

The 'tradies' guide to good access

Disability access
made easy!



Acknowledgements

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Purpose

The aim of this booklet is to give renovators, builders and developers simple information about minimum requirements to assist in making the built environment more accessible for everyone, at home and in commercial settings.

Design that works for people with disabilities works for everyone – parents with prams, teenagers with sports injuries, older people, everyone.

Recently the *Disability (Access to Premises – Buildings) Standards 2010* were introduced in Australia covering new requirements for access to new buildings and buildings

undergoing upgrade. As retrofitting to meet community expectations can be very expensive it is important to consider access early in the design of all building projects.

As the number of older people in the community increases, there will be more people with disabilities. We hope this booklet can assist you to build accessible buildings that function now and in the future for everyone.

The booklet presents the information in simple terms but obviously cannot cover all situations.

For more details about access see the *Disability (Access to Premises – Buildings) Standards 2010* and the Guidelines on the Standards at http://humanrights.gov.au/disability_rights/standards/PSguide.html

About 20% of Australians have a disability. Many of us will have a disability at some stage in our lives. This could be either permanent or temporary, such as an injury caused by participating in sport or being involved in an accident.

As all of us get older we will need good access both at home and in the community. Making buildings and facilities accessible will improve life for everybody including older adults, people using prams and strollers, children, people using mobility aids and assistance animals. This includes family, friends, work colleagues and visitors to premises and businesses.

Good Access is Good Business

Outdoors

Tactile Ground Surface Indicators (TGSIs)

TGSIs assist people with vision impairment or who are blind identify hazards, changes in direction and direction along pathways to key installations e.g. bus stops, seating, road crossings. Refer to Australian Standards 1428.4.1 2009 for more information.

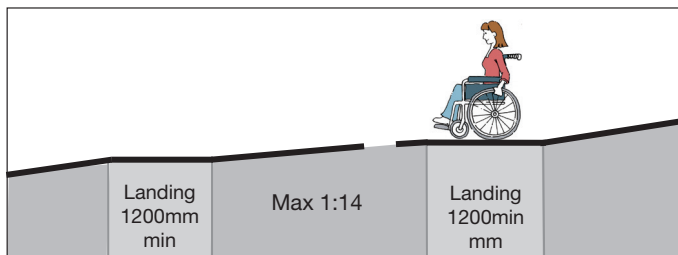
Ramps

Standard Ramp

The standard ramp grade is 1:14. New ramps (and stairs) must be set back at least 900mm from a property boundary to prevent handrails and tactile ground surface indicators (TGSIs) protruding into a transverse path of travel.

Threshold Ramp

A 1:8 ramp is acceptable at a door threshold, with a maximum rise of 35mm, maximum length of 280mm, and must be



Ramp (Ref. Section 8.1 - AS1428.2 - 1992, image courtesy of Sport and Recreation Victoria)

located within 20mm of the door leaf which it serves.

Step Ramp

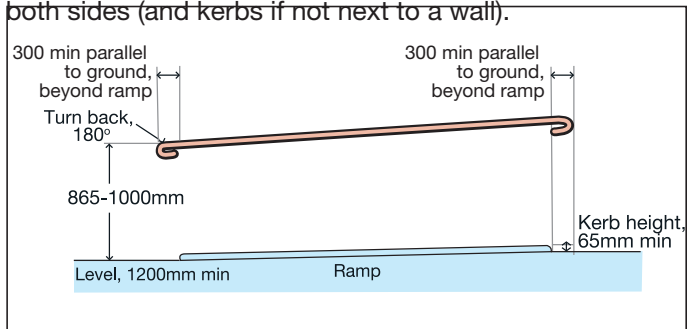
A 1:10 ramp can be used for one step. It can have a maximum rise of 190mm and maximum length of 1900mm. Step ramps don't require TGSIs.

Kerb Ramp

Kerb ramps should be aligned in the direction of travel, with an opposite kerb ramp where a change of level is no higher than 190mm. The gradient should be no steeper than 1:8 and no longer than 1520mm. Sharp transitions at the change in grade at the top and bottom of the kerb ramp will assist people with vision impairment to detect it.

