

# Part M Volume 2

Access to and use of buildings

Buildings other than dwellings

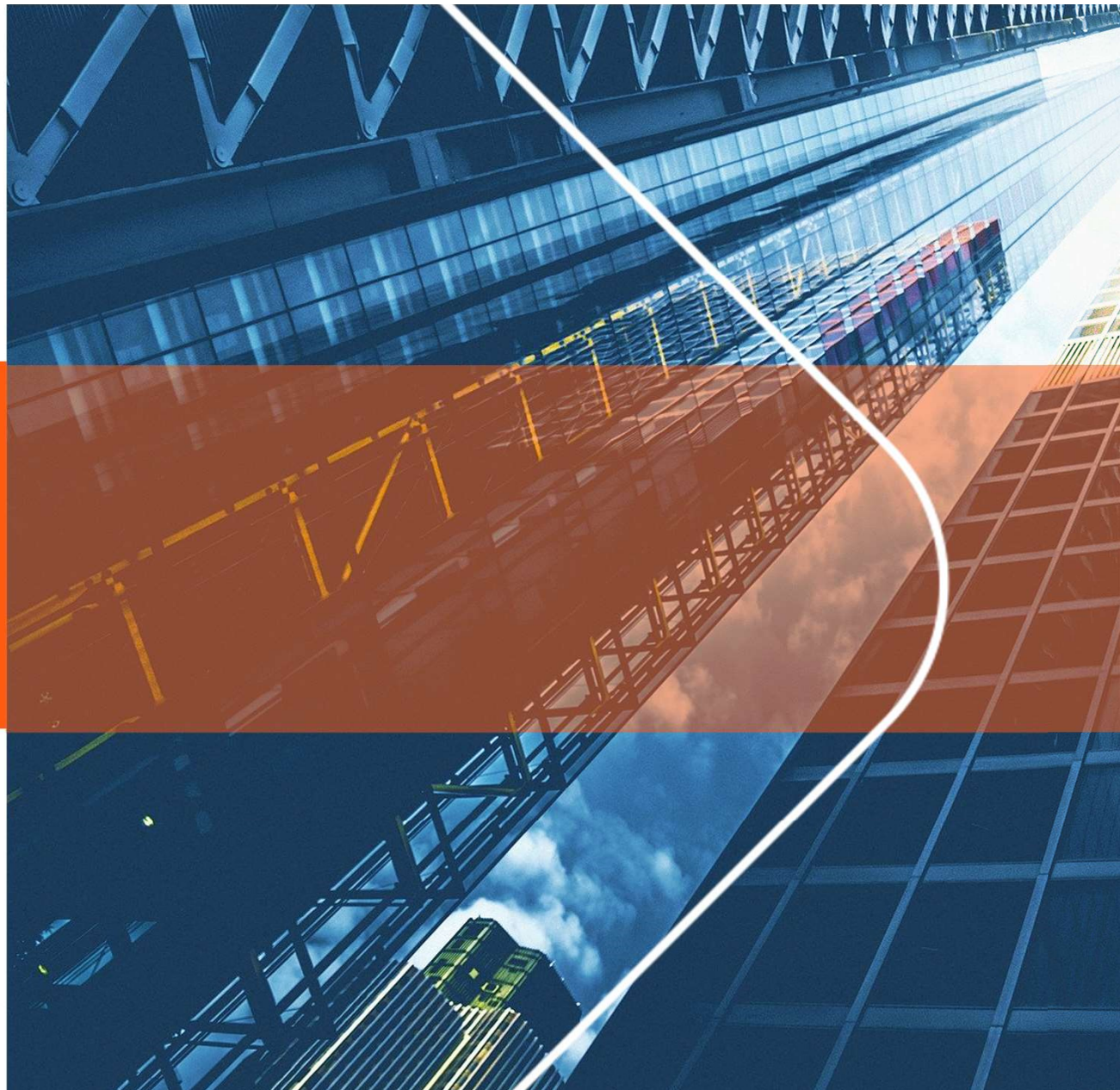
**London Building Control**

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# Introduction

## Who we are



London Building Control Ltd are one of the largest Corporate Approved Inspectors. LBC work to industry codes and building control performance standards to ensure our building control process provides added value - reducing unnecessary bureaucracy, delays and costs for our clients. With offices in London, Manchester, Welwyn Garden City, Chichester and Exeter we offer a high-level service for commercial, public sector and residential projects.

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## Our Professional Team

The expertise of our professional team spans all sectors of construction from domestic work through to complex multi-million-pound developments throughout England and Wales. We offer a professional service, fast and efficient, as an alternative to those traditionally provided by Local Authority Building Control. Over many years London Building Control has built strong working relationships with building design professionals who offer innovative and practical design solutions in areas such as fire engineering, energy and acoustic assessors.

