States of Jersey
Planning and Environment Committee

The Building Bye-Laws (Jersey) 1997. Code of Practice

TECHNICAL GUIDANCE DOCUMENT

Part 8
Access and Facilities for Disabled People

Contents

Use of Guidance

THE TECHNICAL GUIDANCE DOCUMENTS

The Building Bye-Laws (Jersey) 1997, which come into operation on the twentieth day of February 1997, replace the Building Bye-Laws (Jersey) 1960 and consolidate all subsequent revisions to those Bye-Laws. This document is one of a series that has been approved by the Committee as practical guidance on meeting the requirements of the second schedule and Bye-Law 7 of the Building Bye-Laws (Jersey) 1997.

At the back of this document is a list of those documents currently published which have been approved for the purpose of the Building Bye-Laws.

The detailed provisions contained in the Technical Guidance Documents are intended to provide guidance for some of the more common building situations. In other circumstances, alternative ways of demonstrating compliance with the requirements may be appropriate.

Evidence supporting compliance

There is no obligation to adopt any particular solution contained in a Technical Guidance Document if you prefer to meet the relevant requirement in some other way. However, should a contravention of a requirement be alleged then, if you have followed the guidance in the relevant Technical Guidance Documents, that will be evidence tending to show that you have complied with the Bye-Laws. If you have not followed the guidance then that will be evidence tending to show that you have not complied. It will then be for you to demonstrate by other means that you have satisfied the requirement.

Other requirements

The guidance contained in a Technical Guidance Documents relates only to the particular requirements of the Bye-Laws which that document addresses. The building work will also have to comply with the requirements of any other relevant paragraphs in the second schedule to the Bye-Laws. There are Technical Guidance Documents which give guidance on each of the other requirements in the second schedule and on Bye-Law 7.

LIMITATION ON REQUIREMENTS

In accordance with Bye-Law 8, the requirements in parts 1, 2, 3, 4, 5, 6, 7, 9 and 10 of the second schedule to the Building Bye-Laws do not require anything to be done except for the purpose of securing reasonable standards of health and safety for persons in or about the building.

MATERIALS AND WORKMANSHIP

Any building work which is subject to requirements imposed by the second schedule to the Building Bye-Laws should, in accordance with Bye-Law 7, be carried out with proper materials and in a workmanlike manner.

You may show that you have compiled with Bye-Law 7 in a number of ways, for example by the appropriate use of a product bearing an EC mark in accordance with the Construction Products Directive (89/106/EEC), or by following an appropriate technical specification (as defined in that Directive), a British Standard, a British Board of Agrément Certificate, or an alternative national technical specification of any member state of the European Community which, in use, is equivalent. You will find further guidance in the Technical Guidance Document supporting Bye-Law 7 on materials and workmanship.

Technical specifications

Building Bye-Laws are made for specific purposes; health and safety, energy conservation and the welfare and convenience of disabled people. Standards and technical approvals are relevant guidance to the extent that they relate to these considerations. However, they may also address other aspects of performance such as serviceability or aspects which although they relate to health and safety are not covered by the Bye-Laws.

When a Technical Guidance Document makes reference to a named standard, the relevant version of the standard is the one listed at the end of the publication. However, if this version of the standard has been revised or updated by the issuing standards body, the new version may be used as a source of guidance provided it continues to address the relevant requirements of the Bye-Laws.

The Requirement

This Technical Guidance Document which takes effect on 20 February 1997, deals with the following requirements from Part 8 of the second schedule to the Building Bye-Laws (Jersey) 1997.

Requirement	*Limits on application*
Interpretation **27** (1) In this part 'disabled persons' means persons who have— (a) an impairment which limits their ability to walk or which requires them to use a wheelchair for mobility; or (b) impaired hearing or sight. **Application** **27** (2) Reasonable provision shall be made for disabled persons— (a) to gain access to the building; (b) to use the building; (c) wherever sanitary conveniences are provided in the building; and (d) wherever audience of spectator seating are provided in the building.	1. The requirements of this part do not apply to— (a) an extension which does not include a ground storey; (b) a dwelling or the common parts of a building which are intended for the exclusive use of two or more dwellings; or (c) any part of a building which is used solely to enable the building or any service or fitting in the building to be inspected, maintained or repaired. 2. The requirements of this part, other than paragraph 27 (2)(a) do not apply to the replacement of or substantial alteration to a shop entrance or the display windows adjacent to a shop. 3. Subject to paragraph (2) above, the requirements of this part apply in respect of a material alteration to a building only to the extent that the building complied with those requirements before the work was carried out.

Alterations: Requirement 27 is referred to in the definition of 'material alteration' in part one of the Bye-Laws. Bye-Law 5(2) stipulates that a material alteration should not result in an altered building being less satisfactory in respect of access and facilities for disabled persons than it was before.

Guidance

Performance

In the view of the Committee requirement 27 will be met by making it reasonably safe and convenient for disabled people to gain access to and within, non-domestic buildings and to use them. The provisions for access and facilities are for the benefit of disabled people who are visitors to the building or who work in it.

Where the requirements apply

New buildings

0.1 The requirements apply if a building is newly erected, or has been substantially demolished to leave only external walls.

0.2 If, as part of the reconstruction of a building, it is impractical to make adjustments to the level of the existing principal entrance or any other appropriate existing entrance, to permit independent access for wheelchair users, or to provide a new entrance which is suitable, the other requirements of part 8 should still apply.

Extensions

0.3 If an existing building is extended, the requirements of part 8 apply to the extension provided that it contains a ground storey.

0.4 An extension should be at least as accessible to and usable by disabled people as the building being extended. Where access to the extension is achieved only through the existing building, it will be subject to the limitations of the existing building, and it would be unreasonable to require higher standards within the extension. On the other hand, it is reasonable that an extension which is independently approached and entered from the boundary of the site should be treated in the same manner as a new building.

0.5 Subject to paragraph 0.6, when a building is extended there is no obligation to carry out improvements within an existing building to make it more accessible to and usable by disabled persons that it was before. However the extension should not adversely affect the existing building with respect to the provisions of the building bye-laws for access to, and use of, the building by disabled people.

0.6 If a building containing a restaurant or bar is to be extended and the extension or part increases the floor area of the restaurant or bar, sanitary conveniences should be provided which are suitable for disabled people.

Alterations

0.7 Shopfronts. Where alterations to the principal entrance of a shop are proposed, reasonable provision shall be made for disabled people to gain access to the shop.

0.8 When a building other than one referred to in para 0.7 is altered there is no obligation to improve access and facilities for disabled people. However the level of provision after alteration should not be any worse. Facilities may be moved but their suitability and access to them should not be reduced.

External features

0.9 Part 8 applies to those features, outside the building, which are needed to provide access to the building from the edge of the site and from car parking within the site.

What requirements apply

0.10 If part 8 applies, reasonable provision should be made:

a. so that disabled people can reach the principal entrance to the building and other entrances described in this Technical Guidance Document, from the edge of the site curtilage and from car parking within the curtilage;

b. so that elements of the building do not constitute a hazard for a person with an impairment of sight;

c. for access for disabled people into and within any storey of the building and to any facilities provided to comply with part 8;

d. so that disabled people can use the building's facilities;

e. for sanitary accommodation for disabled people;

f. for suitable accommodation for disabled people in audience or spectator seating; and,

g. for aids to communication for people with an impairment of hearing or sight in auditoria, meeting rooms, reception areas and ticket offices.

Educational establishments

0.11 In schools or other education establishments, requirement 27 (a) (b) and (c) will be satisfied if the provisions comply with paragraphs 2.1/2/4/6, 3.1, 4.1/2/4/6 and 5.1 in Design Note 18 1984 'Access for Disabled Persons to Educational Buildings', published by the Secretary of State for Education and Science in the U.K. The introduction of provisions for people with impaired hearing or sight means that requirement 27 (a) and (b) may need to be satisfied by incorporating into these buildings some of the features described in design Note 18 as general design considerations.

Definitions

0.12 The following meanings apply to terms throughout this Technical Guidance Document.

Access, means approach or entry

Accessible, with respect to buildings or parts of buildings, means that access if facilitated.

Suitable, with respect to means of access and to facilities, means that they are designed for use by disabled people.

Principal entrance storey, means the storey which contains the principal entrance or entrances to the building. If an alternative accessible entrance is to be provided by virtue of paragraph 1.31(b), the storey containing that entrance is the principal entrance storey.

Building, in this Technical Guidance Document means a building or a part of a building which may comprise individual premises; a shop, an office, a factory, a warehouse, a school or other educational establishment including student residential accommodation, an institution, or any premises to which the public is admitted whether on immediate payment, fee, subscription, or otherwise.

Section 1

MEANS OF ACCESS TO AND INTO THE BUILDING

Objectives

1.1 The aim is to provide a suitable means of access for disabled people to the building from the point of entrance to the site curtilage and from car parking which is provided within the building site. It is also important that external circulation which is proposed between different parts of the building is suitable.

1.2 In designing the approach to an entrance, it should be recognised that wheelchair users and ambulant disabled people have difficulty in negotiating changes of level. People with impaired site may be unaware of the onset of abrupt changes in level.

1.3 The design of the approach will also need to take account of overall constraints on space.

1.4 It is important to reduce the risks to disabled people, particularly those with impaired sight, of being injured when passing close to the building. This means that parts of the building should not present hazards on circulation routes immediately adjacent to it.

