



# 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
- Disability Access Certificates

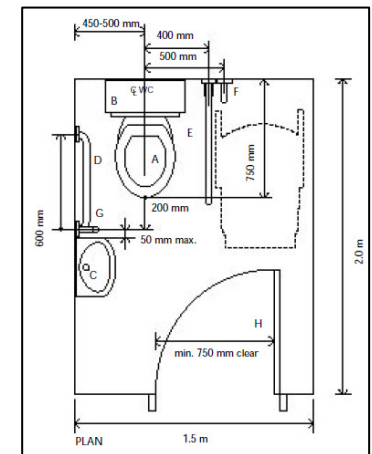

# Part M of the Building Regulations (Second Schedule) - 2000

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)



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

The regulations come into operation on the **1<sup>st</sup> 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:

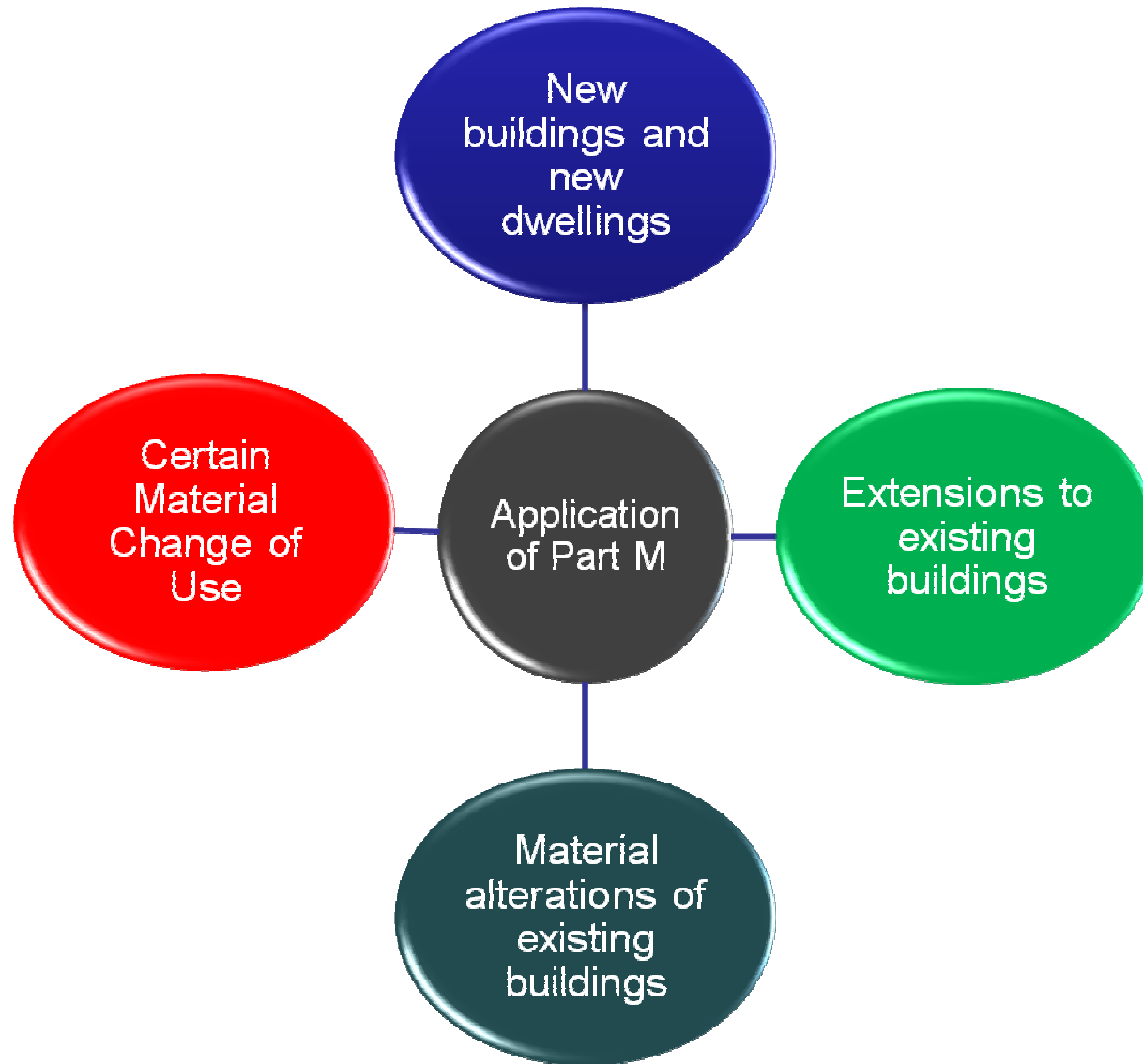
The date the **planning application** was made (on or before 31<sup>st</sup> December 2011) and the date where substantial works will be complete (31<sup>st</sup> December 2013).