Handrails and Kerbs

Ramps and stairways must be fitted with handrails on both sides (and kerbs if not next to a wall).



Ramp, Handrails and Kerbs (Ref. Figure 14 – AS1428.1 2009)

Outdoors

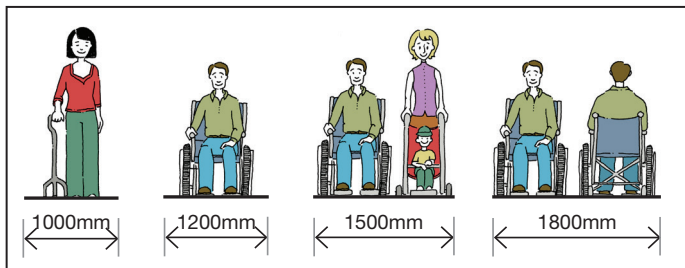
Pathways

Wherever possible step free pathways should be provided. Wider pathways are more effective in meeting the needs of a wide range of users. They should be at least 1200mm wide with a firm, slip resistant surface. For example bitumen, concrete, slip resistant pavers or closely spaced timber decking.

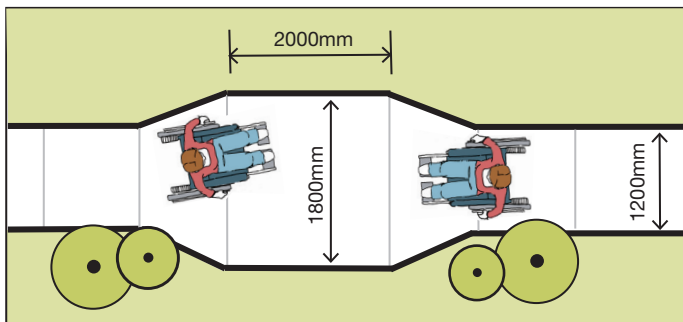
Path of Travel

Maximum 5mm lip (with a bevelled or rounded edge) at abutting surfaces on a path of travel (eg different adjoining ground surfaces).

Outdoors a path less than 1800mm wide should have wider sections at intervals to allow for passing. In buildings on accessways where a direct line of sight is not available, passing spaces should be provided at maximum 20m intervals and be a minimum length of 2000mm and a minimum width of 1800mm.



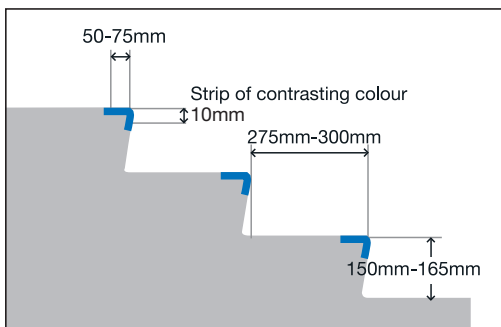
Pathway Width (Ref. Figure 2 – AS1428.2 -1992)



Pathway Width (Ref. *Disability (Access to Premises – Buildings) Standards 2010, D 3.3*, image courtesy of Sport and Recreation Victoria)

Steps

Provide handrails on both sides of steps and contrasting nosing strips on step edges to make them safer to use.



Steps (Ref. Figure 8 - AS1428.2 - 1992. Also see AS1428.1 2009, Clause 11.1)

