

CONFIDENTIAL

CABINET DECISION

NO. 1655

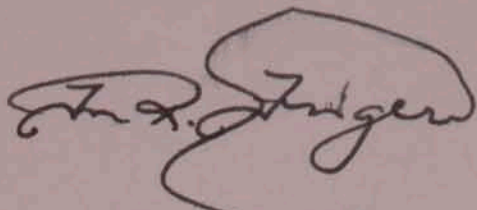
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Submission No.: 1394

Title: PROPOSED AMENDMENTS TO THE BUILDING MANUAL -  
IMPROVED PUBLIC ACCESS AND FACILITIES FOR THE  
PHYSICALLY DISABLED.

Cabinet approved:-

- a) the drafting of amendments to the Building Manual that will ensure that public access into and facilities within future buildings are readily usable by disabled persons; and
- b) the issue of an appropriate press release.



(M.R. FINGER),  
Secretary to Cabinet.

29 April, 1981.

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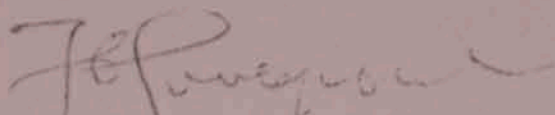
CABINET DECISION

NC. 1633

Submission No.: 1394

Title: PROPOSED AMENDMENTS TO THE BUILDING MANUAL -  
IMPROVED PUBLIC ACCESS AND FACILITIES FOR  
THE PHYSICALLY DISABLED.

Cabinet deferred further consideration.



T.C. LOVEGROVE,  
(~~XXXXXXXXXX~~ RINGER),

Secretary to Cabinet.

8 April, 1981.

CABINET SUBMISSION - PROPOSED AMENDMENTS TO THE BUILDING MANUAL  
IMPROVED PUBLIC ACCESS AND FACILITIES FOR THE PHYSICALLY  
DISABLED.

MINISTER HAS SIGNED THIS SUBMISSION AND THE ORIGINAL WILL BE  
RETURNED TO DARWIN ON FRIDAY 3.4.81.

*Jim Wheaton*

*1.4.81*

THE NORTHERN TERRITORY OF AUSTRALIA

CONFIDENTIAL

Copy No. 1

FOR CABINET

SUBMISSION No. 1394

Title:	Proposed amendments to the Building Manual :- Improved public access and facilities for the physically disabled.
Cabinet Member	Mr. Jim Robertson: Minister for Lands and Housing.
Purpose:	Current building regulations are designed principally for people without physical handicaps. Little thought has been given to the problems of the disabled. The proposed amendments to the Building Manual are intended to be a contribution to the International Year of Disabled Persons-1981.
Relation to existing policy:	The proposed amendments are in accordance with Government Policy concerning the needs of the disabled.
Timing/ legislative priority:	It is desirable that the proposed amendments are implemented as early as possible to demonstrate Government support for the International Year of Disabled Persons - 1981.
Announcement of decision, tabling, etc.:	In view of the current publicity for the International Year of Disabled Persons and the desirability of warning developers of proposed building regulation changes, a press statement at the time of Cabinet approval is recommended.
Action required before announcement:	Nil
Staffing implications, numbers and costs, etc.:	No additional staff required.
Total cost:	Additional costs of approximately 0.5% of total contract building price are anticipated if the Government erects buildings in the building categories affected.

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Department/Authority ..... LAW

COMMENT ON CABINET SUBMISSION No.

TITLE: PROPOSED AMENDMENTS TO THE BUILDING MANUAL:- IMPROVED  
PUBLIC ACCESS AND FACILITIES FOR THE PHYSICALLY DISABLED.

COMMENTS:

There appear to be no constitutional or legal barriers to the proposal.

SIGNED: S.R. Bailey

DESIGNATION: Director, Executive & Policy Unit for Solicitor-General

DATE: 24 March, 1981.

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THE ISSUES

1. It is desirable that Building Regulations be amended so that both public access into and facilities within future buildings are readily usable by disabled persons.

BACKGROUND

2. The traditional design of buildings has generally favoured users who do not suffer from physical disabilities. As a consequence, handicapped people have the added disadvantage of being denied many of the services that are offered within buildings in our community.

3. Examples of existing building design practice that excludes many disabled persons from everyday activities include lack of access to supermarkets and cinemas, lack of suitable places of employment and the inability to utilise public toilet facilities.

4. The proposed amendments to the Building Manual are designed to improve the access to and the facilities within the following categories of buildings :-

a) Class III Buildings which include boarding houses, guest houses, motels and the residential portions of hotels.

(i) The amendments will have the effect of making a certain proportion of units in hotels etc. accessible to handicapped persons and the sleeping facilities, toilet and bathroom especially adapted for their use. The proportion varies from 1 in 10 units to 1 in 25.

(b) Class V and VI Buildings which include offices, shops, cafes and service stations.

(i) Shops, cafes etc, where the ground floor area is 500m<sup>2</sup> or more will be required to provide access in the form of ramps in place of steps, wider doors, access to lifts and to other floors where lifts are provided. It will be necessary to provide modified toilet facilities on a proportional basis.

- c) Class VII Buildings which include warehouses and public garages.
  - d) Class VIII Buildings include factories.
  - e) Class IX Buildings which include clinics, hospitals, schools and cinemas.
- (i) Similar provisions are required in Class VII, VIII and IX Buildings as are proposed for Class V and VI Buildings.

5. The amendments will also require access to fixed seating in public buildings but not all fixed seating. Spaces must be provided for wheelchairs.

6. Parking spaces are to be provided of a size to permit a wheelchair user access to his car. (One in every 100 parking spaces).

7. Door furniture and water taps are to meet a required specification.

8. The proposed amendments to the Building Manual have given particular emphasis to the problems confronting the users of wheelchairs. Although all the States have planned amending building legislation for the disabled and N.S.W. and Victoria now have their amendments operative, the proposals put forward for the Northern Territory will be unique in Australia in that the Territory Building Manual will make no reference to the disabled. This will avoid any discriminatory implications. The only requirement relating directly to disabled persons will be that which requires the need to display the international symbol of access.

9. Although the proposed amendments to the Building Manual have been prepared in an understandable form they have not as yet received any consideration by the Legislative Draftsman.

10. The following papers are included with this Submission :-
- a) Proposed amendments to the Building Manual - Attachment 'A'.
  - b) Explanation of proposed amendments to the Building Manual - Attachment 'B'.
  - c) Cost comparisons of the modified facilities when constructed to the proposed amendments of the Building Manual - Attachment 'C'.
  - d) Proposed draft press statement - Attachment 'D'.

CONSIDERATION OF THE ISSUES

11. There are no accurate statistics of disabled persons at present residing in the Territory. At the time of the 1976 Census, 2.85% of the population (2770 persons) declared themselves to be suffering from some disability such as illness, physical or mental conditions.
12. The disabled are seldom seen in public places in the Northern Territory. The Handicapped Persons Association says that because of lack of access and facilities the handicapped are discouraged from venturing into public activities.
13. The modifications in future buildings stemming from the amendments will also benefit the ablebodied in the provision of wider doorways and reduction in dangerous steps. Modified bathrooms, toilets, sleeping facilities and parking areas will still be available to all persons.
14. The amendments require only moderate change. Lifts between floors are not mandatory but where they are to be installed, then suitable access is required. The proportion of modified toilets may be as great as 1 in 15 or part thereof or as little as 1 in 100.
15. The amendments do not apply to existing buildings but to new construction.



16. The Chief Minister in a statement to the Legislative Assembly has committed the Government to the development of services "which reflect the needs of Territorians who are handicapped".

#### OPTIONS

17. In order to give meaningful consideration to the needs of disabled persons who should be able to utilise buildings, no worthwhile options are considered available.

#### THE PUBLIC IMPACT OF THE RECOMMENDATIONS

18. The changes to make future buildings more suitable for the handicapped will be welcomed by a generally sympathetic public. The organisations most likely to oppose them have already given their endorsement to the proposals. These include the Master Builders Association of the N.T. and the Royal Australian Institute of Architects.

#### FINANCIAL CONSIDERATIONS

19. The extra cost at the time of construction will be small and not likely to act as a deterrent to developers. The additional costs to a developer whether it be the Government or Private Enterprise is shown in a cost comparison study at Attachment 'C'. Generally additional construction costs will not exceed 0.5% of the contract costs for the whole building.

#### EMPLOYMENT CONSIDERATIONS

20. The proposed amendments to the Building Manual will not require additional staff to effect their implementation. It is to be hoped however that employment prospects for the disabled will be enhanced by having increased numbers of buildings erected that will cater for their specific needs.

#### COMMONWEALTH AND LOCAL GOVERNMENT RELATIONS

21. There are no implications for Commonwealth and Local Government relations.

CO-ORDINATION AND CONSULTATION

22. The proposals have been prepared by the Buildings Authority Branch, Department of Lands, for and on behalf of the Northern Territory Building Board.

They have been endorsed by the Building Board and a Committee of Review which was representative of the following -

- . Handicapped Persons Association
- . Royal Australian Institute of Architects
- . Master Builders Association of the N.T.
- . Department of Community Development
- . Department of Health
- . Department of Transport and Works
- . Northern Territory Housing Commission
- . Northern Territory Fire Brigade
- . Department of Social Security
- . Department of Lands.

23. The proposed amendments to the Building Manual have been forwarded to the Minister for Community Development for his comments. It is understood that the Department has an active interest in various committees for disabled persons and the Minister wished to consult these committees on the proposals.

LEGISLATION

24. The Building Manual amendments at Attachment 'A' to improve access and facilities for the disabled in buildings have not been formally drafted. If Cabinet approves the amendments in principle then formal drafting by the Legislative Draftsmen will be required before submission to the Executive Council.

PUBLICITY

25. If Cabinet accepts the proposal then it is recommended that a press statement be issued in view of the bearing it has on the International Year for Disabled Persons. Also the statement will serve to warn intending developers that building regulation changes are pending so that plans may be made accordingly. A draft press statement is at Attachment 'D'.

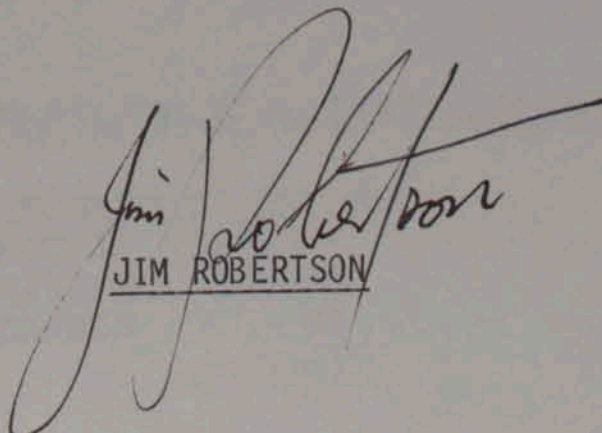
TIMING

26. It is desirable that the proposed amendments to the Building Manual are implemented in 1981 which is the International Year for Disabled Persons. To achieve this objective, Cabinet would need to consider placing priority on the drafting of the amending regulations if the current legislative programme is excessively heavy.

RECOMMENDATIONS

27. It is recommended that Cabinet approve:-

- a) Proposed draft amendments to the Building Manual that will ensure that public access into and facilities within future buildings are readily usable by disabled persons.
- b) The drafting by the Legislative Draftsman of the proposed amendments to the Building Manual.
- c) The issue of an appropriate press release.

