

## Building Regulations Part M 2004

## Disability Discrimination Act 1995

### The Building Regulations Document M became effective from 1<sup>st</sup> May 2004:

- Covering access for everybody including wheelchair users, ambulant disabled and persons with luggage.
- Applicable to new buildings, building extensions and building refurbishments.
- Applicable to educational premises.
- Alterations to unisex wheelchair WC's, ambulant cubicles, enlarged and standard cubicles have been introduced within the Part M3 sanitary accommodation section.
- The requirements of the DDA are taken into consideration.

### The Disability Discrimination Act (DDA) became effective from 1<sup>st</sup> October 2004:

- Employers, trade organisations, service providers and landlords are duty bound through the act not to discriminate against disabled persons.
- If toilet facilities are provided, these should be made available to able and less able persons.
- In light of this being relatively recent legislation, a degree of 'reasonableness' should be applied.

## Visual Contrast

The Building regulations make provisions for visual contrast between:

- Ironmongery and door faces
- Some door faces and door edges – where doors are not self-closing or are held open
- Door faces & pilasters
- Handrails & walls
- Floors & walls

Contrast visually is given as a difference in light reflective value (LRV) between two surfaces of greater than 30 points.

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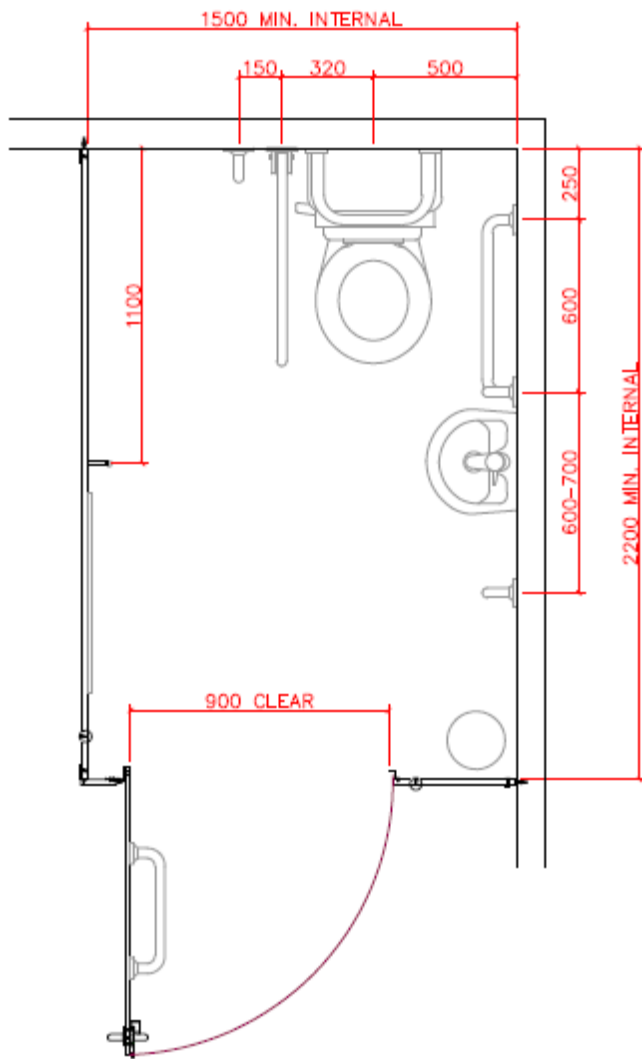
## Disability Discrimination Act 1995

### Accessible WC

Wheelchair accessible cubicle:

The standard wheelchair accessible layout to incorporate Document M packs.

- Standard cubicle depth 2200mm
- Internal width 1500mm incorporating 600mm vertical grab rail (next to wash hand basin) in addition to horizontal grab rails as required.
- Height of WC pan should be 480mm.

