



Disability Standards for Access to Premises (Buildings) 200X

I, PHILIP MAXWELL RUDDOCK, Attorney-General, formulate these Standards under subsection 31 (1) of the *Disability Discrimination Act 1992*.

Dated 200X

[DRAFT ONLY - NOT FOR SIGNATURE]

Attorney-General

Part 1 Preliminary

1.1 Name of Standards

These Standards are the *Disability Standards for Access to Premises (Buildings) 200X*.

Note These Standards take effect as provided by subsections 31 (3) and (4) of the Act.

1.2 Objects of these Standards

The objects of these Standards are:

- (a) to identify ways of providing, for people with disabilities, access to buildings, and to facilities and services provided within buildings, that are reasonably achievable, equitable and cost-effective; and
- (b) to give certainty to building developers and building managers that, if access to buildings is provided in accordance with these Standards, the provision of access, to the extent covered by these Standards, will not be unlawful under the Act.

CONSULTATION DRAFT

1.3 Interpretation

(1) In these Standards:

Access Code means the Access Code for Buildings set out in Schedule 1.

Note The Access Code is based on the provisions in the Building Code of Australia 1996 in the form it will take on [1 May 200X]. For further information about the relationship between the Access Code and the Building Code of Australia 1996, please see the *Disability Access to Premises (Buildings) Guidelines 200X*.

Act means the *Disability Discrimination Act 1992*.

affected part, of a building, has the meaning given by subsection 2.1 (5).

building developer has the meaning given by subsection 2.2 (2).

building manager has the meaning given by subsection 2.2 (3).

existing public transport building has the meaning given by subsection 2.1 (6).

new building has the meaning given by subsection 2.1 (3).

new part, of a building, has the meaning given by subsection 2.1 (4).

relevant building means a building, or a part of a building, to which these Standards apply under section 2.1.

Note Unless the contrary intention appears, a term that is used in these Standards and in the Act has the same meaning in these Standards as it has in the Act.

- (2) In these Standards, a reference to a class of building by a number, or by a number and letter, is a reference to a building of that class within the meaning of the Access Code.
- (3) For these Standards, a building is constructed, and building work is carried out, for or on behalf of the Crown, if the building is constructed, or the building work is carried out, for or on behalf of any of the following:
- (a) the Commonwealth;
 - (b) a State;
 - (c) a Territory;
 - (d) a public authority of the Commonwealth;
 - (e) an instrumentality of a State.

Part 2 Scope of Standards

2.1 Buildings to which these Standards apply

- (1) Subject to subsection (2), these Standards apply to the following:
- (a) a new building, to the extent that the building is a Class 1b, Class 2, Class 3, Class 5, Class 6, Class 7, Class 8, Class 9 or Class 10 building;

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- (b) a new part, and any affected part, of a building, to the extent that the part of the building is a Class 1b, Class 2, Class 3, Class 5, Class 6, Class 7, Class 8, Class 9 or Class 10 building;
 - (c) an existing public transport building that is still in use on the target date mentioned in an item in the table in section 3.1.
- (2) These Standards do not apply to the following:
- (a) the internal parts of a sole-occupancy unit (within the meaning of the Access Code) in a Class 2 building;
 - (b) a Class 10a building associated with a Class 1a or Class 4 part of a building.

Note Under subsection (1), these Standards do not apply to a Class 1a or Class 4 building.

- (3) A building is a **new building** if:
- (a) application for approval for its construction is submitted, on or after [1 May 200X], to the competent authority in the State or Territory where the building is located; or
 - (b) all of the following apply:
 - (i) it is constructed for or on behalf of the Crown;
 - (ii) the construction commences on or after [1 May 200X];
 - (iii) no application for approval for the construction is submitted, before [1 May 200X], to the competent authority in the State or Territory where the building is located.
- (4) A part of a building is a **new part** of the building if it is an extension to the building or a modified part of the building in relation to which:
- (a) application for approval for the building work is submitted, on or after [1 May 200X], to the competent authority in the State or Territory where the building is located; or
 - (b) all of the following apply:
 - (i) the building work is carried out for or on behalf of the Crown;
 - (ii) the building work commences on or after [1 May 200X];
 - (iii) no application for approval for the building work is submitted, before [1 May 200X], to the competent authority in the State or Territory where the building is located.
- (5) A part of a building is an **affected part** of the building if it is a part in relation to which building work is required to be carried out in order to obtain approval for building work in relation to a proposed new part of the building to which paragraph (4) (a) applies.
- (6) An **existing public transport building** is a building (other than a new building) that is the passenger use area of a Class 9b building used for public transport (being the whole or part of such a building).

Note An existing public transport building may be a building with or without any new part or affected part.

2.2 Persons to whom these Standards apply

- (1) These Standards apply to a building developer of a relevant building, and a building manager of a relevant building, to the extent that the building developer or building manager is responsible for, or has control over, any of the matters covered by the Access Code in relation to the building.
- (2) A **building developer**, in relation to a relevant building, is a person who has responsibility for, or control over, the design or construction of the building or a part of the building.

Example

The following persons could be building developers for the purposes of these Standards:

- (a) property developers;
 - (b) property owners;
 - (c) building designers;
 - (d) builders;
 - (e) project managers;
 - (f) building certifiers and others involved in building approval processes;
 - (g) property lessees.
- (3) A **building manager**, in relation to a relevant building, is a person who, otherwise than in relation to the design or construction of the building, has responsibility for, or control over, any of the matters covered by the Access Code in relation to the building.

Example

The following persons could be building managers for the purposes of these Standards:

- (a) property owners;
- (b) property lessees;
- (c) property managers;
- (d) operational staff.

2.3 Actions to which these Standards apply

These Standards apply to an action relating to the provision of access to a relevant building (and facilities and services provided within such a building), to the extent that provision of access to the building (and those facilities and services) is:

- (a) a matter to which any of paragraphs 31 (1) (a) to (f) of the Act applies; and
- (b) a matter covered by the Access Code.

Note These Standards are subject to section 12 of the Act. That is, the provisions of these Standards are limited application provisions within the meaning of that section.

2.4 Acts outside the scope of these Standards

To avoid doubt, for section 34 of the Act, a person's act in relation to a building is not taken to be in accordance with these Standards if:

- (a) the person is not a building developer or building manager of the building; or
- (b) the building is not a relevant building; or
- (c) the person's act is not an action to which these Standards apply.

Example

If a person acts in accordance with the Access Code in relation to a relevant building but acts in contravention of section 23 of the Act in relation to aspects of fit-out of the building not covered by the Access Code, the person cannot rely on section 34 of the Act and claim that section 23 of the Act does not apply to his or her action in relation to those aspects of fit-out, merely because he or she has acted in accordance with these Standards in relation to matters covered by the Access Code.

2.5 Construction of Standards

These Standards are intended to be within the power conferred by the Act, and are to be construed accordingly.

Note A provision that, despite this section, cannot be construed as being entirely within the power conferred by the Act has effect to the extent that the provision is within that power — see subsection 46 (1) of the *Acts Interpretation Act 1901*.

Part 3 Requirements of Standards

3.1 Building developers and building managers to ensure buildings comply with performance requirements

- (1) A building developer or building manager of a relevant building (other than an existing public transport building) must ensure that the building satisfies the applicable performance requirements set out in the Access Code.
- (2) A building developer or building manager of an existing public transport building must comply with subsection (3) if:
 - (a) the building developer or building manager is an operator within the meaning of the *Disability Standards for Accessible Public Transport 2002* (the **Transport Standards**); and
 - (b) any existing public transport building provided for passenger use as part of a public transport service provided by the building developer or building manager is still in use on the target date mentioned in an item in the table in this section.
- (3) For subsection (2), the building developer or building manager must ensure that, for each type of public transport service (within the meaning of the Transport Standards) provided by the building developer or building manager, the applicable performance requirements set out in the Access Code relating to each aspect mentioned in an item in the table in this section are, on and after the target date mentioned in the item, satisfied to

at least the level mentioned in the item in relation to that aspect (expressed as a percentage of existing public transport buildings provided by the building developer or building manager for passenger use as part of that type of public transport service that are still in use on the target date).

- (4) The requirement imposed by this section for a building to satisfy the applicable performance requirements set out in the Access Code applies only in relation to the parts of the building that are required to be accessible under clause D3.1 of the Access Code.

Item	Target date	Aspect	Level of compliance
1	31 December 2007	(a) symbols and signs (b) lighting (c) hearing augmentation (d) emergency warning systems	100%
		(e) accessways (f) manoeuvring areas (g) passing areas (h) ramps (i) doorways and doors (j) lifts (k) stairways (l) toilets (m) tactile ground surface indicators (n) controls	25%
2	31 December 2012	(a) surfaces (b) handrails and grabrails	100%
		(c) accessways (d) manoeuvring areas (e) passing areas (f) ramps (g) doorways and doors (h) lifts (i) stairways (j) toilets (k) tactile ground surface indicators (l) controls	55%

Item	Target date	Aspect	Level of compliance
3	31 December 2017	(a) accessways (b) manoeuvring areas (c) passing areas (d) ramps (e) doorways and doors (f) lifts (g) stairways (h) toilets (i) tactile ground surface indicators (j) controls	90%
4	31 December 2022	all aspects applicable to public transport buildings	100%

3.2 Compliance with performance requirements

- (1) For section 3.1, a building developer of a relevant building is taken to have ensured that the building satisfies the applicable performance requirements set out in the Access Code if the building complies with the applicable deemed-to-satisfy provisions set out in the Access Code.

Note As the deemed-to-satisfy provisions are limited to matters relating to the design and construction of a building, this subsection applies only to building developers.

