

NORTHERN TERRITORY OF AUSTRALIA

Regulations 1982, No. 71 \*

Regulations under the *Building Act*

I, ERIC EUGENE JOHNSTON, the Administrator of the Northern Territory of Australia, acting with the advice of the Executive Council, hereby make the following Regulations under the *Building Act*.

Dated this 16<sup>th</sup> day of December, 1982.

E. E. JOHNSTON

Administrator

By His Honour's Command

P. A. E. EVERINGHAM

Minister for Lands, Industrial Development and Tourism

AMENDMENTS OF THE BUILDING REGULATIONS

1. FIFTH SCHEDULE

The Building Manual 1978 set out in the Fifth Schedule to the Building Regulations is amended -

- (a) by omitting clause 24.22 and substituting the following:

"24.22 Subject to clause 24.39a, where a required exit leads to an open space, which is at a different level to the public road to which it is connected, a path of travel to the road shall be provided by way of -

\* Notified in the *Northern Territory Government Gazette* on 23 DEC 1982, 1982.

A. B. CAUDELL, Government Printer of the Northern Territory

## *Building*

- (a) a ramp or other incline having a grade of not more than 1 in 12 at any part; or
- (b) a stairway complying with the relevant provisions of this Part.";
- (b) by omitting sub-clause (2) from clause 24.26 and substituting the following:

"(2) The slope of a ramp serving as a required exit shall have a grade of not more than 1 in 12 in any part.";
- (c) by omitting clause 24.39a and substituting the following:

"24.39a (1) In a class of building specified in column 1 of the Table to this clause, accessibility in accordance with Australian Standard AS 1428-1977 "Design Rules for Access by the Disabled" and this clause shall be established and maintained to the areas as specified in column 2 of that Table and appearing opposite the class of building in column 1.

(2) Where the grade of a slope which provides access as required under sub-clause (1) is up to 1 in 33, a pathway shall be so designed and constructed as to prevent a wheelchair accidentally leaving either side of the pathway.

(3) Where the grade of a slope lies between 1 in 33 and 1 in 20, a pathway shall be so designed and constructed as to prevent a wheelchair accidentally leaving either side of the pathway and with a level rest area, not less than 1200 mm long, at intervals of the pathway of not more than 18000 mm, calculated exclusive of any portion of the pathway which constitutes part of a level rest area.

(4) Where the grade of a slope lies between 1 in 12 and 1 in 20 a ramp shall be designed and constructed so that -

  - (a) subject to sub-clause (6), a wall is provided on each side of the ramp with a handrail, a balustrade with a handrail or a kerb with a handrail continuous throughout its length;
  - (b) a level rest area, not less than 1200 mm long, shall be provided at a change of 45 degrees or more in direction and at intervals of the ramp of not more than

### *Building*

9000 mm, calculated exclusive of any portion of the ramp which constitutes part of a level rest area; and

- (c) the approach to the ramp shall be level for a distance of at least 1200 mm and with a width of at least 1200 mm.

(5) For the purposes of sub-clause (4)(a) a handrail shall -

- (a) have a grip between 40 mm to 60 mm wide;
- (b) be between 865 mm to 900 mm above the floor surface;
- (c) be securely fixed to a wall and rigid and the end of a handrail shall be returned away from a flight or turned downwards for a minimum distance of 100 mm;
- (d) have a clear width between it and an adjacent wall surface of at least 50 mm; and
- (e) be fixed to an adjacent wall so that there is no obstruction to the passage of the hand along the grip.

(6) When either side of a ramp is not bounded by walls and it is not proposed to use rails or a balustrade design an alternative design may be submitted for approval and, if the Board is satisfied that the alternative design incorporates the conceptual features, convenience and safety as expressed or implied in sub-clause (4), it may approve the alternative design.

(7) Where a pathway or ramp joins another pathway or ramp, or a driveway or parking area, the transition shall be effected without an abrupt change in level or camber.

(8) Where a kerb is incorporated in a ramp, the kerb shall be not less than 100 mm high.

(9) The camber of -

- (a) crowned or banked walkways; and
- (b) crowned or banked ramps,

shall not exceed 1 in 100 in cross section.

### Building

(10) The floor surface of a walkway or ramp, including a rest area, shall have a hard, level, non-slip finish.

(11) Subject to the provisions of this Manual in relation to direct access to fire isolated stairways, passageways or ramps, a doorway shall have a minimum effective opening distance of 760 mm.

(12) This clause shall not apply to ramps intended for the use of cars and provided for, to or within an open deck parking station, a public garage or other car parking building.

"TABLE 24.39a

#### ACCESS TO AND WITHIN BUILDINGS AS REQUIRED BY PART 24.39a

Column 1		Column 2
Class of occupancy		Accessibility
III	Total number of units in the building	Number of units to which access is required
	10 to 24	1
	25 to 49	2
	50 to 74	3
	75 and over	4 and one additional unit for each 25, or part of 25, units in excess of 99
V and VI		To and within -
		(a) the ground floor level where the area of that floor exceeds 500 m <sup>2</sup> net area; and
		(b) all floors serviced by a lift.