  
JIM ROBERTSON

LIST OF PROPOSED AMENDMENTS

Part 23	Page
Delete Clause 24.52 (1)(b)	1
Replace with new Clause 24.52 (1) & (2)	1
Add new Table 24.53	2

Part 46	Page
Amend Clause 46.3 (1), (2) & (3)	10
Add new Clause 46.3	12
Add new Table 46.3	13

PROPOSED AMENDMENTS TO THE BUILDING MANUAL 1978

ACCESS & FACILITIES IN BUILDINGS

Part 47	Page
Add new Clause 47.3 (a) & (b) (2)	14
Add new Table 47.3	15

Part 53	Page
Add new Clause 53.1	16
Add new Clause 53.2	17
Add new Clause 53.3	18
Add new Clause 53.4	19
Add new Clause 53.5	20

NORTHERN TERRITORY BUILDING BOARD

DEPARTMENT OF LANDS  
MOONTA HOUSE  
MITCHELL STREET  
DARWIN NT

Part 55	Page
Add new Clause 55.1	21

LIST OF PROPOSED AMENDMENTS

	Page
<u>Part 24</u>	
Delete Clause 24.52 (10)	
Replace with new Clause 24.39a (1) to (12)	1
Add new Table 24.39a	2
<u>Part 46</u>	
Amend Clause 46.9 (1), (2) & (3)	: WATER CLOSETS
Add new Table 46.9	10
Add new Table 46.9A	12
Add new Table 46.9B	13
Delete Clause 46.9(2)	
<u>Part 47</u>	
Add new Clause 47.9 (1) and (2)	: SHOWERS 14
Add new Table 47.9	15
<u>Part 53</u>	
Add new Clause 53.18	: PARKING BAYS 18
Add new Clause 53.19	: FIXED SEATING 20
Add new Clause 53.20	: DOORS & FURNITURE 21
Add new Clause 53.21	: SIGNS & SYMBOLS 22
Add new Clause 53.22	: WATER TAPS 24
<u>Part 55</u>	
Add new Clause 55.13	: LIFTS 25

NEW NORTHERN TERRITORY CLAUSE 24

- 24.39a (1) In a Class III, V, VI, VII, VIII & IX building where the public has general access, such access shall be as prescribed by Table 24.39a.
- (2) Where the gradient of a walkway is up to 1 in 33 the surface of adjacent ground shall be at the same level as the walkway.
- (3) Where the gradient of a walkway is steeper than 1 in 33 and up to 1 in 20, level rest areas not less than 1200mm long shall be provided at intervals of not more than 18000mm length of walkway. The surface of adjacent ground shall be at the same level as the walkway.
- (4) The maximum gradient for a ramp shall not exceed 1 in 12.
- (5) Where the gradient of a ramp lies between 1 in 20 and 1 in 12, handrails shall be provided on both sides of the ramp. (See figure 1 & 2)
- (6) Ramps shall have a minimum width of 1200mm with level rest areas not less than 1200mm in length at each change of direction and at intervals of not more than 9000mm length of ramp.
- (7) Where handrails are required they shall be designed to meet the minimum standard as indicated at figure 2.
- (8) The minimum distance between handrails shall be 1200mm.
- (9) The camber of crowned or banked walkways and ramps shall not exceed 1:100 in cross section (see figure 3).
- (10) Where doorways open onto or away from ramps or walkways, level rest areas shall be of non slip finish.
- (11) All walkways and ramps to be of non slip finish.
- (12) Doorways to have a minimum effective opening of 760mm. Note: Does not apply to direct access to fire isolated stairways, passageways or ramps as required elsewhere under the provisions for egress (Part 24).

TABLE 24.39a

ACCESS TO AND WITHIN BUILDINGS AS REQUIRED BY CLAUSE 24.39a

Class of Occupancy	Circumstances
III	<p>(1) To and within one sole occupancy unit for every 10 such units, in every residential building providing primarily long-term accommodation, including guest houses and boarding houses, hostels, lodging houses, residential portions of schools and residential portions of institutional buildings.</p> <p>(2) To and within one sole occupancy unit for every 25 such units, or part thereof, in every other building, including hotels and motels.</p> <p>(3) To and within all public spaces and circulation spaces on every floor level to which access to sole occupancy units is provided.</p>
V & VI	To and within the ground floor level where the area of that floor exceeds 500m <sup>2</sup> nett area and to all floors served by a lift.
VII	<p>(i) To and within the ground floor level where the total floor area of the building exceeds 1000m<sup>2</sup> and all floors served by a lift.</p> <p>(ii) The floor areas of all ancillary buildings whether attached or not are to be included for the purpose of determining total floor area.</p>
VIII	<p>(i) To and within the ground floor level where the total floor area of the building exceeds 1000m<sup>2</sup> and all floors served by a lift.</p> <p>(ii) The floor areas of all ancillary buildings whether attached or not are to be included for the purpose of determining total floor area.</p>
IX	To and within all floor levels.

N.B. For minimum requirements in all classes, see figures 1 to 8 inclusive.

