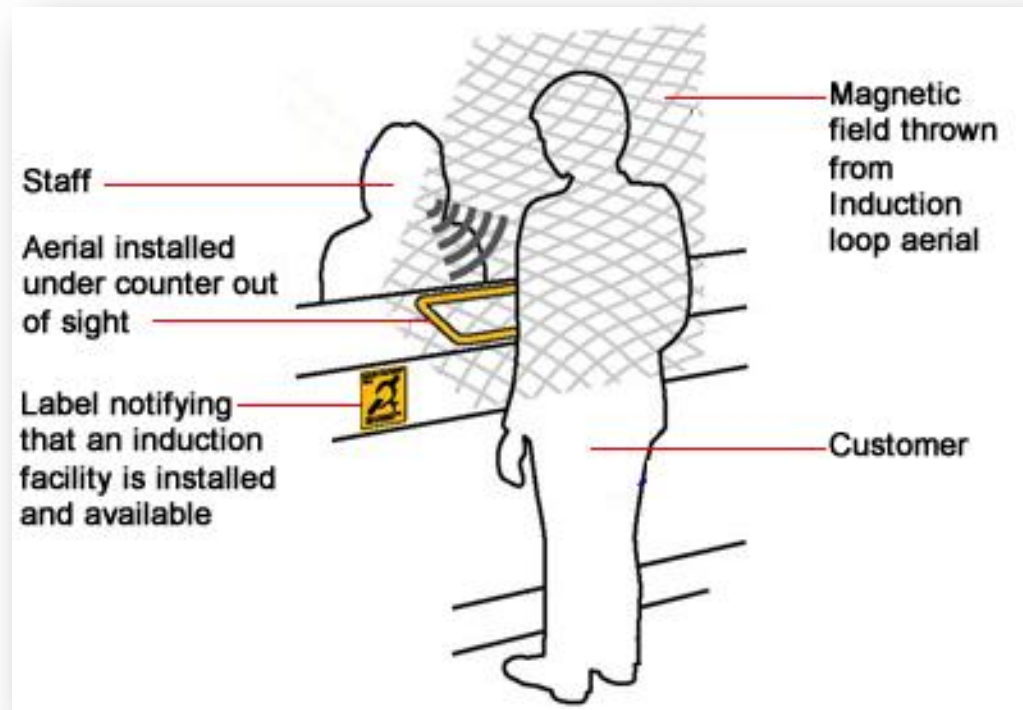


Light switches:

Light switches for use by the general public should have large push pads and align horizontally with door handles within the range 900mm to 1200mm for ease of location when entering a room.



SECTION 1.6.6 HEARING ENHANCEMENT SYSTEMS



Hearing enhancement systems:

Hearing enhancement systems are required where a reception area is provided in an entrance hall and in audience and spectator facilities (Hearing enhancement systems are not provided in classrooms of schools or office meeting rooms).