Bathrooms and toilets

Toilets – Unisex Accessible

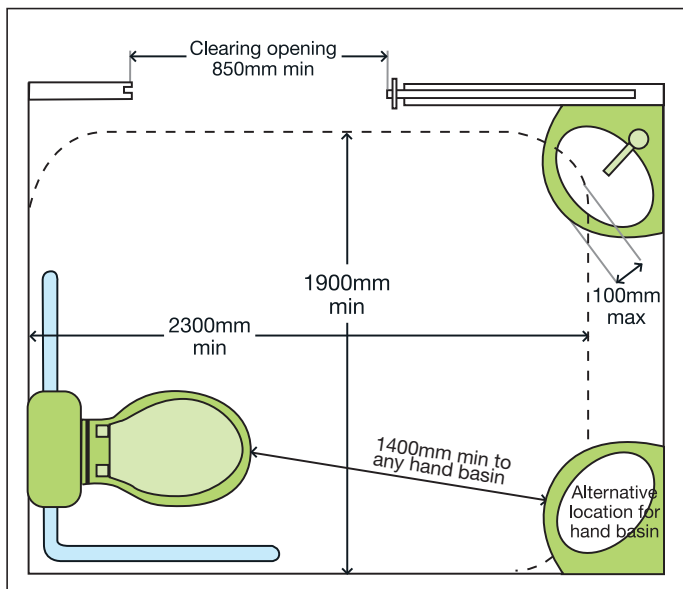
In buildings where toilets are provided, unisex accessible facilities must be provided.

The main requirement is to ensure that sufficient pan circulation space is provided. The toilet paper dispenser, grabrails, 100mm of the washbasin, hand dryers and towel dispensers, soap dispensers and shelves, clothes hanging devices and portable sanitary disposal unit (as shown in Figure 43) are allowed to intrude into the circulation space. Wall cabinets and other wall mounted fixtures may project 150mm from the wall surface above a 900mm minimum height.

Circulation space must also be provided outside a unisex accessible toilet door.

A retractable baby change table can be included so long as it doesn't intrude into the circulation space.

In domestic housing, consider provision of extra noggings for installation of grabrails in the future. See the Livable Housing Guidelines for more information.

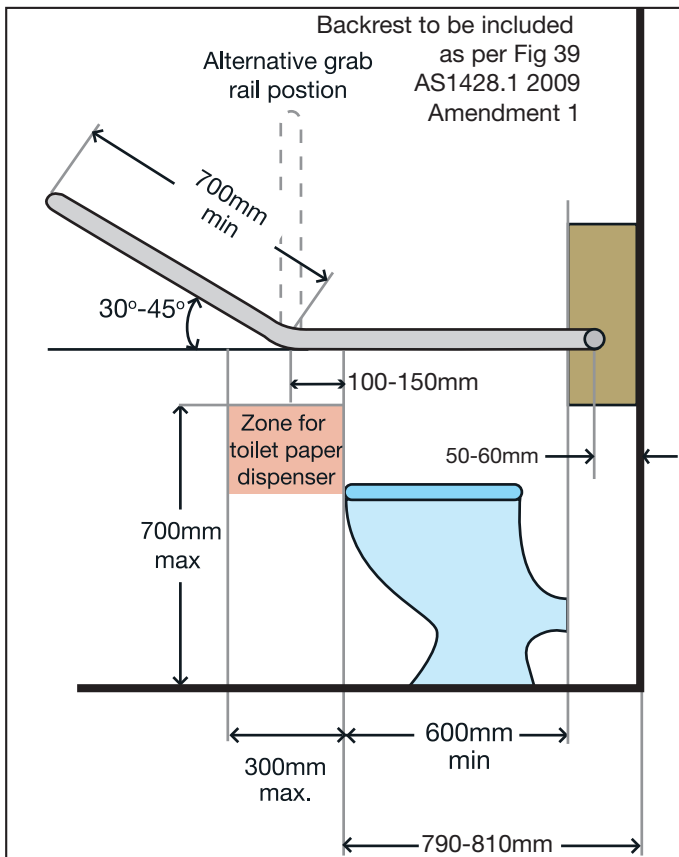


Sample Plan of Accessible Toilet (Ref. Figure 43, AS1428.1-2009)

