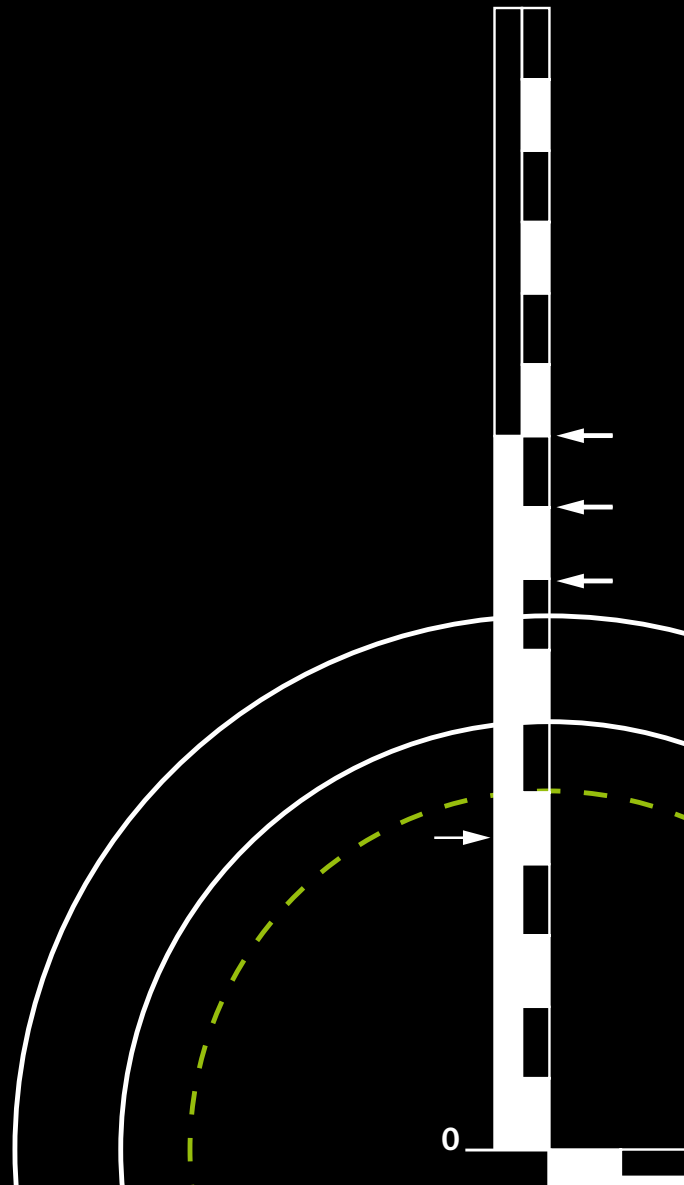




Build for Life

A VOLUNTARY GUIDE TO PROMOTE THE DESIGN
AND CONSTRUCTION OF ACCESSIBLE HOMES

design template



handy hints

GARAGES AND CARPORTS

Place the garage or carport close to an accessible entrance.

INTERNAL PATHS OF TRAVEL

The layout should connect functional spaces on the entry level by providing an accessible path of travel from the front door to the toilet, bathroom, bedroom, laundry, kitchen and living room.

KITCHENS

Kitchen designs should ensure the work triangle of refrigerator, sink and cooking facilities including the microwave oven are co-located to provide easy access.

BEDROOM

A room that can be used as a bedroom should be provided on entry level.

LAUNDRIES

The path between the laundry and drying areas should be level (transitions between finished surfaces should not exceed 5mm in height) and slip resistant.

TOILET DOORS

Door hardware should allow the door to be removed or opened outwards.

BASINS

Semi-recessed basins that project beyond the edge of the vanity provide easy access for all people.

WARDROBES

Swinging doors should not adversely interfere with room circulation space. Sliding doors are preferred.

TAPS

Taps should have lever or sensor plate controls. Capstan handles can be difficult to use.

POWER POINTS

Power points capable of being provided to all benches.

LIGHT SWITCHES

Light switches should be horizontally aligned with door handles and other controls and placed near the entrance of a room on the same side as the door handle.

DOOR HARDWARE

Door knobs and snibs can be difficult to use.

COLOUR OR TONAL CONTRASTS

People with vision impairment may have difficulty distinguishing between horizontal and vertical surfaces. Consider colour or tonal contrasts between:

- floors and wall
- walls and doors
- changes of level
- surfaces of kitchen counters and cupboards

FLOOR AND PAVING FINISHES

Where different types of floor finishes meet ensure they are level and secure to avoid tripping hazards.

Slip resistant floor finishes are recommended in all areas particularly in the bathroom, laundry and kitchen.