1.5 Disabled people should be able to use the principal entrance provided for visitors or customers and an entrance which is intended, exclusively, for members of staff.

1.6 The needs of disabled people vary. Alternative means of access are helpful. Not all ambulant disabled people find it as easy to negotiate a ramp as they do a stair.

‘Level’ approach from the edge of site and car parking

Design considerations

1.7 Gradients should be as gentle as the circumstances allow. They will then be more convenient for wheelchair users and other people with walking difficulties. Where possible, a ‘level’ approach should be provided. In all developments parking provision should be made for the special needs user. The number of spaces required will vary according to the particular use of the building but as a guide 1:20 will be generally appropriate. Designated spaces should be located as close as possible to the principal building entrance.

1.8 People who use wheelchairs, sticks or crutches or who are blind or partially sighted, and those who may accompany them, need adequate space when approaching the building. There should also be space for people passing in the opposite direction.

Provisions

1.9 A ‘level approach’ will satisfy requirement 27 if it has a surface width of at least 1.2m and its gradient is not steeper than 1 in 20.

1.10 If site constraints necessitate an approach steeper than 1 in 20, a ramped approach should be provided.

1.11 Where a pedestrian route to the building is intended for use by disabled people:

a. a tactile warning should be provided for people with impaired vision where the route crosses a carriageway and at the top of steps.

b. dropped kerbs should be provided for wheelchair users.

Diagram 2 illustrates paving slabs with tactile warning surfaces. The blister type paving is considered suitable for use at pedestrian crossing points. The corduroy type paving is considered suitable for use at the top of external stairs.

Ramped approach

Design considerations

1.12 It may not always be possible to arrange a 'level' approach. Where a ramped approach is necessary, the gradient should still be as gentle as possible. Steep gradients create difficulties for some wheelchair users who lack the strength to propel themselves up a slope or have difficulty in slowing down or stopping when descending. Nor are they as safe or convenient for ambulant people with disabilities. As well as adding to problems of unsteadiness in adverse weather conditions, they increase the risk of slipping.

1.13 Some disabled people, or their helpers, need to be able to stop frequently: for instance, to regain strength or breath, or to ease pain.

1.14 Wheelchair users need adequate space to stop on landings, to open and to pass through doors without the need to reverse into circulation routes or to face the risk of rolling back down slopes.

1.15 Design considerations for the width of ramped approaches are similar to those for level approaches.

1.16 Some disabled people have a weakness on one side or the other and that leads to the need for support at each side of ramped approaches.

1.17 The risk of wheelchair users catching their feet beneath or between balustrade rails should be minimized. This can be achieved by providing kerbs or solid balustrades on open sides.

1.18 Where practicable, easy going steps should complement ramped approaches.

Provisions

1.19 A ramped approach will satisfy requirement 27 if it:

a. has a surface which reduces the risk of slipping;

b. has flights whose surface widths are at least 1.2m and whose unobstructed widths are at least 1.0m;

c. is not steeper than 1 in 15, if individual flights are not longer than 10.0m, or not steeper than 1 in 12, if individual flights are not longer than 5.0m;

d. has a top and bottom landings, each of whose lengths is not less than 1.2m and, if necessary, intermediate landings, each of whose lengths is not less than 1.5m, in all cases clear of any door swing;

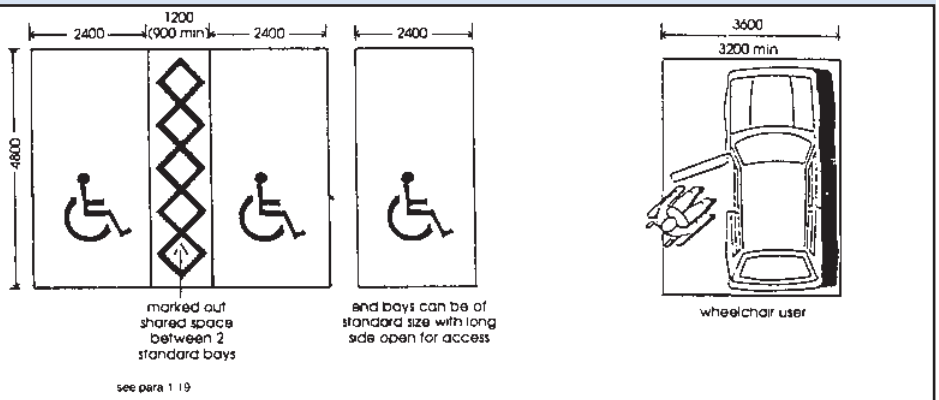
e. has a raised kerb at least 100mm high on any open side of a flight or a landing; and

f. has a continuous suitable handrail on each side of flights and landings, if the length of the ramp exceeds 2.0m.

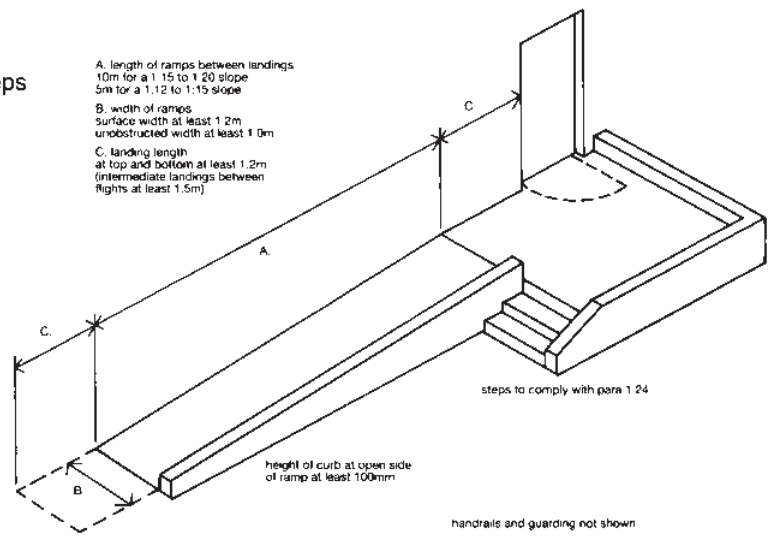
Diagram 1 illustrates the guidance on ramped approaches.

Diagram 1 **Getting to the building**

Car parking



Ramped approach with complementary steps



Stepped Approach

Design considerations

1.20 Whilst design considerations for a stepped approach are similar to those for a ramped approach, there are additional ones.

1.21 People with impaired sight are at risk of tripping or losing their balance when meeting sudden changes of level. The danger is at its greatest when approaching the head of a flight of steps. The existence of individual steps, on their own or within a flight, should also be made apparent.

1.22 People who wear callipers or who have stiffness in hip or knee joints are particularly at risk of tripping by catching their feet beneath nosings or treads. Physical weakness on one side or the other and sight impairments, necessitate tread dimensions which allow both feet to be placed square onto it.

1.23 These design considerations apply to a stepped approach which is provided to satisfy the objective in paragraphs 1.1-1.6.

Provisions

1.24 A stepped approach will satisfy requirement 27 if:

a. its top landing has a tactile surface, to give advance warning of the change in level;

b. all step nosings are distinguishable through contrasting brightness;

c. it has flights whose unobstructed widths are at least 1.0m;

d. the rise of a flight between landings is not more than 1.2m;

e. it has top and bottom and, if necessary, intermediate landings, each of whose length is not less than 1.2m clear of any door swing onto it;

f. the rise of each step is uniform and not more than 150mm;

g. the going of each step is not less than 280mm, which for tapered treads should be measured at a point 270mm from the 'inside' of the stair;

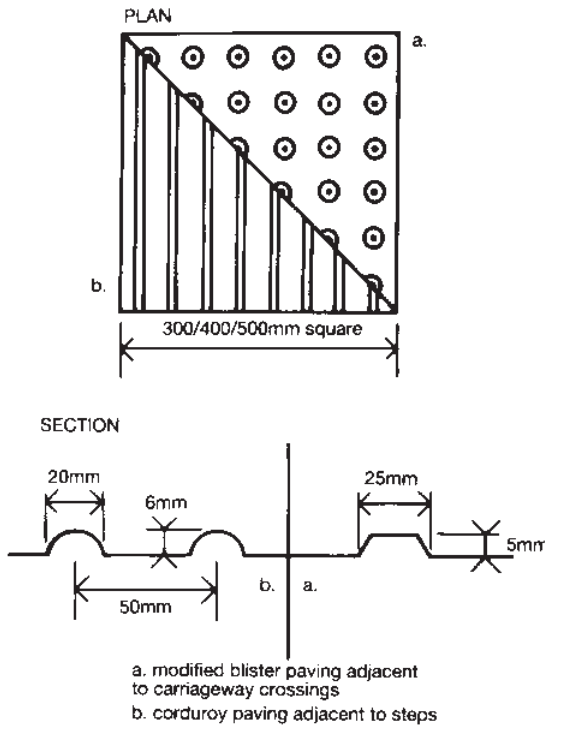
h. risers are not open; and

j. there is a suitable continuous handrail on each side of the flight and landings if the rise of the stepped approach comprises two or more risers.

Diagram 2 shows corduroy paving that will provide a tactile warning at the top of steps. Diagram 3 shows the location of visual and tactile warnings. Diagram 4 illustrates the guidance on stepped approaches.

