



BUILDING REGULATIONS (PART M AMENDMENT) REGULATIONS 2010 – NEW DEVELOPMENTS

Eoin O’Herlihy B Tech (Ed.), M.Eng, MIEI, MIES.
O’Herlihy Access Consultancy

E-mail: eoin@accessconsultancy.ie,

Ph: 087- 6394312.

Web: www.accessconsultancy.ie



Presentation Overview

- Part M of the Building Regulations 2000
- Building Regulations, 2000 Technical Guidance Document M - Access for People with Disabilities
- Building Regulation (Part M Amendment) Regulations 2010
- Building Regulations 2010 Technical Guidance Document M - Access and Use

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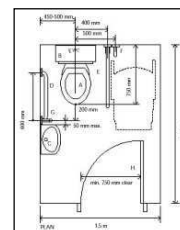
Part M of the Building Regulations (Second Schedule) - 2000

Access and Use	M1	Adequate provision shall be made to enable people with disabilities to safely and independently access and use a building.
Sanitary conveniences	M2	If sanitary conveniences are provided in a building, adequate provision shall be made for people with disabilities.
Audience or Spectator facilities	M3	If a building contains fixed seating for audience or spectators, adequate provision shall be made for people with disabilities.
Definition for this Part.	M4	In this Part, "people with disabilities" means people who have an impairment of hearing or sight or an impairment which limits their ability to walk or which restricts them to using a wheelchair.
Application of this Part	M5	Part M does not apply to works in connection with extensions to and the material alterations of existing dwellings, provided that such works do not create a new dwelling.



Building Regulations 2000 Technical Guidance Document M

- Minimum requirements to show compliance with Part M of the Building Regulations
- Guidance mainly focuses on access and use of buildings for people with physical disabilities (ramps, steps, entrances, doors, corridors, lifts, ambulant disabled cubicles etc).
- Very little detail provided to meet the needs of a wide range of users (e.g. people with vision impairments).
- Guidance broken into two sections and aims to ensure that:
 - Buildings other than dwellings are accessible and usable by people with disabilities
 - Dwellings are visitable by people with disabilities



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When were the Building Regulation (Part M Amendment) Regulations 2010 published?

- Signed by the Minister for the Environment, Heritage and Local Government John Gormley on the 1st of November 2010
- Published as a Statutory Instrument on the 5th of November 2010 (SI No. 513 of 2010)



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When do the Building Regulation (Part M Amendment) Regulations 2010 come into operation?

The regulations come into operation on **the 1st January 2012** for all buildings where a material alteration or material change of use commence or takes place, however there are a number of transitional arrangements for works in relation to:

The date the **planning application** was made (on or before 31st December 2011) and the date where substantial works will be complete (31st December 2013).

The date the **Fire Safety Certificate or Disability Access Certificate** was granted (on or before 31st December 2011) and the date where substantial works will be complete (31st December 2013).