Our clients are important to us, so we take the time to listen to their needs and align our experience and expertise to ensure they are met. LBC's surveying team provide advice on all areas of compliance within Building Regulations. We provide pre-application advice and assistance to design teams throughout the process to ensure building regulation compliance.

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## **Alan Stokes BSc(Hons), FRICS, FCABE, MIFireE, C.BuilDE**

Alan is an experienced and qualified member of the LBC team. With over 40 years Building Control experience, including approx. 20 years running a successful Building Control Surveying department he has provided expertise and advice on a variety of projects. In addition, Alan has provided regular training sessions specialising in Fire Safety and Accessibility to a variety of audiences, including the Royal Institute of Chartered Surveyors (RICS), Local Authority Building Control (LABC) and the Fire Authority.

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Originally introduced as an amendment to The Building Regulations 1976 in 1985

Part M to the 1985 Building Regulations

Original title “Access and Facilities for Disabled People”, renamed in 2004 “Access to and Use of Buildings”

Reinforces the fact that we are providing buildings that are accessible for all

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## Part M Access and Use of Buildings

### Functional Requirements

**M1.** Reasonable provision must be made for people to—

- (a) gain access to; and
- (b) use, the building and its facilities.

Following the guidance in the Approved Document will demonstrate compliance

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## Guidance within the Approved Document supports the functional requirements of Part M



### APPROVED DOCUMENT



### VOLUME 2 – BUILDINGS OTHER THAN DWELLINGS

- M1** Access and use of buildings other than dwellings
- M2** Access to extensions to buildings other than dwellings
- M3** Sanitary conveniences in extensions to buildings other than dwellings

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**Guidance within the Approved Document supports the functional requirements of Part M**

**What is building work?**

**Material alterations**

**Material change of use**

**Extensions**

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## Extensions of non-domestic buildings

**0.5** An extension to a non-domestic building should be treated in the same manner as a new building, as regards its own compliance with Part M. Under Requirement M2 there must be suitable independent access to the extension where reasonably practicable. Under the Limits on Application, Requirement M2 does not apply where the building that is extended complies with Requirement M1(a)

so as to provide suitable access through the building to the extension. The concept of access encompasses access from the boundary of the site and from on-site car parking where provided.



## Material alterations

(2) An alteration is material for the purposes of these Regulations if the work, or any part of it, would at any stage result –

- a) In a building or controlled service or fitting not complying with a relevant requirement where previously it did; or
- b) In a building or controlled service or fitting which before the work commenced did not comply with a relevant requirement, being more unsatisfactory in relation to such a requirement.

(3) In paragraph (2) “relevant requirement” means any of the following applicable requirements of Schedule 1, namely –  
Part M (access to and use of buildings).

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## Material change of use

### Meaning of material change of use

5. For the purposes of paragraph 8(1) of Schedule 1 to the Act and for the purposes of these Regulations, there is a material change of use where there is a change in the purposes for which or the circumstances in which a building is used, to that after that change –
- a) The building is used as a dwelling, where previously it was not;
  - b) The building contains a flat, where previously it did not;
  - c) The building is used as a hotel or a boarding house, where previously it was not;
  - d) The building is used as an institution, where previously it was not;
  - e) The building is used as a public building, where previously it was not;

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## Material change of use

- f) The building is not a building described in classes 1 to 6 in Schedule 2, where previously it was;
- g) The building, which contains at least one dwelling, contains a greater or lesser number of dwellings than it did previously;
- h) The building contains a room for residential purposes, where previously it did not;
- i) The building, which contains at least one room for residential purposes, contains a greater or lesser number of such rooms than it did previously; or
- j) The building is user as a shop, where previously it was not.

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## Material change of use

### Requirements relating to material change of use

6 – (1) Where there is a material change of use of the whole of a building, such work, if any, shall be carried out as is necessary to ensure that the building complies with the applicable requirements of the following paragraphs of Schedule 1 –

i) In the case of a material change of use described in regulation 5(c), (d), (e) or (j). M1 (access and use).

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## THE EQUALITY ACT 2010 AND THE EQUALITY ACT 2010 (DISABILITY) REGULATIONS 2010

The Equality Act 2010 (the EA) brings together existing equalities legislation, including the Disability Discrimination Act 1995, with the aims of strengthening and also harmonising existing provisions into a single streamlined framework of equalities legislation to deliver better outcomes for the protected groups listed.

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The EA (<http://www.legislation.gov.uk/ukpga/2010/15/contents>) imposes a duty to make reasonable adjustments to a physical feature in order to comply with the requirements set out in section 20 of the EA. The duty is set out in Schedule 2 (in relation to public functions and service providers); Schedule 8 (in relation to employers) and Schedule 15 (in relation to associations) of the EA.

