

NATIONAL BUILDING REGULATIONS

PART S : FACILITIES FOR DISABLED PERSONS

REGULATIONS

S1 APPLICATION

- (1) Facilities for disabled persons shall be provided in any building except the following:
 - (a) Any building of which the whole of the ground storey comprises one of more occupancies classified in terms of regulation **A20** as D4, H4, J1, J2 or J3;
 - (b) any building classified as H1 in terms of regulation **A20** where such building has less than 25 bedrooms;
 - (c) any building classified as H3 in terms of regulation **A20** and not provided with a lift; and
 - (d) any building where -
 - (i) there is a difference between the level of the ground storey and finished ground level immediately outside any door giving access to such ground storey; and
 - (ii) such difference in levels or, where there is more than one such door, the smallest of such differences, expressed in millimetres, is more than the overall floor area of such building expressed in square meters:
Provided that such overall floor area shall, in any building equipped with a lift, be deemed to be the total floor area of all storeys served by such lift.
- (2) Notwithstanding the provisions of paragraphs (a), (b) and (c) of subregulation (1) the provisions of Part S of these regulations shall apply to any building which is or contains a clinic, or health centre registered in terms of the Health Act, 1977 (Act No. 63 of 1977).

S2 FACILITIES TO BE PROVIDED

- (1) In any building contemplated in regulation **S1**, there shall be a means of access suitable for use by disabled persons, including those who are obliged to use a wheelchair or who are able to walk but who are unable to negotiate steps, from the outside of the building to the ground storey and, where such building contains a lift, from the ground storey to any other storey served by such lift.
- (2) Where parking for more than 50 motor vehicles is provided in or in connection with any building having a means of access contemplated in subregulation (1), adequate parking space shall be provided for the parking of motor vehicles used by disabled persons and means of access suitable for the use of such persons shall be provided from such parking area, whether such parking area be inside or outside such building, to the ground storey of such building.
- (3) Notwithstanding the requirements for means of access contained in subregulations (1) and (2), where a suitable means of access from outside such

building or from any parking area contemplated in subregulation (2) is provided to any storey other than the ground storey of such building, access shall be provided from such storey to the ground storey of such building.

- (4) Means of access, suitable for use by any person in a wheelchair, shall be provided to any auditorium or hall situated in any building contemplated in subregulation (1) and such auditorium or hall shall, in relation to its seating capacity, be provided with sufficient open space to accommodate an adequate number of wheelchairs.
- (5) Where, in terms of regulation **P1**, toilet facilities are required in any building which -
 - (a) is a building contemplated in subregulation (1),
 - (b) has a means of access contemplated in subregulation (1),an adequate number of such facilities shall be suitable for use by disabled persons and shall be accessible to such persons: Provided that toilet facilities shall not be required in any such building classified as H3 in terms of regulation **A20**.
- (6) In any building provided with facilities for disabled persons any commonly used path of travel shall be free of obstructions which could impede or endanger the travel of such persons, or the presence of such obstructions shall be made evident in a suitable manner to persons with impaired vision.

S3 DEEMED-TO-SATISFY REQUIREMENTS

The requirements of regulation **S2** shall be deemed to be satisfied where -

- (a) the facilities provided are in accordance with Part S of section 3 of SABS 0400: or
- (b) such facilities are the subject of approved alternative proposals.

DEEMED-TO-SATISFY RULES

SS1 GENERAL

The requirements contained in regulation S2 of the National Building Regulations shall be deemed to be satisfied where the facilities provided for disabled persons comply with deemed-to-satisfy rules contained in the following provisions of this Part.

Commentary: For disabled persons to be able to play their full role in society it is essential that they should have certain facilities in the buildings in which they live, work or seek recreation. Guidance in regard to the requirements for such facilities is given in this part of the code but economic considerations may make it difficult to provide the facilities in all buildings. This fact has been acknowledged in the regulations in the form of an exemption from the requirements in the case of certain buildings. It is, however, recommended that every effort be made to provide such facilities in as many buildings as possible notwithstanding the fact that it may not always be a legal requirement. Where provision is made at the design stage for the necessary facilities within the building, any increase in cost should be minimal and entry to the building may be the only major problem. A factor to be considered is that some of these facilities can also be of benefit to many who would not generally be regarded as disabled persons.