INTERNAL APPLICATION WHERE RAMPS ARE BOUNDED BY WALLS — MINIMUM REQUIREMENTS

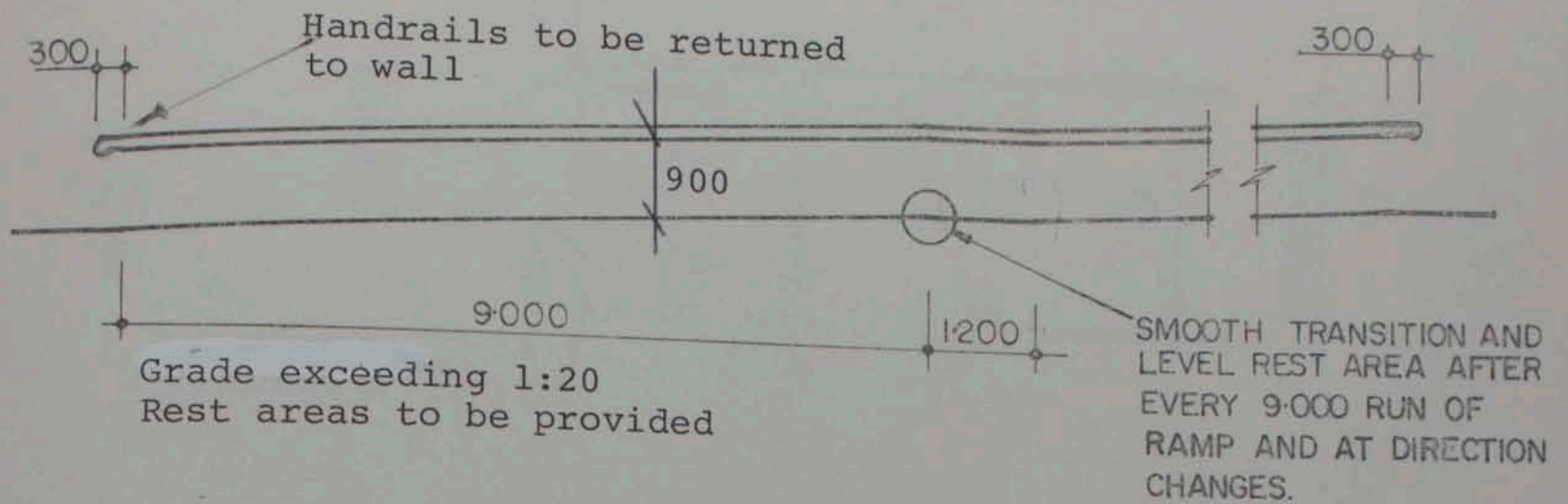


FIGURE 1

EXTERNAL APPLICATION — OPEN SIDED RAMPS NOT BOUNDED BY WALLS — MINIMUM REQUIREMENTS

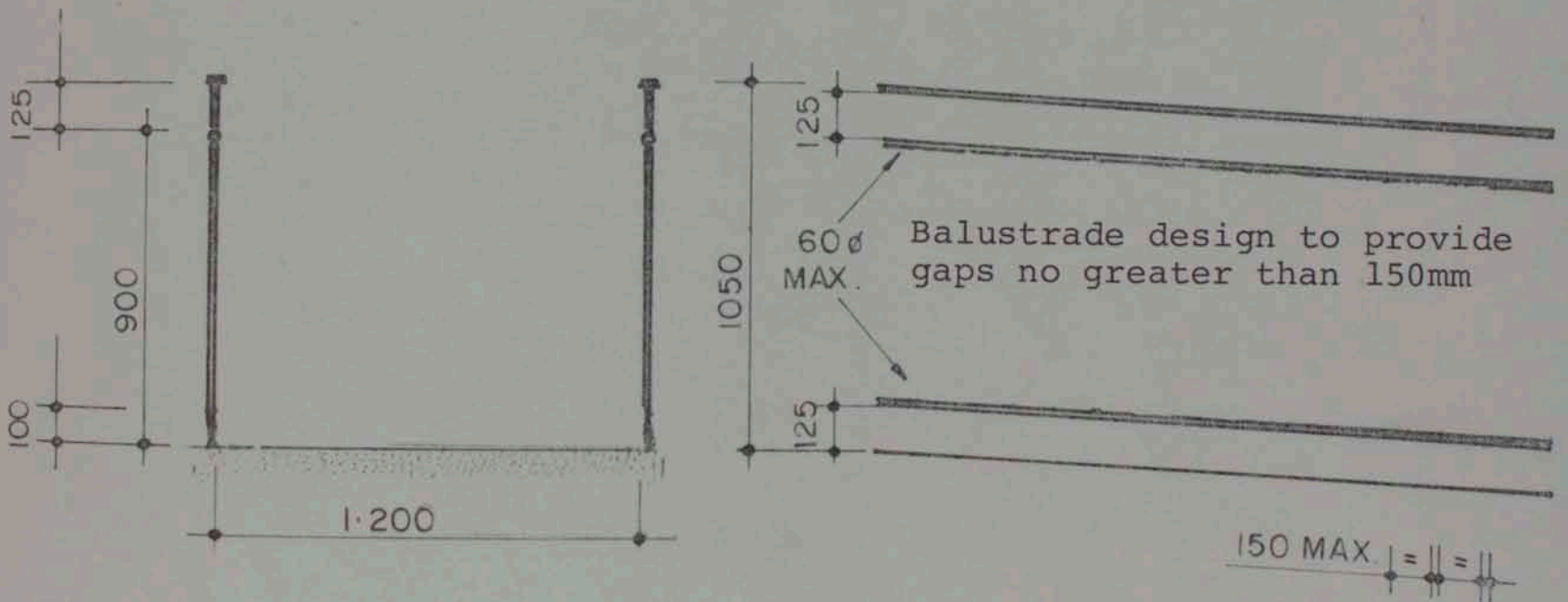


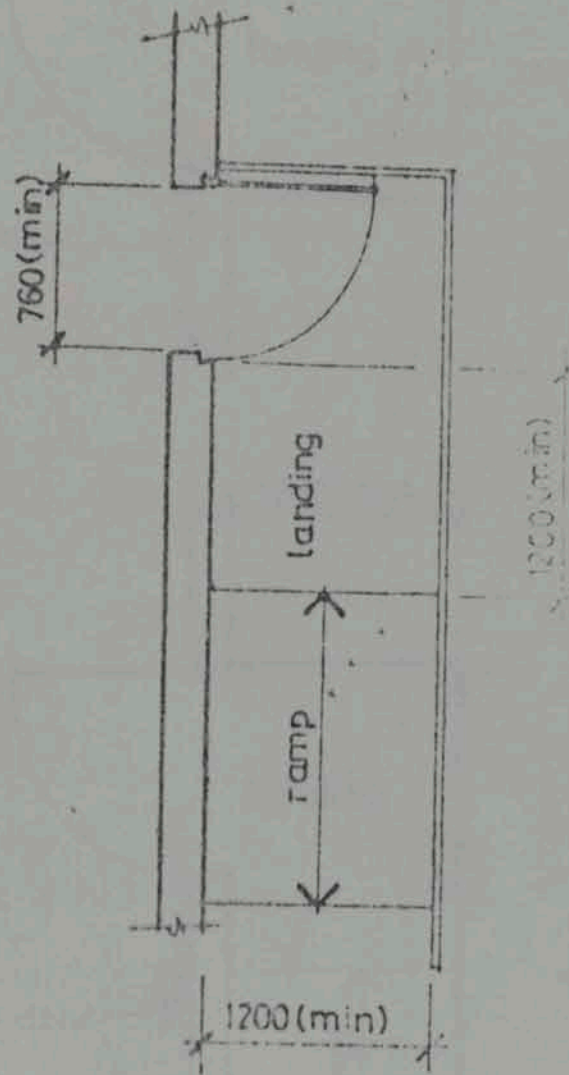
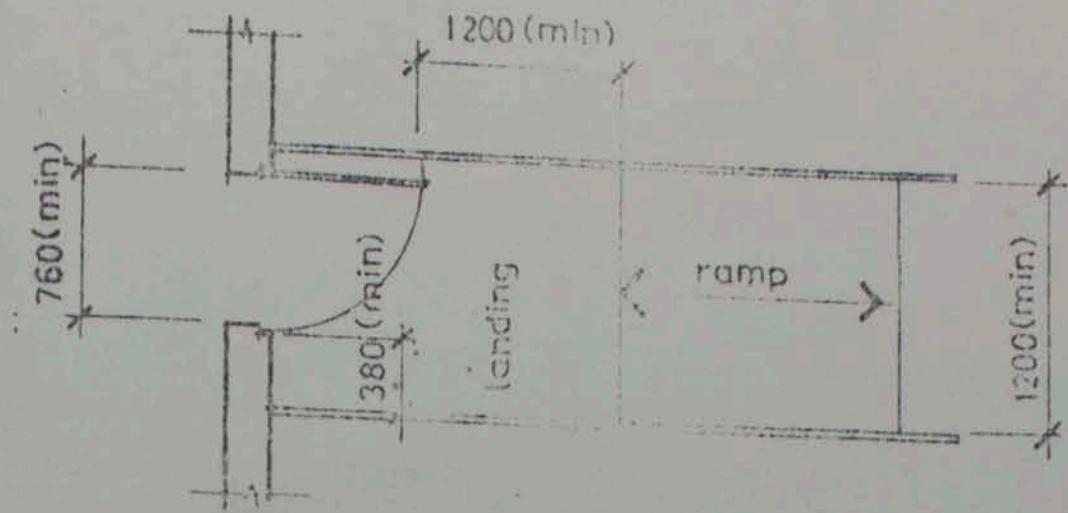
FIGURE 2

MAXIMUM ALLOWABLE CAMBER FOR WALKWAYS & RAMPS



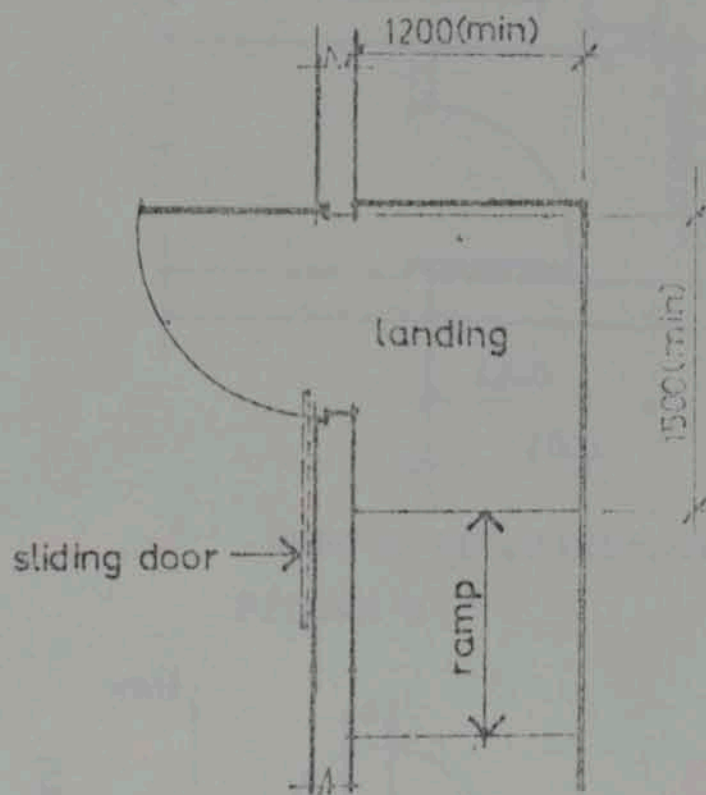
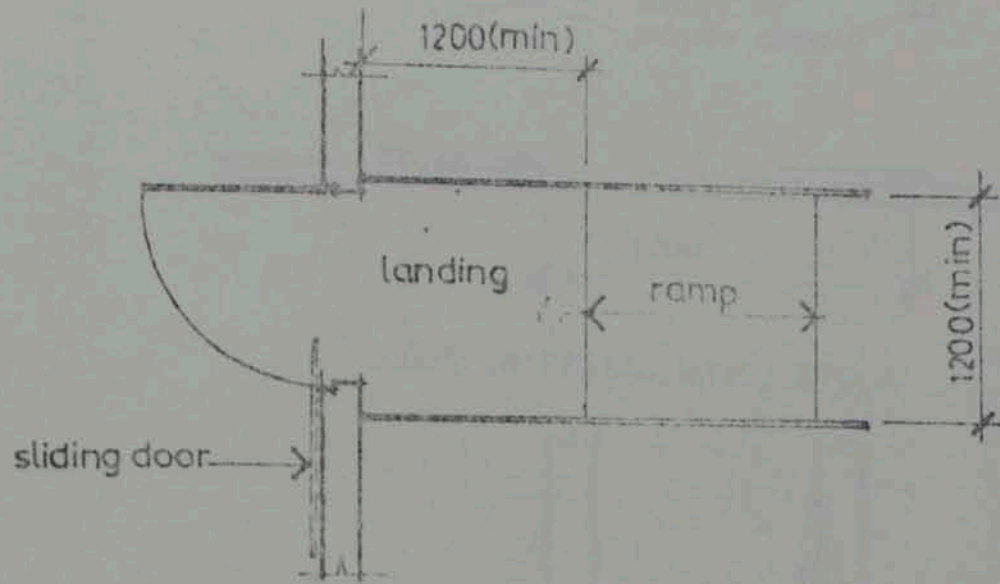
FIGURE 3





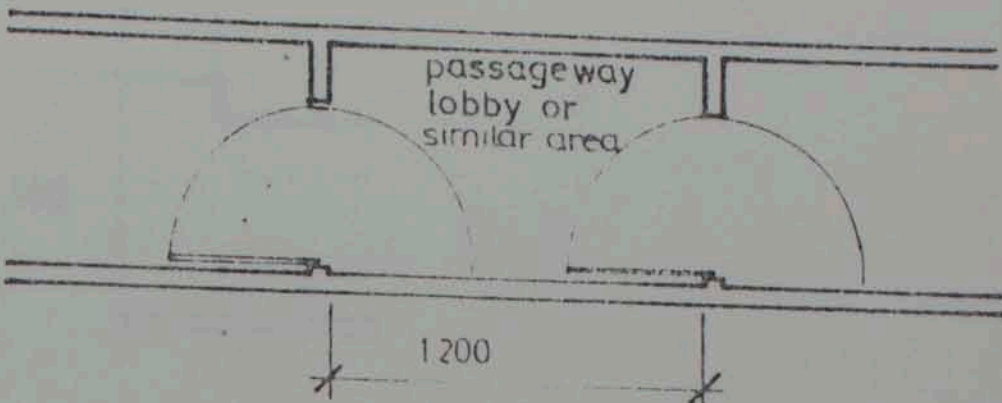
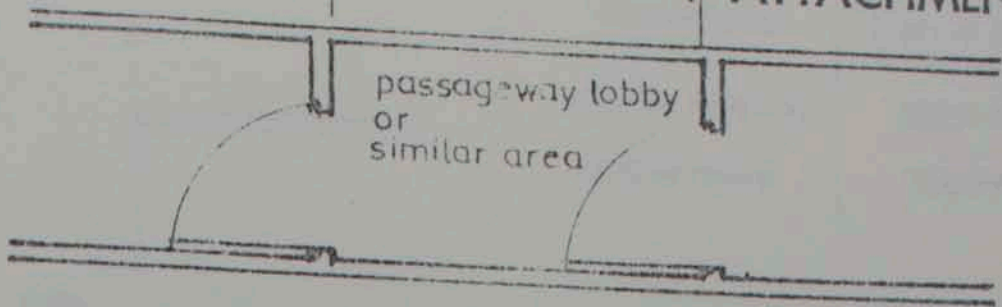
DOOR OPENING TOWARDS

FIGURE 4

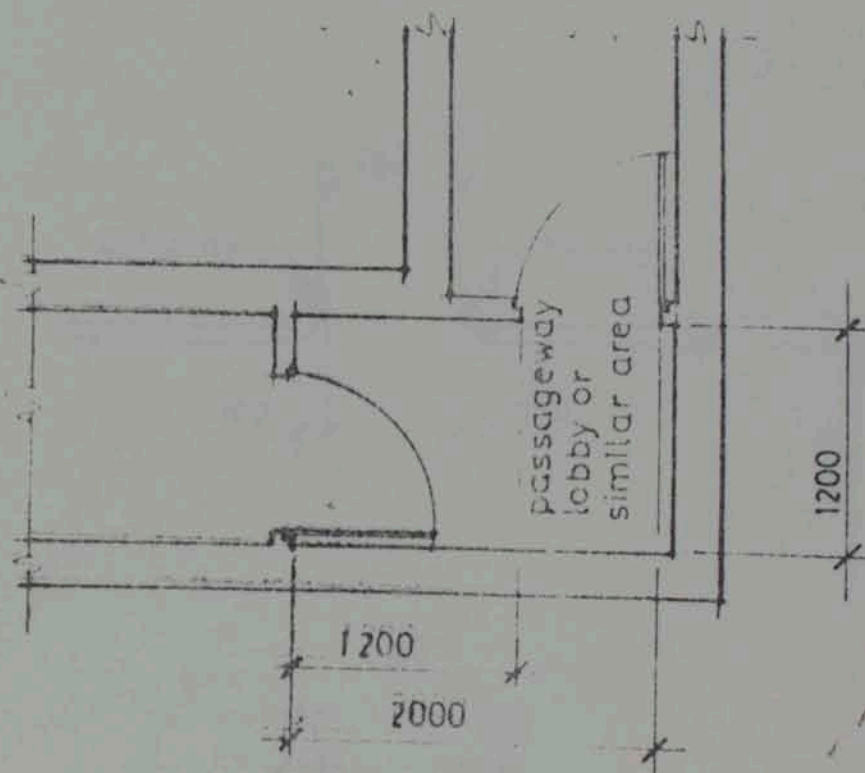


DOOR OPENING AWAY

FIGURE 5

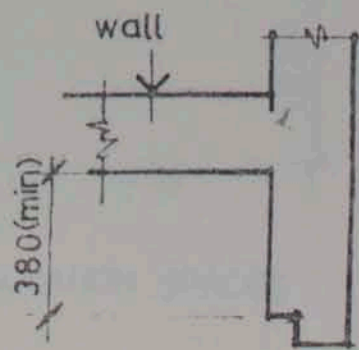
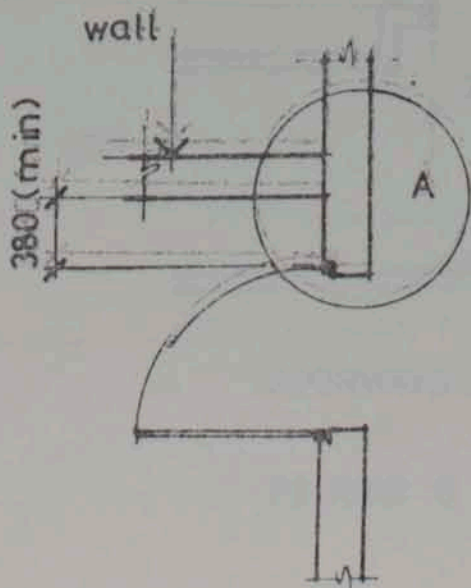


DOORS IN PASSAGEWAYS, ETC.



