



Section 5

Sanitary accommodation in buildings other than dwellings



Sanitary Accommodation Generally

- Any bath or whb tap is controlled by lever
- Fitting comply with Water supply (water fittings) regs
- Door handles will comply as doors
- Locks to cubicles can be operated with limited dexterity
- Emergency release mechanism provided and outward opening
- Doors do not obstruct emergency escape routes
- Switches and controls comply as before



Sanitary Accommodation Generally

- Fire alarm emits a visual and audible signal
- An emergency assistance alarm has
 - visual and audible indicators
 - A reset reachable from both wheelchair and wc/shower/changing seat
 - A signal distinguishable visually and audibly from the fire alarm
- Heaters are screened or do not exceed 43 ° C
- Fittings contrast as do floor and wall finishes



Toilet accommodation

- Where only space for one WC – shall be wheelchair accessible unisex type but of a larger size to accommodate an additional standard height wash basin
- At least one wheelchair-accessible unisex toilet is provided at each location in a building where sanitary facilities are provided
- At least one cubicle is provided in separate sex accom for use by ambulant disabled people.
- Where there are 4 or more cubicles in separate sex facilities one is enlarged for additional space.



Wheelchair Accessible Unisex Toilets

- Located as close as possible to entrance and/or waiting area
- Not located to compromise privacy of users
- Located at similar positions on each floor and allow left hand/right hand transfer on alternate floors
- When more than one left and right transfer provided
- When the only facility increased in width to 2m and additional standard whb provided.
- Located on accessible routes



Wheelchair Accessible Unisex Toilets

- Doors open outwards but when open do not obstruct emergency escape routes
- A disabled person does not have to travel:-
 - more than 40m on the same floor
 - More than 40m combined horizontal distance where wc is accessible by lift on another floor.
- Cubicle and fittings is within design guide (1500mm x 2200mm)
- Setting of WC dictates drop down rails (see regs)
- Fittings comply with AD



Wheelchair Accessible Unisex Toilets

- An emergency assistance alarm if fitted
- The emergency call signal outside the wc is located so that it can be seen and heard by those able to give assistance
- An emergency assistance pull cord is reachable from both WC and floor
- Any heat emitters are located so they do not restrict the minimum clear wheelchair manoeuvring space
- Pans comply with BS 5503-3 or BS 5504-4
- Cisterns have flush handle on transfer side









Separate sex washrooms

- Door swing allows 450mm dia space between door, pan and wall.
- Cubicle complies with AD (800 wide + 750 activity space)
- Doors open out and fitted with closing bar
- An enlarged compartment is 1200 wide, fitted with horizontal and vertical grab rails shelf and fold down changing table
- Wheelchair compartments are same layout at unisex facility
- Accessible Urinal provided







Changing/shower facilities

For detailed guidance on Sports Buildings refer to 'Access for Disabled People'

For changing and shower facilities

- Choice of layouts for left or right transfer
- Provided with wall mounted drop down support rails and wall mounted slip resistant tip up seats
- Communal showers are provided with subdivisions that are as self contained facilities but without doors
- Unisex self contained facilities are available
- Emergency call system provided
- Facilities for limb storage



Changing facilities

For changing facilities

- Area complies with design standard
- Floor is level and slip resistant
- Manoeuvring space 1500mm deep in front of lockers



Shower facilities

For showers

- In commercial developments at least one accessible shower provided for staff
- Shower curtain can be operated from shower seat
- A shelf is provided for toiletries
- Floor is slip resistant
- Fittings compliant with Water Supply (Water fittings) regulations
- Controls are 750 – 1000mm above the floor



Accessible Bathrooms

- Minimum dimensions to design standard
- Choice of layouts for left or right provided if more than one bathroom for independent use incorporating WC
- Floor is slip resistant
- Bath provided with transfer seat
- Door is outward opening and fitted with emergency release mechanism operated from outside and a horizontal closing bar on the inside face
- An emergency alarm is provided

ACCESS AUDITS



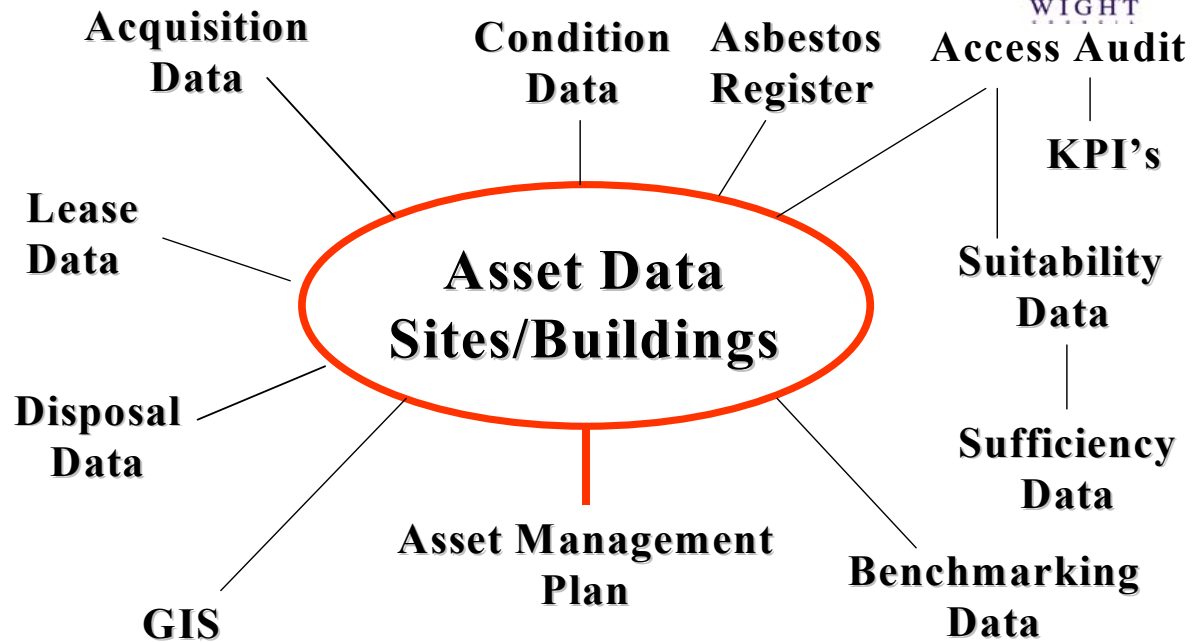
David Brindley
FRICS FBEng NRAC
Head of Property Services
Licensed DRC Trainer
National Register  Access Consultants





What is an Access Audit?

