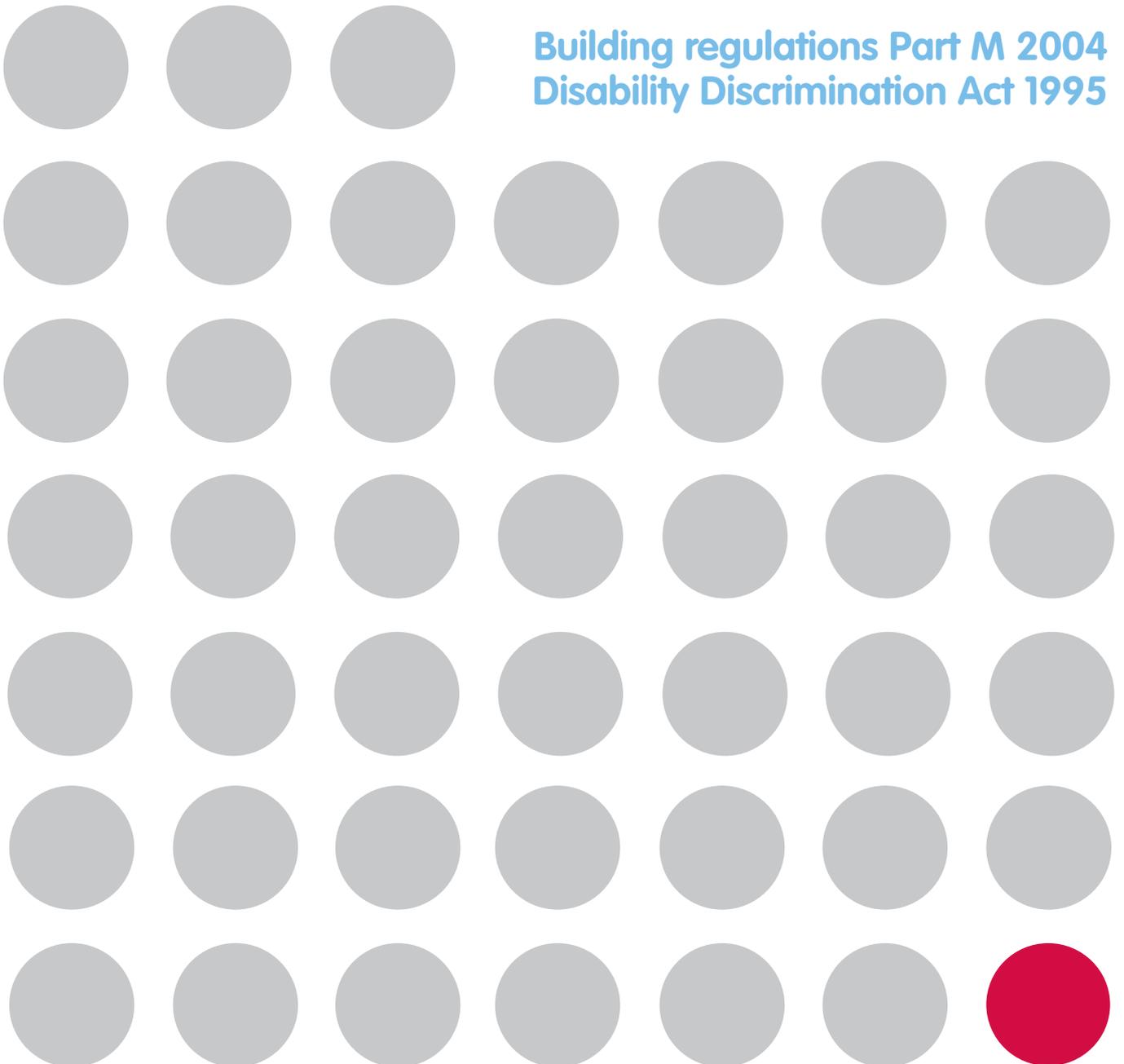




Amwell

Washrooms from concept to completion

Building regulations Part M 2004 Disability Discrimination Act 1995



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Building regulations

Introduction

The new Building Regulations Document M becomes effective from 1 May, 2004*:

- It covers access for everyone, including wheelchair users, ambulant disabled and people with luggage.
- It applies to new buildings, extensions and material alterations** (refurbishments).
- It applies to educational premises.
- The Part M3 sanitary accommodation section introduces alterations to the unisex wheelchair WC; ambulant cubicles; enlarged cubicles and standard cubicles.
- It takes into consideration the requirements of the DDA.

The Disability Discrimination Act (DDA) 1995 becomes effective from 1 October, 2004:

- The act imposes duties on employers, trade organisations, service providers and landlords not to discriminate against disabled persons.
- If a service is provided it should be available to all, e.g. toilets provided by a shop / pub should be accessible to able and less-able people alike.
- A degree of "reasonableness" should be allowed. This is new untried legislation that will require test cases in law before exact requirements are clear.

* Will not apply in relation to building work which has already started before 1 May 2004, provided that the building work began in accordance with:

- a building notice and a commencement notice given to the local authority; or
- full plans deposited with, and a commencement notice given to, the local authority; or
- an initial notice or an amendment notice given to the local authority.

** A material alteration covers anything that could result in a building no longer complying with relevant building regulation requirements where previously it did.

Building regulations

Regulations from Doc M

Wheelchair accessible unisex cubicles

The wheelchair accessible layout has been modified (see Figure 1) as follows:

- Cubicle length has been increased from 2000 to 2220mm.
- An additional 600mm vertical grab rail is required next to the basin.
- The height to the top of the WC has been increased from 450 to 480mm.

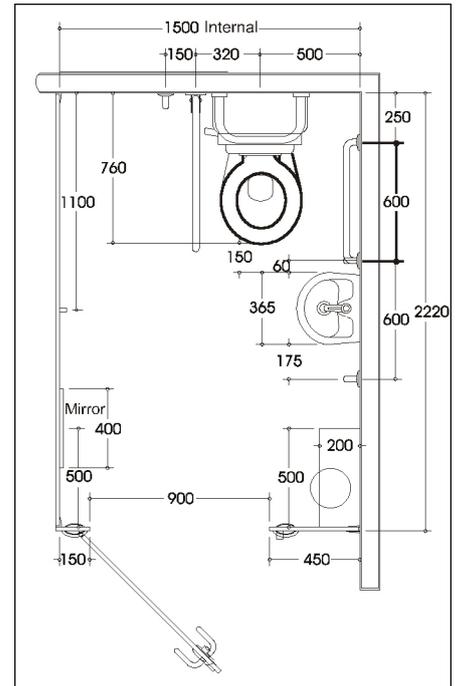


Figure 1.
Wheelchair accessible unisex cubicle

Ambulant disabled cubicles

Every same-sex washroom must have at least one WC compartment (cubicle) that is suitable for the ambulant disabled. See Figure 2. If there is only one cubicle in the washroom then this must be suitable for an ambulant disabled person. The ambulant disabled cubicle must include:

- An outward opening door (because of activity space considerations).
- Closing and opening bars on the door.
- The height to the top of the WC should be 480mm.
- Grab rails – 2 x 600mm horizontal, 1 x 600mm vertical
- A minimum free activity space of 750mm from the front of the pan to the door and a minimum cubicle width of 800mm. The door swing must not interfere with the free activity space.