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

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



0.6 (a) New buildings and new dwellings

0.6 (b) Extensions to existing buildings

0.6 (c) Material alterations of existing buildings

0.6 (d) Certain material changes of use

# 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.



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

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. |

# 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**

Introduction to Accessibility



# 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

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

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

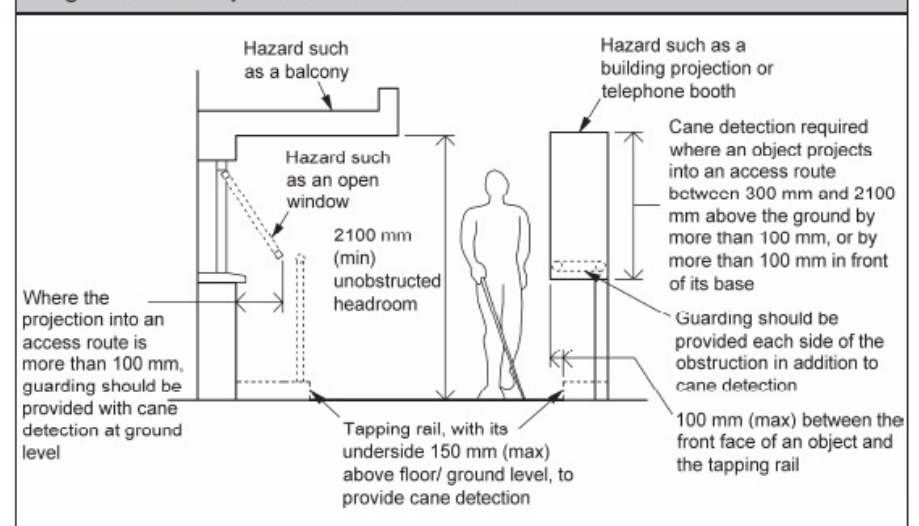
1.5 Other facilities in buildings other than dwellings

1.6 Aids to communication

[www.accessconsultancy.ie](http://www.accessconsultancy.ie)



Diagram 2 Hazard protection on access routes



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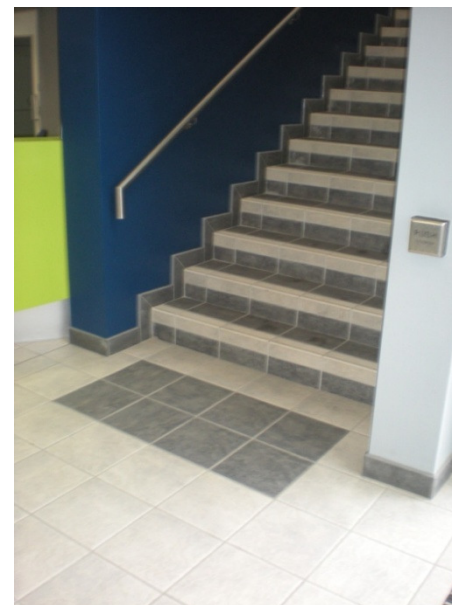
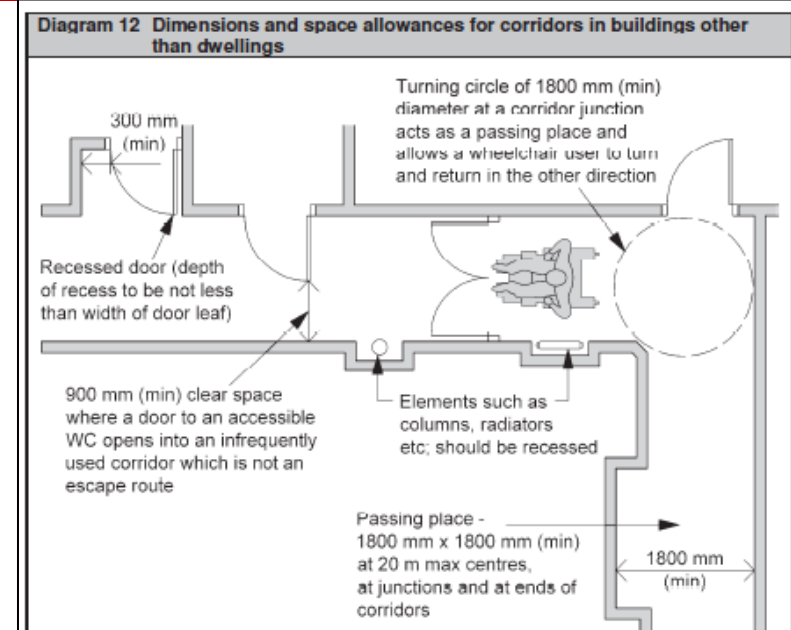