CHANGE OF DIRECTION IN PASSAGEWAY

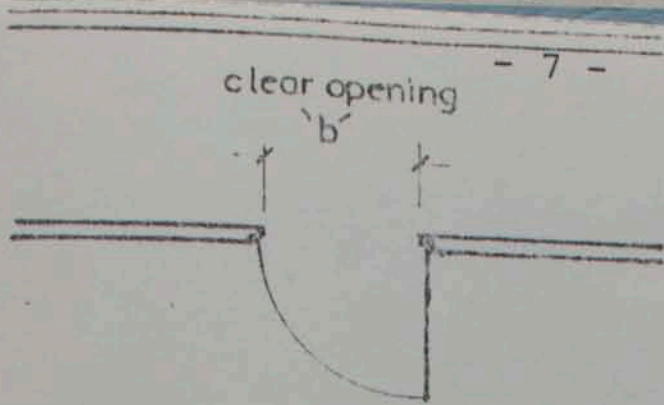
FIGURE 6



DETAIL A

SPACE AT SIDE OF DOOR  
FIGURE 7

(A)



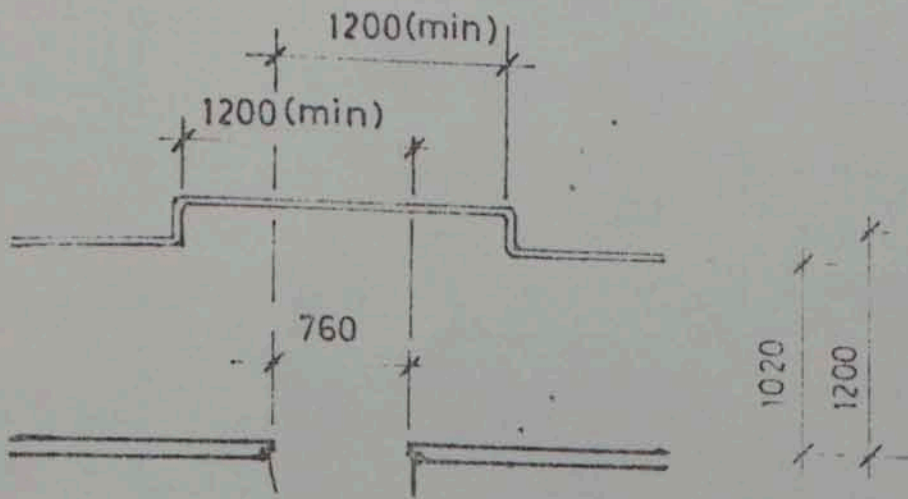
DIMENSIONS

where 'a' is	'b' shall be a minimum of
1020 to 1199 mm	860mm
1200 or more	760mm

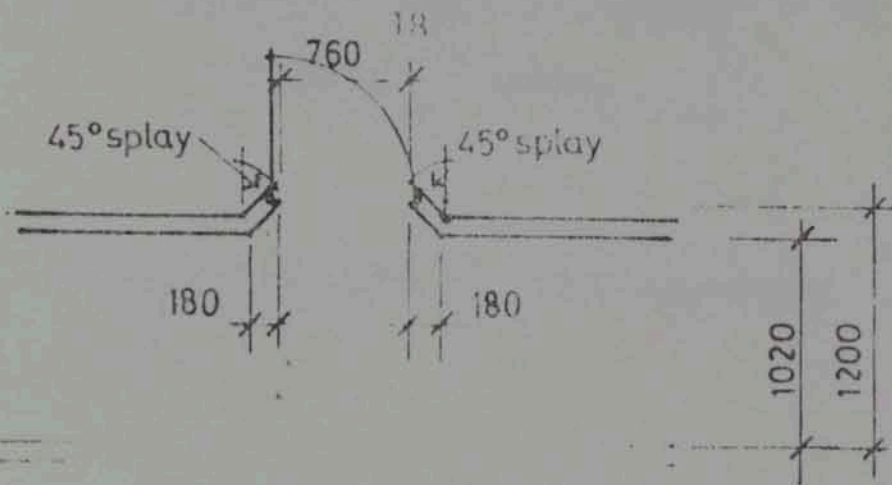
OR

ATTACHMENT A 9

(B)

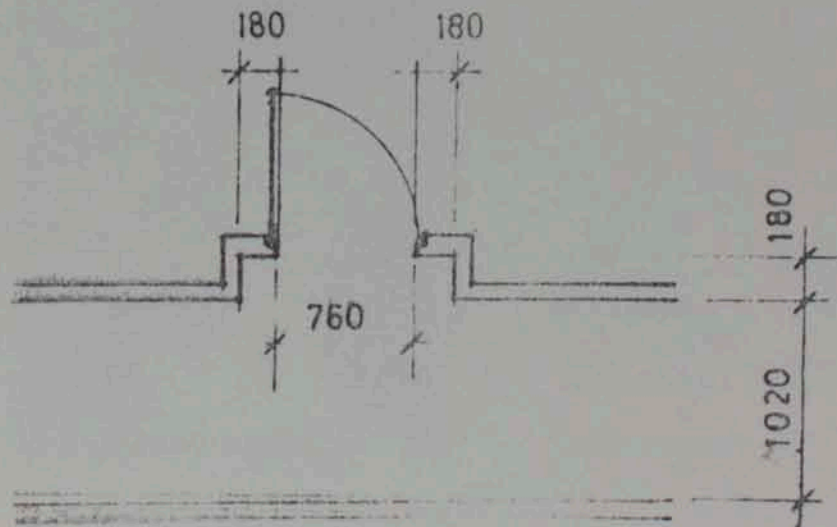


(C)



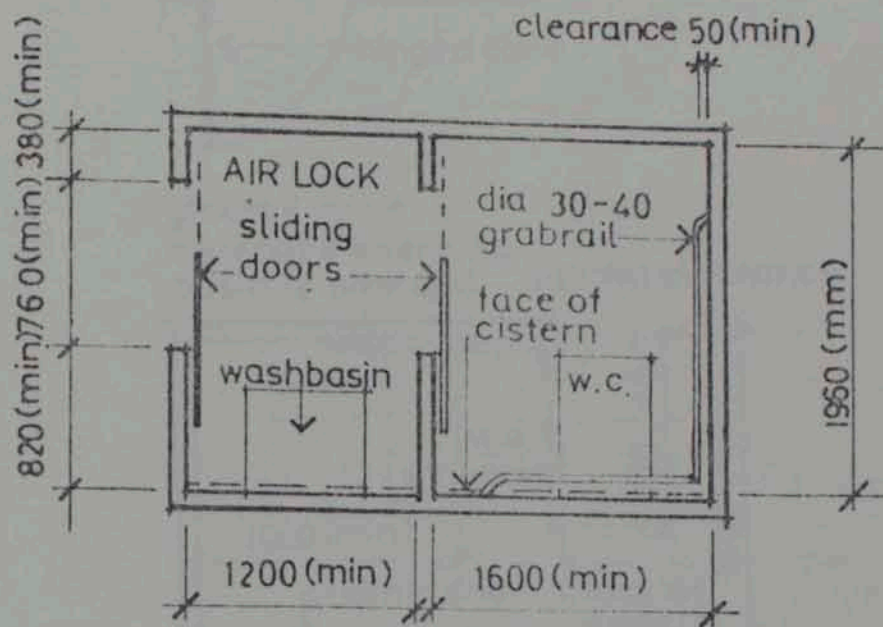
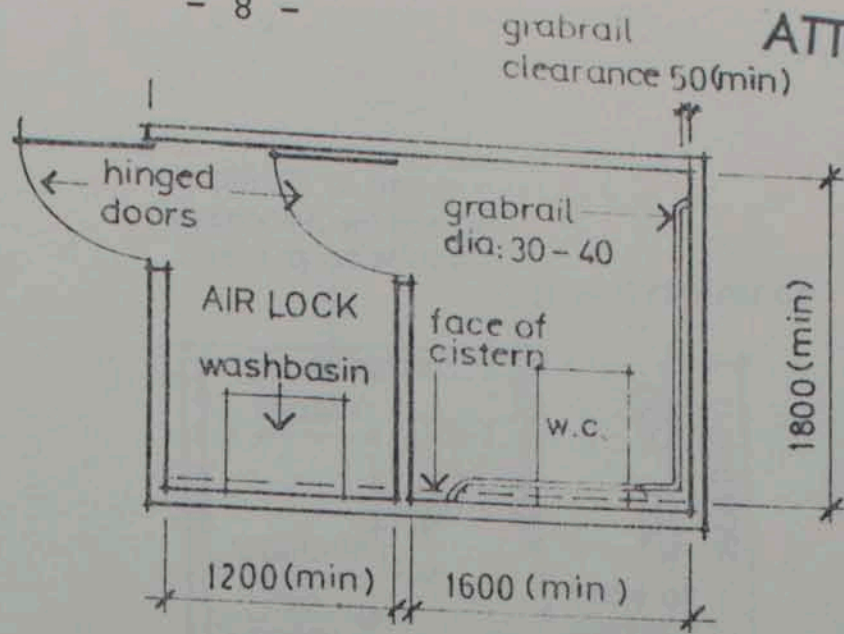
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(D)