SS2 RAMPS

Any ramp provided for the use of persons in wheelchairs shall -

- (a) have a gradient, measured along the centre line, of not more than -
 - (i) 1:12 where the difference in level of the ends of the ramps is more than 400 mm;
 - (ii) 1:10 where such difference in level is not more than 400 mm;

- (b) have a clear trafficable surface not less than 1,1 m wide;
 - (c) have a surface constructed of a slip resistant material;
 - (d) be provided with a landing for every 1,5 m of vertical rise, and such landing shall be not less than 1,2 m in length and have a width of not less than the ramp;
 - (e) be provided, at the end adjacent to any entrance door to any building, with a level surface with a minimum length of 2 m, if such door opens towards such ramp or 1,8 m if such door opens away from such ramp and where any doorleaf or window swings over such surface, such doorleaf or window shall not obstruct movement of any such person;
- (f) be provided, at any change of direction between two straight sections of ramp, with a level landing of not less than 1,2 m in length measured along the centre line;
 - (g) be provided with a handrail on the side where the change in level between the ends of the ramp is more than 600 mm, and such handrail shall -
 - (i) be positioned between 850 mm and 1 000 mm above the surface of the ramp;
 - (ii) be so finished off as not to present a hazard to any person using such ramp;
 - (iii) follow the gradient of such ramp for the full length of the ramp;
 - (h) be provided, where there is a difference in level between such ramp and any floor or ground level at the side of the ramp, with -
 - (i) a balustrade, as contemplated in regulation M1, where such difference in level is more than 600 mm; or
 - (ii) a balustrade, as aforesaid, or a raised kerb not less than 75 mm high, measured vertically above the surface of the ramp, where such difference in level is not more than 600 mm.

SS3 LIFTS

SS3.1 In any passenger lift installation there shall be not less than one lift which shall -

- (a) have a minimum internal dimension of 1,1 m in width and 1,4 m in depth;
- (b) have a doorway with an unobstructed width of not less than 800 mm; and
- (c) be fitted with handrails on two sides at a height of between 850 mm and 1 000 mm above the floor level of such lift.

Commentary: The requirements of subrule SS3.1 apply only where there is a lift installation. It is not the intention of these regulations that a lift for disabled persons should be supplied in any building where there would not otherwise be a lift.

SS3.2 Where such lift is operated automatically, it shall comply with the following requirements

- (a) Audible and visual warnings shall be provided in the lift lobby to indicate the opening of the lift doors.
- (b) Any control required to be operated by a passenger in such lift shall be positioned not higher than 1,2 m above the floor level of such lift.
- (c) The light level on the control panel in such lift shall be not less than 50 lux.

SS4 DOORS

In any building contemplated in regulation S1 -

- (a) the leaf of any single door and at least one leaf of a double door when in the 90° position shall provide a clear opening not less than 750 mm wide at right angles to the direction of travel.
- (b) any handle fitted to a doorleaf of any door in an emergency route or in a feeder route or in any compartment containing toilet facilities for use by disabled persons shall be of the lever type and be installed at a height of not more than 1,2 m above floor level.

- (c) any difference in level of the surface of the floor at any threshold shall be not more than 15 mm.

SS5 TOILET FACILITIES

SS5.1 In any building contemplated in regulation **S1** there shall be one or more WC pans suitable for use by persons in a wheelchair: Provided that -

- (a) in any building which is a hotel, lodging house or hostel where -
- (i) bedrooms are provided with private toilet facilities, at least one such bedroom in every 100 or part thereof shall be provided with a WC pan, washbasin and bath or shower for disabled persons;
 - (ii) bedrooms do not have private toilet facilities, there shall be provided, on each floor, at least one compartment containing a WC pan and a washbasin, and one containing a bath or shower for disabled persons;
- (b) in any building, not being a building contemplated in paragraph (a), where in terms of rule **PP13** a combined total of more than 20 WC pans and urinals are required to serve total population, not less than two WC pans shall be provided for the use of disabled persons; and
- (c) any disabled person shall not be required to travel, from any point in such building accessible to such person, a distance of more than 200 m in order to reach any compartment containing such WC pan.

SS5.2 (a) In any building where separate sanitary fixtures are required for each sex, any two compartments required to contain a WC pan or bath or shower, irrespective of the sex for which they are provided, may be replaced by one such compartment provided for the use of disabled persons of both sexes: Provided that the total number of sanitary fixtures is adequate.