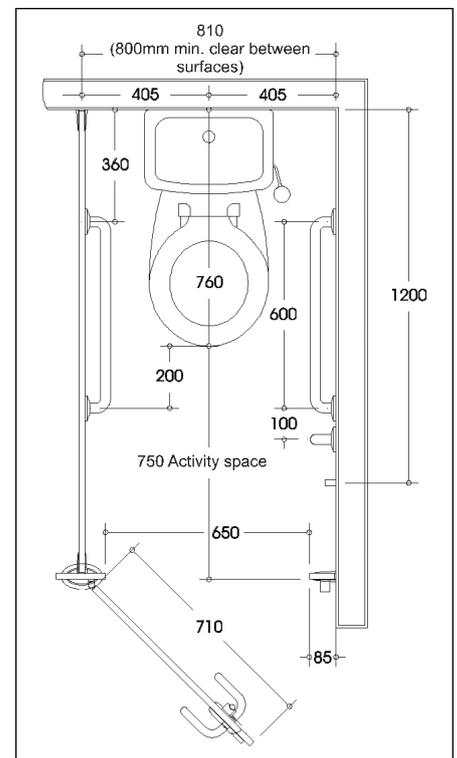


Figure 2.
Ambulant disabled cubicle

Building regulations

Regulations from Doc M

Enlarged cubicles

Where four or more cubicles are provided in a washroom one of these must be an enlarged cubicle. See Figure 3.

The enlarged cubicle is there to assist the ambulant disabled, people with babies or with small children, and/or people with large bags.

This cubicle must be in addition to the ambulant disabled cubicle detailed above and must include:

- A minimum width of 1200mm.
- One horizontal and one vertical grab rail set around the WC.

- A space for a shelf and folding changing table.
- An outward opening door.
- Closing and opening bars on the door.

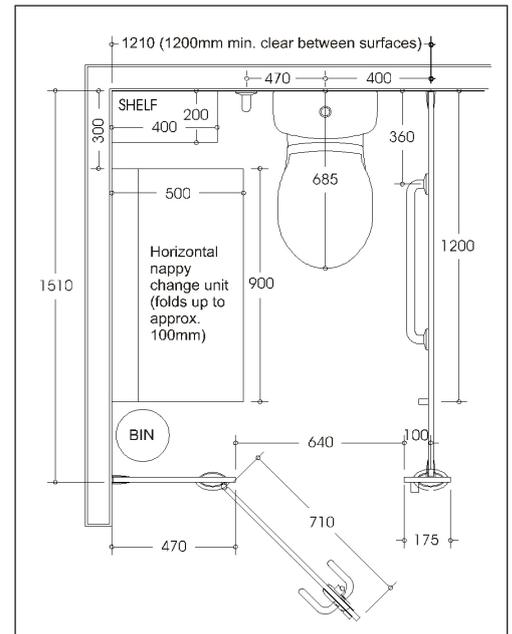


Figure 3. Enlarged cubicle

Standard cubicles

Each standard cubicle (see Figure 4) MUST now have:

- A minimum of 450mm diameter manoeuvring space within the cubicle.
- Doors and bolts that can open with a maximum force of 20N.
- Indicator bolts and doors that are capable of being operated with a closed fist.
- Doors that can open even if someone has collapsed inside against the door.

- An emergency release mechanism that allows doors to open outwards from the outside in an emergency.

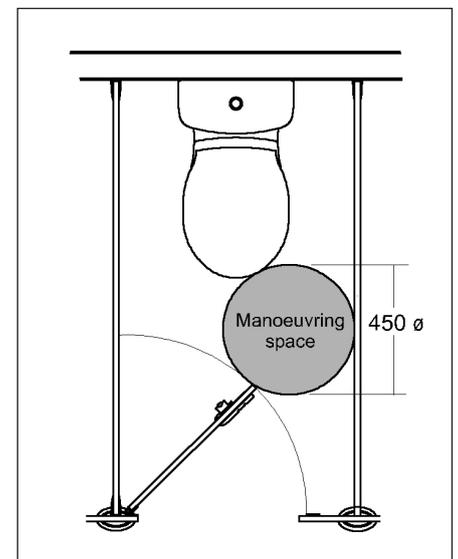


Figure 4. Standard cubicle

Building regulations

Regulations from Doc M

Colour contrast

To aid partially sighted people, the design of washrooms **MUST** allow for contrasts in colours in the following areas:

- Between indicator bolts and doors.
- Between sanitary ware and back panels / vanity tops.
- Between doors and pilasters.