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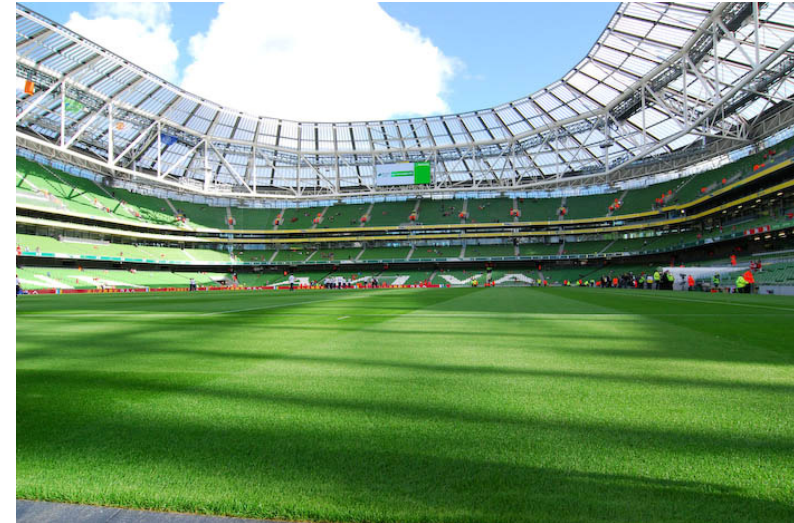
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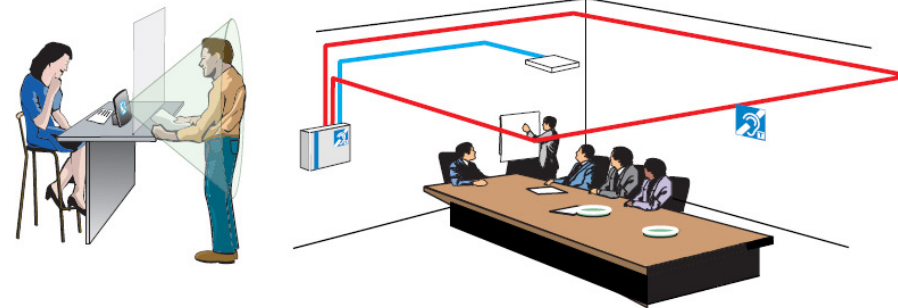
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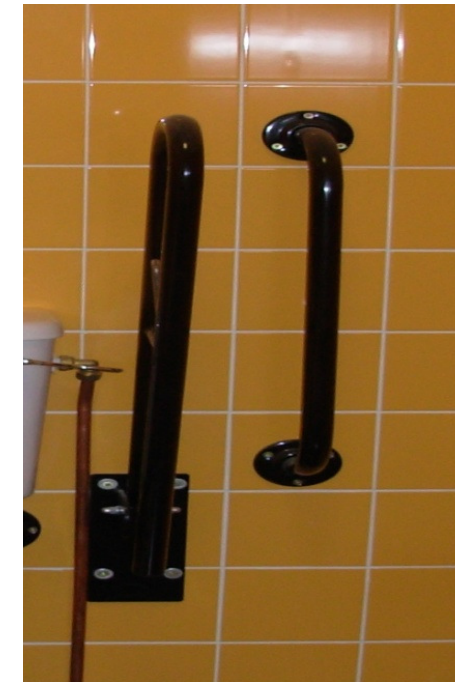


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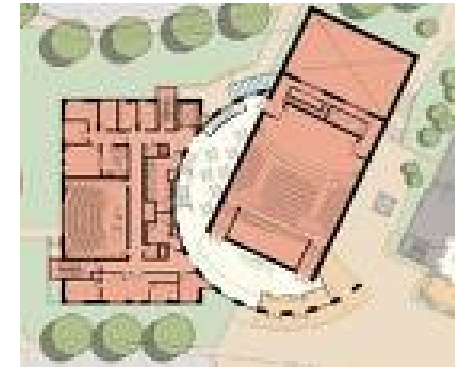


# Disability Access Certificates

- What is a Disability Access Certificate (DAC)?
  - A DAC is a certificate of compliance to show that if the works are built in accordance with the design it will meet the requirements of Second Schedule of Part M of the Building Regulations.
- When is one required?
  - Generally for works requiring a Fire Safety Certificates including all new buildings, extensions, some material alterations etc.
  - See S.I. No. 351 of 2009.
- When did the requirement for a DAC come into operation?
  - 1 January 2010 – Where works commence after that date.

# Disability Access Certificates

- What should a DAC application include?
  - Application form
  - Report showing compliance with Part M of the Building Regulations
  - Marked up drawings
  - Fee of €800 applicable to the Council
- What level of accessibility is shown in the application?
  - Currently Part M 2000
  - Note Part M 2010 will come into operation in 2012 (see also Transitional arrangements slide)



# 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 1<sup>st</sup> January 2012.
- Technical Guidance much more detailed and incorporates the needs of a wide range of users
- Disability Access Certificates

# Upcoming Training

## **Improving Access to the Built Environment including Disability Access Certificates (1 Day Course)**

3rd February 2011 Dublin 8  
6th April 2011 Dublin 8

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

9th & 10th February 2011  
13th & 14th April 2011

## **Access Auditor Training (3 Day Course)**

23rd, 24th February 2011 & 15th March 2011  
27th, 28th April & 11th May 2011

For further details see [www.accessconsultancy.ie/training](http://www.accessconsultancy.ie/training)

**Thank you - Any questions?**

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