- (2) Subsection (1) is not intended to limit the way in which a relevant building may otherwise satisfy the applicable performance requirements.
- (3) Without limiting subsection (2), a relevant building is taken to satisfy the applicable performance requirements if the building provides a level of access that is not less than the level that the building would have provided if it had complied with the applicable deemed-to-satisfy provisions.

Part 4 Exceptions

4.1 Unjustifiable hardship

- (1) This section applies to the following relevant buildings:
- a new part, and any affected part, of a building (other than a new building);
 - an existing public transport building that is still in use on the target date mentioned in an item in the table in section 3.1.

Note This section does not apply to a new building or a new part of such a building.

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- (2) These Standards do not render it unlawful for a person to fail to comply with a requirement of these Standards if, and to the extent that, compliance would impose unjustifiable hardship on the person.
 - (3) However, these Standards apply to the maximum extent not involving unjustifiable hardship.

Example

While enlarging a lift may impose unjustifiable hardship, upgrading the lift controls panel to provide Braille and tactile buttons may not.

- (4) In determining whether compliance with a requirement of these Standards would impose unjustifiable hardship on a person in relation to a building, all relevant circumstances of the particular case are to be taken into account including the following:
 - (a) any effect that compliance with the requirement is reasonably likely to have on the economic viability of developing a new part of the building and, in relation to an existing public transport building, providing the building for use as part of a public transport service, including:
 - (i) any loss of occupiable or rentable area that is reasonably likely to result from compliance with the requirement; and
 - (ii) in relation to developing a new part of the building — the cost that would be incurred in upgrading ancillary features (such as providing a path of travel to the new part or to facilities or services proposed to be provided in the new part) in relation to the overall cost of developing the new part; and
 - (iii) the resources reasonably available to the person;
 - (b) the extent to which the building work concerned involves public funds, and consequently the extent to which it is expected that the building will be accessible to the public, including people with disabilities;
 - (c) the benefits that are reasonably likely to result from compliance with the requirement, including:
 - (i) benefits relating to the type and use of the building, and the extent to which the building is intended to be used by the public; and
 - (ii) the extent to which the building is used, or is intended to be used, for significant public purposes (such as, for electoral purposes or for holding public consultation by local government); and
 - (iii) the extent to which the building has a significant community function (including serving the cultural, religious, artistic, sporting or educational needs of the community); and
 - (iv) the extent to which alternative access to the building, or to services or facilities provided within the building, is available for people with disabilities;
 - (d) the significance of any heritage value attaching to the building, or a part of the building, that is reasonably likely to be affected by compliance with the requirement;

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- (e) any technical limits, topographical restrictions or other site constraints that affect the person's ability to comply with the requirement;
 - (f) any relevant health and safety factors.
- (5) Also, in determining whether compliance would impose unjustifiable hardship, due regard must be given to the objects of the Act (in particular, the object of eliminating discrimination as far as possible) and the rights and interests of all persons who are, or are reasonably likely to be, affected by compliance or non-compliance with the requirement.

4.2 Acts done under statutory authority, etc

These Standards do not render unlawful anything done in a circumstance mentioned in section 47 of the Act.

Part 5 Miscellaneous

5.1 Timetable for review

- (1) The Minister for Industry, Tourism and Resources is to, in consultation with the Attorney-General:
 - (a) review, within 5 years after these Standards commence, the effectiveness of these Standards in achieving their objects; and
 - (b) carry out a subsequent review every 5 years after the initial review.
- (2) A review includes identifying any necessary amendments to these Standards.

Schedule 1 Access Code for Buildings

(section 1.3)

Draft Access Code for Buildings

(Section 1.3.)

Table of Contents

PART A – GENERAL PROVISIONS	13
Clause A1.1 Fire Safety.....	13
Clause A1.2 Definitions	13
Specification A1.3 Standards adopted by reference.....	16
Clause A3.2 Classifications	18
PART D – ACCESS AND EGRESS	20
Clause DO1 Objectives	20
Clause DF1 Functional Statements.....	20
Clause DP1 Performance Requirement	20
Clause DP6 Performance Requirement	20
Clause DP7 Performance Requirement	21
Clause DP8 Performance Requirement	21
Clause DP9 Performance Requirement	21
Clause D3.0 Deemed-to-Satisfy Provisions.....	22
Clause D3.1 General building access requirements.....	22
Clause D3.2 Access to buildings	31
Clause D3.3 Parts of buildings to be accessible.....	32
Clause D3.4 Exemptions	33
Clause D3.5 Accessible Carparking	33
Clause D3.6 Identification of facilities.....	35
Clause D3.7 Hearing augmentation	36
Clause D3.8 Tactile indicators.....	36
Clause D3.9 Wheelchair seating spaces in Class 9b assembly buildings	37
Clause D3.10 Swimming pools.....	39
Clause D3.11 Ramps	39
Clause D3.12 Glazing on an accessway	40
Clause D3.13 Pedestrian Ramps	40
Specification D3.6 Braille and tactile signs	41
Specification D3.10 Accessible water entry/exit for swimming pools.....	43
PART E - SERVICES AND EQUIPMENT	47
Clause EP3.4 Performance Requirement.....	47
Clause E3.0 Deemed-to-Satisfy Provisions.....	47

Clause E3.6 Passenger Lifts	47
PART F - HEALTH AND AMENITY	50
Clause FP2.1 Performance Requirement.....	50
Clause F2.0 Deemed-to-Satisfy Provisions	50
Clause F2.2 Calculation of number of occupants and fixtures.....	50
Clause F2.4 Accessible Facilities	50
PART H - PUBLIC TRANSPORT BUILDINGS	53
Clause H2.1 Application of Part	53
Clause H2.2 Accessways	53
Clause H2.3 Ramps.....	53
Clause H2.4 Handrails and grabrails	53
Clause H2.5 Doorways and doors	54
Clause H2.6 Lifts	54
Clause H2.7 Stairways.....	54
Clause H2.8 Unisex accessible toilet.....	54
Clause H2.9 Location of accessible toilets.....	54
Clause H2.10 Symbols and signs	54
Clause H2.11 Tactile Ground Surface Indicators.....	54
Clause H2.12 Lighting.....	55
Clause H2.13 Hearing augmentation	55
Clause H2.14 Emergency Warning Systems	55
PUBLIC COMMENT	Error! Bookmark not defined.

PART A – GENERAL PROVISIONS

Clause A1.1 Fire Safety

Fire safety provisions relating to the construction of buildings are located in the BCA.

Clause A1.2 Definitions

Accessible means having features to enable use by people with a disability.

Accessway means a continuous *accessible* path of travel (as defined in AS 1428.1) to, into or within a building.

Aged Care Building means a Class 9c building for residential accommodation of aged persons who, due to varying degrees of incapacity associated with the ageing process, are provided with personal care services and 24 hour staff assistance to evacuate the building during an emergency.

Assembly building means a building where people may assemble for-

- (a) civic, theatrical, social, political or religious purposes; or
- (b) educational purposes in a *school, early childhood centre, preschool*, or the like; or
- (c) entertainment, recreational or sporting purposes; or
- (d) transit purposes.

Atrium has the same meaning as in the BCA.

BCA means the Building Code of Australia 200X.

Carpark means a building that is used for the parking of motor vehicles but is neither a private garage nor used for the servicing of vehicles, other than washing, cleaning or polishing.

Early childhood centre means a preschool, kindergarten or child-minding centre.

Exit has the same meaning as in the BCA.

Fire-isolated ramp means a ramp within a fire-resisting enclosure which provides egress from a storey.

Fire-isolated stairway means a stairway within a fire-resisting shaft and includes the floor and roof or top enclosing structure.

Floor area means-

- (a) in relation to a building - the total area of all *storeys*; and
- (b) in relation to a storey - the area of all floors of that storey measured over the enclosing walls, and includes
 - (i) the area of a *mezzanine* within the *storey*, measured within the finished surfaces of any external walls; and
 - (ii) the area occupied by any internal walls or partitions, any cupboard, or other built-in furniture, fixture or fitting; and
 - (iii) if there is no enclosing wall, an area which has a use that-
 - (A) contributes to the fire load; or

- (B) impacts on the safety, health or amenity of the occupants in relation to the provisions of the *BCA*; and
- (c) in relation to a room - the area of the room measured within the finished surfaces of the walls, and includes the area occupied by any cupboard or other built-in furniture, fixture or fitting; and
- (d) in relation to a fire compartment - the total area of all floors within the fire compartment measured within the finished surfaces of the bounding construction, and if there is no bounding construction, includes an area which has a use which contributes to the fire load; and
- (e) in relation to an atrium - the total area of all floors within the atrium measured within the finished surfaces of the bounding construction and if no bounding construction, within the external walls.

Health-care building means a building whose occupants or patients undergoing medical treatment generally need physical assistance to evacuate the building during an emergency and includes-

- (a) a public or private hospital; or
- (b) a nursing home or similar facility for sick or disabled persons needing full-time nursing care; or
- (c) a clinic, day surgery or procedure unit where the effects of the predominant treatment administered involve patients becoming non-ambulatory and requiring supervised medical care on the premises for some time after the treatment.

Luminance-contrast means the amount of light reflected from one surface or component, compared to the amount of light reflected from the background or surrounding surfaces.

Mezzanine means an intermediate floor within a room.

Private Garage means-

- (a) any garage associated with a Class 1 building; or
- (b) any single storey of a building of another Class capable of accommodating not more than 3 vehicles, if there is only one such storey in the building; or
- (c) any separate single storey garage associated with another building where such garage is capable of accommodating not more than 3 vehicles.

Required means required to satisfy a *Performance Requirement* or a *Deemed-to-Satisfy Provision* of the Access Code for buildings as appropriate.