Diagram 2 **Tactile paving slabs**

see para 1.11 & 1.24



a. modified blister paving adjacent to carriageway crossings
b. corduroy paving adjacent to steps

Diagram 3 **Tactile and visual warnings**

see para 1.24

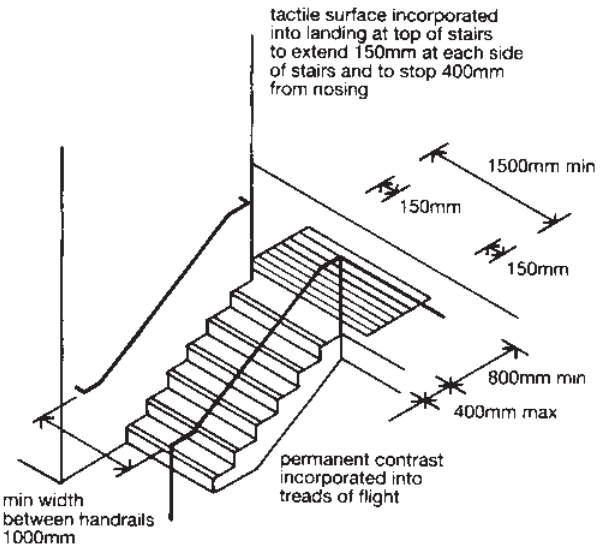
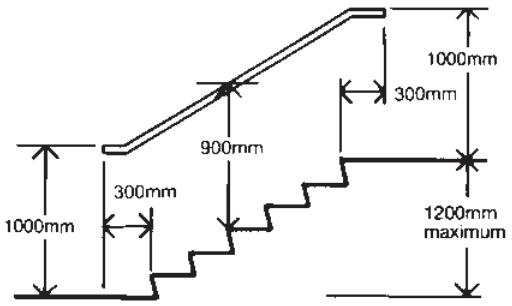
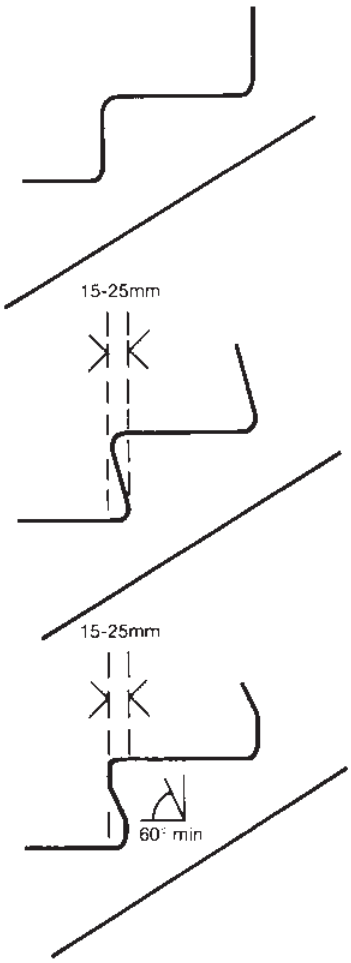


Diagram 4 **Stepped approach**

see para 1.24



A. EXTERNAL STEPS AND HANDRAILS



B. EXAMPLES OF SUITABLE TREAD NOSING PROFILES
MAXIMUM RISE 150mm
MINIMUM GOING 280mm

Handrails

Design considerations

1.25 For those who have physical difficulty in negotiating changes of level, grippable and well supported handrails are important.

Provisions

1.26 Requirement 27 will be satisfied, if:

a. the top of a handrail is 900mm above the surface of a ramp or the pitch line of a flight of steps and 1000mm above the surface of landing;

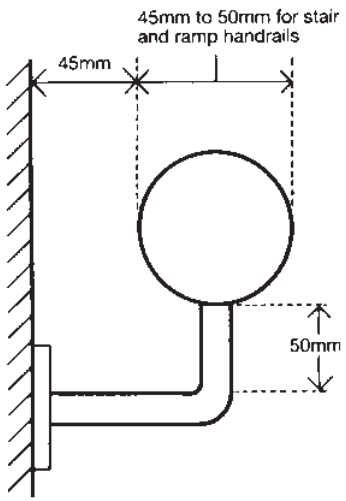
b. the handrail extends at least 300mm beyond the top and bottom of a ramp, or the top and bottom nosings of a stepped approach, and terminates in a closed end which does not project into a route of travel;

c. the profile of the handrail and its projection from a wall is suitable.

Diagram 5 contains guidance on a handrail design that would satisfy requirement 27.

Diagram 5 **Handrail design**

see para 1.26



Hazards on access routes

Design considerations

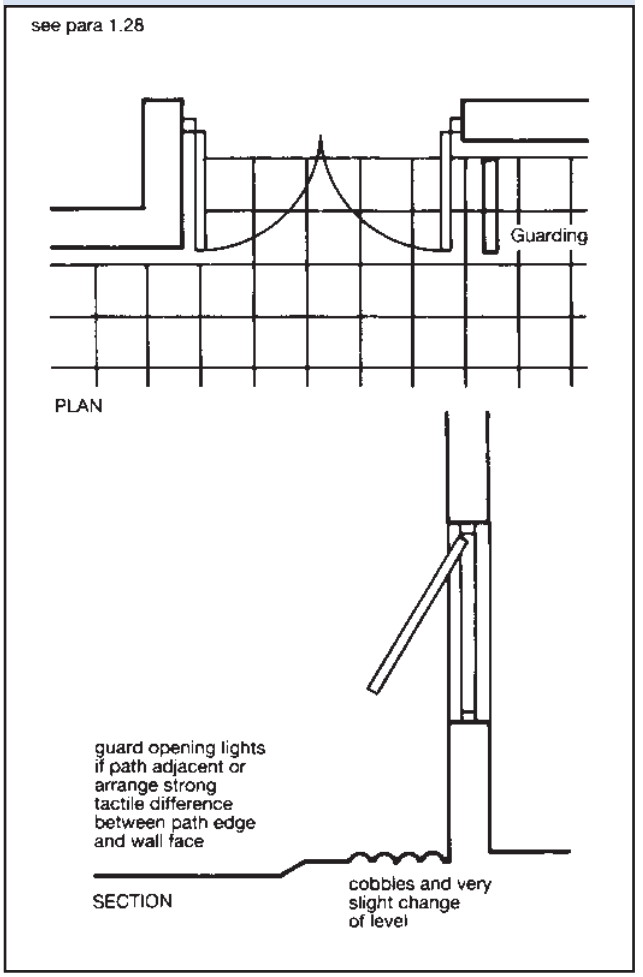
1.27 Features of the building that occasionally obstruct a route adjacent to the building may be a hazard to people with sight impairments, particularly if the object is partially transparent and therefore indistinct.

Provisions

1.28 Windows or doors in general use which open outwards should not cause an obstruction on a path which runs along the face of a building.

1.29 Diagram 6 contains guidance on the reduction of these risks.

Diagram 6 **External hazards**



Access into the building

Design considerations

1.30 There should be a convenient access into the building for disabled people whether they are visitors to the building or work in it and whether they arrive on foot or in a wheelchair.

Provisions

1.31 Requirement 27 will be satisfied if:

a. the principal entrance for visitors or customers is accessible and suitable; or

b. in the event of the space outside the principal entrance being severely restricted, or the site being on sloping ground, an alternative entrance intended for general use is accessible and suitable and there is suitable internal access, available to all who may use the building, from the alternative entrance to the principal entrance; and

c. where car spaces are provided adjacent to and serving the building, but there is not suitable means of access from them to the principal entrance, an additional entrance, intended for general use, is provided giving suitable internal access to the principal entrance;

d. an entrance which is provided specifically for members of staff is accessible and suitable.

Principal entrance doors

Design considerations

1.32 Sufficient width should be available for wheelchair manoeuvre. The opportunity should be taken for more generous planning than might be available internally.

1.33 A space provided alongside the leading edge of a door reduces the risk of a wheelchair user being prevented from reaching the door handle as a result of the wheelchair footrest colliding with the return wall.

1.34 People with mobility difficulties cannot react quickly to avoid collisions and, where feasible, they should be able to see people approaching the other side of entrances and should, themselves, be seen.

Provisions

1.35 Requirement 27 will be satisfied if a principal entrance door:

a. contains a leaf which provides a minimum clear opening width of not less than 800mm;

b. has an unobstructed space on the side next to the leading edge for at least 300mm, (unless the door is opened by a suitable automatic control);

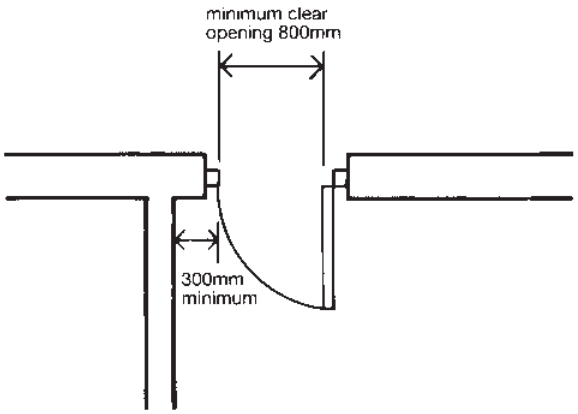
c. is provided with a glazed panel giving a zone of visibility from a height of 900mm to 1500mm from the finished floor level wherever the opening action of the door could constitute a hazard.

Diagram 7 illustrates the guidance on doors.