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Although the guidance in this Approved Document, if followed, tends to demonstrate compliance with Part M of the Building Regulations, this does not necessarily equate to compliance with the obligations and duties set out in the EA. This is because service providers and employers are required by the EA to make reasonable adjustment to any physical feature which might put a disabled person at a substantial disadvantage compared to a non-disabled person. In some instances this will include designing features or making reasonable adjustments to features which are outside the scope of Approved Document M. It remains for the persons undertaking building works to consider if further provision, beyond that described in Approved Document M, is appropriate.

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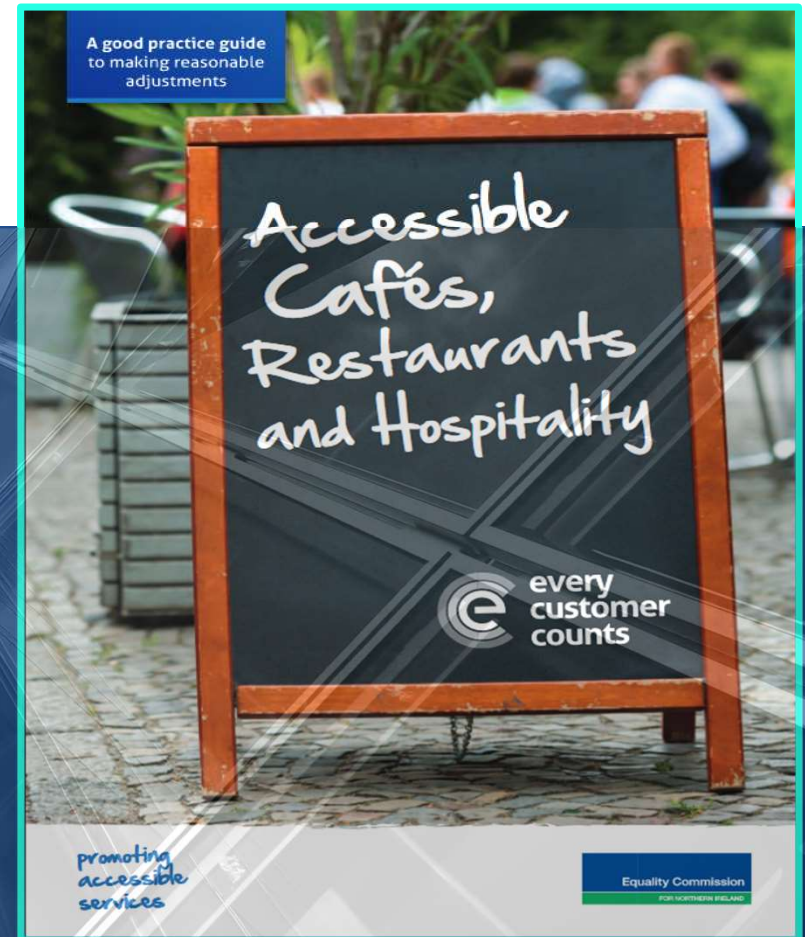
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## Good Practice Guides



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## Guidance within the Approved Document supports the functional requirements of Part M

We will look at key areas which we have found cause issues either at design stage or during construction and will hopefully be able to offer some useful guidance to assist you.

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- Access to the site
- Tactile paving
- Entrance doors
- WC provision
- Lift provision
- Light Reflectance Values

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## Access to the site

Good design should provide access from the highway and dedicated car parking to the principal entrance.

A combination of ramped and stepped approach to accommodate the needs of all members of society.

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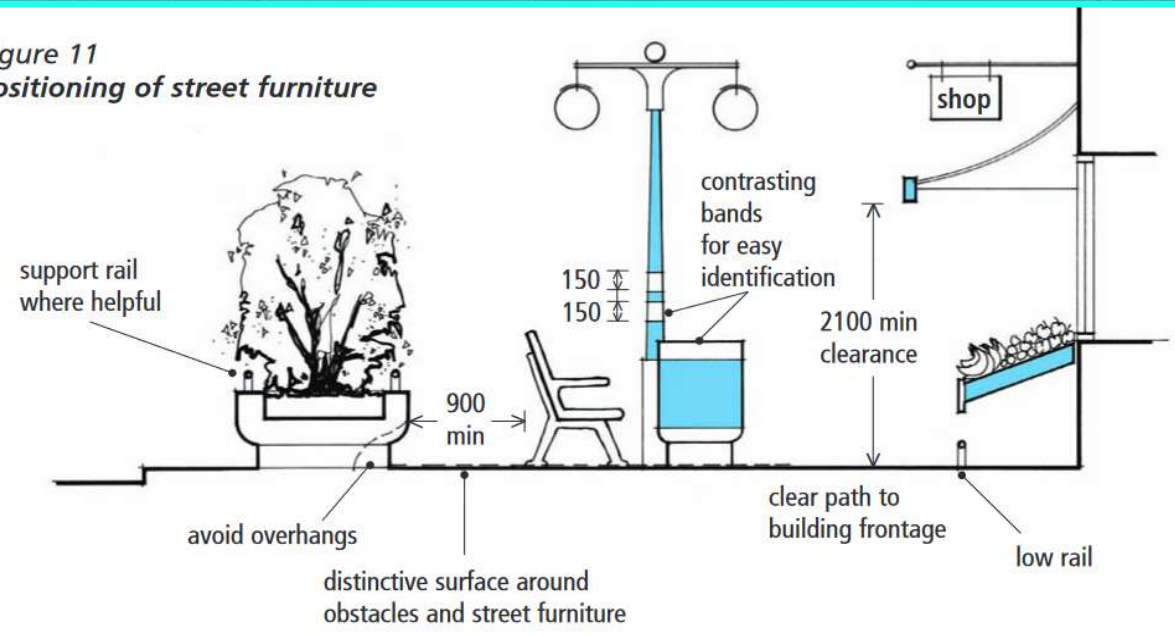