Residential Aged Care Building means a building whose residents, due to their incapacity associated with the ageing process, are provided with physical assistance in conducting their daily activities and to evacuate the building during an emergency.

Sanitary compartment means a room or space containing a closet pan or urinal.

School includes a primary or secondary school, college, university or similar educational establishment.

Sole-occupancy unit (SOU) means a room or other part of a building for occupation by one or joint owner, lessee tenant, or other occupier to the exclusion of any other owner, lessee, tenant, or other occupier and includes-

- (a) a dwelling; or
- (b) a room or suite of rooms in a Class 3 building which includes sleeping facilities; or
- (c) a room or suite of associated rooms in a Class 5, 6, 7, 8 or 9 building; or
- (d) a room or suite of associated rooms in a Class 9c aged care building, which includes sleeping facilities and any area for the exclusive use of a resident.

Storey has the same meaning as in the BCA.

Swimming Pool means any excavation or structure containing water and used primarily for swimming, wading, paddling, or the like, including a bathing or wading pool, or spa.

Specification A1.3 Standards adopted by reference

The schedule of referenced documents refers to specific Australian Standards. The specific clauses which reference an Australian Standard may only apply to part of the Australian Standard.

Table 1:			
SCHEDULE OF REFERENCED DOCUMENTS			
No.	Date	Title	Clause(s)
AS 1428		Design for access and mobility	
Part 1	200X	General requirements for access – New building work	A1.1, D3.1, Table D3.1, D3.3, D3.6, D3.8, D3.11, Spec D3.10, F2.4
Part 1	1999	General requirements for access – New building work	H2.7
Part 1	1993	General requirements for access – New building work	H2.8
Part 1 (Supplement 1)	200X	General requirements for access – Buildings – Commentary	H2.2
Part 2	1992	Enhanced and additional requirements – Buildings and facilities	H2.2, H2.3, H2.4, H2.5, H2.7, H2.10, H2.11, H2.12, H2.13, H2.14
AS/NZS 1428		Design for access and mobility	
Part 4	200X	Tactile ground surface indicators for orientation of people with vision impairment	D3.8
AS 1735		Lifts, escalators and moving walks (SAA Lift Code)	
Part 2	2001	Passenger and goods lifts - Electric	Table E3.6(a),
Part 3	2002	Passenger and goods lifts – Electrohydraulic	Table E3.6(a),
Part 7	1998	Stairway lifts	Table E3.6(a), Table E3.6(b),
Part 8	1986	Inclined lifts	Table E3.6(a),
Part 12	1999	Facilities for persons with disabilities	Table E3.6(b), H2.6
Part 14	1998	Low-rise platforms for passengers	Table E3.6(a), Table E3.6(b),
Part 15	2002	Lifts for people with limited mobility – Restricted use – Non-automatically	Table E3.6(a), Table E3.6(b),

		controlled	
AS 2890		Parking facilities	
Part 1	200X	Off-street carparking	D3.5

Clause A3.2 Classifications

Class 1: one or more buildings which in association constitute-

(a) **Class 1a** - a single dwelling being-

- (i) a detached house; or
- (ii) one or more attached dwellings, each being a building, separated by a fire-resisting wall, including a row house, terrace house, town house or villa unit; or

(b) **Class 1b** –

- (i) a boarding house, bed and breakfast, guest house, hostel or the like with a total floor area not exceeding 300 m² and in which not more than 12 persons would ordinarily be resident, or
- (ii) 3 or more single dwellings located on one allotment and used for short-term holiday accommodation,

which are not located above or below another dwelling or another Class of building other than a private garage.

Class 2: a building containing 2 or more sole-occupancy units, each being a separate dwelling.

Class 3: a residential building, other than a building of Class 1 or 2, which is a common place of long term or transient living for a number of unrelated persons, including-

- (a) a boarding-house, guest house, hostel, lodging-house or backpackers accommodation; or
- (b) a residential part of an hotel or motel; or
- (c) a residential part of a school; or
- (d) accommodation for the aged, children or people with a disability; or
- (e) a residential part of a health-care building which accommodates members of staff; or
- (f) a residential part of a detention centre.

Class 4: a dwelling in a building that is Class 5, 6, 7, 8 or 9 if it is the only dwelling in the building.

Class 5: an office building used for professional or commercial purposes, excluding buildings of Class 6, 7, 8 or 9.

Class 6: a shop or other building for the sale of goods by retail or the supply of services direct to the public, including-

- (a) an eating room, cafe, restaurant, milk or soft-drink bar; or

- (b) a dining room, bar, shop or kiosk part of a hotel or motel; or
- (c) a hairdresser's or barber's shop, public laundry, or undertaker's establishment; or
- (d) market or sale room, showroom, or service station.

Class 7: a building which is-

- (a) **Class 7a** - a carpark; or
- (b) **Class 7b** - for storage, or display of goods or produce for sale by wholesale.

Class 8: a laboratory, or a building in which a handicraft or process for the production, assembling, altering, repairing, packing, finishing, or cleaning of goods or produce is carried on for trade, sale, or gain.

Class 9: a building of a public nature-

- (a) **Class 9a** - a health-care building; including those parts of the building set aside as a laboratory; or
- (b) **Class 9b** - an *assembly building*, including a trade workshop, laboratory or the like in a primary or secondary school, but excluding any other parts of the building that are of another Class; or
- (c) **Class 9c** - an aged care building.

Class 10: a non-habitable building or structure-

- (a) **Class 10a** - a non-habitable building being a private garage, carport, shed, or the like; or
- (b) **Class 10b** - a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like.

PART D – ACCESS AND EGRESS

Clause DO1 Objectives

The *Objective* of this Section is to-

- (a) provide people with safe, equitable and dignified access to-
 - (i) a building; and
 - (ii) the services and facilities within a building; and
- (b) safeguard occupants from illness or injury while evacuating in an emergency.

Clause DF1 Functional Statements

A building is to provide-

- (a) safe; and
- (b) equitable and dignified.

access for people to the services and facilities within.

Limitation:

DF1(b), with respect to access for people with a disability, does not apply to-

- (a) a Class 1a or Class 4 building or part of a building; or
- (b) a Class 10a building associated with a Class 1a or Class 4 part of a building.

Clause DP1 Performance Requirement

Access must be provided, to the degree necessary, to enable-

- (a) safe; and
- (b) equitable and dignified.

movement of people to and within a building.

Clause DP6 Performance Requirement

So that occupants can safely evacuate the building, *accessways* to *exits* must have dimensions appropriate to-

- (a) the number, mobility and other characteristics of occupants; and
- (b) the function or use of the building.

Limitation:

DP6, with respect to access for people with a disability, does not apply to does not apply to the internal parts of a *sole-occupancy unit* in a Class 3 building.

Clause DP7 Performance Requirement

Accessways must be provided to and within a building, to the degree necessary, which -

- (a) enable people to-
 - (i) approach the building from the road boundary and from any *accessible* carparking spaces associated with the building; and
 - (ii) approach the building from any *accessible* associated building; and
 - (iii) access work and public spaces, accommodation and facilities for personal hygiene; and
- (b) are identified at appropriate locations and are easy to find.

Clause DP8 Performance Requirement

Carparking spaces for use by people with a disability must be-

- (a) provided, to the degree necessary, to give equitable access for carparking; and
- (b) designated and easy to find.

Limitation:

DP8, with respect to access for people with a disability, does not apply where-

- (a) a parking service is provided; and
- (b) direct access to any carparking spaces by the general public or occupants is not available.

Clause DP9 Performance Requirement

An inbuilt communication system for entry, information, entertainment, or for the provision of a service, must be suitable for occupants who are Deaf or hearing impaired.

Limitation:

DP9, with respect to access for people with a disability, does not apply to an inbuilt communication system used only for emergency warning purposes.

Part D3 ACCESS FOR PEOPLE WITH A DISABILITY

Clause D3.0 Deemed-to-Satisfy Provisions

Performance Requirements DP1 and DP6 to DP9 are satisfied by complying with-

- (a) D3.1 to D3.13; and
- (b) for public transport buildings, Part H.

Clause D3.1 General building access requirements

Buildings and parts of buildings must be *accessible* as required by Table D3.1, unless exempted by D3.4.

Table D3.1**REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY**

Class of building	Access requirements
Class 1b	
(a) Dwellings located on one allotment ⁽¹⁾ and used for short-term holiday accommodation consisting of-	To and within-
(i) 3 to 10 dwellings	1 dwelling.
(ii) 11 to 40 dwellings	2 dwellings.
(iii) 41 to 60 dwellings	3 dwellings.
(iv) 61 to 80 dwellings	4 dwellings.
(v) 81 to 100 dwellings	5 dwellings.
(vi) more than 100 dwellings.	5 dwellings plus one additional dwelling for each additional 30 dwellings or part thereof.
(b) A boarding house, bed and breakfast, guest house, hostel or the like containing 3 or more bedrooms used for rental accommodation, other than those described in (a)	To and within-
	(i) 1 bedroom and associated sanitary facilities; and
	(ii) not less than 1 of each type of room or space for use in common by the residents or guests, including a cooking facility, sauna, gymnasium, <i>swimming pool</i> , common laundry, games room, eating area, or the like; and
	(iii) rooms or spaces for use in common by all residents on a floor to which access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.
Notes:	
1.	A community or strata-type subdivision or development is considered to be on a single allotment.
2.	A double bed counts as 1 bed

Table D3.1 (continued)

REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
<p>Class 2</p> <p>Common areas [in buildings where one or more sole-occupancy units are made available for short term rent]</p>	<p>From a pedestrian entrance <i>required</i> to be <i>accessible</i>, to the entrance doorway of each <i>sole-occupancy unit</i> located on not less than one level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, <i>swimming pool</i>, common laundry, games room, individual shop, eating area, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed-</p> <ul style="list-style-type: none">(i) to the entrance doorway of each <i>sole-occupancy unit</i>; and(ii) to and within rooms or spaces for use in common by the residents <p>located on the levels served by the lift or ramp.</p>

Table D3.1 (continued)

REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
<p>Class 3</p> <p>Common areas</p>	<p>From a pedestrian entrance <i>required</i> to be <i>accessible</i> to the entrance doorway of each <i>sole-occupancy unit</i> located on not less than one level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, <i>swimming pool</i>, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed-</p> <ul style="list-style-type: none">(i) to the entrance doorway of each <i>sole-occupancy unit</i>; and(ii) to and within rooms or spaces for use in common by the residents <p>located on the levels served by the lift or ramp.</p>

Table D3.1 (continued)

REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
Class 3 continued	
<i>Sole-occupancy units</i>	<p>Not more than 2 <i>required accessible sole-occupancy units</i> may be located adjacent to each other.</p> <p>Where more than 2 <i>accessible sole-occupancy units</i> are <i>required</i>, they must be representative of the range of rooms available.</p>
If the building or group of buildings contains-	To and within -
1 to 10 <i>sole-occupancy units</i>	1 <i>accessible sole-occupancy unit</i>
11 to 40 <i>sole-occupancy units</i>	2 <i>accessible sole-occupancy units</i>
41 to 60 <i>sole-occupancy units</i>	3 <i>accessible sole-occupancy units</i>
61 to 80 <i>sole-occupancy units</i>	4 <i>accessible sole-occupancy units</i>
81 to 100 <i>sole-occupancy units</i>	5 <i>accessible sole-occupancy units</i>
101 to 200 <i>sole-occupancy units</i>	5 <i>accessible sole-occupancy units</i> plus 1 additional <i>accessible sole-occupancy unit</i> for every 25 units or part thereof in excess of 100
201 to 500 <i>sole-occupancy units</i>	9 <i>accessible sole-occupancy units</i> plus 1 additional <i>accessible sole-occupancy unit</i> for every 30 units or part thereof in excess of 200
more than 500 <i>sole-occupancy units</i>	19 <i>accessible sole-occupancy units</i> plus 1 additional <i>accessible sole-occupancy unit</i> for every 50 units of part thereof in excess of 500

Table D3.1 (continued)	
REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY	
Class of building	Access requirements
Class 5	To and within all areas normally used by the occupants.
Class 6	To and within all areas normally used by the occupants.
Class 7a	To and within the pedestrian entrance floor and any other floor to which vertical access by way of a ramp complying with AS 1428.1 or a passenger lift is provided.
Class 7b	To and within all areas normally used by the occupants.
Class 8	All areas normally used by the occupants.
Class 9a	To and within all areas normally used by the occupants.
Class 9b <i>Schools and early childhood centres</i>	To and within all areas normally used by the occupants.
Class 9b <i>An assembly building not being a school or an early childhood centre</i>	<p>Through the main pedestrian entrance to an auditorium, theatre, public hall or the like.</p> <p>To wheelchair seating spaces in accordance with D3.9 if fixed seating is provided in an auditorium.</p> <p>To and within all other areas normally used by the occupants, except that access need not be provided to tiers or platforms of seating areas that do not contain wheelchair seating spaces.</p>

Table D3.1 (continued)

REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
<p>Class 9c</p> <p>(a) Common areas</p>	<p>From a pedestrian entrance <i>required</i> to be <i>accessible</i>, to the entrance doorway of each <i>sole-occupancy unit</i> located on not less than one level.</p> <p>To and within not less than 1 of each type of room or space for use in common by the residents, including a cooking facility, sauna, gymnasium, <i>swimming pool</i>, common laundry, games room, TV room, individual shop, dining room, public viewing area, ticket purchasing service, lunchroom, lounge room, or the like.</p> <p>Where a ramp complying with AS 1428.1 or a passenger lift is installed-</p> <ul style="list-style-type: none">(i) to the entrance doorway of each <i>sole-occupancy unit</i>; and(ii) to and within rooms or spaces for use in common by the residents <p>located on the levels served by the lift or ramp.</p>

Table D3.1 (continued)

REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
Class 9c	
(b) <i>Sole-occupancy units</i>	Where more than 2 <i>accessible sole-occupancy units</i> are provided, they must be representative of the range of rooms available.
	To and within –
If the building or group of buildings contains-	1 <i>accessible sole-occupancy unit</i>
1 to 10 <i>sole-occupancy units</i>	2 <i>accessible sole-occupancy units</i>
11 to 40 <i>sole-occupancy units</i>	3 <i>accessible sole-occupancy units</i>
41 to 60 <i>sole-occupancy units</i>	4 <i>accessible sole-occupancy units</i>
61 to 80 <i>sole-occupancy units</i>	5 <i>accessible sole-occupancy units</i>
81 to 100 <i>sole-occupancy units</i>	5 <i>accessible sole-occupancy units</i> plus 1 additional <i>accessible sole-occupancy unit</i> for every 25 units or part thereof in excess of 100
101 to 200 <i>sole-occupancy units</i>	9 <i>accessible sole-occupancy units</i> plus 1 additional <i>accessible sole-occupancy unit</i> for every 30 units or part thereof in excess of 200
201 to 500 <i>sole-occupancy units</i>	19 <i>accessible sole-occupancy units</i> plus 1 additional <i>accessible sole-occupancy unit</i> for every 50 units of part thereof in excess of 500
more than 500 <i>sole-occupancy units</i>	

Table D3.1 (continued)

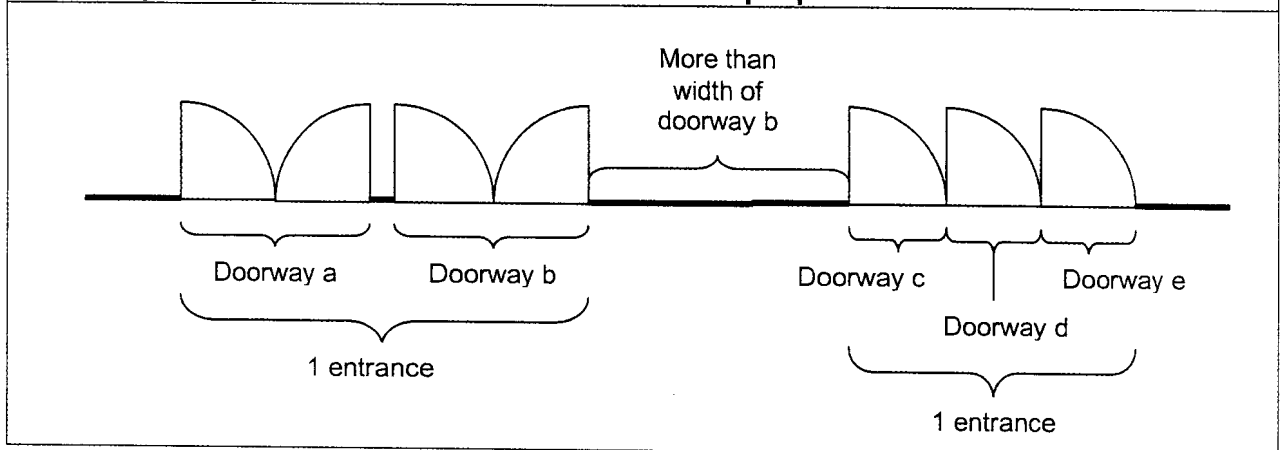
REQUIREMENTS FOR ACCESS FOR PEOPLE WITH A DISABILITY

Class of building	Access requirements
Class 10a Non-habitable building intended for use by public and containing a sanitary facility, change room facility or shelter	To and within- (a) a sanitary facility; and (b) a change room facility; and (c) a public shelter or the like located in an <i>accessible</i> area.
Class 10b <i>Swimming pools</i>	To and into <i>swimming pools</i> for use by the occupants.

Clause D3.2 Access to buildings

- (a) An *accessway* must be provided-
 - (i) to and through the pedestrian entrance to a building *required* to be *accessible* and to parts of a building *required* by D3.1 to be *accessible*-
 - (A) from the main points of a pedestrian entry at the allotment boundary; and
 - (B) from any adjacent and associated *accessible* building on the allotment; and
 - (C) from any *required accessible* carparking space on the allotment; and
 - (ii) to a pedestrian link where a link is provided between buildings on different allotments, and where the link is provided for the purpose of associating those buildings, that link must form part of an *accessway*.
- (b) In a building *required* to be *accessible*, an *accessway* must be provided through the principal pedestrian entrance, and –
 - (i) in buildings with a floor area not more than 500 m² - through not less than 50% of all pedestrian entrances; and
 - (ii) in buildings with a floor area more than 500 m² - through all other pedestrian entrances,except for pedestrian entrances exempted by D3.4.
- (c) Where a pedestrian entrance *required* to be *accessible* has multiple doorways-
 - (i) if the pedestrian entrance consists of not more than 3 doorways - not less than one of those doorways must be *accessible*; and
 - (ii) if the pedestrian entrance consists of more than 3 doorways - not less than 50% of those doorways must be *accessible*; and
- (d) For the purposes of (c)-
 - (i) an *accessible* pedestrian entrance with multiple doorways is considered to be one pedestrian entrance where-
 - (A) all doorways serve the same part or parts of the building; and
 - (B) the distance between each doorway is not more than the width of the widest doorway at that pedestrian entrance (see Figure D3.2); and
 - (ii) a doorway is considered to be the clear, unobstructed opening created by the opening of one or more door leaves (see Figure D3.2).
- (e) Where a doorway, (except an automatic closing door) *required* to be *accessible* has multiple leaves, access must be provided through not less than one of those leaves.

