



ACCESS
FOR LIFE

7 Key Features for Residential Accessibility



CONTACT US

0427 967 348

bianca@accessforlifetas.com.au

Carparking

A carparking space should be located on level ground with a gradient no steeper than 1:40 which provides a safe area for people to enter and exit the vehicle while still allowing for water drainage. Sizing of the parking space is an important consideration to allow driver and passengers to comfortably enter an exit the vehicle and load and unload mobility aids. Having a roof over the parking space increases accessibility for all users particularly in hot or wet conditions consideration should be given to the head clearance of the roof for loading and unloading of mobility aids.

Key Features

- Carparking space minimum size 3200mm x 5400mm
3800mm x 6000mm recommended
- Covered car parking space 2500mm minimum vertical clearance above parking space



Access

Accessibility features of accessways focus on providing safe access to the dwelling for a variety of pedestrians and users of mobility aids. The access path may be from the front boundary or from an associated parking space specially dedicated to the subject dwelling. It is important that the access path is safe and continuous without any steps and with changes in surface materials being as smooth as possible. Any steps are a barrier to many mobility aids, prams and trolleys and any small lips can pose a tripping hazard to all pedestrians. A width of 1000mm will generally allow for users of smaller mobility aids such as wheelchairs, crutches, assistance animals and canes. However where possible it a width of 1200mm with areas for passing is recommended which provides more appropriate space for larger wheelchairs, scooters, prams and strollers and delivery trolleys and for pedestrians to pass each other safely while remaining on the path.

Key Features

Step free path to entry door that:

- Is safe and continuous
- Has an even, firm and slip resistant surface
- Is minimum 1000mm wide
1200mm recommended
- Has maximum slope of 1:14



Entrance

A step free entrance to a dwelling enables visitors and occupants to safely and easily enter and exit the dwelling without assistance and should be connected to the access path. Considerations should be made for a safe landing area with weather protections and sized appropriately to allow for arrival and opening of door, step free threshold and entrance door with wide enough clear opening. A narrow doorway will prevent users of a range of mobility aids from accessing the dwelling with ease and independence and while the recommended minimum clear opening width for residential doors is 820mm, this size will still pose a barrier for users of larger mobility aids and it is therefore recommended that larger opening width to cater for larger mobility aids and more users be considered.

Key Features

Step free path to entry door that:

- Doorway minimum clear opening width of 820mm
Did you know that a standard 820mm door will not provide a clear opening width of 820. A door 870mm or greater is generally required for swinging doors is minimum 1000mm wide
- Step free access entrance to the dwelling connected to access path
- Level landing area of minimum 1200mm x 1200mm with weather protection at arrival side of door
1500mm x 1500mm recommended

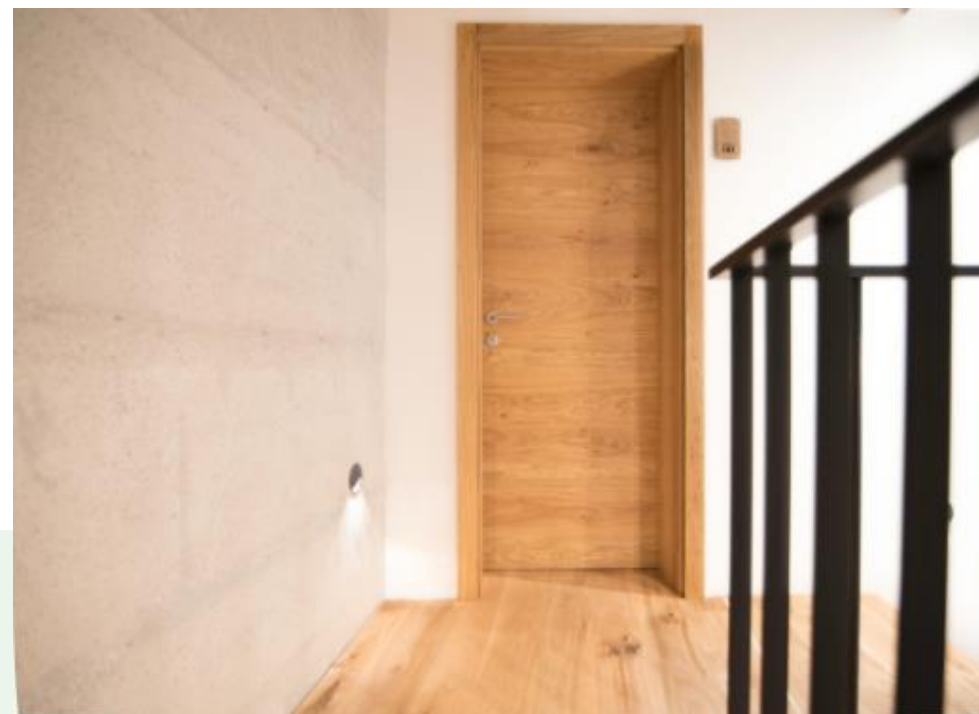


Doors & Corridors

Having slightly wider doors and corridors in your home make it easier for all occupants to move between spaces with comfort and ease for people with mobility issues and people moving prams, furniture or groceries.

Key Features

- Doorway minimum clear opening width of 820mm
900mm recommended
- Corridor minimum clear width of 1000mm
1200mm recommended
- Level transition between floor finishes and abutting



Bathroom

It is important to have a bathroom on the ground floor for use by visitors and occupants who may not be able to travel upstairs easily. Ensuring that the toilet is located in the corner of the room and that there is clear space forward and to the sides of the toilet also makes use by children, older people or people who have mobility difficulties easier.

The shower should be hobless and step free as well as allow for internal space and space in front of the shower for safe and comfortable use for all home occupants.

The installation of wall bracing during construction also allows for easy future installation of grabrails without having to do extensive bathroom renovations.

Key Features

Toilet and shower on ground level each with:

- Minimum 900mm clear width between walls or obstructions
1200mm recommended
- Located in corner or room
- Minimum 1200mm clear circulation space in front of the toilet or shower
- Hobless step free shower
- Wall bracing



Kitchen & Laundry

Allowing for adequate space in front of and between benchtops in kitchens and laundries provides for easier and safer use of the space and appliances.

Consideration should also be given to floor finishes in these areas to improve safety and task lighting to improve ease of use.

Key Features

- 1200mm clear space in front of benches and appliances
- Slip resistant flooring
- Task lighting



Bedroom

Locating a bedroom on the ground floor provides for use by visitors and occupants who may not be able to travel upstairs easily. The key consideration with bedrooms is to allow for enough circulation space around the bed for easy movement within the room.

Key Features

- Allow for 1000mm clear circulation space either side of the bed.
Where possible it is recommended that this is increased to 1540mm wide on at least one side of the bed



REQUIRE AN ACCESS CONSULTANT?

Access for Life can provide the following services:

Building Access Audits

Design plan Assessments

Design Consultation

Development of Performance Solutions

Advice on Alterations & Additions

Livable Housing Design Guidelines Assessments



ACCESS
FOR LIFE

CONTACT US

0427 967 348

bianca@accessforlifetas.com.au