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**Figure 11**  
*Positioning of street furniture*



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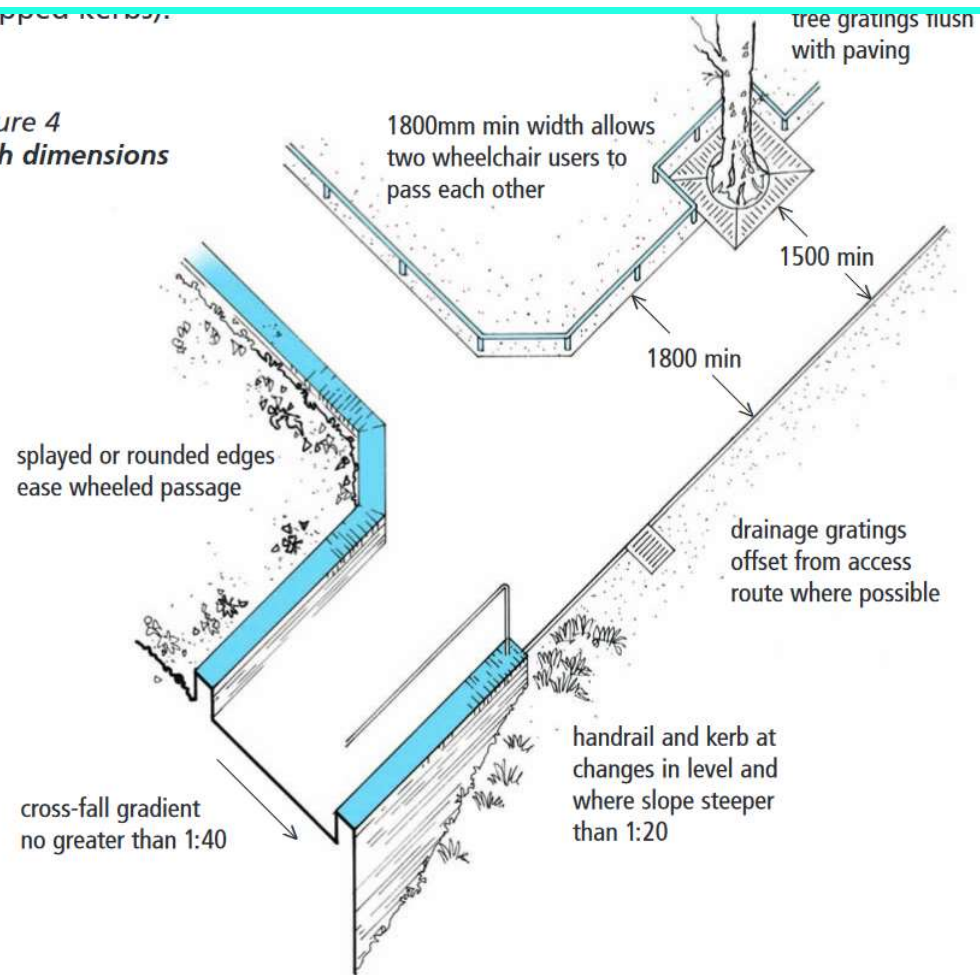
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dropped kerbs.

**Figure 4**  
**Path dimensions**



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## Access



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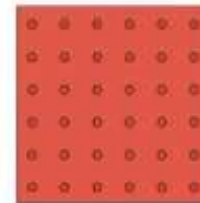
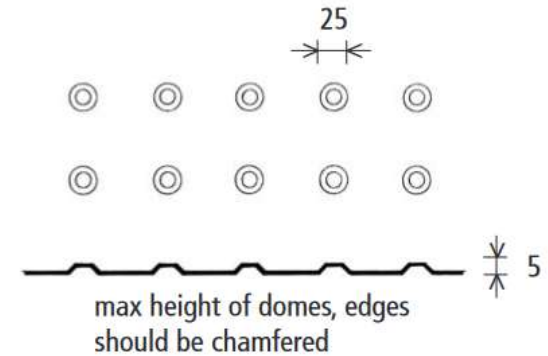
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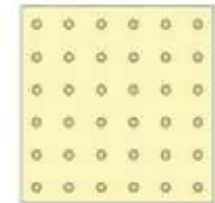
## Tactile paving