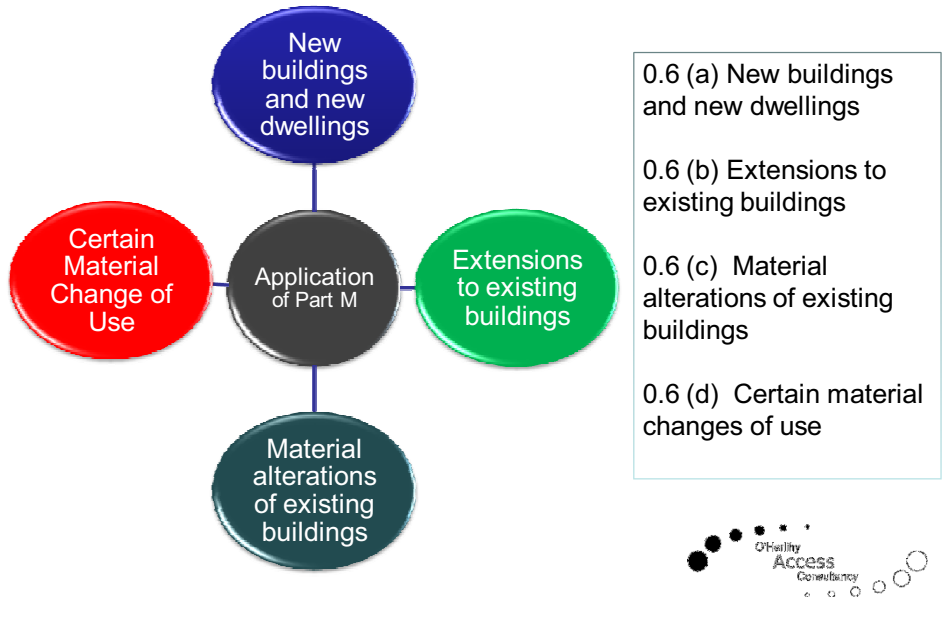
A notice pursuant to the provisions of **Part 8 of the Local Government (Planning & Development) Regulations 2001** (S.I. No. 600 of 2001) has been published on or before 31 December 2011 and where substantial work has been completed by 31 December 2013.

"Substantial work has been completed" means that the structure of the external walls has been erected.

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What type of works does Part M 2010 of the Building Regulations apply to?



What are the main requirements of the Building Regulation (Part M Amendment) Regulations 2010?

Part M of the Second Schedule to the Building Regulations (as amended), provides as follows:

Access and Use	M1	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
Application of the Part	M2	Adequate provision shall be made for people to approach and access an extension to a building.
	M3	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

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What are the main differences between the 2000 and 2010 Regulation?

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	M4	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.

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What guidance is available to meet the requirements of the amended Part M of the Regulations?

In conjunction with the publication of the amended Regulations, the Minister has also published '**Building Regulations 2010 Technical Guidance Document M - Access and Use**'.

- Provides guidance in relation to Part M of the Second Schedule to the Regulations
- Amended by the Building Regulations (Part M Amendment) Regulations 2010 (S.I. No. 513 of 2010)
- Read in conjunction with the Building Regulations 1997 – 2010

➤ Focus on Access and Use

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What are the main sections of 'Building Regulations 2010 Technical Guidance Document M - Access and Use?



Part M – The Requirement



Section 1 Access and Use of buildings other than dwellings



Section 2 Access and Use of existing buildings other than dwellings



Section 3 Access and Use of Dwellings

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What guidance is provided in Building Regulations 2010 Technical Guidance Document M - Access and Use for new buildings?

1.1 Approach to buildings other than dwellings



1.2 Access to buildings other than dwellings



1.3 Circulation within buildings other than dwellings



1.4 Sanitary facilities for buildings other than dwellings



1.5 Other facilities in buildings other than dwellings



1.6 Aids to communication



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Implications of Part M 2010 on the design of new buildings - Examples

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Implication - Approaches to buildings and gently sloping access routes



Gently sloping access routes: A gradient of more than 1:50 and less than 1:20 is considered to be a gently sloped access route. The minimum width of an approach route has to be 1500mm (preferable 1800mm). In order to comply with TGD M 2010, a level landing of 1500mm (a gradient of 1:50 or less steep) must be provided for every rise of 500mm and a level landing of 1800mm must be provided at the top and bottom of the slope.