Figure D3.2
Doorways and pedestrian entrances for access purposes



Clause D3.3 Parts of buildings to be accessible

In a building or part of a building *required to be accessible*-

- (a) an *accessway* must be provided to each area *required* by Table D3.1 to be *accessible*, but not to areas exempted by D3.4.
- (b) Every stairway and ramp, except for stairways and ramps in areas covered by D3.4, *fire-isolated stairways* and *fire-isolated ramps*, must comply with -
 - (i) for a stairway, Clause 9 of AS 1428.1; and
 - (ii) for a ramp, Clause 5 of AS 1428.1.
- (c) every passenger lift must comply with E3.6, and
- (d) *accessways* must have-
 - (i) passing and turning spaces complying with AS 1428.1 located-
 - (A) every 20 m [OPTION 1] 9 m [OPTION 2] along the *accessway*; and
 - (B) at an intermediate landing of a ramp where-
 - i. the total length of the ramp exceeds 9 m; or
 - ii. it is not possible for a ramp user to see another person approaching from the opposite direction along the same ramp; and
 - (ii) a clear area not less than 1540 mm x 2070 mm provided at the end of a corridor or the like where it is not possible to continue along the *accessway*.

Clause D3.4 Exemptions

The following buildings or parts of buildings are not *required* to be *accessible*:

- (a) A cleaners' store room, a commercial kitchen, a staff serving area in a bar, a foundry floor, a cool room, a fire lookout, a lighthouse, a rigging loft or the like.
- (b) Areas only used for building services and maintenance (testing, inspections, verification, repair and overhaul) such as-
 - (i) A plant, cooling tower and power plant;
 - (ii) equipment and a lift motor room, an electrical switchroom, a battery room, a machinery room, a plant room and a pump room;
 - (iii) a boiler house;
 - (iv) a bunded area;
 - (v) a fire control centre;
 - (vi) a loading dock;
 - (vii) an access route for maintenance, pits, lift shafts and ventilation shafts; and
 - (viii) a sub-station, telecommunication equipment room, metering area, or the like.
- (c) Areas containing raw materials, produce or bulk storage filling the volume of space/storage where:
 - (i) hazardous; or
 - (ii) the public is not permitted to enter,such as a waste containment area, silo, grain bin, chemical store, or the like.
- (d) Mezzanine areas used only for storage, plant and equipment or the like.
- (e) Any path of travel providing access only to an exempted area.

Clause D3.5 Accessible Carparking

Accessible carparking spaces-

- (a) subject to (b), must be provided in accordance with Table D3.5 in-
 - (i) an *accessible* Class 7a building; and
 - (ii) a carparking area on the same allotment as an *accessible* building; and
- (b) need not be provided in a Class 7a building or a carparking area where a parking service is provided and direct access to any of the carparking spaces is not available to the public; and
- (c) subject to (d), must comply with Section 6 of AS 2890.1; and
- (d) are not required to be designated where there is a total of not more than 5 carparking spaces, so as to restrict the use of the carparking space only for people with a disability.

Table D3.5

CARPARKING SPACES FOR PEOPLE WITH A DISABILITY

Class of building to which the Class 7a building or carparking area is associated	Number of carparking spaces required for people with a disability
Class 1b and 3	
(a) Boarding house, guest house, hostel, lodging house, backpackers accommodation, or the residential part of a hotel or motel.	To be calculated by multiplying the total number of carparking spaces by the percentage of <i>accessible sole-occupancy units</i> to the total number of <i>sole-occupancy units</i> . The calculated number is to be taken to the next whole figure.
(b) Residential part of a <i>school</i> , accommodation for the aged, disabled or children, residential part of a health care building which accommodates members of staff or the residential part of a detention centre.	1 space for every 100 carparking spaces or part thereof.
Class 5, 7, 8 and 9c	1 space for every 100 carparking spaces or part thereof.
Class 6	
(a) Up to 1000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(b) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.	1 space.
Class 9a	
(a) Hospital (non-outpatient area)	1 space for every 100 carparking spaces or part thereof.
(b) Hospital (outpatient area)-	
(i) up to 1000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.	1 space.
(c) Nursing home	1 space for every 100 carparking spaces or part thereof.
(d) Clinic or day surgery not forming part of a hospital	1 space for every 50 carparking spaces or part thereof.

Table D3.5**CARPARKING SPACES FOR PEOPLE WITH A DISABILITY**

Class of building to which the Class 7a building or carparking area is associated	Number of carparking spaces required for people with a disability
Class 9b	
(a) <i>School</i>	1 space for every 100 carparking spaces or part thereof.
(b) <i>Other assembly buildings-</i>	
(i) up to 1000 carparking spaces; and	1 space for every 50 carparking spaces or part thereof.
(ii) for each additional 100 carparking spaces or part thereof in excess of 1000 carparking spaces.	1 space.

Clause D3.6 Identification of facilities

In a building *required to be accessible-*

- (a) clear and legible Braille and tactile signage complying with Specification D3.6 and incorporating the international symbol of access or deafness, as appropriate, in accordance with AS 1428.1 must identify each –
 - (i) sanitary facility; and
 - (ii) space with a hearing augmentation system; and
- (b) signage in accordance with AS 1428.1 must be provided for *accessible* unisex sanitary facilities to identify if the facility is left or right handed; and
- (c) where a pedestrian entrance is not *accessible*, directional signage incorporating the international symbol of access, in accordance with AS 1428.1 must be provided to direct a person to the location of the nearest *accessible* pedestrian entrance; and
- (d) where a bank of sanitary facilities is not provided with an *accessible* unisex sanitary facility, directional signage incorporating the international symbol of access in accordance with AS 1428.1 must be placed at the location of the sanitary facilities that are not *accessible*, to direct a person to the location of the nearest *accessible* unisex sanitary facility.

Clause D3.7 Hearing augmentation

- (a) A hearing augmentation system must be provided where an inbuilt amplification system, other than one used only for emergency warning, is installed-
 - (i) in an auditorium, conference room, meeting room, room for judicatory purposes, or a room in a Class 9b building, or
 - (ii) at any ticket office, teller's booth, reception area or the like, where the public is screened from the service provider.
- (b) If a hearing augmentation system required by (a) is-
 - (i) an induction loop, it must be provided to not less than 80% of the floor area of the room or space served by the inbuilt amplification system, or
 - (ii) a system requiring the use of receivers or the like, it must be available to not less than 95% of the floor area of the room or space served by the inbuilt amplification system, and the number of receivers provided must be not less than-
 - (A) if the room or space accommodates more than 10 persons but not more than 1000 persons, 1 receiver for every 50 persons (or part thereof), or 2 receivers, whichever is the greater; and
 - (B) if the room or space accommodates more than 1000 persons but not more than 2000 persons, 20 receivers plus 1 receiver for every 100 persons (or part thereof) in excess of 1000 persons; and
 - (C) if the room or space accommodates more than 2000 persons, 30 receivers plus 1 receiver for every 200 persons (or part thereof) in excess of 2000 persons.
- (c) The number of persons accommodated in the room or space served by an inbuilt amplification system must be calculated according to Clause D1.13 of the BCA.
- (d) In a Class 9b building, any screen or scoreboard capable of displaying public announcements must be capable of supplementing any public address system, other than a public address system used for emergency warning purposes only,.

Clause D3.8 Tactile indicators

- (a) In a building *required* to be *accessible*, tactile ground surface indicators must be provided to warn people who are blind or have a vision impairment that they are approaching-
 - (i) a stairway, other than a *fire isolated stairway*;
 - (ii) an escalator;
 - (iii) a travelator or moving walk;
 - (iv) a ramp other than a *fire isolated ramp*, a step ramp, kerb ramp or a *swimming pool* ramp; and
 - (v) in the absence of a suitable barrier-

- (A) an overhead obstruction less than 2 m above floor level, other than a doorway; and
 - (B) an *accessway* meeting a vehicular way adjacent to any pedestrian entrance to a building, excluding a pedestrian entrance serving an area referred to in D3.4, if there is no kerb or kerb ramp at that point; except for areas exempted by D3.4.
- (b) Tactile ground surface indicators required by (a) must comply with Sections 1 and 2 of AS 1428.4.
 - (c) A hostel for the aged, nursing home for the aged, a residential aged care building or a Class 9c *aged care building*, need not comply with (a)(i) if handrails incorporating a raised dome button in accordance with the requirements for stairway handrails in AS 1428.1 are provided to warn people who are blind or have a vision impairment that they are approaching a stairway or ramp.

Clause D3.9 Wheelchair seating spaces in Class 9b assembly buildings

Where fixed seating is provided in a Class 9b *assembly building*, wheelchair seating spaces must be provided in accordance with the following:

- (a) The number and grouping of wheelchair seating spaces must be in accordance with Table D3.9; and
- (b) In a cinema-
 - (i) with not more than 300 seats – wheelchair seating spaces must not be located in the front row of seats; and
 - (ii) with more than 300 seats – not less than 75% of *required* wheelchair seating spaces must be located in rows other than the front row of seats; and
- (c) The location of wheelchair seating is to be representative of the range of seating provided.