**Figure 8**  
**Blister tactile surface**



Red coloured blister tactile paving must only be installed at a controlled crossing



Buff coloured blister tactile paving must only be installed at an un-controlled crossing

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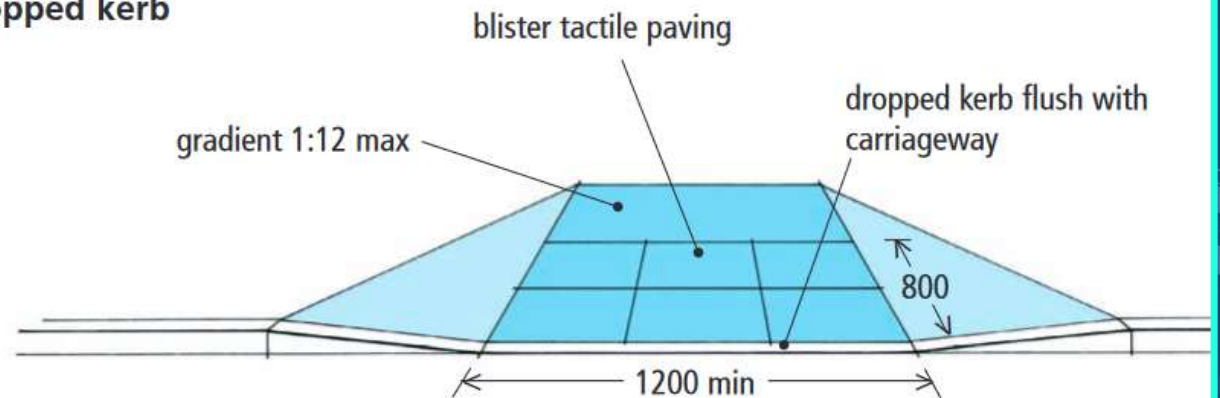


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## Tactile paving



### Dropped kerb



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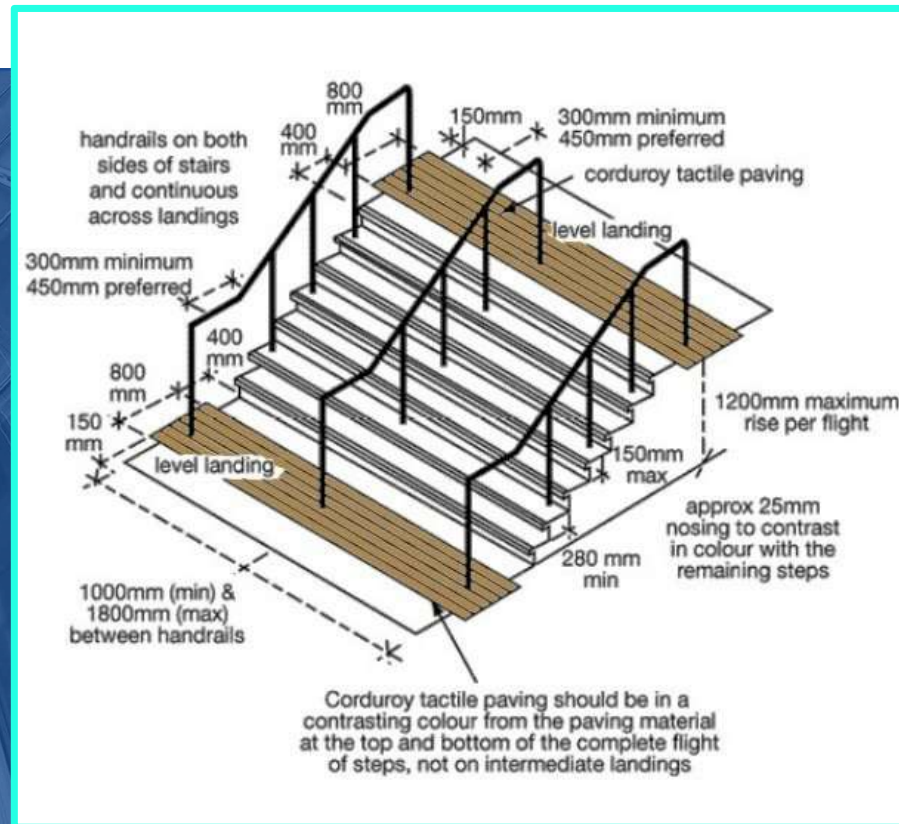