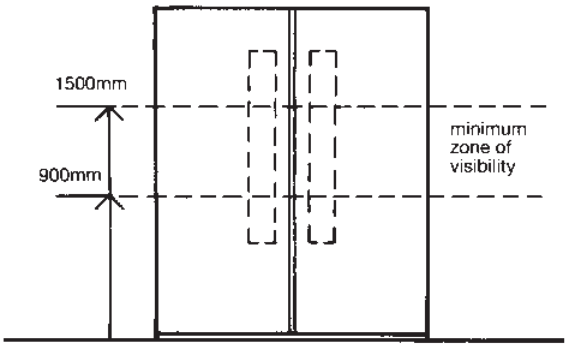
Note: Clear opening widths in excess of 800mm can be achieved by selecting a 1000mm single leaf doorset (850mm clear opening width of leaf) or a 1.8m double leaf doorset (810mm clear opening width of each leaf) – as shown in Table 2 to BS 4787: *Internal and external wood doorsets, door leaves and frames* Part 1: 1980 (1985) *Specification for dimensional requirements*.

Diagram 7 **Entrance doorways**

see para 1.35



a. MINIMUM CLEAR OPENING
Single doors, at least one of a pair, should provide the minimum clear opening



b. GLAZED DOORS
Doors across circulation routes should have visibility glazing

Revolving doors

Design considerations

1.36 By themselves, small revolving doors are not suitable for use by disabled people. Timing of entry and exit may create difficulties for people with sight impairments or with ambulatory problems. In addition, there may be insufficient space within the confines of the door to accommodate a wheelchair or there may be too little time for manoeuvre.

1.37 Some larger types of revolving doors are considered suitable on their own. They should be capable of accommodating several people at the same time. They revolve very slowly and are equipped with mechanisms to slow them down further and to stop them as soon as they feel resistance.

Provisions

1.38 An entrance fitted with a small revolving door would be suitable if it also contained a door as described in paragraph 1.35 and Diagram 7.

1.39 Some large types of revolving door are considered suitable on their own, (see paragraph 1.37).

Entrance lobbies

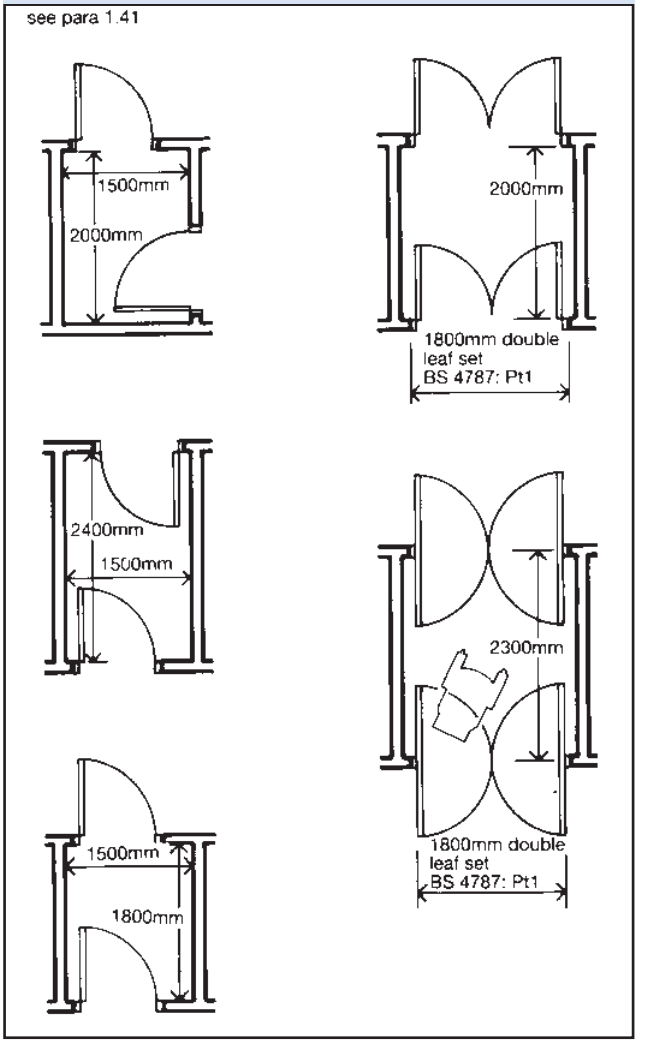
Design considerations

1.40 A wheelchair user should be able to move clear of one door before using the next one. There should also be space for someone assisting the wheelchair user and for someone passing in the opposite direction. Matwells should be flush (including surrounds) close fitting and firm. Thresholds should also be flush but where this is not achievable, be no higher than 12mm.

Provisions

1.41 Requirement 27 will be satisfied if an entrance lobby is designed on the basis of the examples shown in Diagram 8.

Diagram 8 **Entrance lobbies**



Section 2

MEANS OF ACCESS WITHIN THE BUILDING

Objective

2.1 The objective is similar to that relating to the approach to buildings. The need is to facilitate movement within buildings. Much has to do with the provision of sufficient space for wheelchair manoeuvre, convenient ways of travelling from one storey to another and the inclusion of features which will help those with impaired hearing or sight to find their way safely and conveniently.

2.2 Whilst the guidance included in this Technical Guidance Document is not focused entirely on the needs of wheelchair users, the more generous space criteria often relate to the space required to manoeuvre a wheelchair.

Horizontal circulation within the building

Internal doors

Design considerations

2.3 Considerations similar to those set out in paragraphs 1.32 to 1.34 apply to the design of internal doors.

Provisions

2.4 Requirement 27 will be satisfied if:

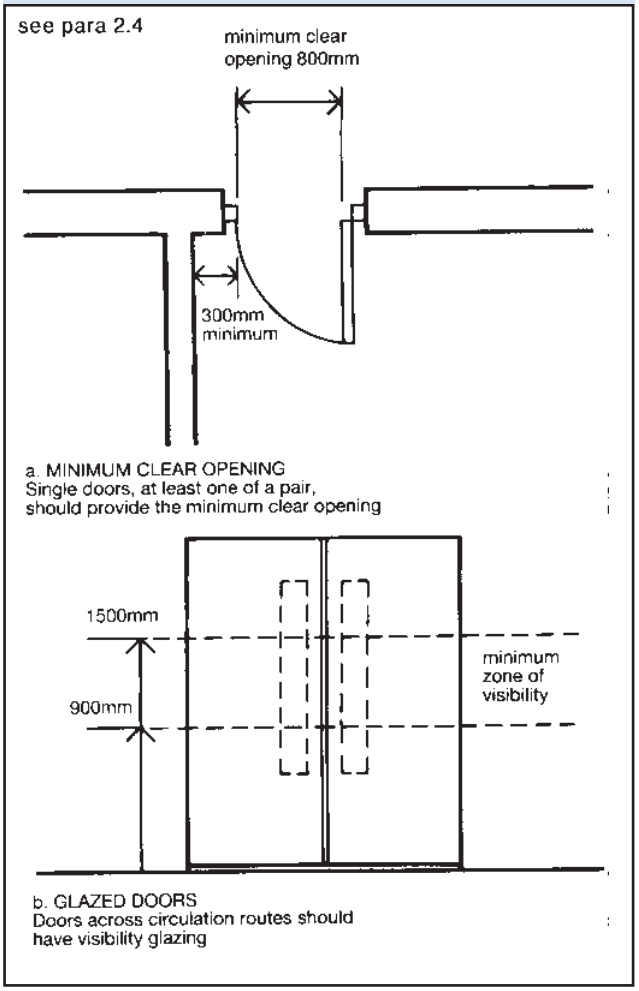
a. an internal door contains a leaf which provides a minimum clear opening width of not less than 800mm.

b. the space into which the door opens is unobstructed on the side next to the leading edge for at least 300mm, unless the door can be opened by an automatic control, or is in a situation where it may be reasonable to anticipate assistance, e.g. when leaving a fellow guest's hotel bedroom;

c. each door across an accessible corridor or passageway is provided with a glazed panel, giving a zone of visibility from a height of 900mm to 1500mm from the finished floor level.

Diagram 9 illustrates the guidance on doors.

Diagram 9 **Internal doorways**



Corridors and passageways

Design considerations

2.5 In locations required to be accessible to wheelchair users, corridors and passageways need to be wide enough to allow for wheelchair manoeuvre and for other people to pass. Narrower corridors would be reasonable in other locations, such as those to which lift access is not provided or in some extensions.

Provisions

2.6 Requirement 27 will be satisfied if a corridor or passageway:

a. to which wheelchair users have access, has an unobstructed width of 1200mm; or

b. which is accessible by stairway alone or is in an extension approached through an existing building has an unobstructed width of at least 1000mm.

Internal lobbies

Design considerations

2.7 Internal lobbies are less likely to be in demand by several people at the same time. It is therefore, reasonable to adopt less generous space standards than for principal entrance lobbies. Nevertheless, a wheelchair user should be able to move clear of one door before using the next one. Provided these practical considerations are met, smaller internal lobbies may be used and will impose less constraint on the internal planning of the building.