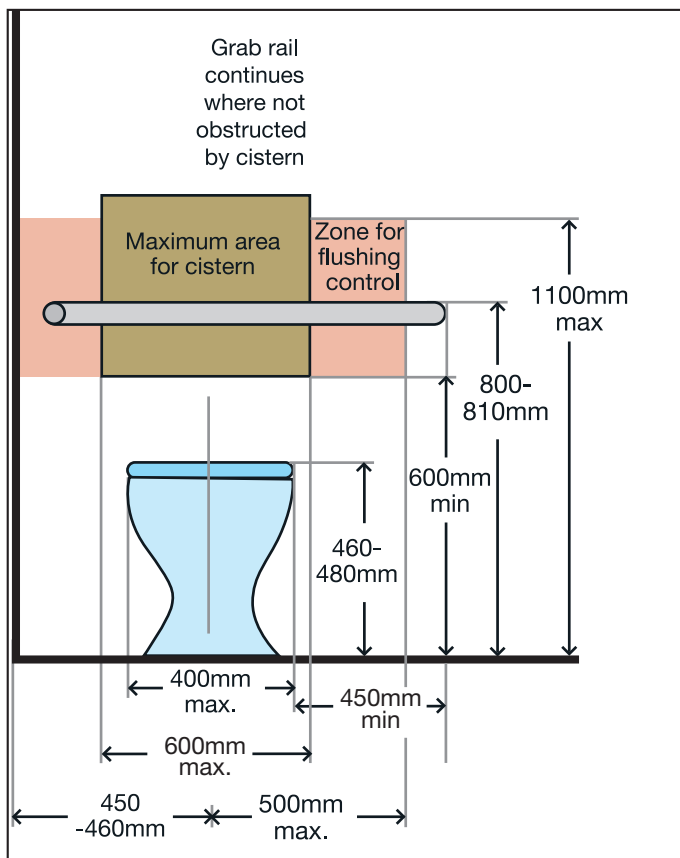
Basin needs to sit outside the (W) 1900mm – (L) 2300mm pan circulation space.

Only 100mm of the basin can intrude into this space.

Bathrooms and toilets



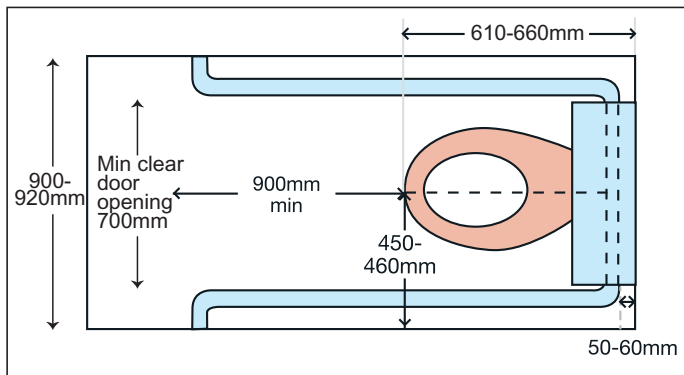
Accessible Toilet - Elevations (Ref. Figure 42 1428.1-2009 Option a and b and c)



Bathrooms and toilets

Toilets – Ambulant

At each bank of toilets where there is one or more toilets in addition to a unisex accessible toilet, an ambulant toilet must also be provided.



Toilet for Ambulant People with Disabilities
(Ref. Figure 12(e) AS1428.2-1992)

Showers

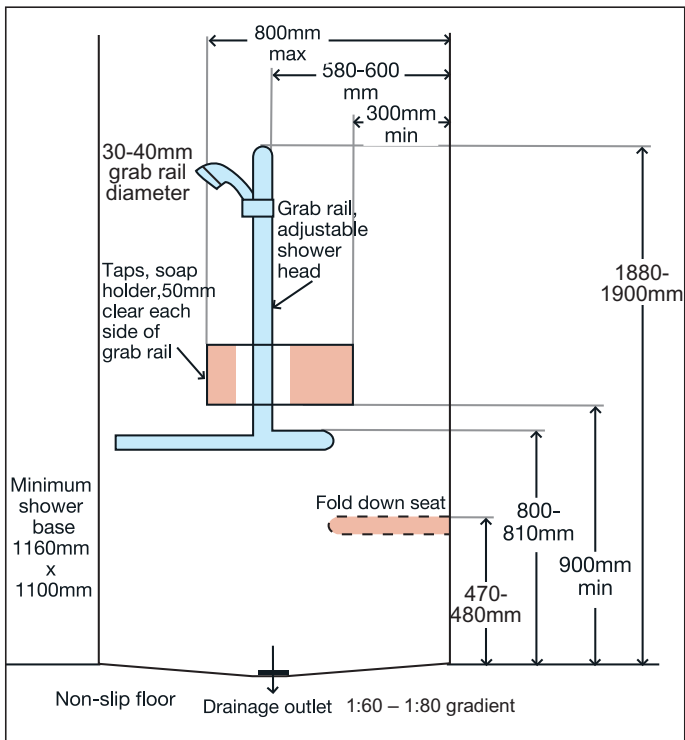
Wheelchair or walking frame accessible, stepless showers can be installed to help a person stay living at home as long as possible.