## Tactile paving



*Corduroy Tactile*



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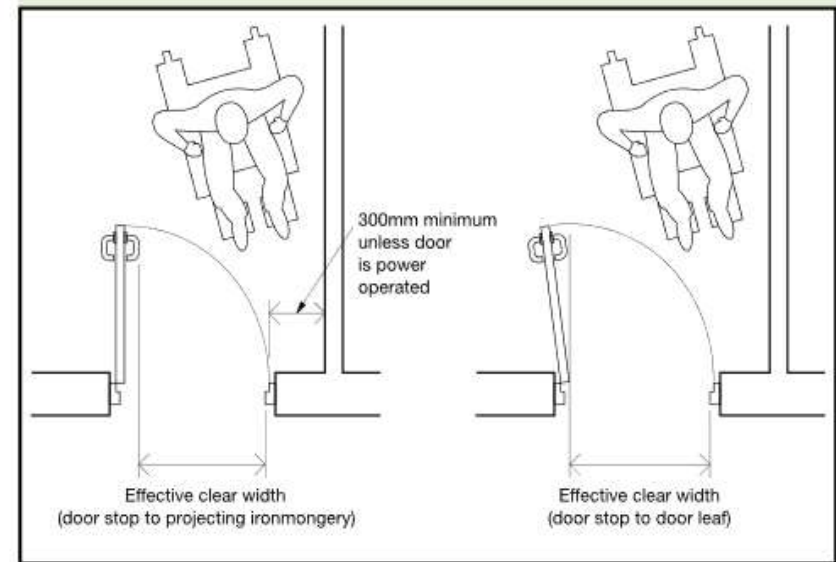




## Entrance doors

Minimum 1000mm  
width for doors used  
by the general public  
in new buildings

**Diagram 9 Effective clear width of doors**



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## Entrance doors



**2.10** A powered door opening and closing system, either manually controlled or automatically operated by sensors, is the most satisfactory solution for most people. An automatic sliding door arrangement is particularly beneficial as it avoids the risks associated with automatic swing doors and its use can make it possible to reduce the length of any entrance lobby.

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## Entrance doors

If a manual door is specified;

- The closing force should allow easy access
- Weather protection above the entrance
- Simple door furniture
- Contrasting door furniture
- Access to the leading edge of the door
- Revolving doors are not considered acceptable
- Coir matting and matwells to be avoided

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## WC provision

- Positions of handrails and appliances
- Colour contrast
- Emergency call chords
- Hand drying
- Taps
- Baby change facility
- Door swing

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## Positions of handrails and appliances

The dimensions provided in Approved Document M facilitate the user being able to wash and dry hand whilst still seated

The handrails are designed to accommodate a range of needs and should be adequately fixed

Additional facilities should not be included without discussion/approval from the Building Control Body.

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## Colour contrast

k. The surface finish of sanitary fittings and grab bars contrasts visually with background wall and floor finishes, and there is also visual contrast between wall and floor finishes.

## Emergency call cords

- n. The emergency assistance call signal outside the toilet compartment is located so that it can be easily seen and heard by those able to give assistance.
- o. An emergency assistance pull cord is easily identifiable (see 4.30(e)) and reachable from the WC and from the floor close to the WC;

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## Hand drying

Provision using an automatic hand drier



**Taps**  
Single lever type situated at  
the side of the wash hand basin



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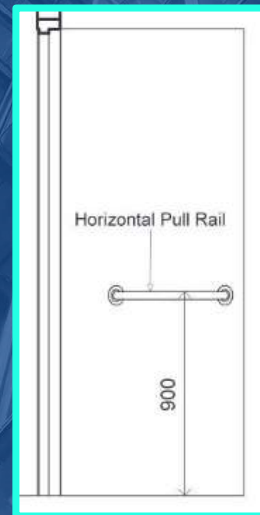
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## Baby change facility

Within an accessible WC compartment the unit should not restrict access



## Door swing

Door to open out and designed such that the means of escape is not compromised

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## Lift provision

The choice of lift specification will depend on the size and use of the building

For the majority of applications, a standard ADM lift will be provided

Platform lifts may be acceptable in some circumstances depending on the use and occupancy of the building