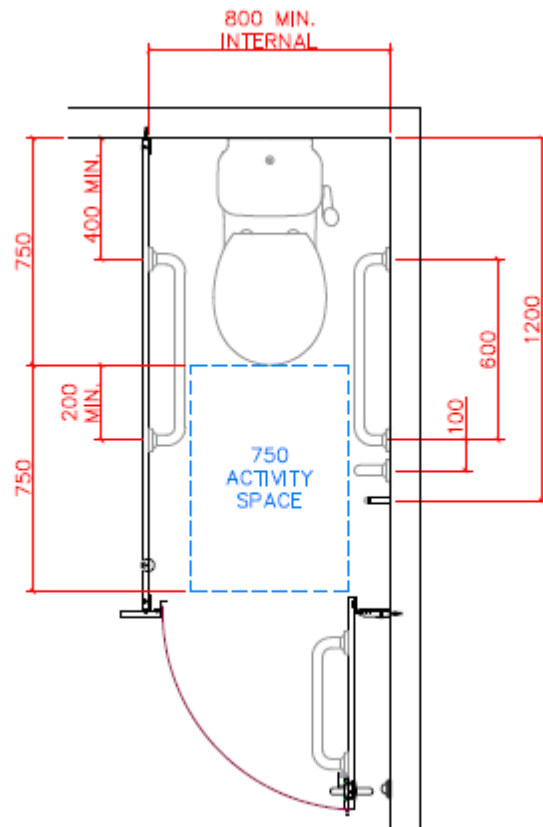


### Ambulant Disabled Cubicles

Cubicles for ambulant disabled use:

Each washroom area must provide a cubicle suitable for the ambulant disabled. This also applies where only one cubicle is provided, hence this must also accommodate the ambulant disabled and include the following:

- 2 x horizontal & 1 x vertical 600mm grab rails.
- Minimum activity area to the front of the WC pan of 750mm (minimum cubicle width 800mm)
- Outward opening door with closing & opening bars.
- Height of WC pan should be 480mm.



Disclaimer: Every care has been taken to produce this documentation, however Excelsior Panelling Systems Ltd can accept no responsibility for omissions or inaccuracies. This document is for guidance only. Drawings for illustrative purposes only.

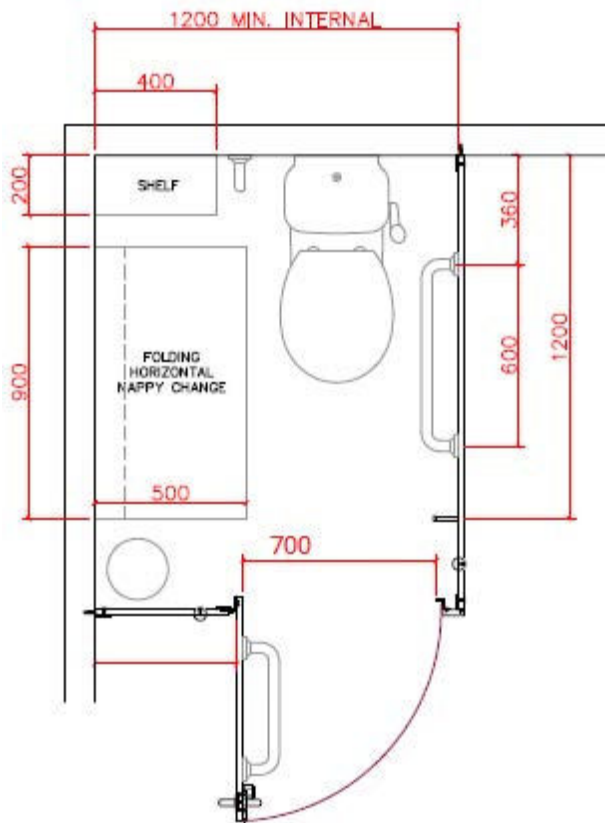
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### Enlarged Cubicles

Where the number of cubicles within a washroom area exceeds 3, there is a requirement for an enlarged cubicle to assist the ambulant disabled, persons with babies or small children and/or people with large bags. This must be in addition to the ambulant disabled cubicle and must include the following (not the same requirement or grab rail specification as per the ambulant disabled cubicle):

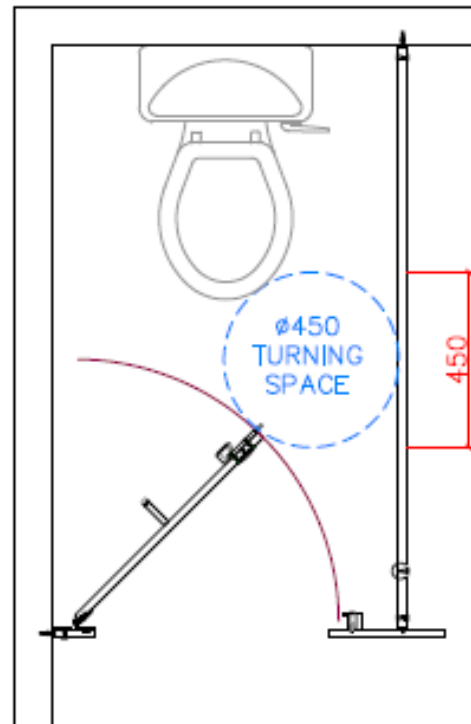
- Minimum cubicle width of 1200mm
- 1 horizontal & 1 vertical grab rail set around the WC pan.
- Space for a shelf and fold-away baby change table.
- Outward opening door with closing & opening bars.