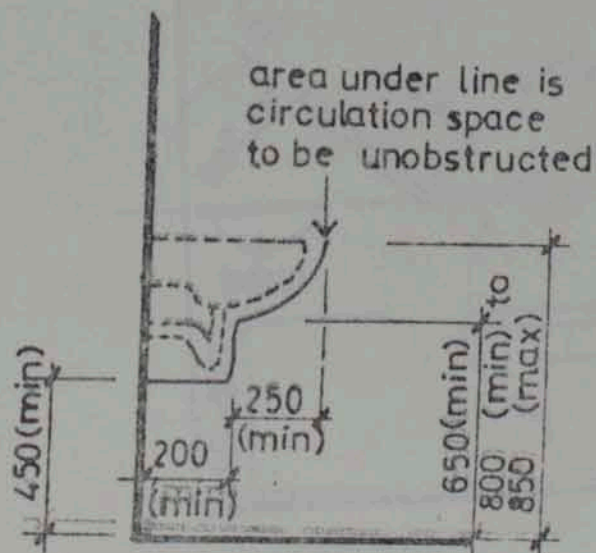
DOORWAYS AND CIRCULATION SPACES

FIGURE 8



COMBINED WATER CLOSET AND WASHROOM

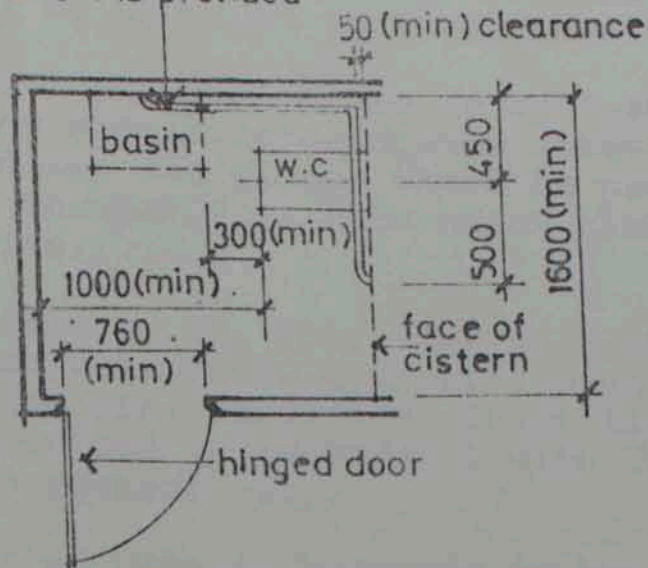
FIGURE 9



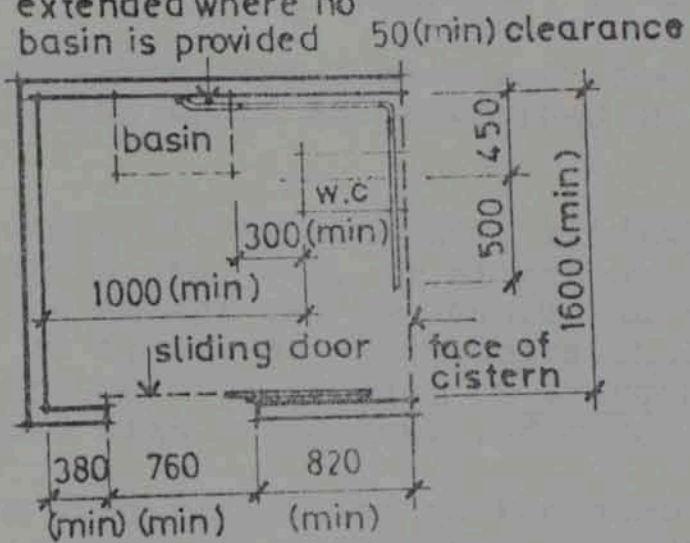
LOCATION AND CLEARANCES FOR WASH BASINS

FIGURE 10

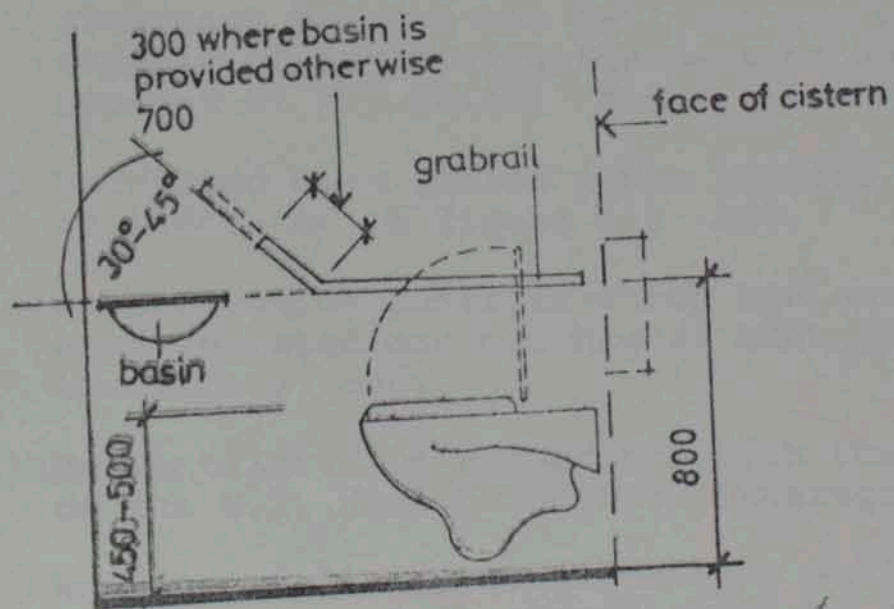
grabrail to be extended where no basin is provided



grabrail to be extended where no basin is provided



### SEPARATE WATER CLOSET



SEPARATE WATER CLOSET (elevation)  
TOILET FACILITIES  
FIGURE 11

NEW NORTHERN TERRITORY CLAUSE 46.9

- 46.9 (1) (i) In a Class III building modified closets shall be provided in accordance with Table 46.9.  
Where such closets are to be installed within one or more sole occupancy units of a Class III building; one closet shall be provided in each sole occupancy unit to which clause 24.39a applies.
- (ii) In Class V, VI, VII, VIII & IX Buildings, assembly grounds, gymnasias, open air theatres and the like, modified closet fixtures shall be provided in accordance with Tables 46.9A and 46.9B respectively.
- (2) Modified Closets required to be provided pursuant to sub-clause (1) shall be dimensioned in accordance with figures 9, 10 and 11; and
- (i) be accessible from a main entrance lift or other circulation space as prescribed in table 24.39A; and,
- (ii) have doors either hinged or sliding. A hinged door shall open out, be hinged on the side farthest from the toilet and be located in the position shown in figure 9. Such doors shall be openable from the outside in case of emergency and be provided with swing-over indicator bolts; and,
- (iii) have a grab rail fixed on the side nearest the water closet pan and on the rear wall in the position shown in figure 9 or 11. Such rail shall be of 30-40mm outside diameter with 50-60mm clearance between the rail and the wall, and be capable of sustaining the mass of an adult applied at any point; and,
- (iv) be fitted with toilet paper holders located as indicated in figure 11; and,
- (v) have flushing controls which are easily accessible hand operated and not higher than 1200mm above the floor; and,
- (vi) be ventilated in accordance with the provisions of the N.T. Health and N.T. Sewerage Regulations.
- (3) Where closets are required in a multi-storey building, one such closet shall be provided on the ground floor and the remainder equally distributed on the remaining floors.

TABLE 46.9

NUMBER OF MODIFIED CLOSETS REQUIRED TO BE PROVIDED IN CLASS III BUILDINGS PURSUANT TO CLAUSE 46.9(1)(i)

Total Number of closets in the building or part		Minimum number of modified closets required.
Long term Occupancy: 1 : 10	Short term Occupancy; 1 : 25	One to each sole occupancy unit to which access is required to be provided in accordance with Part 24.39a



TABLE 46.9A

NUMBER OF MODIFIED CLOSETS REQUIRED TO BE PROVIDED  
IN BUILDINGS OTHER THAN CLASS III PURSUANT TO CLAUSE  
46.9

---

Total Number of closets in a building or part		Minimum number of modified closets required
1 to 15		One for use by both males <u>and</u> females; in addition to separate male <u>or</u> female facilities.
16 to 100	(i)	One for use by both males and females and one for use by males only and one for use by females only; or
	(ii)	Two for use by both males and females.
More than 100	(i)	As for 16 to 100; and
	(ii)	An additional water closet for use by both males and females for each additional 100 water closets or part thereof.

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NEW NORTHERN TERRITORY CODE 47

TABLE 46.9B

NUMBER OF MODIFIED CLOSETS REQUIRED TO BE PROVIDED IN PUBLIC FACILITIES AT ASSEMBLY GROUNDS, GYMNASIA, OPEN AIR THEATRES, PUBLIC SWIMMING POOLS AND THE LIKE

Total Number of closets provided

Minumum number of modified closets required

1 to 10

- (i) One for use by both males and females; in addition to separate male and female facilities; or
- (ii) One for use by males only and one for use by females only.

11 to 100

- (i) One for use by both males and females and one for use by males only and one for use by females only; or
- (ii) Two for use by both males and females.

100 to 200

- (i) One for use by both males and females and one for use by males only and one for use by females only; plus
- (ii) One additional closet for use by both males and females for each additional 50 closets in excess of 100 and thereafter 1 additional closet for each additional 100 closets.

NEW NORTHERN TERRITORY CLAUSE 47

- 47.9 (1) Modified showers shall be provided in accordance with table 47.9.
- (2) Where modified showers are required they shall comply with the following requirements:-
- (i) Dressing spaces shall be fitted with a clothes hanging device 1400-1500 mm above the floor.
  - (ii) Dressing spaces shall be separated from the shower recess by a curtain or sliding screen with a flush floor track.
  - (iii) The floor of the shower recess shall be self-draining without a kerb, and continuous with the adjacent areas.
  - (iv) The floor surface inside the shower recess shall be impervious and non-slip.
  - (v) Any glass screen or screens forming part of the recess or dressing space shall comply with the applicable requirements of AS1288.
  - (vi) The shower room door shall be openable from the outside in the event of an emergency.
  - (vii) A fixed or removable self-draining, non-slip seat shall be provided inside the shower recess at a height of 500mm above the plane of the finished floor.
  - (viii) Water taps shall have lever or capstan handles and the water shall be delivered through a central mixing bib.
  - (ix) Hot water taps shall be placed to the left of cold water taps.
  - (x) Horizontal handrails shall be fixed to the side walls 500 mm above the plane of the finished floor.
  - (xi) Soap holders shall be fully recessed into the wall opposite the shower seat, 1000 - 1200 mm above the plane of the finished floor, and located so that they can be reached by a person using the shower seat.
  - (xii) Shower controls and fittings shall be on the wall opposite the shower seat, 1000 - 1200 mm above the plane of the finished floor, and located so that they can be reached by a person using the shower seat.
  - (xiii) A portable showerhead attached to a flexible hose shall be installed to enable the user to shower while sitting or standing. A fitting shall be provided to allow the showerhead to be attached at various angles and heights between 700mm and 1900mm above the plane of the finished floor. (See figures 12 and 13).
  - (xiv) Thermostatic mixing valves shall be installed for all showers.

TABLE 47.9

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CLASSIFICATION	NUMBER OF SHOWERS
Class III	(i) A minimum of one shower is to be provided in each single occupancy unit to which clause 24.39a applies.  (ii) One for every 20 showers where they are provided in common.
Class VII & VIII	Where showers are required to be provided such showers shall be constructed in accordance with Clause 47.9.