Provisions

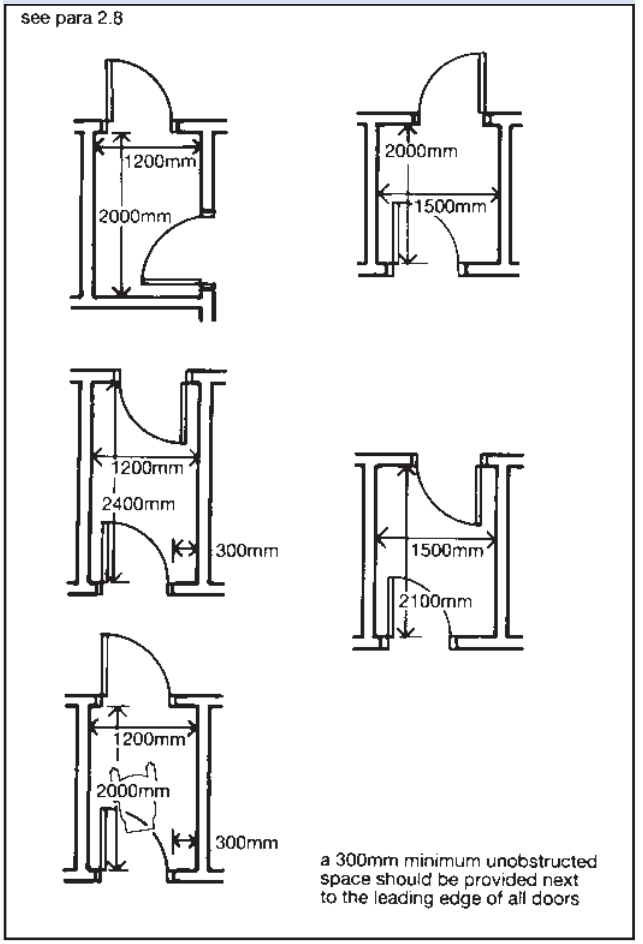
2.8 Requirement 27 will be satisfied if an internal lobby is designed on the basis of the examples shown in Diagram 10.

Vertical circulation within the building

Design considerations

2.9 The most suitable means of access for disabled people when passing from one storey to another is a passenger lift. However, given the added cost and intrusion into usable space it is not reasonable to require a lift to be provided in every instance.

Diagram 10 **Internal lobbies**



2.10 If there is no passenger lift to provide vertical access, a stair should be designed to satisfy the needs of ambulant disabled people. In any event, a stair should be designed to be suitable for people with impaired sight.

2.11 It would be reasonable to base the decision with regard to the provision of mechanical means of vertical access on the nett floor area of the storey to be reached.

Passenger lifts

Design considerations

2.12 A wheelchair user needs sufficient space and time to manoeuvre into a lift and, once in, should not be restricted for space.

He or she would also be able to reach the controls which summon and direct the lift. People with sensory impairments should, in some circumstances, be advised of the floor that the lift has reached. Measures should be adopted which give a disabled person time to enter the lift to reduce the likelihood of contact with closing doors.

Provisions

2.13 Requirement 27 will be satisfied if a suitable passenger lift is provided to serve any storey above or below the principal entrance storey, and that storey contains nett floor areas as follows:

a. in a two storey building, more than 280m^2 of nett floor area; or

b. in a building of more than two storeys, more than 200m^2 of nett floor area; and

c. a suitable means of access is provided from the lift to the remainder of the storey.

Note: The nett floor area of a storey in a building covered by the Requirement should be measured as follows:-

The areas of all parts of a storey which use the same entrance from the street or an indoor mall should be added together, whether they are in more than one part of the same storey, or used for different purposes. The area of any vertical circulation, sanitary accommodation and maintenance areas in the storey should not be included.

2.14 Requirement 27 will be satisfied if a passenger lift:

a. has a clear landing at least 1500mm wide and at least 1500mm long in front of its entrance;

b. has a door or doors which provide a clear opening width of at least 800mm;

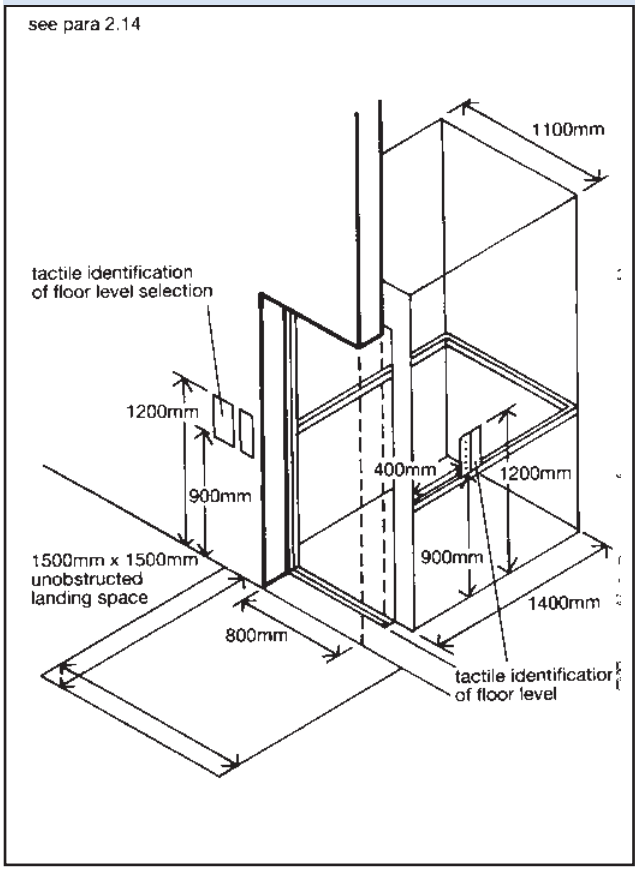
c. has a car whose width is at least 1100mm and whose length is at least 1400mm;

d. has landing and car controls which are not less than 900mm and not more than 1200mm above the landing and the car floor at a distance of at least 400mm from the front wall;

e. is accompanied by suitable tactile indication on the landing and adjacent to the lift call button to identify the storey in question;

f. which serves more than three floors, is provided with suitable tactile indication on or adjacent to lift buttons within the car to confirm the floor selected;

Diagram 11 **Lift dimensions**



g. which serves more than three storeys, is provided with visual indication and with voice indication of the floor reached; and

h. incorporates a signalling system which gives 5 seconds notification that the lift is answering a landing call and a 'dwelling time' of 5 seconds before its doors begin to close after they are fully open: the system may be overridden by a door re-activating device which relies on photo-eye or infra-red methods, but not a door edge pressure system, provided that the minimum time for a lift door to remain fully open is 3 seconds.

Diagram 11 illustrates a suitable passenger lift.

Note: Details of some of these provisions are contained in BS 5655: Parts 1 and 2 also in Part 5: 1989 *specification for dimensions of standard lift arrangements* and Part 7: 1983 *specification for manual control devices, indicators and additional fittings*. It is a prerequisite of BS 5655 that automatic doors to passenger lifts should be equipped with re-opening activators. These may be operated through invisible beam or contact with the person.

Wheelchair stairlifts

Design considerations

2.15 In a building containing small areas with a unique function, it may be reasonable to expect access for wheelchair users to upper and lower storeys but be impractical to provide a passenger lift. In such circumstances, a wheelchair stairlift to BS 5776: 1979 *Specification for powered stairlifts* would constitute a reasonable alternative.

A unique facility which anyone using the building should reasonably expect to use may consist, for instance, of a small library gallery, a staff rest room or a training room. In the absence of a practical alternative, it would be reasonable to install a wheelchair stairlift.

Provisions

2.16 If a storey, with a nett floor area exceeding 100m^2, contains a unique facility but is not large enough to warrant passenger lift access described in paragraph 2.14, it should be accessible to wheelchair users.

Platform lifts

Design considerations

2.17 The provision of a ramp to effect a change in level within a storey would be reasonable, but may have serious planning implications. The problem could be mitigated by using a platform lift: though not at the expense of a stair for use by ambulant people.

Provisions

2.18 Requirement 27 will be satisfied by installing a platform lift if it is impractical to effect a ramped change in level within a storey accessible to wheelchair users. Such provision should complement stair access to effect the same change in level. Guidance relating to the design of platform lifts is contained in BS 6440: 1983: *Powered lifting platforms for use by disabled people.*

Internal stairs

Design considerations

2.19 The design considerations for internal stairs in a building in which a lift is not provided are similar to those for stepped approaches. However, design constraints are likely to be more onerous for internal stairs and they may need to be constructed at steeper pitches and to have less frequent landings. For internal stairs it is not considered reasonable to require the provision of tactile warning of the onset of changes of level. The nosing of each stair should, however, be distinguishable for the benefit of people with impaired vision.

2.20 If there is no lift access in a building, a stair suitable for people with walking difficulties should be provided. In any event, a stair should be suitable for people with impaired sight.

Provisions

2.21 An internal stair will satisfy requirement 27 if:

a. it has flights whose unobstructed widths are at least 1000mm;

b. all step nosings are distinguishable through contrasting brightness;

c. the rise of a flight between landings is not more than 1800mm;

d. it has top and bottom and, if necessary, intermediate landings, each of whose lengths is not less than 1200mm clear of any door swing into it;

e. the rise of each step is uniform and not more than 170mm;

f. the going of each step is uniform and not less than 250mm which for tapered treads should be measured at a point 270mm from the 'inside' of the stair;

g. risers are not open; and

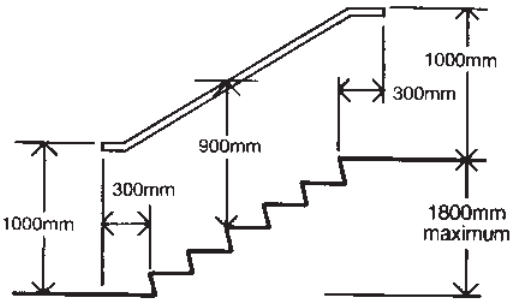
h. there is a suitable continuous handrail on each side of flights and landings if the rise of the stair comprises two or more risers.