Features of accessible showers include:

- Step free floor area
- Shower curtain instead of screen
- Adjustable shower head fitted to a vertical, adjustable grab rail
- Horizontal grab rails
- Folding drop down slip resistant seat with legs
- Clothes hooks at an accessible height

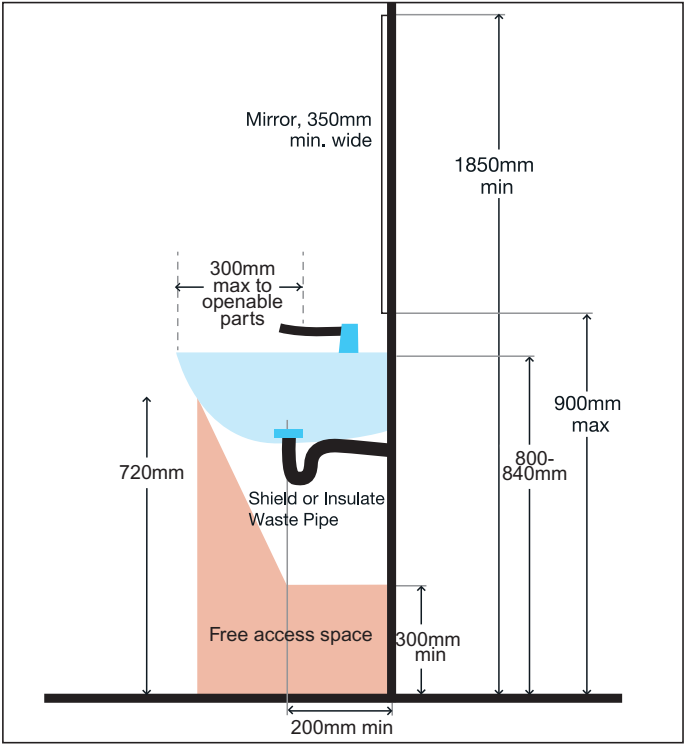
Bathrooms and toilets

Showers



Sample Shower Recess Fitting (Ref. figure 48, 1428.1-2009, image courtesy of Sports and Recreation Victoria)

Basin

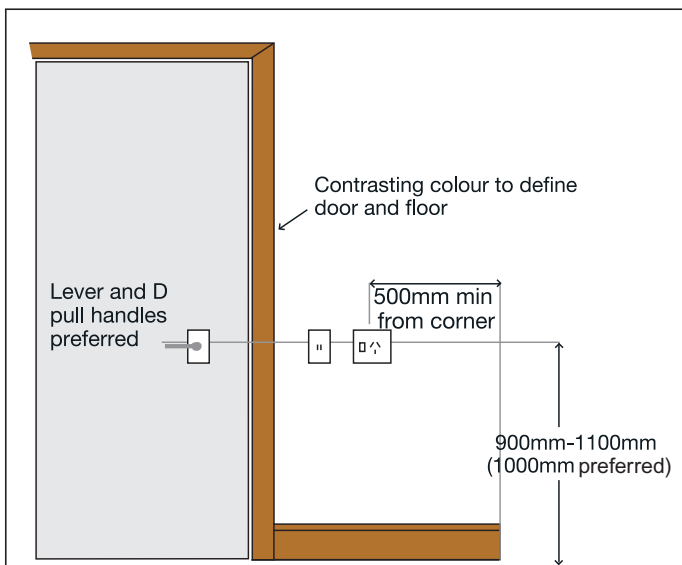


Accessible Hand Basin and Mirror (Ref. Figure 44B, Elevation B, AS1428.1-2009)

Furniture and fittings

Especially in retail and restaurant settings, what works for people with disabilities will also work for everyone else.