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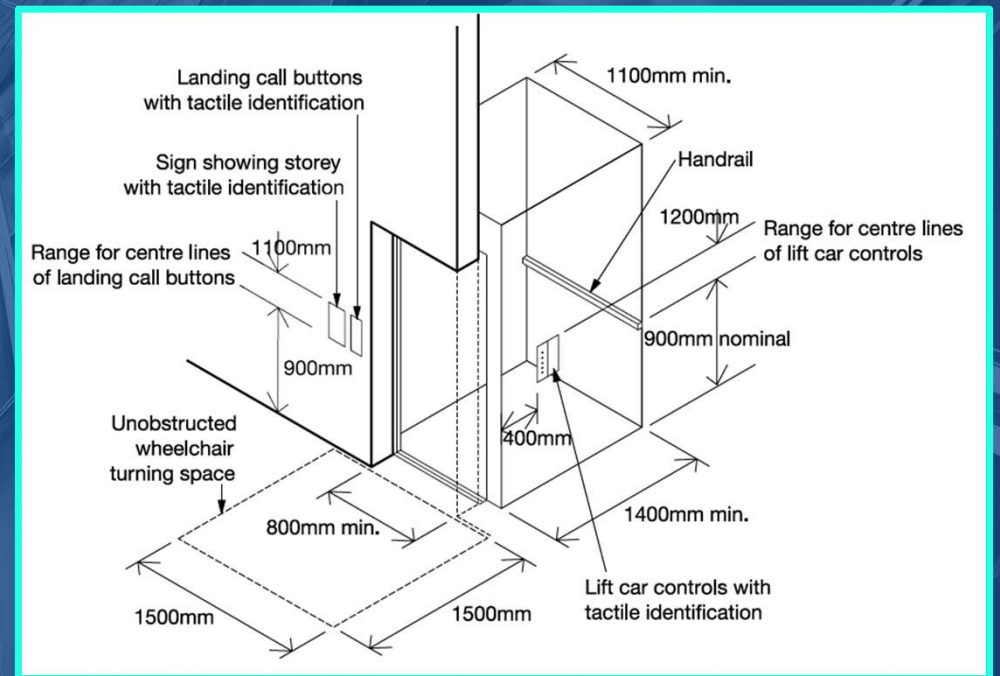
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## Lift provision

There should be no issues relating to a standard lift car and the associated facilities included to follow the guidance in ADM

The design should allow for suitable space to access the car.

- a. there is an unobstructed manoeuvring space of 1500mm x 1500mm, or a straight access route 900mm wide, in front of each lifting device;

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## Platform lift provision

### Limited applications



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## Light reflectance values

### Why are they important?

Most registered blind people will still have some vision in colour. Only a small percentage (less than 5%) can see nothing at all and even people within this group will generally have some sensitivity to light and shade.

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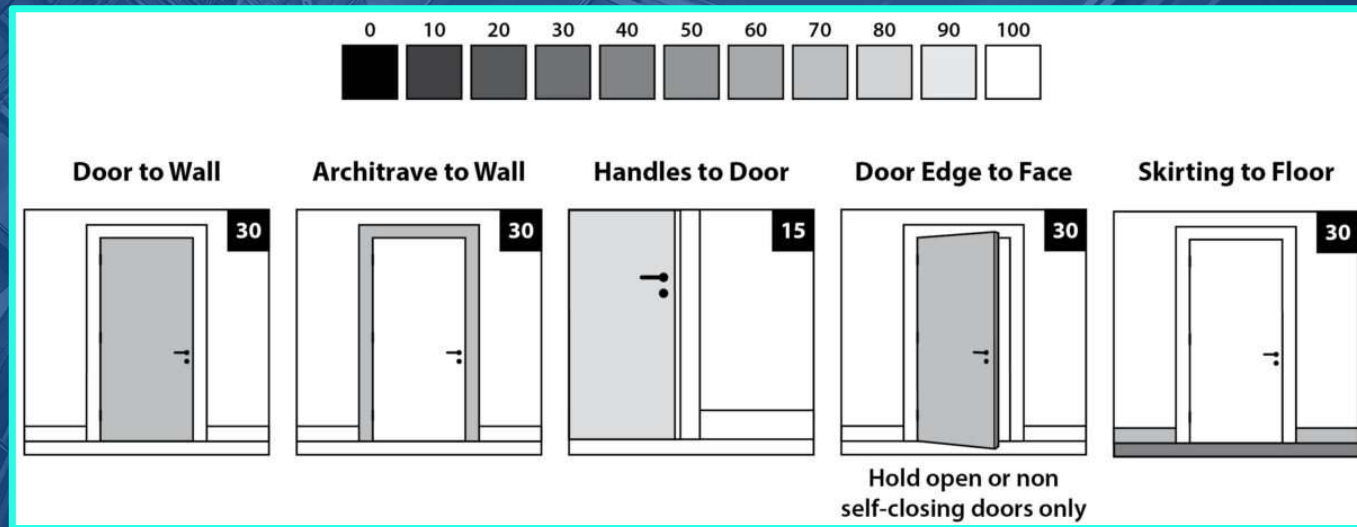


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## Light reflectance values



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## Light reflectance values

What difference should be provided

Generally 30 points difference

Where the level of illuminance is greater than 200 lux, a minimum of 20 points

Where door opening furniture projects and creates a shadow, a minimum of 15 points

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Guidance within the Approved Document supports the functional requirements of Part M



## Amendments to the Approved Documents

This document contains amendments to the following Approved Document:

**Approved Document M: Access to and use of buildings**  
**Volume 2 – Buildings other than dwellings**  
**2015 edition**

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Changing Places  
Effective 1<sup>st</sup> January 2021



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This document sets out amendments to guidance previously published in Approved Document M: Access to and use of buildings, Volume 2 – Buildings other than dwellings, 2015 edition. These amendments will be incorporated in the online version of Approved Document M Volume 2 in January 2021. Previous hard copy versions will need to be amended as per the changes listed in this document.

