

ACCESS TO PREMISES STANDARD & BCA 2011

ANSR Seminar Presented by Howard Moutrie - 8 March 2011

These notes are a guide only and you should verify the requirements in the BCA and the Premises Standard.

- Designed to provide deemed to satisfy provisions for the DDA
- Applies to all classes of building except Class 1a, 2 unless for short term rent and Class 4. In the BCA 2011 the scope for Class 2 has been extended and includes a requirement to provide access to all units on an accessible floor and to communal facilities for all Class 2 buildings.
- Where a building/ facilities are not covered by the Standard then the normal DDA provisions apply
- The Standard applies to new building work.
- The people responsible for its implementation are the certifier, developer and building manager. In this context the building developer includes the owner, designer and builder.
- The Access to Premises Standard overrules other Standards, specifications etc.

Concessions and exclusions

- The provision of unjustifiable hardship remains as a defence for not complying. Heritage value is only a viable reason if it is significant and directly affects access.
- The concession to only provide access to 30% of a restaurant has been removed.
- If a building is leased to numerous tenants, the tenant is only responsible for compliance of the tenancy i.e. access to the tenancy need not be upgraded
- The minimum size of an accessible lift car increases to 1400x 1600, where the lift travels more than 12m. An existing lift need not be upgraded, provided they comply with the current Standards i.e. 1100 x 1400
- The minimum size of accessible toilets will increase. Existing toilets will not have to be increased if they comply with AS 1428.1- 2001.
- A ramp or passenger lift is not required to the upper levels of a Class 5,6, 7b or 8 building if it is 3 storeys or less and each of the upper floors has a floor area of < 200sqm. Access is still required to the ground floor.

Requirements

- Generally, access is required to all areas of a building normally used by the occupants, except where access would be inappropriate due to the use, safety etc. BCA 2011 will upgrade requirements for a class 2 building - access is required to common areas
- Access must be provided through the main entrance. Where there is more than 1 entrance, access must be provided through not less than 50% of the entries.
- When a building has a total floor area > 500sqm, an accessible entry must be within 50m of a non accessible entry.
- A sign is required at the non accessible entry indicating the location of the accessible entry.
- Where an entrance consists of 3 or more doors, 50% of those doors must be accessible. Except for automatic doors, an accessible door must be at least 850mm clear
- All stairs, ramps and accessways must comply with AS 1428.1, unless they are fire isolated. If fire isolated, the nosings need to have a contrast nosing strip.
- Ramps (or a series of ramps) cannot have a rise exceeding 3.6m
- Landings for a series of step ramps cannot overlap
- Passing bays on an accessway must be provided every 20m and turning bays within 2m of a dead end passage. An intersecting access way will act as the bay.
- TGSIs are required on all stairs and ramps except step & kerb ramps, swimming pool ramps and those which are fire isolated. Also required on escalators and travelators.
- Fully glazed doors and glass partitions on an accessway capable of being mistaken for a door or opening must have a chair rail or similar or otherwise have a solid strip of contrasting colour
- In aged care and health care facilities TGSIs can be replaced with a domed button on the handrail
- Access is required to and into a swimming pool where the total perimeter of the pool exceeds 40m. There are various options identified for providing access.

- An accessible toilet is required on every level of a building where toilets are provided. If more than 1 bank of toilets is provided on each level, 50% must have an accessible toilet.
- In each bank of M + F toilets an ambulant toilet must be provided. Note, these are wider and longer than a normal toilet cubicle.
- Where 2 or more accessible toilets are provided they shall be handed. The number of each type shall be evenly proportioned
- If the M + F toilets are in separate locations the accessible toilet need only be in one of the locations
- Signage required to identify the toilet, location of accessible toilet, handing of toilet, accessible entry, hearing augmentation Signs to be tactile and braille
- A door to an ambulant facility must have a sign on the door
- Signs must have a 30% luminance contrast with the background surface. The letters and symbols also must have contrast
- Carparking to comply with AS 2890.6
- A stairway platform lift cannot be used in a building accommodating more than 100 people, in high traffic public areas, where a passenger lift can be installed, to connect more than 2 storeys