The impact of this is mainly with the specifier because white sanitary ware on white tiles or white back panels is not permissible.

Particular emphasis should be paid to grab rails, which must stand out from the background colour.

Building regulations

Other regulations

Other requirements are as follows:

- In new building installations and instances of major refurbishment, all taps must be of a type that is operable with a closed fist. Non-lever taps (with the exception of “push down” non-concussive types) can no longer be used. Whenever taps are just being replaced then the closed fist rule does not apply.
- All hot water outlets should be thermostatically controlled. Further information can be found in guidance note G18.5 of the Requirements for Water Fittings Regulations 1999, SI 1999/1148.
- Where a separate sex washroom is accessible to wheelchair users then:
 - One urinal must be set lower and have two vertical grab rails.
 - One basin must be set at a lower lip height.
- If a building only contains one toilet area, it should be of the unisex wheelchair access type, with the width increased from 1500mm to 2000mm. An extra basin must be provided set at standard height, in addition to the low height finger washbasin.
- A unisex wheelchair access WC must be provided wherever there is a male/female standard washroom (one unisex facility by the entrance lobby is no longer sufficient).
- Where more than one unisex wheelchair access WC is used, then the layout must be handed LH / RH to give choices of transfer from wheelchair to WC.
- There is a need for wheelchair usable WC pans to accommodate a “variable height toilet seat riser”. The riser is a device that replaces the standard toilet seat and lowers or raises the user to a sitting or standing position.
- WC flush mechanism must be on the opposite side to the wall in wheelchair and ambulant disabled WC’s.
- The minimum clear effective door opening width for wheelchair access is specified as 825mm. We will continue to use 900mm, as cubicles are very often sited within confined spaces that are difficult to manoeuvre by wheelchair users.
- Wheelchair access toilets must not be used as baby changing areas.
- Large buildings require adult changing tables within unisex toilets.
- Where showers are provided for staff then at least one compartment should be made suitable for wheelchair users.
- Similarly, in leisure facilities, self-contained showering and changing facilities must also be provided. For more details regarding the leisure industry DDA compliance, refer to the guidance notes published by Sport England entitled “Access for Disabled People”.
- Artificial limb stores (lockers) should be provided in changing and shower areas.
- In hotel room installations where en-suite facilities are provided for wheelchair users, there should be an equal number of shower rooms to bathrooms. This 50:50 division does not apply to rooms that are not designated wheelchair-accessible.

See Figure 5 for cubicle layout example.