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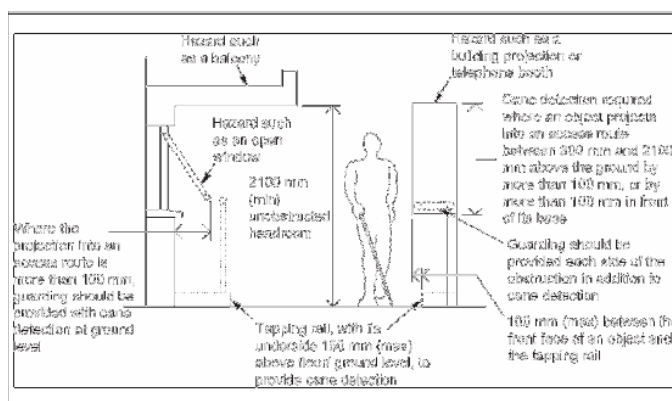
Implication - Approaches to buildings and gently sloping access routes (Section 1.1 of TGD M 2010)



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Implication – Hazards on approach (Section 1.2.4 of TGD M 2010)



Hazards on approach routes: Hazards must be avoided on approaches to buildings or easily detectable by all users of buildings.

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Implication - Car parking barriers and ticket machines (Section 1.1.5 of TGD M 2010)

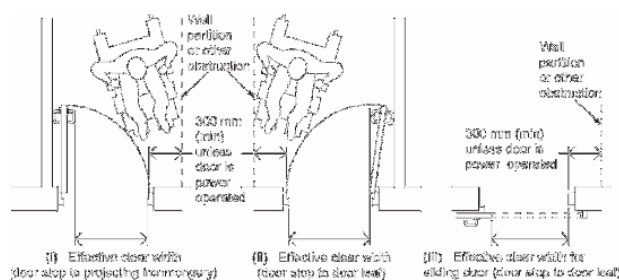


Car parking barriers and ticket machines: It should be possible for all motorists to activate car park control barriers. Ticket, swipe card or key activated controls can be difficult to reach and manipulate by some drivers (Refer to BS 8300:2009 for further guidance). Barrier control systems should conform to BS 6571- 4:1989.

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Implication – Accessible entrance doors - Effective clear width (Section 1.2.4 of TGD M 2010)



Effective clear width: External doors and internal lobby doors at the entrance of buildings used by the general public should have a minimum effective clear width of 1000mm

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**Implication – Provision of ambulant disabled stairwells
(Section 1.3.4.3 of TGD M 2010)**



Ambulant disabled stairwells: At least one set of stairs suitable for ambulant disabled people should be provided to access all floors above or below entrance level in a building.

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**Implication – Provision of larger lifts in public buildings
(Section 1.3.4.2 of TGD M 2010)**



Lifts: Larger lift car should be provided in the public areas of public facilities such as hotels, cinemas, theatres shopping centres and public libraries, where the public area has a nett floor area per floor of greater than 200 m². The larger lift car dimensions should be 2000 mm wide x 1400 mm deep.

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Implication – Passenger lift details (Section 1.3.4.2 of TGD M 2010)

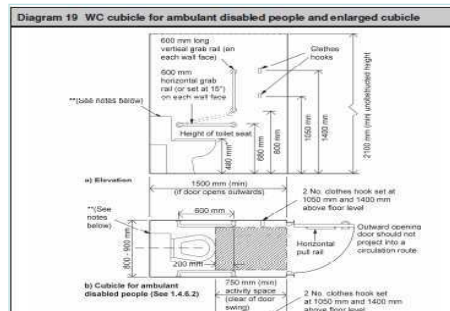


Lifts: The floor of the lifting device should not be a dark colour. The main reason for this is the dark colour can create the illusion, for people with vision impairment, of stepping into an open lift shaft);

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Implication – Provision of ambulant disabled cubicles (Section 1.4.3.2 & 1.4.6.2 of TGD M 2010)

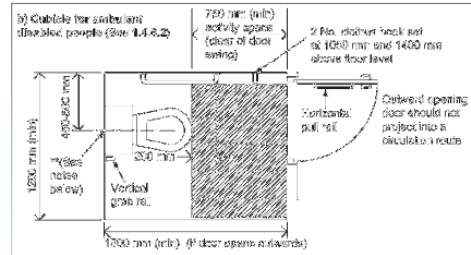
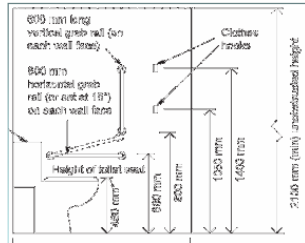


Provision of ambulant disabled cubicles: One WC cubicle should be provided for ambulant disabled people in the male and female WCs. The ambulant disabled cubicle design should meet the guidance provided in section 1.4.6.2 of TGD M 2010. Ambulant disabled cubicles should be fitted out in accordance with Diagram 19 of TGD M 2010.