- (b) The door to any such compartment containing toilet facilities shall be either a sliding door or, if hinged, shall open outwards, and where a locking device is fitted, the doorleaf shall be openable from the outside by the use of a suitable device, and such leaf shall be fitted with a suitable means of indicating whether the compartment is occupied.
- (c) Any compartment containing a WC pan for the use of disabled persons shall have a minimum area of 2,9 sq. m and a minimum plan dimension of 1,6 m.
- (d) A distance of not less than 450 mm or nor more than 500 mm shall be provided between the centre line of the WC pan and the nearer side wall of such compartment, and approved grab bars shall be fixed to such nearer wall and the rear wall.
- (e) The distance from the front edge of the WC pan to the rear wall of such compartment shall be not less than 660 mm.
- (f) The top surface of the seat of the WC pan shall be not less than 460 mm and not more than 480 mm above floor level.
- (g) Unless the WC pan is provided with a special back rest, the lid and seat thereof, when raised to the upright position, shall remain in such position.
- (h) The pan flushing control and toilet-paper holder shall be easily accessible to any person in a wheelchair.

SS5.3 (a) Within any such compartment the washbasin shall be mounted without legs or pedestal, and the height from the floor to the top edge of such basin shall be not more than 830 mm.

- (b) Such washbasin shall have a vertical clearance of 650 mm from under the

basin to the floor, measured at a point not less than 160 mm from the front of and under the basin.

- (c) Where a vanity slab is fitted in such compartment, the distance from the edge of the fascia to the inside of the bowl of the washbasin in such slab shall be not more than 80 mm, and such slab shall have a vertical clearance of 680 mm measured from the floor to the underside of the fascia.
- (d) Water taps supplying such washbasin shall be operated by lever handles, and the cold-water tap shall be within reach of any person sitting on the WC pan.

SS5.4 Any bath or shower cubicle provided for the use of disabled persons shall be so designed and positioned as to allow a person in a wheelchair to transfer to a seat in such bath or cubicle.

SS6 AUDITORIA AND HALLS

Where any building contemplated in regulation **S1** contains one or more auditoria or halls fitted with fixed seating, floor space accessible to any person in a wheelchair shall be set aside for the accommodation of wheelchairs in such auditoria or halls and -

- (a) such space shall be situated adjacent to an exit door and shall be so arranged that any wheelchair will not obstruct any aisle or exit door; and
- (b) such space shall be of a size sufficient to accommodate -
 - (i) one wheelchair where the number of fixed seats for which the auditorium or hall is designed is not more than 50;
 - (ii) two wheelchairs where the number of fixed seats for which the auditorium or hall is designed is more than 50 but not more than 400; and
 - (iii) three wheelchairs or a number of wheelchairs equal to 0,5% of the number of fixed seats for which the auditorium or hall is designed, whichever is the greater, where such number of fixed seats is more than 400.

SS7 OBSTRUCTIONS IN PATH OF TRAVEL

Where in any building contemplated in regulation **S1** -

- (a) the difference in levels at any step or other change in level in the floor along any path of travel is more than 25 mm a suitable ramp from one level to the other shall be provided for the use of disabled persons;
- (b) any part of a building, sign, light fitting or other object protrudes more than 300 mm into or hangs over any path of travel and has a clearance of less than 2 m above the trafficable surface, a barrier commencing not higher than 300 mm above such surface shall be provided to indicate the presence and position of the inadequate headroom above.

SS8 PARKING

Where provision has been made within any building contemplated in regulation **S1**, or on the site on which such building is erected, for the parking of more than 50 motor vehicles -

- (a) At least one parking space per 200 or part thereof of the total number of parking spaces shall be provided for parking of vehicles used by disabled persons;
- (b) any parking space provided for vehicles used by disabled persons shall be of an appropriate length, shall be not less than 3,5 m wide and shall be situated on a level surface;
- (c) such parking space shall be located as near as possible to the means of access contemplated in subregulation **S2(2)** and **(3)** and shall be accessible thereto;
- (d) such parking space shall be clearly demarcated as being intended for the use

of disabled persons only.

SS9 INDICATION OF EXISTENCE OF FACILITIES

SS9.1 Where facilities for disabled persons have been provided in or in connection with any building, the existence and position of such facilities shall be indicated by -

- (a) exhibiting externally at the main entrance of and at any other approved position in such building, the international symbol as depicted in Appendix 1 of this code; and
- (b) exhibiting internally, in approved positions, such symbol, which shall be clearly visible, to indicate to disabled persons the route to and the entrance to such facilities.

SS9.2 The size of any such symbol shall be not less than 100 mm x 100 mm, and the symbol of a person in a wheelchair shall be in the colour yellow on a black background.