Table D3.9**NUMBER OF WHEELCHAIR SEATING SPACES IN CLASS 9b ASSEMBLY BUILDINGS**

Number of fixed seats in a room or space	Number of wheelchair seating spaces	Grouping and location
Up to 150	3 spaces.	(a) 1 single space; and (b) 1 group of 2 spaces.
151 to 800	3 spaces plus 1 additional space for each additional 50 seats or part thereof in excess of 150 seats.	(a) At least 1 single space; and (b) At least 1 group of 2 spaces; and (c) not more than 5 spaces in any other group.
801 to 10 000	16 spaces plus 1 additional space for each additional 100 seats or part thereof in excess of 800 seats.	(a) At least 2 single spaces; and (b) At least 2 groups of 2 spaces; and (c) not more than 5 spaces in any other group; and (d) the location of spaces is to be representative of the range of seating provided.
more than 10 000	108 spaces plus 1 additional space for each additional 200 seats or part thereof in excess of 10 000 seats.	(a) At least 5 single spaces; and (b) At least 5 groups of 2 spaces; and (c) not more than 10 spaces in any other group; and (d) the location of spaces is to be representative of the range of seating provided.

Clause D3.10 Swimming pools

- (a) Not less than one means of *accessible* water entry/exit in accordance with Specification D3.10 must be provided for each *swimming pool* required by Table D3.1 to be *accessible*.
- (b) *An accessible* entry/exit must be by means of-
 - (i) a fixed or movable ramp and an aquatic wheelchair; or
 - (ii) a zero depth entry at a maximum gradient of 1:14 and an aquatic wheelchair; or
 - (iii) a platform *swimming pool* lift and an aquatic wheelchair; or
 - (iv) a full sling-style *swimming pool* lift,
- (c) Where a *swimming pool* has a perimeter of more than 70m in length, at least one *accessible* water entry/exit must be provided by a means specified in (b) (i), (ii), or (iii).
- (d) If *swimming pool* fences are provided, latches are to be installed at heights in accordance with G1.1 of the BCA.

Clause D3.11 Ramps

On an *accessway*-

- a) a ramp or series of connected ramps between one level and the next must not have a vertical rise of more than 3.5 m; and
- b) a step ramp may only be located at –
 - i) a pedestrian entrance to a building;
 - ii) in a computer room with underfloor cabling; and
 - iii) at lift landings on the lowest floor level of a building; and
- c) a landing for a step ramp must not overlap a landing for another step ramp or ramp; and
- d) where more than 2 step ramps are provided, the distance between the top of the second ramp and the bottom of the third ramp must be not less than 6 m; and
- e) a threshold ramp
 - OPTION 1. must only be provided at an external doorway in accordance with AS 1428.1;
 - OPTION 2. is not permitted

Clause D3.12 Glazing on an accessway

On an accessway, where there is no chair rail, handrail or transom, all frameless or fully glazed doors, sidelights and any glazing capable of being mistaken for a doorway or opening, must be clearly marked for their full width with a contrasting line not less than 75mm wide at a height between 900 mm and 1000 mm above the highest abutting finished floor level.

Clause D3.13 Pedestrian Ramps

- (a) A *fire-isolated ramp* may be substituted for a *fire-isolated stairway* if the construction enclosing the ramp and the width and ceiling height comply with the requirements for a *fire-isolated stairway*.
- (b) A ramp serving as a *required exit* must-
 - (i) where the ramp is also serving as an *accessible* ramp under Part D3, be in accordance with the requirements for ramps in AS 1428.1; or
 - (ii) in any other case, have a gradient not steeper than 1:8.
- (c) The floor surface of a ramp must be slip-resistant.

Specification D3.6 Braille and tactile signs

1. Scope

This specification sets out the requirements for the design and installation of Braille and tactile signage.

2. Braille and Tactile signage

2.1 Location of Braille and tactile signs

Signs including symbols, numbering and lettering must be designed and installed as follows:

- (a) Signs must be located not less than 1200 mm and not higher than 1600 mm above the floor or ground surface.
- (b) Signs with single lines of characters must have the line of tactile characters not less than 1250 mm and not higher than 1350 mm above the floor or ground surface.
- (c) Signs identifying rooms containing features or facilities listed in D3.6 must be located-
 - (i) on the wall on the latch side of the door with the leading edge of the sign located between 50 mm and 300 mm from the architrave; and
 - (ii) if there is insufficient space on the latch side of the door, a sign may be placed on the non-latch side of the door; and
 - (iii) where (i) or (ii) is not possible, the sign may be placed on the door itself.
- (d) Signs identifying paths of travel must be placed so they are located directly ahead in the direction of travel. Where one wall continues in the direction of travel and the other forms a corner, the sign must be placed on the continuing wall.

2.2 Braille and tactile sign specification

The following applies to Braille and tactile sign orientation:

- (a) Tactile characters must be raised or embossed to a height of not less than 1 mm and not more than 1.5 mm.
- (b) Characters must have a height of not less than 17.5 mm for each metre of viewing distance.
- (c) Upper case tactile characters must have a height of not less than 15 mm and not more than 55 mm.
- (d) Lower case tactile characters must have a height of 50% of the related upper case characters
- (e) Tactile characters, symbols, and the like, must have rounded edges.
- (f) The entire sign, including any frame, must have all edges rounded.
- (g) The surface of the sign must be continuous.
- (h) Signs must be constructed so as to resist the removal of letters and Braille dots by picking or adhesive failure.

- (i) The background, negative space or fill of signs must be of matt or low sheen finish.
- (j) The characters, symbols, logos and other features on signs must be matt or low sheen finish.
- (k) The minimum letter spacing of tactile characters on signs must be 2 mm.
- (l) The minimum word spacing of tactile characters on signs must be 10mm.
- (m) Font with letters of constant stroke thickness must be used.
- (n) The thickness of letter strokes must be not less than 2 mm and not more than 7 mm.
- (o) Tactile text must be left justified, except that single words may be centre justified.
- (p) Tactile text must be Arial or Helvetica Medium typeface.

2.3 Luminance contrast

The following applies to *luminance-contrast*-

- (a) The background, negative space or fill or a sign or border must have a minimum *luminance-contrast* with the surface on which it is mounted of 30%.
- (b) A border must be provided for *luminance-contrast* with the sign's background and shall have a minimum width of 5 mm.
- (c) Tactile characters, icons and symbols must have a minimum 30% *luminance-contrast* with their background or fill within the sign.
- (d) *Luminance-contrasts* must be met under the lighting conditions in which the sign is to be located.

2.4 Lighting

Braille and tactile signs must be illuminated to ensure *luminance-contrast* requirements are met at all times during which the sign is required to be read.

2.5 Braille

The following applies to Braille:

- (a) Braille must be grade 1 Braille (uncontracted) in accordance with the criteria set out by the Australian Braille Authority.
- (b) Braille must be raised and domed.
- (c) Braille must be located 8 mm below the bottom line of text (not including descenders).
- (d) Braille must be left justified.
- (e) Where an arrow is used in the tactile sign, a small arrow must be provided for Braille readers.
- (f) On signs with multiple lines of text and characters, a semi-circular Braille locator at the left margin must be horizontally aligned with the first line of Braille text.

Specification D3.10 Accessible water entry/exit for swimming pools

1. Scope

This Specification contains the requirements for types of *accessible* water entry/exit for *swimming pools*.

2. Fixed or moveable ramp

A fixed or moveable ramp must-

- (a) have a slip-resistant surface; and
- (b) have a maximum gradient of 1:14; and
- (c) have handrails complying with the requirements for ramps in AS 1428.1, installed on both sides of the ramp; and
- (d) have kerbs in accordance with the requirements for ramps in AS 1428.1; and
- (e) extend to a depth of not less than 900 mm and not more than 1100 mm below the stationary water level; and
- (f) have landings in accordance with the requirements for ramps in AS 1428.1, with a landing located at the bottom and top of each ramp and a landing must be located at a level between 900 mm and 1100 mm below the stationary water level.

3. Zero depth entry

A zero depth entry must have-

- (a) a slip-resistant surface; and
- (b) a maximum gradient of 1:14; and
- (c) a single handrail complying with the requirements for handrails in AS 1428.1, from the top of the entry point continuous to the bottom level area; and
- (d) a level area located at the bottom and top of each zero depth entry and a level area located at a level between 900 mm and 1100 mm below the stationary water level.

4. Platform swimming pool lift

A platform *swimming pool* lift must be-

- (a) capable of being operated from the *swimming pool* surround, within the *swimming pool*, and on the platform; and
- (b) located where the water depth is not more than 1300 mm; and
- (c) designed to withstand a weight of not less than 160 kg and be capable of sustaining a static load of not less than 1.5 times the rated load.