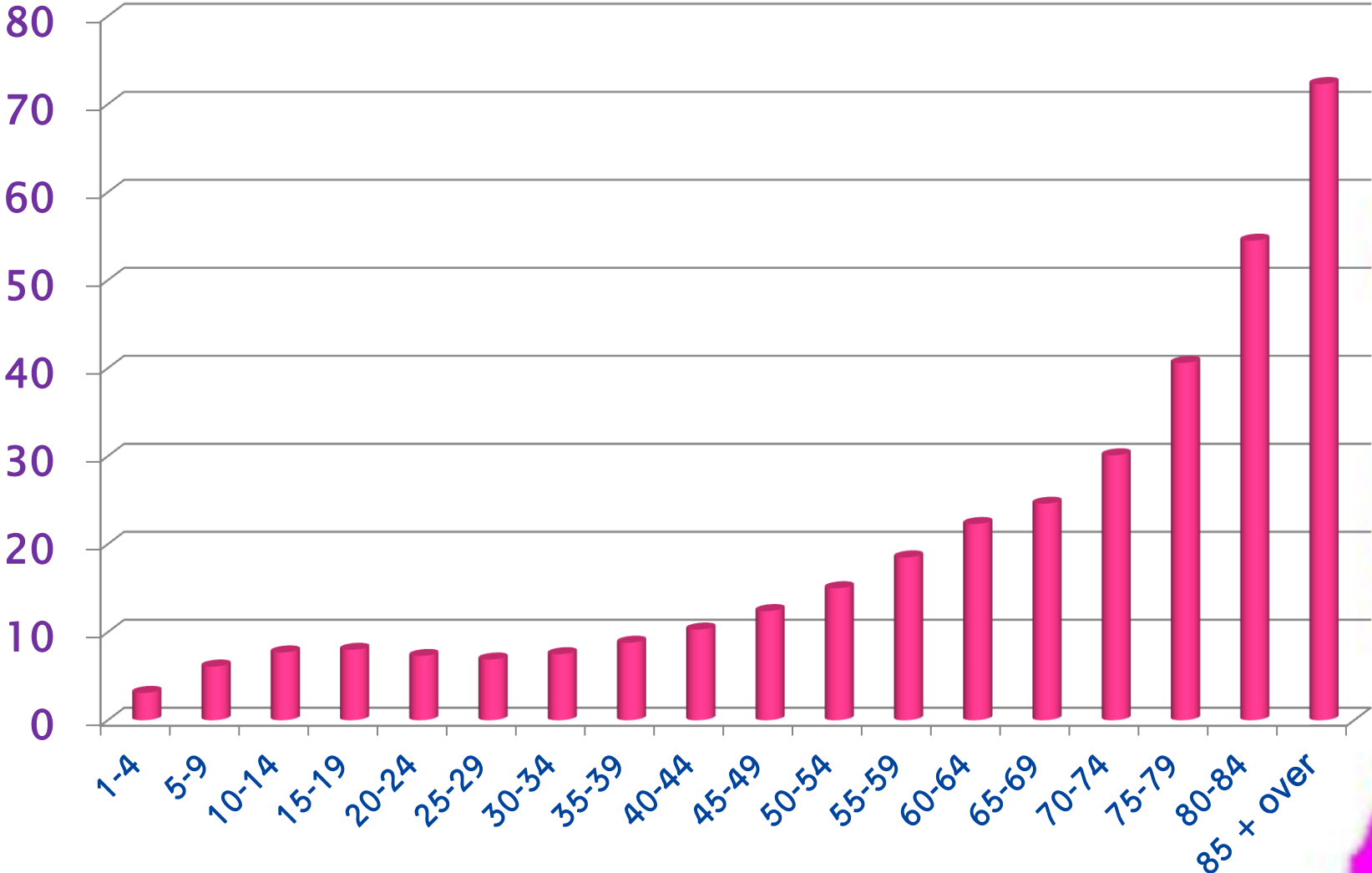


WHAT IS UNIVERSAL DESIGN?

- ✎ Universal design refers to the design and composition of an environment so that it can be accessed, understood and used to the greatest extent possible by all people, regardless of their age, size or disability (Disability Act, 2005).
- ✎ Move away from “deficiency reduction” to “growth-promotion” concept of disability. (Lawton, 2001).
- ✎ Both a move toward assumption that environments, not people, cause barriers to full participation in society.
- ✎ Broad-Spectrum of ideas meant to produce buildings, products and environments that are accessible to everyone (People of all ages, with and without disabilities)



PREVELANCE OF DISABILITIES IN DIFFERENT AGE GROUPS



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Source: CSO 2011

UNIVERSAL DESIGN AFFECTS EVERYONE

- 👉 13% of the overall Irish population have a Disability (Census 2011).
- 👉 Over 50,000 people admitted to hospital each year as a result of injury.
- 👉 Universal Design is a user-centred design approach which mainstreams the needs of specific user-groups to general benefit.
- 👉 Universal Design effects everyone, not just those with disabilities.
- 👉 It takes little thought and effort to incorporate and consider Universal Design into building.



WEBSITES

- 👉 Technical Guidance Documents

<http://www.environ.ie/en/TGD/>

- 👉 Disability Act 2005

<http://www.justice.ie/en/JELR/DisabilityAct05Guide.pdf/Files/DisabilityAct05Guide.pdf>

- 👉 National Disability Authority

<http://www.nda.ie/>

- 👉 Centre of Excellence in Universal Design

<http://www.universaldesign.ie/>





QUESTIONS?

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