The changes highlighted in this amendment booklet take effect on 1 January 2021 for use in England. The amendments do not apply where a building notice or an initial notice has been given to, or full plans deposited with, a local authority and either the building work to which it relates:

- a. has started before that day; or
- b. is started within the period of two months beginning on that day.

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- e. at least one changing places toilet is provided in the following types of building:
  - i. assembly, recreation and entertainment buildings (see note) with a capacity for 350 or more people; or a collection of smaller buildings associated with a site used for assembly, recreation or entertainment, such as zoos, theme parks and venues for sport and exhibitions, with a capacity of 2000 people or more;

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- ii. shopping centres/malls or retail parks with a gross floor area of 30,000m<sup>2</sup> or more;
- iii. retail premises with a gross floor area of 2500m<sup>2</sup> or more;
- iv. sport and leisure buildings with a gross floor area more than 5000m<sup>2</sup>;
- v. hospitals and primary care centres;
- vi. crematoria and cemetery buildings.

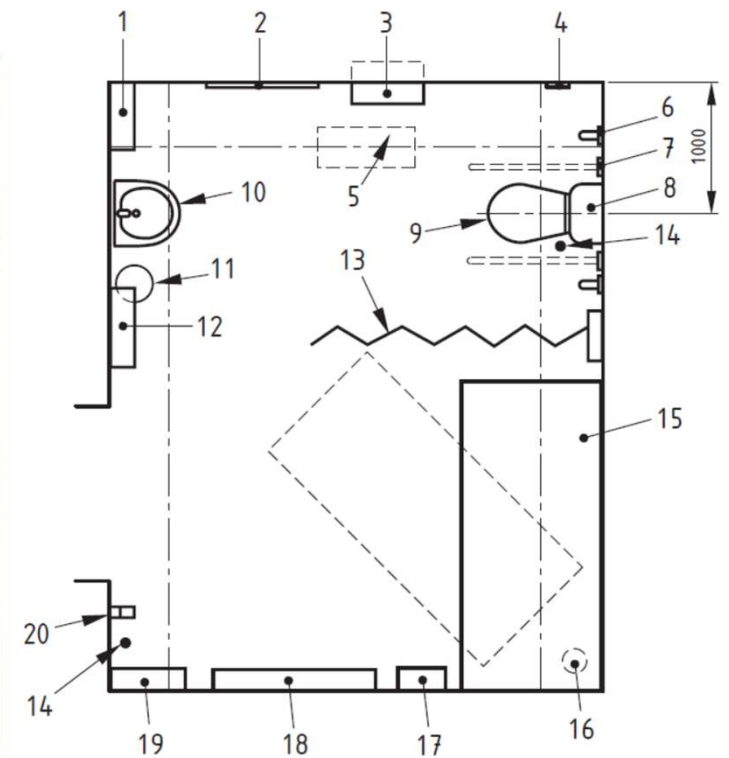
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- |   |   |
|---|---|
| 1 Paper towel dispenser   | 9 Peninsular WC (see Figure 55 for the location of associated fittings)         |
| 2 Full length mirror  | 10 Large power-assisted height-adjustable washbasin                             |
| 3 Large sanitary disposal bin, if possible recessed into the wall   | 11 Waste disposal bin   |
| 4 Alarm reset button  | 12 Manually-operated hand dryer   |
| 5 Full room cover tracked hoist system  | 13 Retractable privacy curtain/screen   |
| 6 Vertical grab rail  | 14 Alarm pull cord  |
| 7 Drop-down support rails, one with a toilet roll holder  | 15 Height-adjustable showering/changing bench, min. 1 800 mm long               |
| 8 Flat-topped close-coupled cistern providing a back rest and a colostomy changing surface for standing users (where high or low level cisterns are used, a rail with a padded back rest and a separate colostomy changing shelf 125 mm to 150 mm deep and preferably 400 mm wide, with its surface 950 mm above floor level, should be provided) | 16 Floor drain  |
|   | 17 Shower unit  |
|   | 18 Wide paper roll dispenser for use on the changing bench                      |
|   | 19 Sanitary towel dispenser   |
|   | 20 Two clothes hooks, one at 1 050 mm and the other at 1 400 mm above the floor |



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## British Standard 8300: 2009 + AI: 2010



BS 8300:2009

### BSI British Standards

Design of buildings and  
their approaches to meet the  
needs of disabled people –  
Code of practice

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## Local Access Groups

An extremely useful wealth of practical knowledge and advice which they are able to bring to a design.



## Living Options Devon



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**Thank you for listening**

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