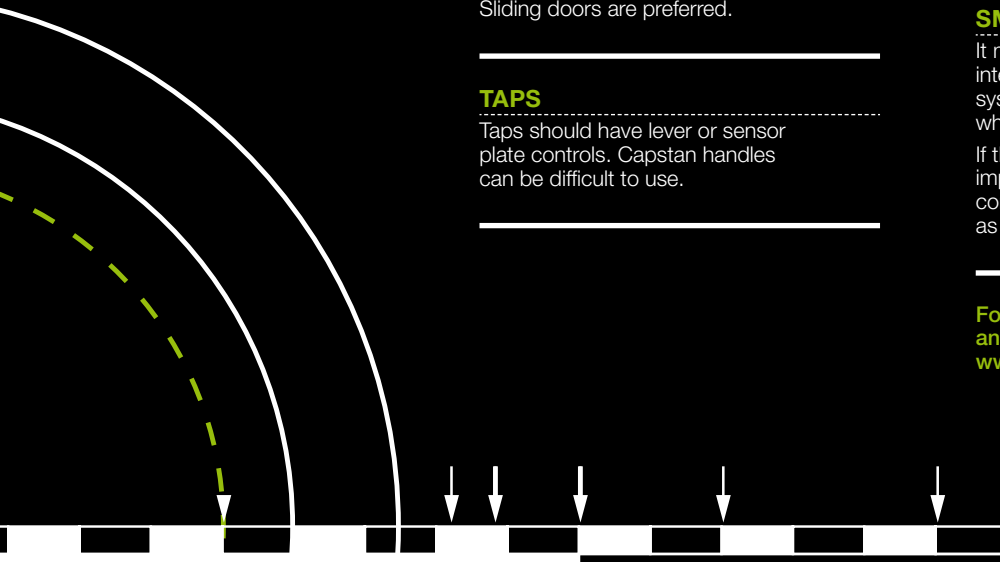
Paving should be slip resistant.

SMOKE ALARMS

It may be useful to install an interconnected smoke alarm system as all alarms will go off when one alarm senses smoke.

If the homeowner has a hearing impairment flashing lights can be connected to the detection system as a supplementary visual alarm.

For more information about designing and building accessible homes visit www.buildforlife.com.au



template details

ACCESS FEATURES

REQUIREMENT & SPECIFICATIONS

ENTRY TO PROPERTY

ACCESSIBLE PATH OF TRAVEL FROM SITE BOUNDARY OR CAR PARKING TO FRONT DOOR

- Minimum clear width of 1000mm continuous slip resistant, traversable path of travel is required from the street.
- Suggested clear width 1200mm.
- Pathways are preferred to have a slope not greater than 1:20.
- Ramp grades should be between 1:14 and 1:20.

PARKING

- Level space minimum width of 3500mm for primary parking space.

ENTRANCE AND THRESHOLD

- Should be sheltered from the weather.
- Threshold transitions between finished surfaces should not exceed 5mm in height.
- Where thresholds exceed 5mm a ramp with a maximum gradient of 1:8 and maximum length of 1520mm should be provided.

DOORWAYS EXTERNAL & INTERNAL

UNOBSTRUCTED CLEAR DOORWAY OPENINGS

- Minimum clear opening of 850mm.

CIRCULATION SPACES

CORRIDOR WIDTH

- Minimum corridor width of 1000mm between walls where there are no doorways or direction changes.
- Suggested clear width of 1200mm between walls where there are doorways or changes of direction.

CIRCULATION SPACE IN KITCHEN AND LAUNDRY AREAS

- Minimum circulation space of 1550mm between finishes.



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ACCESS FEATURES

REQUIREMENT & SPECIFICATIONS

BATHROOM AND TOILET

Ideally designs should have an adaptable or accessible toilet, basin and shower that can be accessed from entry level. An accessible toilet should be included on entry level.

TOILET, BASIN AND SHOWER TOILET MAY BE PROVIDED SEPARATELY OR AS PART OF BATHROOM DESIGN

- 2000 x 1000mm for toilet with demountable wall.
- 2000 x 2500mm for shower and basin which includes
 - 1160 x 1100mm for shower enclosure and
 - 1350 x 1370mm for door circulation and adjacent.

GRADED FLOOR SLAB ALLOWS EASY ADAPTATION FOR STEPLESS SHOWER

- Minimum fall required for shower enclosures between 1:60 – 1:80.
- Minimum fall for adjacent bathroom floor 1:80 – 1:100.

NOGGINGS OR SHEETING

- Noggings installed above finished floor level between 800 – 810mm for grabrails and 450 – 460mm for seats.
- or alternatively:
- Sheet walls with 13mm plywood into studs. This provides greater flexibility for placement of grabrails.

SWITCHES AND POWER POINTS

SWITCHES AND POWER POINTS

- Switches fitted between 900mm - 1100mm above finished floor level.
- Switches and power points not less than 500mm from internal corners.

DOOR HARDWARE

EXTERNAL AND INTERNAL DOOR HANDLES

- Push, D-pull or lever door handles should be located between 900 – 1100mm above finished floor level.



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