5. Full sling-style swimming pool lift

A full sling lift must comply with the following:

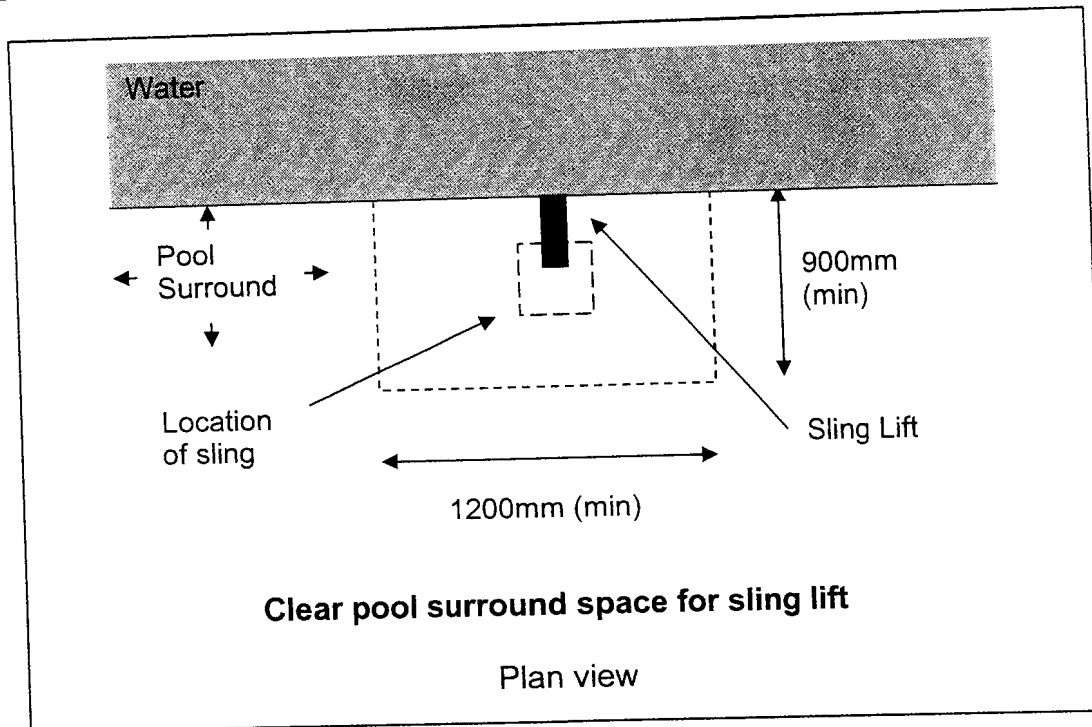
- (a) A full sling lift must be located where the water depth is not more than 1300 mm.
- (b) When the sling is in the raised position and in the transfer position, the centreline of the sling must be located over the *swimming pool* surround and not less than 450 mm from the *swimming pool* edge.
- (c) The surface of the *swimming pool* surround between the centreline of the sling and the *swimming pool* edge must have a gradient of not more than 1:50 and must be slip-resistant.
- (d) A clear space-
 - (i) not less than 900 mm x 1200 mm; and
 - (ii) with a gradient of not more than 1:50; and
 - (iii) a slip-resistant surface; and
 - (iv) located so that the centreline of the space is directly below the lifting point for the sling,must be provided on the *swimming pool* surround parallel with the *swimming pool* edge on the side remote from the water (see Figure D3.10).
- (e) A full sling lift must be capable of being operated from the *swimming pool* surround, within the *swimming pool* and from the sling.
- (f) The sling must be designed so that it will submerge to a water depth of not less than 500 mm below the stationary water level.
- (g) A full sling lift must be designed to withstand a weight of not less than 136 kg and be capable of sustaining a static load not less than 1.5 times the rated load.

6. Aquatic wheelchair

An aquatic wheelchair must comply with the following:

- (a) The height of the top surface of the seat must be not less than 430 mm.
- (b) The seat width must not be not less than 480 mm.
- (c) A footrest must be provided.
- (d) Armrests must be located on both sides of the seat and must be capable of being moved away from the side of the chair to allow a person to transfer on and off the seat.

Figure D3.10
Clear pool surround space for sling lift



PART E - SERVICES AND EQUIPMENT

Clause EP3.4 Performance Requirement

When a passenger lift is provided in a building *required* to be *accessible*, it must be suitable for use by occupants with a disability.

Clause E3.0 Deemed-to-Satisfy Provisions

Performance Requirement EP3.4 is satisfied by complying with E3.6.

Clause E3.6 Passenger Lifts

In an *accessible* building, every passenger lift must -

- a) be one of the lift types identified in Table E3.6(a), subject to the limitations on use outlined in the table; and
- b) have *accessible* features in accordance with Table E3.6(b); and
- c) not rely on a constant pressure device for its operation.

Table E3.6(a)
Limitations on use of types of passenger lifts

Lift type	Limitations on use
AS 1735.2 electric passenger lift	No limitation
AS 1735.3 electro-hydraulic lift	No limitation
AS 1735.7 stairway lift	Must not- <ul style="list-style-type: none"> a) be used in a building accommodating more than 100 persons in accordance to D1.13 of the <i>BCA</i>; or b) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like; or c) connect more than 2 floors; or d) where more than 1 stairway lift is installed, serve more than 2 consecutive floors; or e) when in the folded position, encroach on the minimum width of a stairway <i>required</i> by D1.6 of the <i>BCA</i>.
AS 1725.8 inclined lift	No limitation
AS 1735.14 low-rise platform lift	Must not exceed a rise of more than 1 metre.
AS 1735.15 lift for people with limited mobility	Must not- <ul style="list-style-type: none"> a) connect more than 3 <i>storeys</i>; or b) be used in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, shopping centre or the like.

Table E3.6(b)
Application of features to passenger lifts

Feature	Application
Handrail complying with the provisions for a mandatory handrail in AS 1735.12.	All lifts except- a) a stairway lift complying with AS 1735.7; and b) a low-rise platform lift complying with AS 1735.14.
Lift floor dimension of not less than 1400 mm x 1700 mm.	All lifts except- a) a stairway lift complying with AS 1735.7; and b) a low-rise platform lift complying with AS 1735.14.
Minimum clear door opening complying with AS 1735.12.	All lifts except a stairway lift complying with AS 1735.7.
Series of door opening devices that will detect a 75mm diameter rod across the door opening between 50 mm and 1550mm above the floor level.	All lifts except a stairway lift complying with AS 1735.7.
Lift landing doors at the upper landing.	All lifts except a stairway lift complying with AS 1735.7.
Control buttons complying with AS 1735.12.	All lifts except- a) a stairway lift complying with AS 1735.7; and b) a low-rise platform lift complying with AS 1735.14.
Lighting in accordance with AS 1735.12.	All enclosed lift cars.
a) Automatic audible information within the lift car to identify the level each time the car stops; and b) Audible and visual indication at each lift landing to indicate the arrival of the lift car; and Audible information and audible indication required by a) and b) is to be provided in a range of between 20-80 dbA at a maximum frequency of 1500 Hz.	All lifts serving more than 3 levels. All lifts.
Emergency hands-free communication, including a button that alerts a call centre of a problem, a light to signal that the call has been received by the call centre and a light indicating assistance is being dispatched.	All lifts.

PART F - HEALTH AND AMENITY

Clause FP2.1 Performance Requirement

Suitable sanitary facilities for personal hygiene must be provided in a convenient location within or associated with a building, to the degree necessary, appropriate to-

- (a) the function or use of the building; and
- (b) the number and gender of the occupants; and
- (c) the disability or other particular needs of the occupants.

Clause F2.0 Deemed-to-Satisfy Provisions

Performance Requirement FP2.1 is satisfied by complying with F2.2 and F2.4.

Clause F2.2 Calculation of number of occupants and fixtures

- (a) The number of persons accommodated must be calculated according to D1.13 of the *BCA* if it cannot be more accurately determined by other means.
- (b) Unless the premises are used predominantly by one sex, sanitary facilities must be provided on the basis of equal numbers of males and females.
- (c) In calculating the number of sanitary facilities to be provided under F2.1 and F2.3 of the *BCA*, a *required accessible* unisex sanitary facility may be counted once for each sex.

Clause F2.4 Accessible Facilities

- (a) *Accessible* sanitary facilities must be provided in accordance with Table F2.4.
- (b) The circulation spaces, fixtures and fittings of all *accessible* sanitary facilities provided in accordance with Table F2.4 must comply with the requirements of AS 1428.1 for *accessible* sanitary facilities.
- (c) An *accessible* unisex sanitary facility must be located so that it can be entered without crossing an area reserved for one sex only; and
- (d) In an *accessible* building, where two or more of each type of *accessible* sanitary facility are provided, the number of left and right handed mirror image facilities, must be provided as evenly as possible.

Table F2.4

SANITARY FACILITIES FOR PEOPLE WITH A DISABILITY

Class of building	Minimum accessible sanitary facilities to be provided
<p>General for all Classes</p>	<p>(a) where more than one <i>sanitary compartment</i> are provided for the public, in addition to any <i>accessible sanitary compartment</i>, not less than one <i>sanitary compartment</i> suitable for a person with an ambulant disability must be provided for each sex.</p> <p>(b) an <i>accessible sanitary compartment</i> must contain a closet pan, washbasin, shelf or bench top and adequate means of disposal of sanitary towels.</p> <p>(c) where sanitary facilities <i>required</i> by Tables F2.1 and F2.3 of the <i>BCA</i> are located in an appurtenant Class 10a building, the number of <i>accessible</i> sanitary facilities must be determined as if the Class 10a building was of the same classification as that to which it is appurtenant.</p> <p>(d) where male sanitary facilities are provided at a separate location to female sanitary facilities, <i>accessible</i> unisex sanitary facilities are only <i>required</i> at one of those locations.</p>
<p>Class 1b In buildings <i>required</i> to be <i>accessible</i>.</p>	<p>(a) an <i>accessible sanitary compartment</i>; and</p> <p>(b) an <i>accessible</i> shower; and</p> <p>(c) where private <i>accessible</i> sanitary facilities are provided for an <i>accessible</i> bedroom, common <i>accessible</i> sanitary facilities need not be provided.</p>
<p>Class 2 Where sanitary facilities are provided in common areas of buildings <i>required</i> to be <i>accessible</i>.</p>	<p>An <i>accessible</i> unisex sanitary facility.</p>
<p>Class 3 and a Class 9c aged care building - In every <i>sole-occupancy unit</i> <i>required</i> to be <i>accessible</i>.</p>	<p>(a) An <i>accessible sanitary compartment</i>; and</p> <p>(b) an <i>accessible</i> shower.</p>