2.22 Exceptionally, the provisions for the rise of a flight may be varied if particular storey heights or the need to gain access beneath an intermediate landing dictate, or if the additional length of the stair has unreasonable effects on usable floor areas. In such cases it would be reasonable to provide the number of risers which would satisfy requirement 23 of part 6.

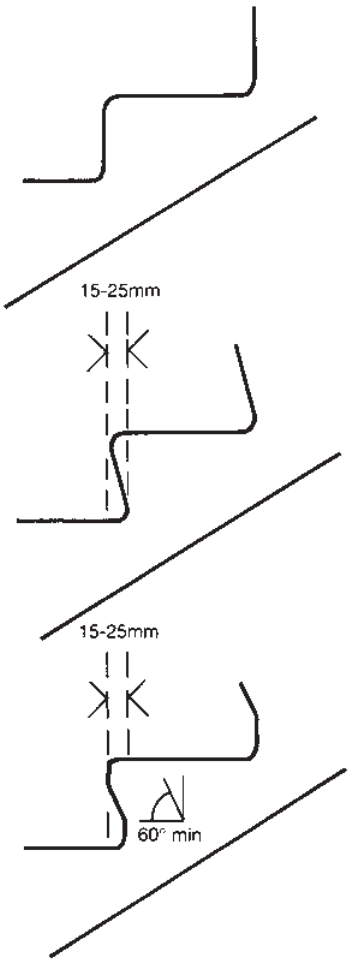
Diagram 12 illustrates the guidance on internal stairs.

Diagram 12 **Internal stairs**

see para 2.21



A. INTERNAL STEPS AND HANDRAILS



B. EXAMPLES OF SUITABLE TREAD NOSING PROFILES
Maximum rise 170mm
Minimum going 250mm

Internal ramps

Design considerations

2.23 The design considerations for internal ramps are similar to those for ramped approaches.

Provisions

2.24 Requirement 27 will be satisfied if a ramp complies with the provisions contained in paragraph 1.19.

Section 3

USE OF THE BUILDING

Objectives

3.1 In designing buildings, it is important that disabled people are able to reach the facilities that are provided within them and to use them.

3.2 Different types of buildings contain unique facilities. It is not the aim of this Technical Guidance Document to include an exhaustive list of such facilities and to provide guidance on them. The scale and nature of such things as sanitary accommodation and the provision of wheelchair space in theatres and autitoria are, anyway, subject to other requirements within part 8. Nevertheless, the opportunity has been taken to include guidance on a few facilities. One important aim is to enable people with hearing impairments to be able to play a full part in conferences, committee meetings and the like

3.3 Common facilities, e.g. canteens and cloakrooms, doctors' and dentists' consulting rooms or other health facilities, should be located in a storey to which wheelchair users have access.

Restaurants and bars

Design and considerations

3.4 The design of restaurants and bars should reflect the fact that disabled people should be able to visit them, independently or with companions. It is important that bars and self-service counters are accessible and that there is suitable access from them to seating areas. Where premises contain both self-service and waiter service, it would be reasonable for disabled people to have access to both.

3.5 Changes of floor level within seating areas create difficulties for some disabled people. Nevertheless, it would be unreasonable to regulate against all changes in level which may be intended to increase the visual impact of interior design: provided that they can be kept to a reasonable scale and they remain accessible to ambulant disabled people.

Provisions

3.6 Requirement 27 will be satisfied if:

a. suitable access is available to the full range of services offered;

b. all bars and self service counters and at least half the area where seating is provided are accessible to wheelchair users;

c. in circumstances in which the nature of the services varies and as a result is divided into different areas in the same or different storeys, at least half of each area is accessible to wheelchair users.

Hotel and Guest House bedrooms

Design considerations

3.7 Disabled people who use wheelchairs need a bedroom which is accessible and is sufficiently spacious and arranged to allow manoeuvring of a wheelchair within it and into an 'en suite' bathroom, if provided.

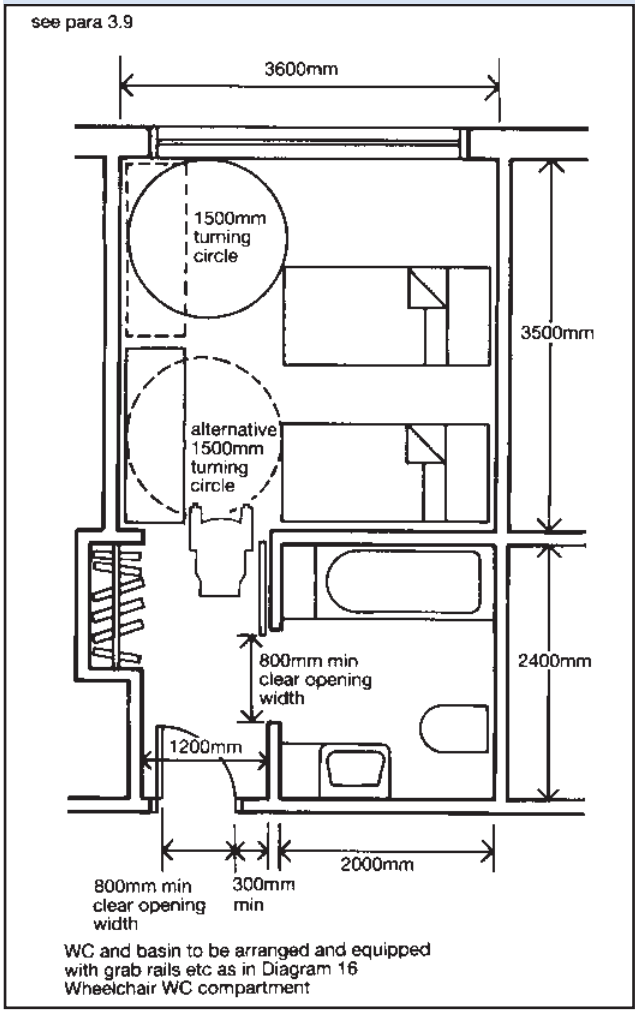
3.8 Wheelchair users may need to gain access to bedrooms other than their own when, for instance, attending conferences or on holiday with their families. Bearing in mind the need to conserve space, it may be reasonable in these instances to limit the provision to that needed to pass through the doors to those rooms and to assume that the other guest will open and close them.

Provisions

3.9 Requirement 27 will be satisfied if:

a. one guest bedroom out of every twenty or part thereof of guest bedrooms, is suitable in terms of size, layout and facilities for use by a person who uses a wheelchair;

Diagram 13 **One example of an 'accessible' hotel bedroom and en suite bathroom**



b. the entrance door to a guest bedroom which is designed for used by a person in a wheelchair complies with the guidance in paragraph 2.4(a) and (b); and

c. in the entrance door to any other guest bedroom has a clear opening width of 800mm but with the option to dispense with the 300mm space at the side of the door.

Diagram 13 is a single example of an accessible hotel bedroom.

Changing facilities

Design considerations

3.10 One of the features which militates against people with disabilities taking part in recreational activities is the absence of suitable changing facilities. The provision of manoeuvring space for a wheelchair, for transfer onto a seat, and of seats, taps, shower heads, mirrors and clothes hooks mounted at suitable heights, are all critical issues.

Provisions

3.11 Requirement 27 will be satisfied if changing rooms in swimming pools and other recreational buildings contain the facilities shown in Diagrams 14 and 15.