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See Figures 12 and 13

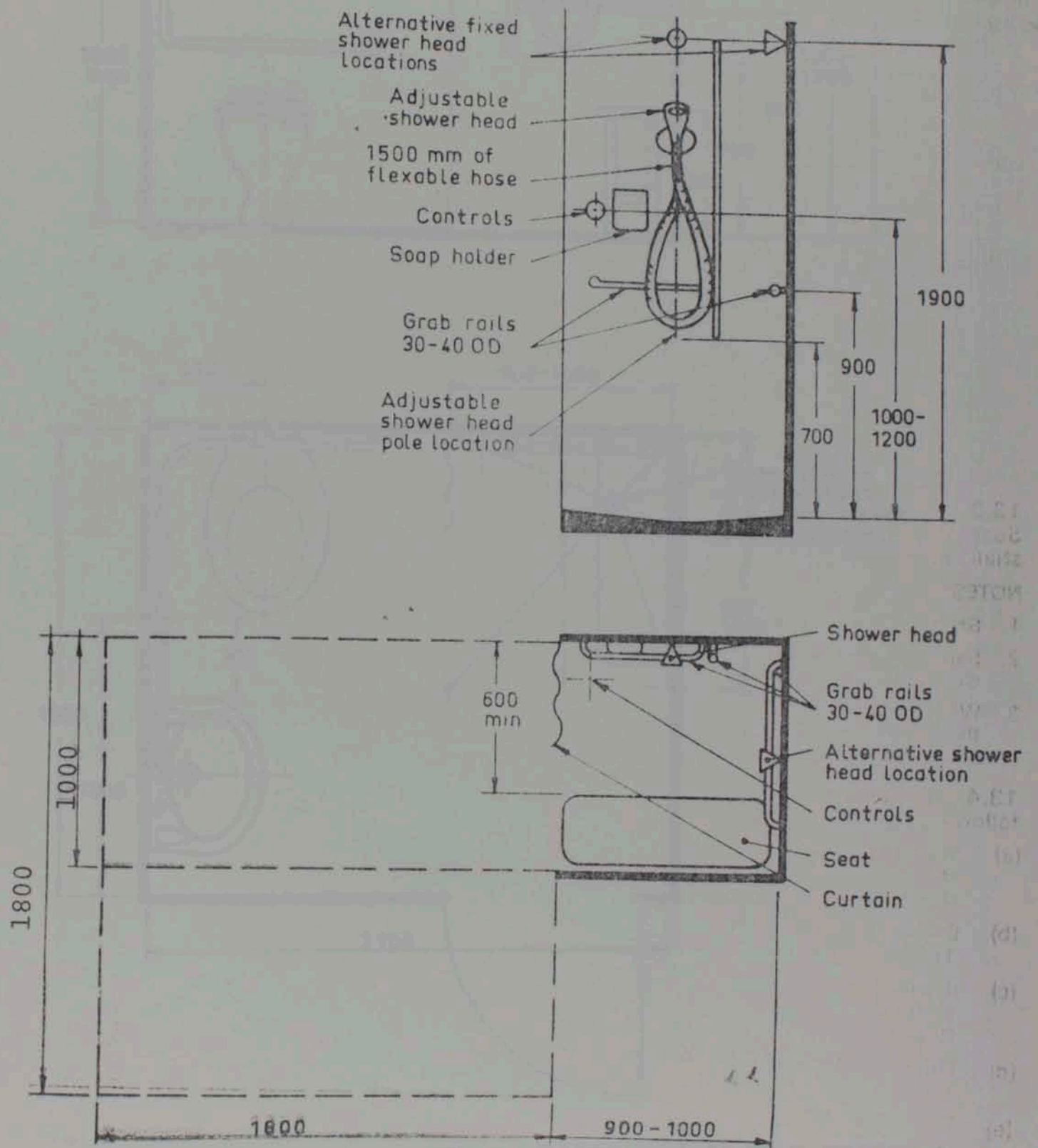


Figure 12 Requirements for shower facilities

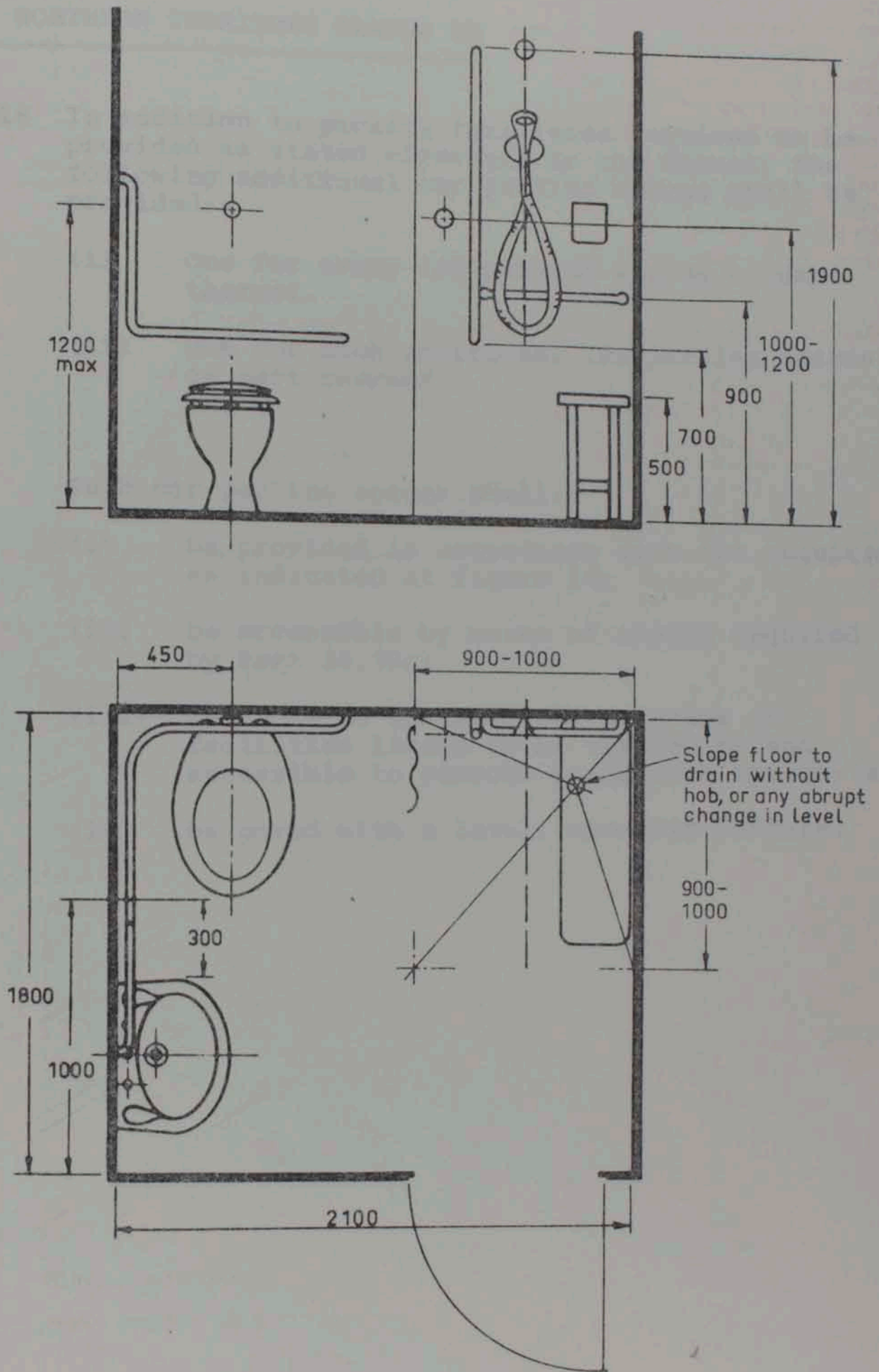


FIGURE 13 Combines water closet and shower recess

NEW NORTHERN TERRITORY CLAUSE 53

53.18 In addition to parking facilities required to be provided as stated elsewhere in the Manual, the following additional car parking spaces shall be provided:-

- (i) One for every 100 parking spaces or part thereof.
- (ii) One for each additional 100 parking spaces or part thereof.

Such car parking spaces shall:-

- (i) be provided in accordance with the requirements as indicated at figure 14;
- (ii) be accessible by means of access required by Part 24.39a;
- (iii) be close to the entrance to areas or facilities likely to be visited by and accessible to persons using such spaces; and
- (iv) be paved with a level, non-slip surface.

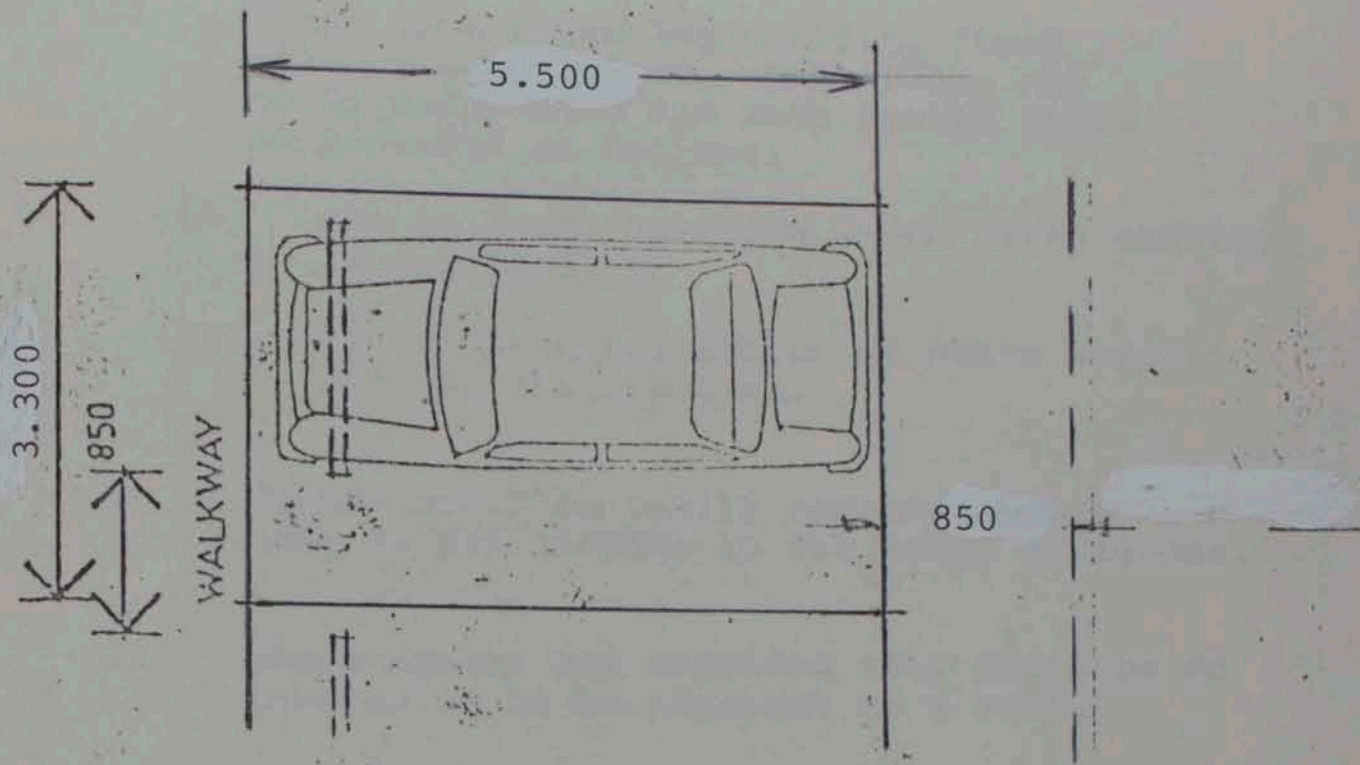


figure 14



NEW NORTHERN TERRITORY CLAUSE 53

- 53.19 (1) Where in a Class IXb building fixed seating is provided, open spaces are to be maintained and such spaces shall be provided as follows:
- (i) One in every building where fixed seating is provided, or
  - (ii) 1% of the total number of seats which ever is the greatest.
- (2) Spaces shall be easily accessible and as near as practicable to the means of egress.
- (3) Where spaces are provided they shall be so located as to be adjacent to a seat.

NEW NORTHERN TERRITORY CLAUSE 53

- 53.20 (1) Where doors are fitted to entrances and circulation spaces within class III, IV, V, VI, VII, VIII & IX buildings in accordance with Table 24.39a, such doors shall comply with the following:-
- (i) Locking and opening controls shall be readily accessible, not more than 1200 mm above the plane of the finished floor.
  - (ii) Doors shall be openable with one hand.
  - (iii) Handles shall be between 900 and 1200 mm above the plane of the finished floor.
  - (iv) Door handles should be horizontally aligned. (See figure 15)

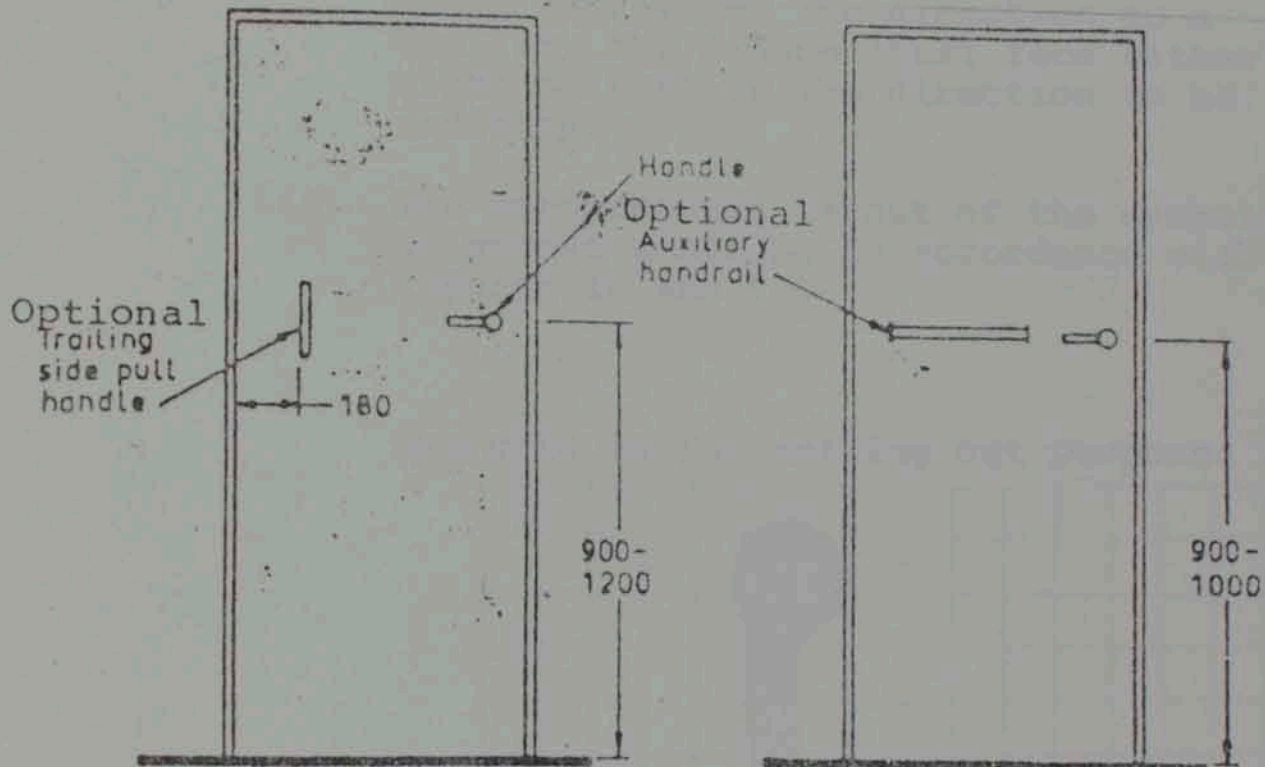


FIGURE 15

- (v) Handles for hinged doors should be of a lever type and the end should be returned towards the door.
- (vi) Where a door closer is fitted, the pressure required to open a door shall not exceed 36N for external doors and 22N for internal doors.
- (vii) Locks which require simultaneous use of both hands shall not be used.