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Implication – When there are 4 or more cubicles in a male/female washroom (Section 1.4.3.2 & 1.4.6.3 of TGD M 2010)



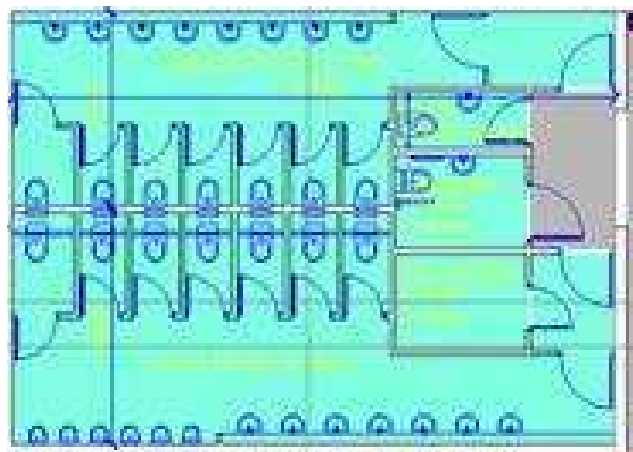
Washroom design: At least one enlarged cubicle must be provided when four or more cubicles are provided.

- At least one ambulant disabled cubicle must be provided.
- If there is more than one enlarged cubicle the cubicles should provide right and left hand transfer.
- Where cubicles are provided they should meet the minimum requirements of 1.4.4 and 1.4.7 of TGD M 2010.

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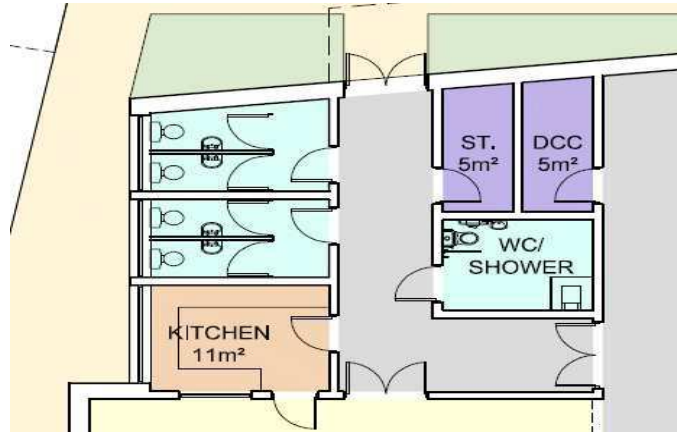
Example – What are the shortcomings in the proposed design?



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Example – What are the shortcomings in the proposed design?



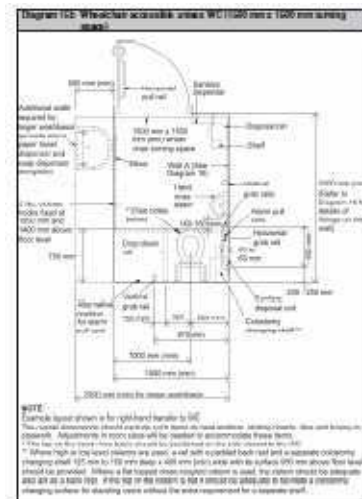
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Implication – When there is only one WC being provided in a new building.