Building regulations

Other regulations

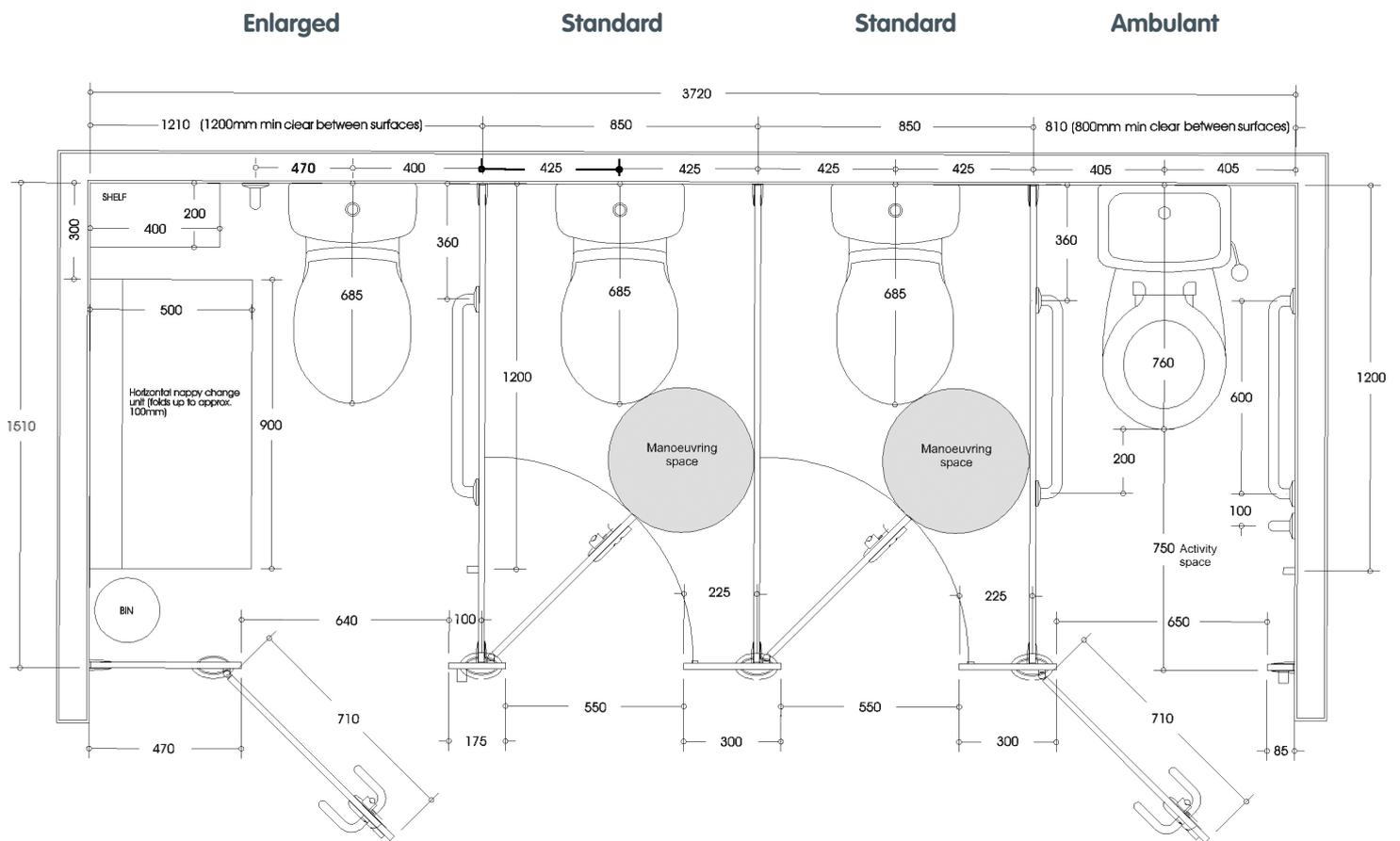


Figure 5. Cubicle layout example

Building regulations

Bibliography

**The Building Regulations 2000
Access to and use of buildings
Approved Document M (2004 Edition)
Published by TSO
(The Stationery Office)**

**The Building Act 1984, the Building
(Amendment) Regulations 2003,
New Approved Document giving
guidance on Part M (access to and
use of buildings)
Published by TSO (The Stationery
Office) for the Office of the Deputy
Prime Minister**

**Access for Disabled People
(Guidance Notes)
Published by Sport England**

DISCLAIMER

Great care has been taken to produce this document. However, Amwell Systems Ltd accepts no responsibility for inaccuracies or omissions.

This booklet has been produced for Amwell Systems Ltd internal use only.

Refer to bibliography above for full regulation details.

All drawings are for illustrative purposes only.

Building regulations

Further information

For more information on the DDA and its affect on Building Regulations, refer to the following organisations:

The Disability Rights Commission
Post DRC Helpline
FREEPOST
Mid 02164
Stratford upon Avon
CV37 9BR
Telephone: 08457 622 633
Fax: 08457 778 644
Email: enquiry@drc-gb.org
Website: www.drc-gb.org

The Access Support Officer
The Access Association
Corporation of London Access Office
Department of Community Services
PO Box 270
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Fax: 020 7332 3398
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