Table F2.4

SANITARY FACILITIES FOR PEOPLE WITH A DISABILITY

Class of building	Minimum accessible sanitary facilities to be provided	
<p>Class 3 buildings and Class 9c aged care buildings - In -</p> <p>(a) accommodation areas other than in <i>sole-occupancy units</i>; and</p> <p>(b) other parts of the building, <i>required to be accessible.</i></p>	<p>Where F2.1 and F2.3 of the <i>BCA</i> require closet pans plus urinals:</p>	<p>One <i>accessible unisex sanitary compartment</i> at each bank of <i>sanitary compartments</i> containing male and female facilities.</p>
	<p>Where F2.1 and F2.3 of the <i>BCA</i> require 1 or more showers:</p>	<p>Not less than 1 <i>accessible unisex shower</i> for every 10 showers or part thereof.</p>
<p>Class, 5, 6, 7, 8 and 9 – accessible buildings or parts of buildings <i>required to be accessible.</i></p>	<p>Where F2.1 and F2.3 of the <i>BCA</i> require closet pans plus urinals:</p>	<p>One <i>accessible unisex sanitary compartment</i> at each bank of <i>sanitary compartments</i> containing male and female facilities.</p>
	<p>Where F2.1 and F2.3 of the <i>BCA</i> require 1 or more showers:</p>	<p>Not less than 1 <i>accessible unisex shower</i> for every 10 showers or part thereof.</p>
<p>Class 10a - <i>required to be accessible</i> except a Class 10a appurtenant to another class of building.</p>	<p>(a) One <i>accessible unisex sanitary compartment</i> at each bank of <i>sanitary compartments</i> containing male and female facilities.</p> <p>(b) Where shower facilities are provided, not less than 1 <i>accessible unisex shower</i> for each 10 showers or part thereof</p>	

PART H - PUBLIC TRANSPORT BUILDINGS

Note:

Part H contains Deemed-to-Satisfy Provisions for public transport buildings additional to those contained in Sections D, E and F for public transport buildings.

Clause H2.1 Application of Part

- (a) The Deemed-to-Satisfy Provisions of this Part apply to the passenger use areas of a Class 9b building used for public transport.
- (b) The Deemed-to-Satisfy Provisions of this Part take precedence where there is a difference to the Deemed-to-Satisfy Provisions of Sections D, E and F.
- (c) For an airport that does not accept regular public transport services, as defined in the *Disability Standards for Accessible Public Transport 2002*, only Clauses H2.8, H2.9, H2.10, H2.11, H2.12 and H2.13 of this Part apply.

Clause H2.2 Accessways

- (a) An accessway must comply with AS 1428.2.
- (b) If an accessway branches into 2 or more parallel tracks-
 - (i) the ends of each track must be on the main pedestrian traffic routes; and
 - (ii) the parallel tracks must have equal convenience and be located as close as practicable to the main pedestrian branch.
- (c) The minimum unobstructed width of an accessway must be 1.2 m, except that –
 - (i) the minimum unobstructed width of a moving walkway forming part of an accessway may be not less than 850 mm; and
 - (ii) the minimum unobstructed width of a doorway in an accessway may be not less than 850 mm.
- (d) Poles, columns, stanchions, bollards and fixtures must not project into an accessway.
- (e) Obstacles that abut an accessway must have a luminance contrast with a background of not less than 30%.
- (f) A passing area must be provided at least every 6 metres along any two-way accessway that is less than 1800 mm wide.
- (g) Ground and floor surfaces must comply with Clause 9 of AS 1428.2 and AS 1428.1 Supplement 1 provides criteria for the selection of floor surfaces.

Clause H2.3 Ramps

A ramp forming part of an accessway must comply with Clause 8 of AS 1428.2.

The requirements of Clause D3.11 (a) do not apply to Class 9b public transport buildings.

Clause H2.4 Handrails and grabrails

- (a) A handrail must comply with Clause 10.1 of AS 1428.2.

- (b) Handrails must be placed along an accessway wherever passengers are likely to require additional support or passive guidance.
- (c) A grabrail must comply with Clause 10.2 of AS 1428.2.

Clause H2.5 Doorways and doors

Doorways and doors must comply with Clause 11 (except Clause 11.5.2) of AS 1428.2.

Clause H2.6 Lifts

Lift facilities must comply with AS 1735.12.

Clause H2.7 Stairways

Stairs must comply with:

- (a) the notes to Clause 9.2 of **AS1428.1**; and
- (b) **Clause 9.3 of AS1428.1**; and
- (c) **Clause 13.2, 13.3 and Figures 8 and 9 of AS1428.2.**

Clause H2.8 Unisex accessible toilet

If toilets are provided, there must be at least one unisex accessible toilet without airlock that complies with **AS1428.1 Clause 10, Sanitary facilities.**

Clause H2.9 Location of accessible toilets

Accessible toilets must be in the same location as other toilets.

Clause H2.10 Symbols and signs

- (a) Signs must be placed in accordance with Clause 17.4 of AS 1428.2.
- (b) The size of accessibility symbols must comply with Table 1 of AS 1428.2.
- (c) The symbol for accessibility must incorporate directional arrows and words or, if possible, pictograms, to show passengers the way to *accessible* facilities such as toilets.
- (d) Signs must comply with **Clause 17.1 and Figure 30 of AS1428.2.**
- (e) If a sign incorporates raised lettering or symbols, they must be at least 0.8 mm above the surface of the sign.
- (f) If an operator or provider supplements a notice with Braille characters, they must be placed to the left of the raised characters.

Clause H2.11 Tactile Ground Surface Indicators

Tactile ground surface indicators must be installed on an accessway to indicate changes of direction in accordance with Clause 18.1 of AS 1428.2.

Clause H2.12 Lighting

Any lighting provided must comply with minimum levels of maintenance illumination for various situations shown in the notes to **Clause 19.1 of AS1428.2**.

Clause H2.13 Hearing augmentation

If a public address system is installed, it must comply with **Clause 21.1 of AS1428.2**.

Clause H2.14 Emergency Warning Systems

- (a) If an emergency warning system is installed, it must comply with Clause 18.2.1, 18.2.2 & 18.2.3 of AS1428.2.
- (b) In the event of an emergency, provision must be made for people with vision impairment to locate the exit path.

**Description of currently published Australian Standards
to be referenced in the Premises Standard**

The following is a brief description of Australian Standards that are currently published and are intended to be referenced in the Premises Standard. Those standards that are currently under review to coincide with the development of the Premises Standard are available for review and comment as part of the public consultation process.

AS 1735.2

This Standard sets out requirements for electric lifts for carrying passengers or goods, or both. This Standard is complementary to AS 1735.1, but the requirements of this Standard take precedence over corresponding requirements of that Standard. Alternative requirements for electric lifts carrying passengers or goods or both are set out in AS 1735.1.

AS 1735.3

This Standard sets out requirements for electrohydraulic lifts for carrying passengers and goods. This Standard is complementary to AS 1735.1 and AS 1735.2, but the requirements of this Standard take precedence over corresponding requirements of those Standards.

AS 1735.7

This Standard specifies requirements for power-operated stairway lifts intended for use by persons with limited mobility. The lifts consist of a carriage, incorporating a platform or a chair, or both, for raising or lowering persons along stairways. This Standard is complementary to AS 1735.1, but the requirements of this Standard take precedence over corresponding requirements of that Standard.

AS 1735.8

This standard sets out requirements for power-operated inclined lifts of the car or platform type for public and private use, other than stairway lifts covered by AS 1735.7, temporary lifts or hoists used solely for building work, and amusement devices. This standard is complementary to AS 1735.1 and AS 1735.2, but the requirements of this standard take precedence over corresponding requirements of those standards.

An inclined lift consists of a platform protected by side walls which may be built up and provided with a roof to form a completely enclosed car. It is driven by a drum, traction, or rack type machine at a speed of not more than 0.5 m/s.

AS 1735.12

This Standard sets out requirements for facilities in passenger lifts that are specifically designed to assist persons with a disability. It is complementary to AS 1735.1, AS 1735.2 and AS 1735.3. Where any conflict arises between Parts of AS 1735, the provisions of this Part shall take precedence.

AS 1735.14

This Standard specifies requirements for powered low-rise vertically lifting platforms for passengers. This Standard is complementary to AS 1735.1, but the requirements of this Standard take precedence over corresponding requirements of that Standard. It is intended that the Standard be applied only where the platform is used by persons with limited mobility or for wheelchair applications.

AS 1735.15

This Standard specifies requirements for low-rise, low-speed lifts intended for use primarily by persons with limited mobility. This Standard is complementary to AS 1735.1, but, the requirements of this Standard take precedence over the corresponding requirements of AS 1735.1.

PUBLIC COMMENT PROCESS

PUBLIC COMMENT

While not a requirement, it is preferred that anyone wishing to provide comments does so using the following response form.

CLOSING DATE FOR COMMENTS: 30 April, 2004

For further information on the draft Disability Standards for Access to Premises (Buildings) 200X, please contact:

Matthew McDonald
Project Manager
Australian Building Codes Board

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**To: Mr Matthew McDonald
Australian Building Codes Board**

Name: Date:

Organisation:

Address:
.....
.....

Email:.....

Telephone No: Fax No:

Respondents are asked, where possible, to comment on the text proposed for specific elements rather than making general comments on the complete package; general comments can be difficult to assess. Clause or sub-clause numbers should be referred to and comment restricted to whether the proposal is not supported or may be supported with changes, whether some situations are not adequately covered or whether there are unforeseen undesirable implications. A "no comment" on a clause will be taken as support. It would be useful if respondents would also substantiate cost-related comments with costing data.

Together with this response sheet, please find attached (on the following pages), a form to insert comments.

Please fax responses to (02) 6213 7288, or e-mail to Matthew.McDonald@abcb.gov.au or mail to the following address.

CLOSING DATE FOR COMMENTS: 30 April, 2004

Disability Standards for Access to Premises
(Buildings) 200X
Australian Building Codes Board
GPO Box 9839
CANBERRA ACT 2601