NEW NORTHERN TERRITORY CLAUSE 53

- 53.21 (1) Where access and facilities are provided as required by Clause 24.39a, signs shall be provided to identify such access and facilities.
- (2) Signs required to be provided as prescribed by sub clause (1) above shall comply with the following requirements:
- (i) The symbol for access shall consist of two elements; viz, a figure and a plain square background.  
For signs indicating the facility itself the figure shall face the right. For signs indicating the direction to a facility the figure shall face either right or left in the direction to be indicated.
  - (ii) The proportional layout of the symbol of access shall be in accordance with figures 16 and 17.

The grid is for setting out purposes only.

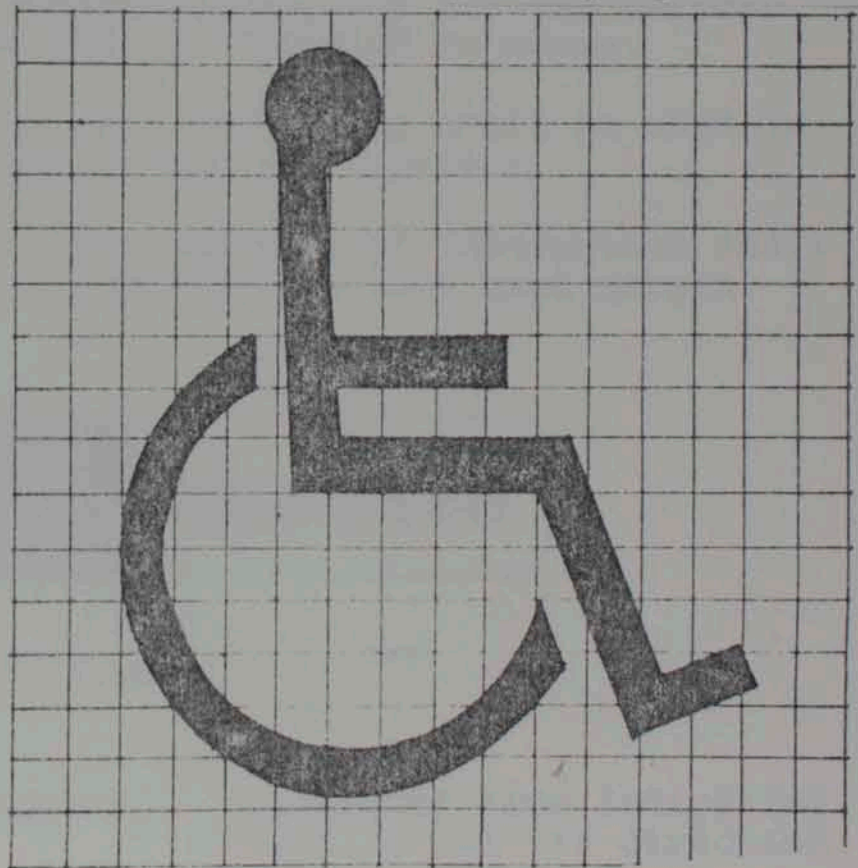


FIGURE 16 - Proportional layout for international symbol of access

53.21 (2)  
(Contd.)

- (iii) The colour of the figure shall be white on a blue background in accordance with figure 17. The Blue shall be French Blue/ colour No. 166 of AS K185.



FIGURE 17 - Colour contrasting for symbol of access

- (3) The form of signs to indicate access to a facility shall be as follows:-
  - (i) Signs shall indicate the direction name of an accessible facility and incorporate the symbol of access in accordance with figure 18.
  - (ii) The size, height, type and layout of lettering on signs and the symbol shall be clear and legible for the purpose the sign is intended to serve.
  - (iii) Lower case lettering shall be used in Helvetica Medium Typeface.
  - (iv) Each new sentence of instruction shall be aligned to the left hand margin.

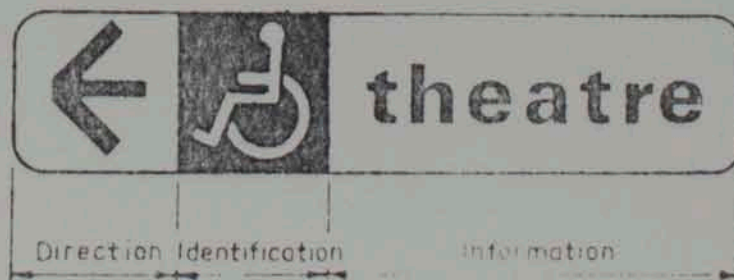


FIGURE 18 - Example of sign indicating facility and its direction

NEW NORTHERN TERRITORY CLAUSE 53

53.22 Water taps shall comply with the following requirements:-

- (1) Taps shall have lever or capstan handles.
- (2) Where hot water is provided:
  - (i) the water (hot or cold) shall be determined through a centre mixing bib; and
  - (ii) the hot water tap shall be placed to the left of the cold water tap (see figure 19).

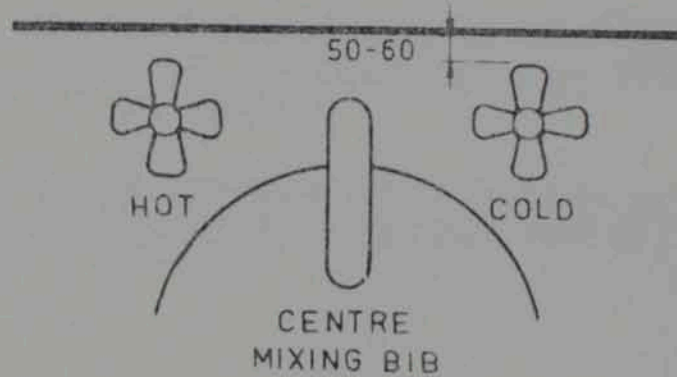


FIGURE 19 - Water tap locations

NEW NORTHERN TERRITORY CLAUSE 55.13

- 55.13 (1) A handrail not less than 600mm long at between 900-1000mm above floor level shall be fixed adjacent to control panels in lift cars.
- (2) Lift Cars shall;
- (i) where the lift lobby has floor dimensions of 1800mm x 1800mm or more, the lift car shall have internal floor dimensions not less than 1300mm deep x 1200mm wide.
  - (ii) where the lift lobby has floor dimensions less than 1800mm x 1800mm the internal floor dimensions of the lift car shall be not less than 1800mm x 1800mm.
- (3) Lift doors shall;
- (i) be power operated
  - (ii) have a minimum clear width of opening per access to the lift car of 810mm.
- (4) Lift landing call buttons in lift lobbys and lift cars shall be located between 900mm and 1600mm above floor level.
- (5) Lift alarm buttons and emergency telephones shall not be higher than 1600mm above floor level.

EXPLANATION OF PROPOSALS TO AMEND THE BUILDING REGULATIONS TO  
PROVIDE ACCESS AND FACILITIES IN BUILDING

1. PREPARATION

The proposals have been prepared by the Building Authority Branch, Department of Lands, for and on behalf of the Northern Territory Building Board.

They have been endorsed by the Building Board and a Committee of Review which was representative of the following -

- . Handicapped Persons Association
- . Royal Australian Institute of Architects
- . Master Builders Association of the N.T.
- . Department of Community Development
- . Department of Health
- . Department of Transport and Works
- . Northern Territory Housing Commission
- . Northern Territory Fire Brigade
- . Department of Social Security
- . Department of Lands.

2. NEEDS OF THE AMENDMENTS

Building design has traditionally considered the needs of persons who are free of physical disabilities. Typical of the problems that arise when handicapped persons attempt to utilise many existing buildings are difficulties experienced in obtaining entry and the inability to utilise toilet facilities. These design oversights have resulted in many disabled persons being unable to accept or participate in useful employment, to enter shops or places of entertainment or even to conduct their own business.

With the unfortunate knowledge that some forms of disability are becoming more numerous, Building Regulations will require amendments that will ensure that future buildings can be utilised by disabled persons. Principal amongst these changes are the need to guarantee access into public buildings and the redesign of essential facilities within the buildings so that they may be utilised.

The proposed amendments have been framed to eliminate all references and discriminations against disabled or handicapped persons while at the same time embody all of the standards for the disabled that have been accepted and adopted elsewhere in Australia.

3. BUILDINGS REQUIRING ACCESS AND FACILITIESClass III Buildings

Buildings used for residential purposes (other than houses and flats) which are -

- . Boarding houses
- . Guest houses
- . Hostels
- . Lodging houses
- . Residential portions of hotels and motels
- . Residential portions of schools and institutional buildings.

A "sole occupancy unit" in a building of this classification, means a room or suite of rooms designed, constructed or adapted to include sleeping facilities, and the provisions are related to the number of "sole occupancy units" contained within or immediately adjacent to the building, such as the inclusion of a residential annexe to a hotel/motel.

A sub-division of residential buildings into long-term and short-term accommodation provides a differential proportional requirement. Where for example a boarding house may be regarded as long-term accommodation, a hotel/motel may be of short-term duration.

The number of such units on a proportional basis is indicated in Table 24.39A of the amendments. Each unit must be accessible, with the interior and facilities designed in accordance with the provisions of the amendment proposals.

Class V and VI Buildings

- . Class V buildings are essentially office buildings for professional or commercial purposes.
- . Class VI buildings are essentially shops and other buildings for the sale of goods by retail or the supply of services direct to the public and include -
  - : eating rooms, tea rooms and coffee rooms
  - : cafes, restaurants, milk and soft drink bars
  - : hairdressing and barber shops
  - : non-residential portions of hotels/motels
  - : public laundries, markets, sales rooms, show rooms and service stations.



In these classes of buildings, ground floor access is considered to be a reasonable requirement as a general rule, with all upper floors where served by a lift having similar access.

Where the nett area of the ground floor is less than 500 square metres, (5382 square feet) no access provisions are required. This criteria has been based upon the space that may be occupied by a ramp. In some cases an external ramp may be provided where the building is set back from a boundary, but in other cases, the ramp may only be provided within the building.

The space occupied by the ramp would be considerable and accordingly the provision of such a ramp would not be reasonable in buildings where the ground floor area is less than 500m<sup>2</sup>.

In buildings where the floor area criteria is exceeded, access to the ground floor is to be provided. Where a lift serves other floors the requirements apply irrespective of the floor areas of floors being served.

#### Class VII Buildings

Class VII buildings are warehouses, (used for the storage of goods only or for the display of goods for sale by wholesale) and public garages.

Access is to be provided to and within the ground floor of warehouses and their ancillary offices and showrooms where the total floor area of the building or buildings exceeds 1000 square metres (10764 square feet).

This area criteria has been determined by the "occupancy" requirement for storage areas set out in Table 24.28 of the Building Manual.

Clause 24.28 of the Manual requires that the number of persons deemed to occupy a building shall be the sum of the numbers obtained by dividing the floor area of each portion of the building by the relevant number of square metres per person listed in Table 24.28, which for this occupancy is 30 square metres. (33 persons)

In Class VII buildings where a lift is provided access to and within all floors served by the lift.

Public garages fall into two separate identifications -

- . A purpose designed building as a public garage ( a parking station) not forming a portion of a building used for another purpose.

- . A public garage attached to or forming portion of a Class III, V, VII (warehouse) VIII or IX building.