- The examination of an existing building and its facilities against pre-determined criteria to assess its usability.
- Snapshot in time and forms the starting point of an ongoing access action plan
- Does not include service provision – that is to be assessed later following the audit of the built environment





Criteria

- Information gathering
- Recommendations
- Costs – BCIS Access Audit Price Guide

Tel 020 7695 1500

sales@bcis.co.uk



Criteria

- Scope of Survey
- Basis of the Audit
- What questions are to be asked?
- Audit must have a defined standard
BS 8300:2001 now accepted by NRAC as the
standard for Access Audits.



Criteria

- Requirements of DDA 1995
- Building Regulations
- British Standards
- Good Practice
- Reasonable functional and financial practicalities
- Guidance within 'Designing for Accessibility' and DfEE Building Bulletin 91 still applicable?



Priorities and Categories

- Priority structure should be determined.
- Category of work should be determined.



Priorities and Categories

Suggested structure

- Priority 1- Urgent Health & Safety
- Priority 2 - Essential work by 2004
- Priority 3 - Desirable work by 2004
- Priority 4 - Long term work



Priorities and Categories

Alternative CAE structure

- Priority 1- Urgent Health & Safety
- Priority 2 - As soon as possible
- Priority 3 - Part of maintenance work
- Priority 4 - Part of refurbishment work
- Priority 5 - When specific need is req



Priorities and Categories

Categories relate to legislation ie:-

- Building Regulations
- British Standards
- Fire Precautions
- Workplace Regulations
- Management issues



Extent of Survey

- For a specific need
- Whole building
- Public areas only
- External areas
- Where to start?



Equipment

The following equipment is considered advisable for carrying out a Visual Audit.

- Suitable means of identification
- Clipboard, pens & notepaper
- Layout drawings
- Tape or measuring stick min of 2m long
- Level or gradient meter
- Hand Held Data logger
- Digital camera
- Spring balance



Equipment

If a more detailed Audit is required the following specialist material is required:-

- Light Meter
- Noise Meter
- Induction Loop testing kit



Report Format

- Audit checklist only
- Narrative overview / Executive summary
- Photographs
- CAD Layouts
- With costs

ELEMENT & ATTRIBUTE	RESP	COST	PRIORITY	CATEGORY	COMMENTS	LOCATION
8 Can ambulant disabled people manoeuvre and rise and lower themselves in a standard cubicle?	No	£75.00	As soon as possible	Part M	Provide grabrail	0/020 Ladies
9 Do the floors have a slip resistant finish?	Yes	£0.00				0/020 Ladies
10 Is travel distance no greater than for able bodied users?	Yes	£0.00				0/020 Ladies
Total for Record 4		£325.00				
Disabled WC Provision			Block - 1	Floor - 0	Record Number - 1	
1 Is provision made for wheelchair users?	Yes	£0.00				0/044
2 Is the approach free of obstructions including narrow doors?	Yes	£0.00				0/044
3 Is the location clearly signed using colour and tonal contrasts.	No	£50.00	As soon as possible	Management Issues	Improve signage	0/044
4 Is it a corner layout?	Yes	£0.00				0/044
5 Is the compartment large enough to allow manoeuvring into position for frontal, lateral, angled and backward transfer both unassisted and assisted?	No	£4,000.00	Part of Refurbishment work	Part M	WC layout not compliant requires refurbishment	0/044
6 Are door fittings, locks, lighting easily reached and operated?	Yes	£0.00				
7 Is there an emergency call system with someone designated to respond and can it be operated from floor level?	No	£350.00	As soon as possible	Management Issues	Provide alarm	0/044
8 Are hand washing and drying facilities within easy reach of someone seated on the WC?	No	£0.00	Part of Refurbishment work	Part M	Already recommended for refurbishment	0/044
9 Are all fittings suitable and comply with BS 6300?	No	£0.00	As soon as possible	Part M	Already included	0/044
10 Are all fittings readily distinguishable from their background?	No	£0.00	As soon as possible	Management Issues	Included	0/044
11 If there is more than one standard layout WC compartment provided, are they handed to offer a left-sided approach and a right-sided approach?	Yes	£0.00				0/044
12 Are Peninsular Compartments provided?	N/A	£0.00				0/044
19 Does the floor have a slip resistant finish?	Yes	£0.00				0/044
Total for Record 1		£4,400.00				
Disabled WC Provision			Block - 1	Floor - 0	Record Number - 2	



Who to use?

- Local Access Officer
- Own Staff
- Trained Access Consultants
- Trained Access Auditors
- Outside Consultants

Choice will often be determined by volume of work required.



Methodology

The audit should follow a logical sequence of how a person would arrive at, enter and use a building, ie starting from the nearest point of public transport to the entrance of the curtilage of the site and from car parking provided within the building's site, looking at the accessibility of the routes to all entrances, followed by entry and circulation



THE END



National Register  Access Consultants

 Disability Rights Commission