Handles and Switches



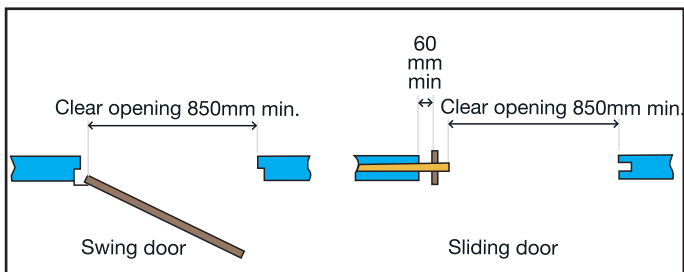
Switches, Power Outlets and Door Handles
(Ref. figure 37, 1428.1-2009)

Doors and doorways

The minimum clear opening width is required at any doorway is 850mm, however wider is better.

A minimum 30% luminance contrast is required around the perimeter of doorways (eg. architrave) so people with vision impairment can distinguish the door location

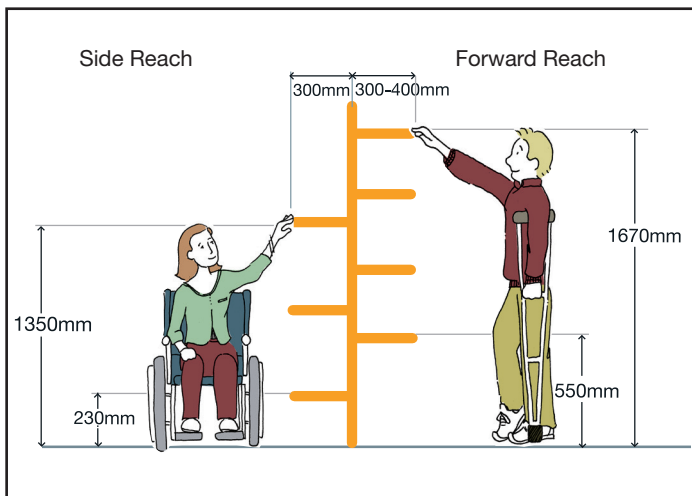
Skirting boards should also provide a 30% luminance contrast to assist with distinguishing between vertical and horizontal surfaces.



Clear Opening of Doorways (Ref. Figure 30, 1428.1 - 2009)

Furniture and fittings

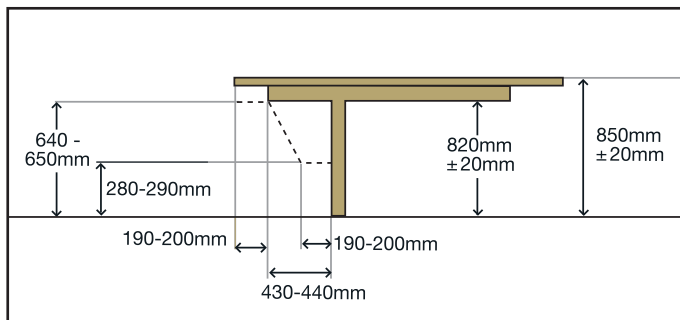
Shelves



Some Examples of Reach Limits
(Ref. Figure 21 and 22, AS1428.2 - 1992)

Shelves, counters, tables and benches should be accessible to everyone.