In the case of a building designed as a parking station, access is required to at least one floor (normally the ground floor unless designed to provide access to and within a floor other than the ground floor). Where a lift is provided access to and within all floors served by the lift.

Where the public garage is attached to or forms a portion of another class -

- . and does not contain a lift, access to and within the floor of the garage is required.
- . where a lift is provided, access to and within all floors served by the lift.
- . with a floor area in excess of 1000 square metres, and situated on the same allotment as another building required to have access, and where the garage is used in conjunction with that building, access from the garage by way of a suitable path of travel direct to the building or to a public road is required.
- . The path of travel direct to the building must satisfy the appropriate design requirements for access, and where by way of a public road, the footpath between buildings must be accessible.

#### Class VIII Buildings

Class VIII buildings are factories and include laboratories.

The requirements for access in respect of factories are identical to those prescribed for warehouses.

The "occupancy" requirements under Table 24.28 of the Building Manual range from 5m<sup>2</sup> to 50m<sup>2</sup> per person. The figure used in determining the provisions of access to factories has been based on an average 30m<sup>2</sup> per person for a 1000 square metre floor area (33 persons).

It is considered that the primary need for access to laboratories is to secure employment, and laboratories should therefore be treated the same as offices. Where the nett area of the ground floor is 500m<sup>2</sup> or more access is to be provided, and where a lift serves other floors, all floors shall have access irrespective of the floor area being served.

#### Class IX Buildings

Class IX buildings are sub-divided into two classifications -

- . IXa being institutional buildings designed or adapted as -

clinics  
convalescent homes  
hospitals  
infirmary  
nursing homes

sanitoriums  
pre-school centres

IXb being buildings designed or adapted for the assembly of persons  
for -

civic, political, educational, transit, religious, social or  
recreational purposes.

entertainment or amusement

These buildings are usually designed for their intended purpose  
and have a larger public use than other classes of building.

It is therefore not unreasonable that access should be provided to and  
within such buildings, and that where a lift serves other floors, access to  
and within those floors served by the lift.

#### 4. SPECIAL REQUIREMENTS

##### Lifts

There is no specific requirement in the amendment proposals that lifts  
shall be provided in buildings. Table 24.39A does require that access  
shall be provided within a floor served by a lift.

Where a building contains more than one lift, only one is required to be  
accessible and purpose designed in accordance with Clause 55.13 subclauses  
(1) to (5).

##### Mezzanine Floors

These floors are normally served by stairs only and access is not required.

Where a lift serves a mezzanine floor, access to and within that floor is  
required.

##### Fixed Seating

Fixed seating is contained in many Class IXb buildings. Access to all of  
these would not be reasonable, but access to parts of the seating is  
possible and reasonable.

Clause 53.19 requires open spaces to be provided. This is based upon  
variable uses. A wheelchair may occupy the space which effectively becomes  
a part of the seating or an occupier may prefer to transfer to a seat  
provided and the wheelchair is removed until required. The latter would  
result in more persons being accommodated than for whom spaces are  
reserved.

The requirement for spaces to be adjacent to a seat is of necessity, many  
wheelchair users are accompanied and the companion may therefore be seated  
next to the space.

### Stairs

Where access is required to and within a building or portion of a building and no lift is provided, access to one or more of the upper floors is not required.

### Parking Spaces

The need for parking spaces suitable for use by disabled persons has been recognised and in fact some developers have made provisions for such spaces; however, regulations will provide the means of controlling both the number and type of parking spaces required.

### Toilets

The number of standard water closets in buildings of Class III, V, VI, VII, VIII & IX is decided according to the number of persons occupying such buildings. As a standard water closet is not suitable for use by disabled persons a modified version is needed. The design of the modified version proposed is in accordance with Australian Standards and tables have been included in the new proposals to regulate the number, construction and location of these facilities.

### Showers

Class III buildings are required by Regulations to be provided with standard showers in proportion according to the number of persons or units provided in the building; however, the standard shower cubicle is unsuitable for disabled persons.

The proposed new Table 47.9 regulates the minimum number required.

### Door Furniture

Where doors are fitted to entrances and circulation spaces within Class III, IV, V, VI, VII, VIII & IX buildings designed to provide access for the disabled, door furniture is required to be of a standard to enable easy operation. Clause 53.20 provides a means of regulating the installation of such door furniture.

### Identification Signs

Where access and facilities are provided in accordance with Clauses 24.39a, 46.9, 47.9, 53.18, 53.19, 53.20, 53.21, 53.22 and 55.13, they shall be identified by the use of the international symbol in accordance with Clause 53.21.

### Water Taps

Where facilities are required as prescribed by Clauses 46 and 47 water taps shall have capstan handles and be arranged in accordance with figure 19, Clause 53.

COST COMPARISONS - MODIFIED FACILITIESITEM:WATER CLOSETS

Additional floor area:-

Modified 2.8 x 1.8m <sup>2</sup>	=	5.04m <sup>2</sup>
Standard 1.8 x .9	=	1.62

Additional floor area		3.42m <sup>2</sup>
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Approximate cost per m<sup>2</sup>  
in commercial or industrial  
building - \$400

Additional floor area cost  
component = 400 x 3.42 = \$1368 per unit.

Additional fittings - rails  
etc. approximately \$300

<u>Total Approximate Additional Cost</u> of a modified toilet	say	\$1670-00
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SHOWERS

Additional floor area

Modified 1800 x 1800	=	3.24
1000 x 1000		1.00

Standard 1000 x 2000	=	2.00
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Additional Floor area	2.24	
Additional Cost 400 x 2.24	=	\$896-00
Additional fittings		300-00
		<u>\$1196-00</u>

CARPARKS

Modified 6.85 x 3.3	=	22.6m <sup>2</sup>
Standard 6 x 2.5	=	15
Additional area		7.6m <sup>2</sup>

Approximate Additional cost in a building		
7.6 x 400		<u>\$3040-00</u>

FIXED SEATING

Additional Cost	Nil
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DOORS

Standard doors are of sufficient  
width where passageways are designed  
in accordance with proposed amendments.

Additional cost	Nil
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Door furniture (Rails)	\$10-00
------------------------	---------

INTERNATIONAL SYMBOLS

Cost per building would not be expected to exceed \$100

LIFTS

Cost of rail approximately = \$50

RAMPS

As Northern Territory Cities and towns have normally level sites no additional cost factor would be expected; however, should a proposal be designed for a flood plain area or steep site considerable expense could be involved.

ACCESS

Passageways adjacent to doorways will be required to be a minimum of 1200mm wide. Building Manual requires a minimum of 1020mm generally however, this dimension increases depending on the number of persons using the building.

(e.g.) Not exceeding 100 persons in a storey.

	1020mm
100 to 125	1275mm
125 to 150	1530mm
150 to 175	1785mm
175 to 200	2040mm

Calculate No. of persons per storey.

e.g. OFFICE

10m<sup>2</sup> per person.

Passageways would only need to be in excess of 1200mm where a floor area exceeded 125 persons x 10 = 1250mm

Calculate floor area where minimum passageways would meet required 1200mm.

Areas per person according to use Building Manual Factor

Restaurant	1.0
Assembly Room	1.2
Office	10.0
Guest House	15.0
Public Garage	30.0

Floor Area Factor No. of persons.

RESTUARANT	$\frac{x}{1} = 125$	=	Floor area	=	125m <sup>2</sup>
ASSEMBLY ROOM	$\frac{x}{1.2} = 125$	=			150m <sup>2</sup>
OFFICE	$\frac{x}{10} = 125$				1250m <sup>2</sup>
GUEST HOUSE	15	=			1875m <sup>2</sup>
PUBLIC GARAGE	30	=	Passageways normal		3750m <sup>2</sup>

From the above it can be seen that lower density buildings may be required to provide passageways wider than required at present however, a number of buildings would be unaffected.

CENTREPOINT - 6 STOREYS  
CITY MALL  
OFFICES AND SHOPS

<u>ITEM</u>		<u>ADDITIONAL COST</u>
<u>ACCESS</u>	Required to ground floor and all floors served by lifts.	
	. Ramps	Nil
	. Passageways	Nil
<u>CLOSETS</u>	TOTAL NO. 30 16:100 applies (Table 46.9)	
	Two required @ 1690 =	3380.00
<u>SHOWERS</u>		Nil
<u>DOOR FURNITURE</u>	50 @ \$10	500-00
<u>SYMBOLS</u>		100-00
<u>LIFTS</u>	Area of cars in excess of minimum requirement 2 @ \$50	100-00
	Total Cost	\$4080-00
ESTIMATED PROJECT COST -	2,000,000	
Additional cost to provide modified facilities expressed as a percentage of contract cost		0.2%



SASCO HOLDINGS LOT 2377 DARWIN  
3 STOREYS  
OFFICES AND SHOPS

		<u>COST</u>
<u>ACCESS</u>	Ground floor and all floors served by lift	
	<u>RAMPS</u> - No additional cost	Nil
	<u>PASSAGEWAYS</u> - No additional cost all in excess of minimum requirement	Nil
<u>CLOSETS</u>	Total No. 30	
	16:100 applies	
	Minimum requirement Two Modified closets @ \$1690 =	3380-00
<u>SHOWERS</u>		Nil
<u>DOOR FURNITURE</u>	20 @ \$10	200-00
<u>SYMBOLS</u>		100-00
<u>LIFTS</u>	Area of care in excess of minimum requirement. 1 @ \$50	<u>50-00</u>
	TOTAL	\$3730

Estimated Project Cost 700,000

Additional cost to provide modified facilities expressed as a percentage of contract cost 0.5%

JAPE PLAZA - 5 STOREYS  
OFFICES SHOPS AND ACCOMMODATION

<u>ITEM</u>	<u>ADDITIONAL COST</u>
<u>ACCESS</u> Required to ground floor and all floors served by lifts.	
<u>RAMPS</u> No additional costs	Nil
<u>PASSAGEWAYS</u> No additional costs all in excess of requirement	Nil
<u>CLOSETS</u> Ground and 1st Second one required Third and Fourth floor 1:10 (Table 24.39a)	1 1
44 Units require	4
4 @ 1690 =	<u>6</u> 10,140
<u>SHOWERS</u> Second third fourth floors 5 @ \$1200	6,000
<u>DOORS</u> 50 Units + 60 110 @ \$10	1,100
<u>SYMBOLS</u>	100
<u>LIFTS</u> 2 @ \$50	100
	<u>\$17,440</u>
Estimated Project Cost	5,000,000
Additional cost to provide modified facilities expressed as a percentage of contract cost	0.3%

DRAFT

## PRESS RELEASE

THE NORTHERN TERRITORY CABINET HAS APPROVED CHANGES TO TERRITORY BUILDING REGULATIONS DESIGNED TO ASSIST DISABLED PERSONS.

THE NEW REQUIREMENTS, CURRENTLY BEING DRAFTED, WILL APPLY TO PUBLIC BUILDINGS SUCH AS SHOPS, OFFICES, FACTORIES, HOTELS AND MOTELS.

THE MINISTER FOR LANDS AND HOUSING, MR. JIM ROBERTSON, SAID THE NEW REGULATIONS WOULD ENSURE ADEQUATE ACCESS AND FACILITIES WERE PROVIDED TO AND WITHIN PUBLIC BUILDINGS AND PLACES OF WORK FOR DISABLED PEOPLE.

THEY INCLUDED SUCH MEASURES AS RAMPS INTO BUILDINGS, WIDE CORRIDORS, HANDRAILS AND SPECIAL TOILET FACILITIES.

MR. ROBERTSON SAID THE CHANGES WOULD HAVE A MINIMAL EFFECT ON CONSTRUCTION COSTS AS THEY WOULD BE INCORPORATED AT THE DESIGN STAGE.

EXISTING BUILDINGS WOULD NOT HAVE TO BE CHANGED, ALTHOUGH TO THEIR CREDIT MANY OWNERS WERE VOLUNTARILY IMPROVING FACILITIES FOR THE DISABLED.

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