One Accessible WC in a new building (i.e. Small restaurant):

- Where there is only one WC facility provided in the building, it should be unisex, wheelchair accessible and incorporate a standing-user height washbasin, in addition to the finger rinse basin associated with the WC pan.
- It must meet the guidance in section 1.4.4 and 1.4.5 of TGD M 2010
- Minimum size (dependent on overall building size) - 2000mm wide by 2200mm long.



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Implication – The design of an accessible WC

- Outward opening doors fitted with pull handle
- Visual and audible fire alarms
- Emergency alarm systems should be fitted
- Doors to accessible sanitary facilities should be fitted with light action privacy bolts
- Any bath, shower or washbasin tap should be either controlled automatically or be capable of being operated using a closed fist
- Larger light switches will be required.



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Implication – The design of an accessible WC

- Lighting should be between 200-300lux
- Visual contrast
- Slip resistant floor surfaces
- Two coat hooks
- Shelf for personal belongings
- Shelf/surface for colostomy bag
- Avoid lobbies but consider privacy



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Implication – Refreshment facilities (Section 1.5.5 of TGD M 2010)



Bars/restaurants: In bars and restaurants a section of the working surface of a bar or serving counter 1500 mm long (min) should be permanently accessible to wheelchair users and at a level of not more than 850 mm above the floor

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Implication – Accessible light switches (Section 1.5.7 of TGD M 2010)



Light switches: Light switches for use by the general public should have large push pads and align horizontally with door handles within the range 900 mm to 1200 mm for ease of location when entering a room.

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Implication – Accessible Signage (Section 1.6.3 of TGD M 2010)

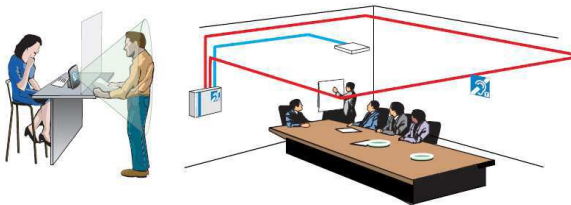


Accessible signage: Guidance is given in TGD M 2010 on the provision of signage required in certain locations throughout a new building. In all these cases the provisions will be based on the guidance in 1.6.3 and comply with BS8300:2009.

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Implication – Hearing Enhancement Systems (Section 1.6.6 of TGD M 2010)



Hearing enhancement systems: To comply with the minimum requirements set out in TGD M 2010 hearing enhancement systems are required where a reception area is provided in an entrance hall and in audience and spectator facilities (Hearing enhancement systems are not provided in classrooms of schools or office meeting rooms).

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Conclusion

- The Requirements of Part M 2010:
 - Shift the focus to “Access for All” and “Universal Design”
 - Requirements include facilities and environs
 - Approaches to extensions must be made accessible
 - Adequate sanitary facilities should be provided in extensions
- Amended Regulations come into operation from 1st January 2012.
- Technical Guidance much more detailed and incorporates the needs of a wide range of users
- Implications for designers given the 2000 Regulations were not followed in many situations

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Upcoming Training

How to prepare or review a Disability Access Certificate (2 Day Course)

- 25th & 26th May 2011 - €675 - Guinness Enterprise Centre, Dublin 8 - 12 Points
- 21st & 22nd September 2011 - €675 - Guinness Enterprise Centre, Dublin 8 - 12 Points

Access Auditor Training (3 Day Course)

- 27th, 28th April & 18th May 2011/€1000/Guinness Enterprise Centre, Dublin 8
- 15th, 16th & 29 June 2011/€1000/Guinness Enterprise Centre, Dublin 8
- 19th, 20th October and 10th November 2011/€1000/Guinness Enterprise Centre, Dublin 8

For further details see www.accessconsultancy.ie/training



Thank you - Any questions?

Contact:
O'Herlihy Access Consultancy
Unit 68, Guinness Enterprise Centre,
Taylor's Lane,
Dublin 8.

Tel: 087-6394312

E-mail: eoin@accessconsultancy.ie