Diagram 14 **Shower compartment**

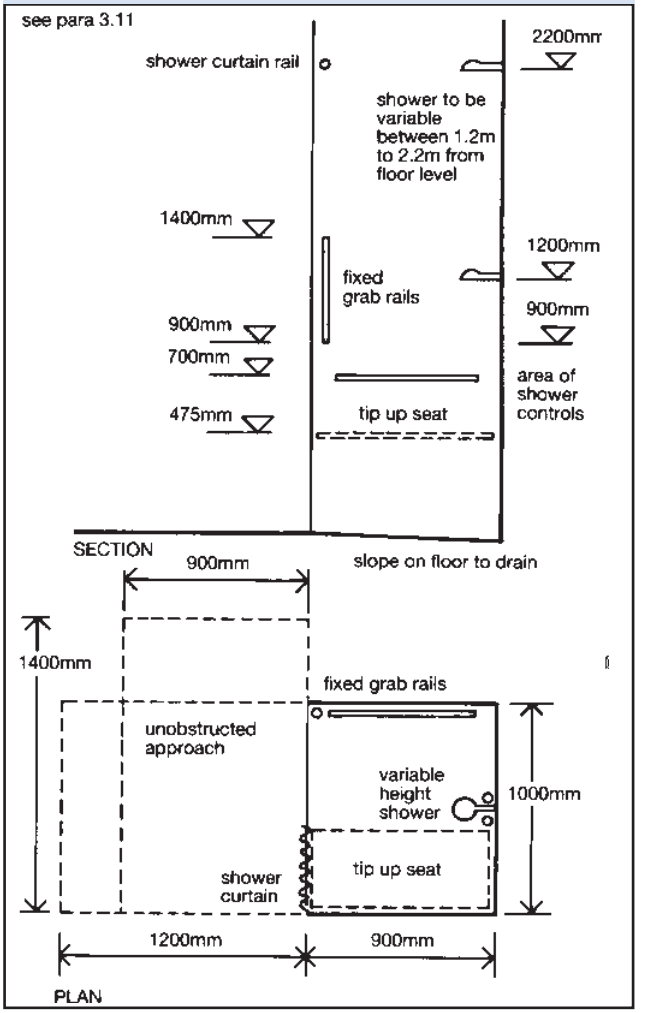
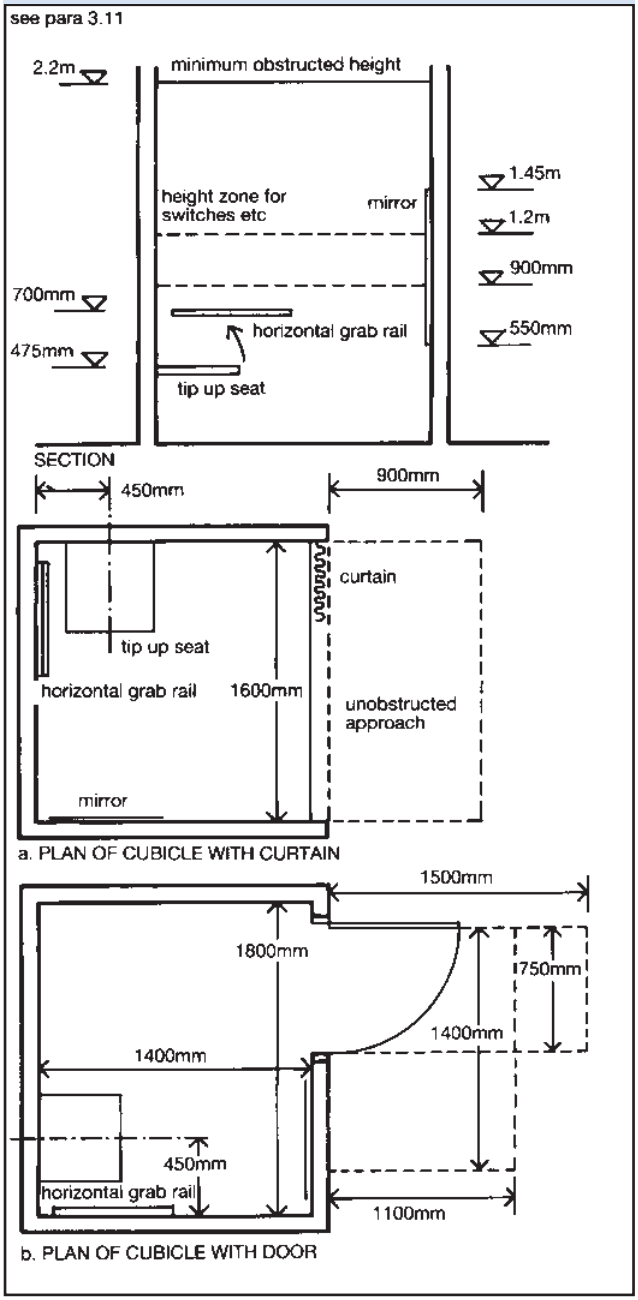


Diagram 15 **Dressing cubicle**



Aids to communication

Design considerations

3.12 In order to have the full benefit of attending a public performance or playing a proper part in discussions, a person with impaired hearing needs to receive a signal some 20 dB above that received by a person with 'normal' hearing. Whichever system is selected it should also be able to suppress reverberation, and audience or other environmental noise.

3.13 The two systems most commonly used are loop induction and infra-red systems. The former depends on a signal from a microphone being passed to an amplifier which directs a current through a loop around the relevant space. A magnetic field which is generated is picked up by a listener's hearing aid and is converted into familiar sound. The infra-red system radiates invisible light which is picked up by a personal receiver, demodulated and converted into familiar sound.

3.14 A loop induction system may allow sound to spill beyond the boundary of the loop, and therefore, for those that need it, confidentiality is more difficult to achieve. That possibility is far more remote with the infra-red system, but the listener is required to wear a stethoscope for reception.

Provisions

3.15 Requirement 27 will be satisfied if aids to communication are provided at booking and ticket offices where the customer is separated from the vendor by a glazed screen and in large reception areas, in auditoria and meeting rooms in excess of 100m^2 in area.

3.16 Such systems should incorporate features which afford to a person using a hearing aid, the benefit of receiving sound without loss or distortion through bad acoustics or extraneous noise.

3.17 It is for the building owner to decide which system better suits the layout and use of the building and to plan accordingly.

Section 4

SANITARY CONVENIENCES

Objectives

4.1 In principle, sanitary conveniences should be no less available for disabled people than for able-bodied people. The aim is to provide solutions which will most reasonably satisfy that principle, whilst bearing in mind the nature and scale of the building in which the provision is to be made.

Design considerations

4.2 Some disabled people need to get to a WC quickly. Travel distances should reflect that fact.

4.3 The number and location of WCs for disabled people may depend on the size of the building and on the ease of access to the facility. A wheelchair user should not have to travel more than one storey to reach a suitable WC.

4.4 The design of the WC compartments should reflect ease of access and use at any time.

4.5 Sanitary accommodation for wheelchair users can be provided on a 'unisex' or 'integral' basis.

a. A 'unisex' facility is approached separately from other sanitary accommodation. It has practical advantages: it is more easily identified, it is more likely to be available when needed and it permits assistance by a companion of either sex. Overall, it is less demanding of space than 'integral' provision which would have to be duplicated to achieve the same level of provision for both sexes.

b. An 'integral' facility is contained within the traditional separate provision for men and women. Existing custom would preclude assistance from a member of the opposite sex to that for whom the provision is made.

To achieve flexibility, a mixture of each can be provided if the building is large enough to warrant several.

4.6 Whether WC compartments for wheelchair users are designed on a 'unisex' or 'integral' basis they should be similar in layout and content and should satisfy the needs:

a. to achieve necessary wheelchair manoeuvre;

b. to allow for frontal, lateral, diagonal and backward transfer onto the WC and to have facilities for hand washing and hand drying within reach from the WC, prior to transfer back onto the wheelchair; and

c. to have space to allow a helper to assist in the transfer.

4.7 Where sanitary accommodation is to be provided in upper or lower storeys without lift access, the aim should be to make reasonable provision for people who are unsteady on their feet or who need some support to stand up or sit down.

4.8 Different considerations apply to sanitary accommodation for disabled people who work in a building from that provided for disabled visitors and customers. Someone in employment may be less likely to need assistance than a visitor or customer. Where assistance is needed by an employed person it is more likely that it will be provided by a person of the same sex, whereas a disabled visitor or customer is more likely to be accompanied by a companion of the opposite sex.

Provisions for wheelchair users

Visitors and customers

4.9 Requirement 27 will be satisfied if sanitary conveniences provided for use by visitors and customers consist of 'unisex' compartments.

Hotel and guest house bedrooms

4.10 Requirement 27 will be satisfied if:

a. suitable 'en suite' sanitary accommodation is included with those guest bedrooms which are designed to be suitable for a disabled person, where that is the arrangement for the rest of the bedrooms; or

b. 'unisex' sanitary accommodation is provided nearby, if the general sanitary arrangement for guest bedrooms is not 'en suite'.

4.11 These facilities for hotel or guest house guests are in addition to those provided in other locations in the premises by virtue of paragraphs 4.9 and 4.13 to 4.17.

4.12 Sanitary accommodation for visitors and customers, including that provided by virtue of paragraphs 4.10 and 4.11 will be suitable if designed in accordance with Diagram 16.

Staff

4.13 Requirement 27 will be satisfied if WC provision for disabled people is 'integral' within the traditional separate facilities for men and women, or is 'unisex'.

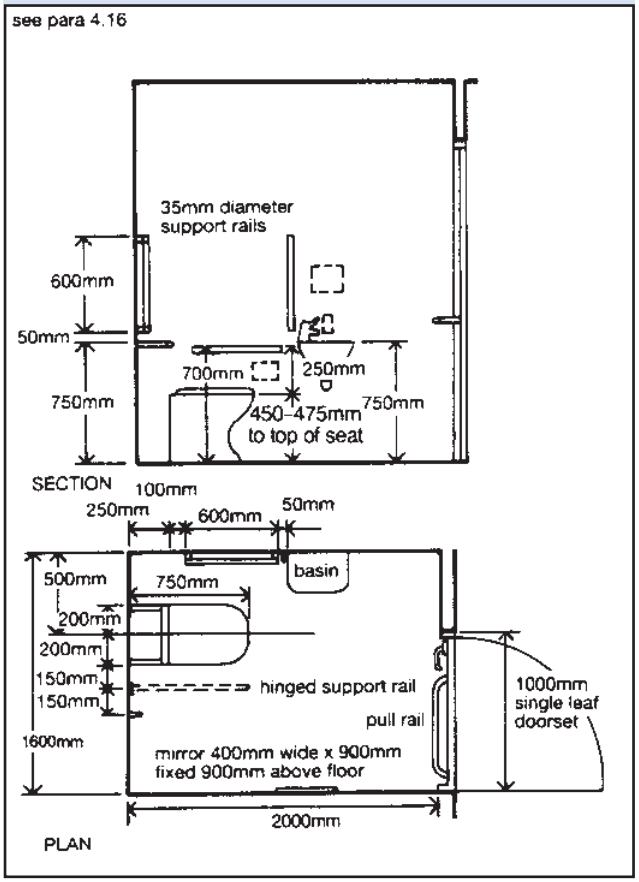
4.14 Requirement 27 will be satisfied by provision for wheelchair users of both sexes on alternative floors: provided that the cumulative horizontal travel distances for a work station to the WC is not more than 40m and, in a building provided with lift access, the general provision for sanitary conveniences is in areas to which anyone using the building has unrestricted access.