Tables, counters and benches

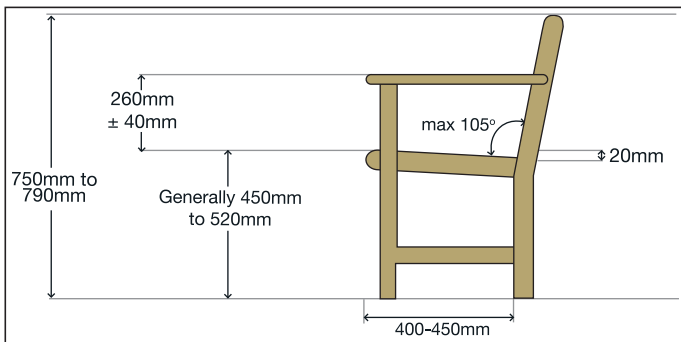


Accessible Table, Bench or Counter (Ref. Figure 25, AS1428.2 - 1992, image courtesy of Sport and Recreation Victoria)

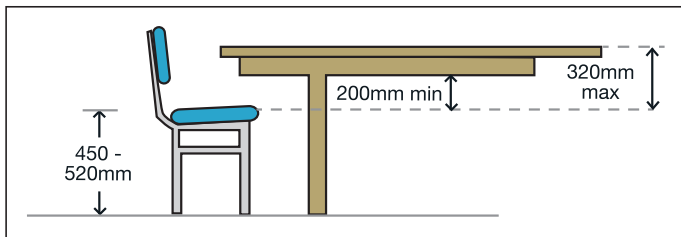
Furniture and fittings

Seating

Seats with backs and armrests help older people and people with physical disabilities to stand.



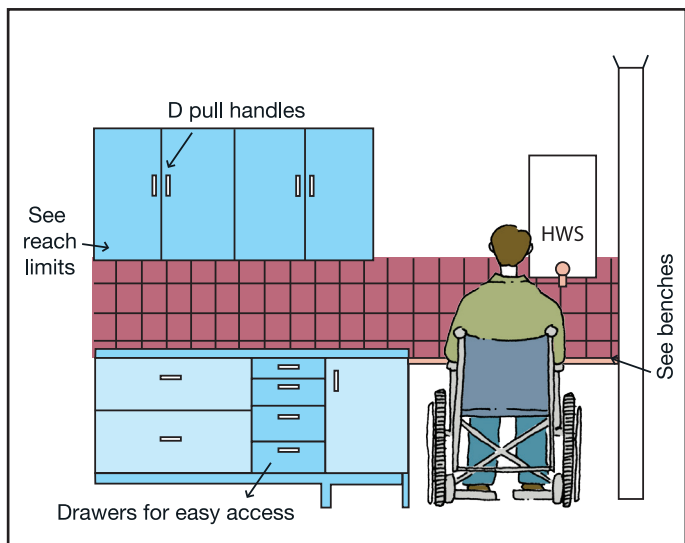
Park Bench With Arms (Ref. Figure 32, AS1428.2 - 1992)



Chair Without Arms (Image courtesy of Sport and Recreation Victoria)

Kitchens

Much of the information in this section can be used to create an accessible kitchen or kitchenette. For example, reachable cupboards for shorter people and bench tops at a lower height for people using wheelchairs.



Kitchen Sample (Image courtesy of Sport and Recreation Victoria)

Signage

Locate general internal signs so that they can be seen by people when standing or seated. i.e. not less than 1400mm or more than 1600mm above floor level. The words on toilet signage should be located between 1200–1600mm above floor level as per AS1428.1 2009.

A simple font like Arial or Helvetica Medium is easier to read.

Source documents

Australian Standards

1428.1-2009 Design for access and mobility Part 1: General requirements for access – New building work

1428.1-2001 Design for access and mobility Part 1: General requirements for access – New building work – (Refer to this Standard for toilets and lifts in existing buildings built before May 2011)

1428.2-1992 Design for access and mobility Part 2: Enhanced and additional requirements – Buildings and facilities

AS2890.6-2009 Parking facilities Off-street parking for people with disabilities

AS/NZ 1428.4.1:2009 Design for access and mobility Part 4.1: Means to assist the orientation of people with vision impairment-Tactile ground surface indicators

Sport and Recreation: Access for All – A guide to the design of accessible indoor and outdoor recreation and sporting facilities. Sport and Recreation Victoria, 1999

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(Note: this Sport and Recreation publication is currently being updated)

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