

Amendments to **PART M** of the Building Regulations and the associated guidance document have been published by the Minister of the Environment.

The new requirements apply to works where they commence on or after 1 January, 2001, except in the case of

NEW DWELLINGS

- Where planning permission had been applied for on or before 31 December 2000;
- and where substantial works have been completed by 31 December 2003

AND BUILDINGS

- where works have commenced before 1 January 2001;
- in respect of which a Fire Safety Certificate has been granted before 1 January, 2001 and where the works commence, not later than 31 December 2003.

The underlying philosophy of the amended Regulations is that buildings should be accessible and usable by everyone and the requirements state that “**ADEQUATE**” provision shall be made for people with disabilities.

Designers and builders are advised to obtain a copy of the Technical Guidance Document M: Access for People with Disabilities.

The following items should be noted with respect to Access and use of **DWELLINGS**:

- Boundary Access to be 800mm wide.
- Level or gently sloping (not more than 1:50) approach from site entrance (or car parking location).
- Approach to be a minimum of 900 mm wide.
- Firm surface suitable for wheelchair.
- Entrance to have clear area of 1200mm x 1200mm at front.
- Doorbells/entry phone to be 900mm to 1200mm above floor level.

- Steps accepted in some cases, but should be suitable for ambulant People with Disabilities.
- Corridors and Passageways should have a minimum unobstructed width of 900mm except in some cases where there are permanent obstructions such as radiators.
- Sanitary Convenience to be provided at entry level (or level with main living room).
- A clear space 750mm x 1200mm, accessible by wheelchair users, totally within cubicle.
- The door to the cubicle is to be closable from within, when wheelchair is inside.
- For a storey area less than 45 m², a clear area not wholly within compartment is accepted with certain conditions.

The following items should be noted with respect to the Access and Use of ***BUILDINGS*** other than dwellings.

- Main entrances should be accessible.
- Location and dimensions of tactile warning surface changed.
- Height of handrail at landing to be 840mm to 1000mm.
- Handrail to be continuous at intermediate landings.
- Entrance door to have clear ope of 800mm.
- Entrance to have a clear area of 1500mm by 1500mm at front.
- Marking on glazed doors to be 1200 to 1500mm above floor.
- Headroom for circulation under stairs to be 2 m minimum.
- A Lift to be provided to all storeys when number of flats exceeds 8 and also when more than 2 flats have entrance levels at more than 10m above the level of the main entrance to the building.
- Mirror to be provided in lift.

This information sheet does not purport to be a comprehensive review of the Regulations or Technical Guidance Documents. Persons should always obtain professional advice for their specific situation. Tipperary SR County Council will not accept any liability arising out of reliance on any aspect of this information sheet.