4.15 In a building which has stair access only, suitable sanitary accommodation for wheelchair users should be provided in the principal entrance storey unless that storey contains only the principal entrance and vertical circulation areas.

4.16 A WC suitable for wheelchair users should have at least the dimensions equipment and fittings shown in Diagram 16.

4.17 If a building contains more than one WC compartment for wheelchair users, the opportunity should be taken of providing both left-hand and right-hand transfer layouts.

Diagram 16 **Wheelchair WC compartment**



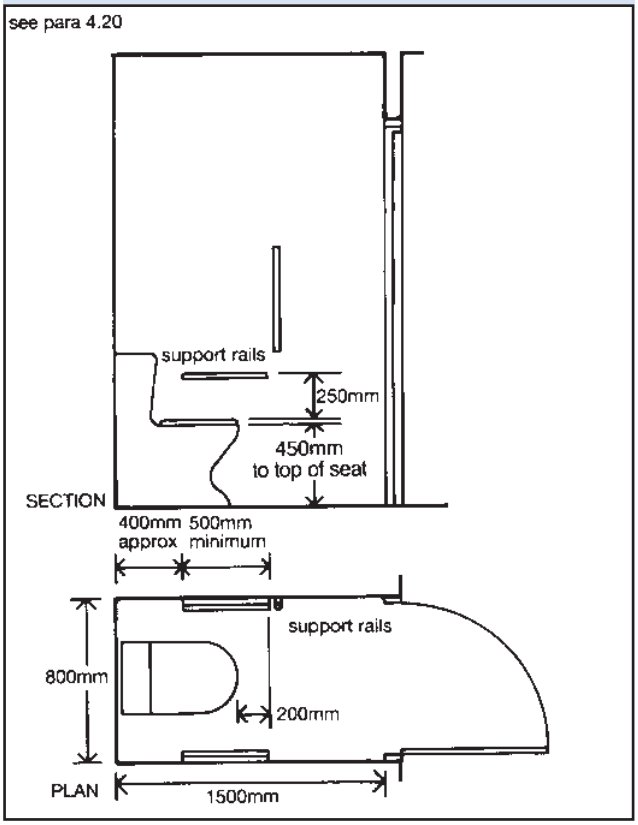
Provisions for ambulant disabled people

4.18 Requirement 27 will be satisfied if some provision, in storeys to which the only access is by a stairway, is suitable for people with a limited ability to walk and to support themselves.

4.19 At least one WC compartment designed for ambulant disabled people should be provided within each range of WC compartments included in storeys which are not designed to be accessible to wheelchair users. This is in addition to provision included under paragraph 4.15.

4.20 Diagram 17 illustrates a WC for ambulant disabled people.

Diagram 17 **WC compartment for ambulant disabled people**



Section 5

AUDIENCE OR SPECTATOR SEATING

Objectives

5.1 The aims are to make reasonable provisions for wheelchair users in theatres, cinemas, concert halls, sports stadia and the like.

Design considerations

5.2 Wheelchair users need to be provided with a space into which they can manoeuvre easily and which allows them a clear view of the event. In addition, they should have the choice of being able to sit next to disabled or able-bodied companions.

Provisions

5.3 Requirement 27 will be satisfied by the provisions in paragraphs 5.4–5.6.

5.4 Of the total of fixed audience or spectator seats available to the public 6 or 1/100th, whichever is greater, should be 'wheelchair spaces'. In a large stadium it would be reasonable to provide a smaller proportion of wheelchair spaces.

5.5 In a theatre, 'wheelchair spaces' are located in a similar manner to that shown in Diagram 18. In a stadium, 'wheelchair spaces' are designed in a similar manor to those shown in Diagram 19.

5.6 A 'wheelchair space' can be provided by a clear space with a width of at least 900mm and a depth of at least 1400mm, accessible to a wheelchair user and providing a clear view of the event. The space may be one which is kept clear or be one which can readily be provided for the occasion by removing a seat. These spaces should be dispersed among the remainder of the places so that disabled people may sit next to able-bodied or disabled companions.

Diagram 18 **Disposition of wheelchair spaces in a theatre**

see para 5.5 & 5.6

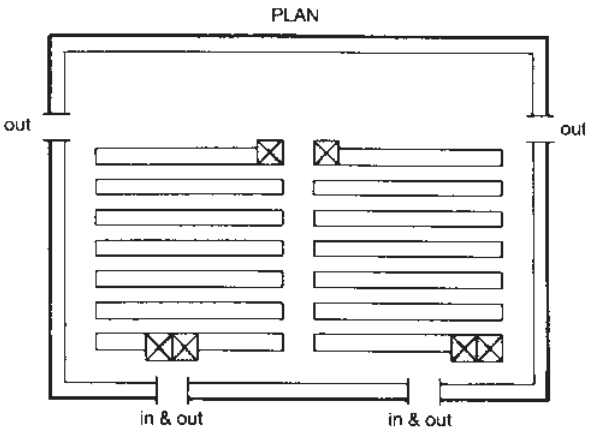
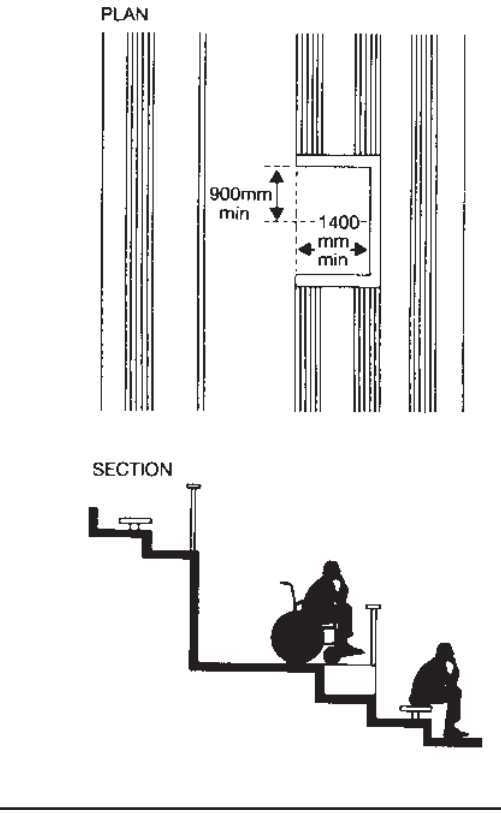


Diagram 19 **Viewing positions for disabled people in a stadium area**

see para 5.5



Standards referred to

BS 4787: *Internal and external wood doorsets, door leaves and frames*:
Part 1: 1980 (1985) *Specification for dimensional requirements.*

BS 5655: *Lifts and service lifts*:
Part 1: 1986 *Safety rules for the construction and installation of electric lifts*
Amendment slip
1:AMD 5840
Part 2: 1988 *Safety rules for the construction and installation of hydraulic lifts*
Amendment slip
1: AMD 6220
Part 5: 1989 *Specifications for dimensions for standard lift arrangements*
Part 7: 1983 *Specification for manual control devices, indicators and additional fittings*
Amendment slip
1: AMD 4912

BS 5776: 1979 *Specification for powered stairlifts*
Amendment slips
1: 4027
2: 6523.

BS 6440: 1983 *Code of practice for powered lifting platforms for use by disabled persons.*

Other publications referred to

Draft Disability Unit Circular 1/91:
The use of dropped kerbs and tactile surfaces at pedestrian crossing points.
Transport and road Research Laboratory:
Tactile Markings for the guidance of visually handicapped pedestrians.
Copies of these documents may be obtained from:

The Department of Transport
Disability Unit
2 Marsham Street
LONDON SW1P 3EB

List of codes of practice currently issued or approved by the Planning and Environment Committee for the purpose of showing compliance with the Building Bye-Laws (Jersey) 1997.

Technical Guidance Document. Part 1	Structure
Technical Guidance Document. Part 2	Fire Safety
Technical Guidance Document. Part 3	Heat Producing Appliances and Storage of Fuels
Technical Guidance Document. Part 4	Site Preparation and Resistance to Moisture
Technical Guidance Document. Part 5	Ventilation
Technical Guidance Document. Part 6	Drainage, Hygiene and Water Storage
Technical Guidance Document. Part 7	Stairs, Ramps and Protective Barriers
Technical Guidance Document. Part 8	Access and Facilities for Disabled People
Technical Guidance Document. Part 9	Resistance to the Transmission of Sound
Technical Guidance Document. Part 10	Glazing—Safety and Protection
Technical Guidance Document. Part 11	Conservation of Fuel and Power
Technical Guidance Document. Supporting Bye-Law 7.	Materials and Workmanship