### Standard Cubicles

Every standard cubicle must now allow for:

- Minimum 450mm turning circle within the cubicle.
- Doors and bolts that require a maximum force of 20N to open.
- Operation of Indicator bolts and door with a closed fist.
- Access if a person has collapsed against the door from inside including emergency release mechanism.

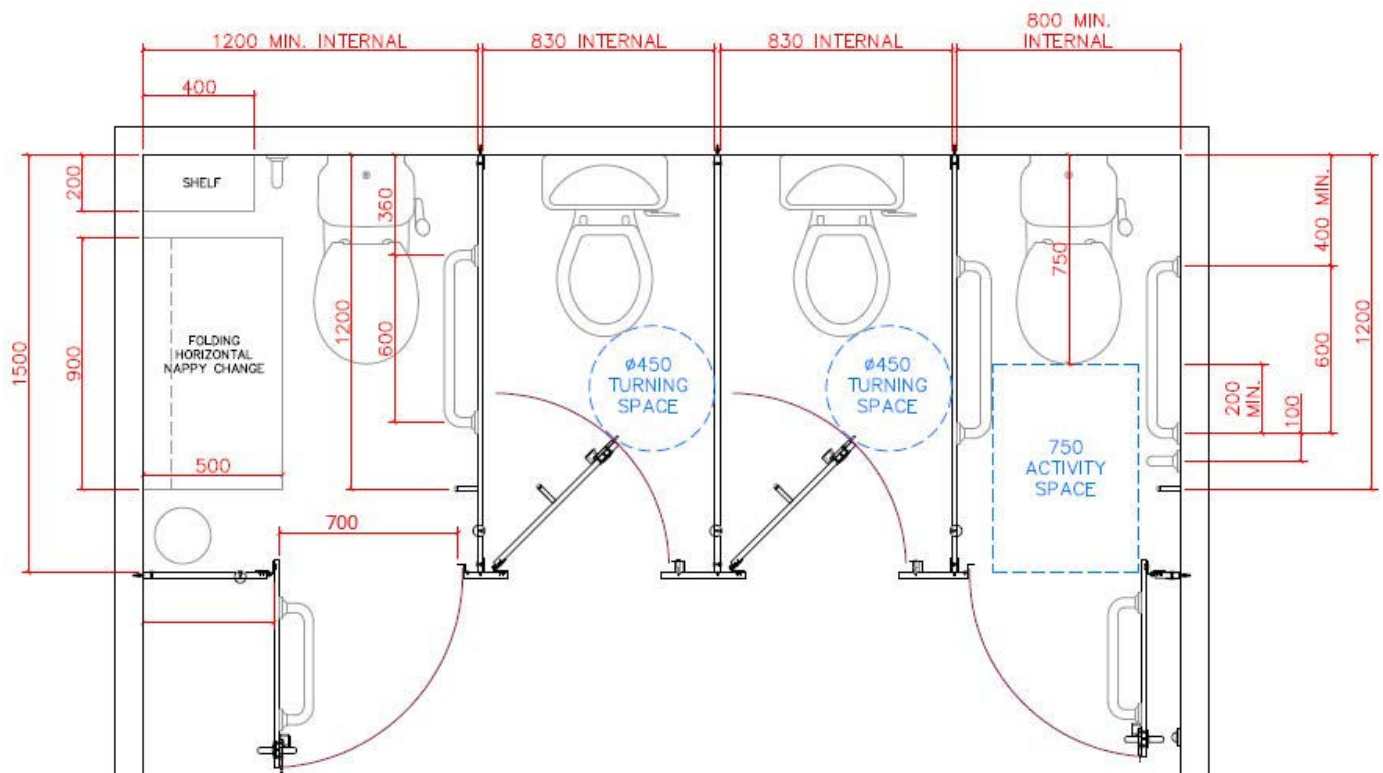


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### Typical Layout



#### Reference Contact - Full regulation details:

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

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 The Stationary Office (TSO) for the Office of the Deputy Prime Minister.

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

#### For more information on the DDA:

The Disability Rights Commission, Post DRC Helpline, FREEPOST, Mid 02164, Stratford upon Avon, CV37 9BR,

Tel: [08457 622633](tel:08457622633), Fax: 08457 778644, Email: [enquiry@drc-gb.org](mailto:enquiry@drc-gb.org), Web: [www.drc-gb.org](http://www.drc-gb.org)

The Access Support Officer, The Access Association, Corporation of London Access Office, Department of Community Services, PO BOX 270, Guildhall, London, EC2P 2EJ,

Tel: [020 7332 1933](tel:02073321933), Fax: 020 7332 3398, Web: [www.access-association.org.uk](http://www.access-association.org.uk)

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