# Building

Column 1	Column 2
Class of occupancy	Accessibility
VII and VIII	<p>To and within -</p> <p>(a) the ground floor level where the aggregate floor area of the building (including all ancillary buildings, whether attached or not) exceeds 3000 m<sup>2</sup> or, in the case of a laboratory, where the aggregate floor area exceeds 500 m<sup>2</sup>; and</p> <p>(b) all floors serviced by a lift.</p>
IX	To and within all floor levels.
	<p>(d) by omitting clause 24:52(10);</p> <p>(e) by adding after clause 27.7 the following:</p> <p>"27.8 (1) Where a means of exit is required from a building or part of a building to which access is required in accordance with clause 24.39a and the building is serviced by a lift in accordance with clause 55.9, a communication system shall be provided at each floor of the building.</p> <p>(2) Notwithstanding clause 55.9, the Chief Fire Officer may direct that a communication system be installed in a building to which access is required under clause 24.39a.</p> <p>(3) A communication system under sub-clauses (1) and (2) shall accord with clause 55.14.";</p> <p>(f) by omitting clause 46.9 and substituting the following:</p> <p>"46.9 (1) In this clause, 'modified closet' means a closet which is modified for wheelchair users in accordance with Australian Standard AS 1428-1977 'Design Rules for Access by the Disabled' and this clause.</p>

### *Building*

(2) In a Class III building, one modified closet shall be provided in each sole occupancy unit to which clause 24.39a applies.

(3) In a Class V, VI, VII, VIII and IX building, assembly grounds, gymnasiums, open air theatres, public swimming pools and the like, modified closets shall be provided in accordance with Tables 46.9(a) and (b).

(4) A modified closet required to be provided in accordance with sub-clauses (2) and (3) shall -

- (a) be accessible from a main entrance lift or other area to which accessibility is required by Table 24.39a;
- (b) have a sliding door or a hinged door which shall open out, be hinged on the side furthest from the toilet, be openable from the outside in case of an emergency and be provided with swing-over indicator bolts;
- (c) have a grab rail fixed on the side wall nearest the water closet pan and on the rear wall and such rails shall be 30 mm to 40 mm outside diameter with 50 mm to 60 mm clearance between the rail and the wall, and be capable of sustaining the mass of an adult applied at any point;
- (d) be fitted with a toilet paper holder;
- (e) have a flushing control no higher than 1200 mm above the floor surface and which is accessible for hand operation; and
- (f) be ventilated in accordance with clause 50.7.

(5) Where modified closets are required in a multi-storey building under sub-clause (3), one modified closet shall be provided on the ground floor and the remainder of the modified closets shall be distributed throughout the remaining floors of the building.

(6) A water tap in a wash-basin shall have a lever or a capstan handle and -

- (a) the water, hot or cold, shall be delivered through a centre mixing bib; and
- (b) where hot water is provided, the hot water tap shall be placed to the left of the cold water tap.

*Building*

"TABLE 46.9(a)

NUMBER OF MODIFIED CLOSETS REQUIRED TO BE  
PROVIDED IN BUILDINGS OTHER THAN CLASS  
III BUILDINGS PURSUANT TO PART 46.9

Total number of closets in a building or part	Minimum number of modified closets required
1 to 15	One for use by both sexes which is separated from other male and female sanitary facilities.
16 to 99	(a) one for use by each sex separately; or  (b) 2 for use by both sexes which are separated from other male and female sanitary facilities.
100 or more	(a) 2 for use by both sexes which are separated from other male and female sanitary facilities, or one for use by each sex separately; and  (b) an additional closet for use by both sexes for each additional 100 closets or less in excess of the initial 100 closets.



*Building*

"TABLE 46.9(b)

NUMBER OF MODIFIED CLOSETS REQUIRED TO BE  
PROVIDED IN PUBLIC FACILITIES AT ASSEMBLY  
GROUNDS, GYMNASIUMS, OPEN AIR THEATRES,  
PUBLIC SWIMMING POOLS AND THE LIKE

Total number of closets provided	Minimum number of modified closets required
1 to 10	(a) one for use by both sexes which is separated from other male and female sanitary facilities; or  (b) one for use by each sex separately.
11 to 99	(a) one for use by each sex separately; or  (b) 2 for use by both sexes which are separated from other male and female sanitary facilities.
100 or more	(a) 2 for use by both sexes which are separated from other male and female sanitary facilities, or one for use by each sex separately; and  (b) one additional closet for use by both sexes for each additional 50 closets or less in excess of the initial 100 closets.

"46.10 (1) In this clause, 'modified shower' means a shower which is modified for wheelchair users in accordance with Australian Standard AS 1428-1977 'Design Rules for Access by the Disabled' and this clause.

(2) In a class of building specified in column 1 of the Table to this clause, modified showers shall be provided as specified in column 2 of that Table and appearing opposite the class of building in column 1.



### *Building*

(3) Where a modified shower is required by this clause it shall be modified as follows:

- (a) a dressing space shall be provided which shall be separated from the shower recess by a curtain or sliding screen with a flush floor track;
- (b) the dressing space required under paragraph (a) shall be fitted with a clothes hanging device not more than 1400 mm to 1500 mm above the floor surface;
- (c) the floor surface of the shower recess shall be self-draining without a kerb and continuous with the adjacent floor surface;
- (d) the floor surface inside the shower recess shall be impervious to water and have a hard, level, non-slip finish;
- (e) if a glass screen forms part of the shower recess or dressing space, it shall comply with the applicable requirements of Australian Standard AS 1288 'Installation of Glass in Buildings';
- (f) a shower room door shall be openable from the outside in case of an emergency;
- (g) a fixed or removable self-draining, non-slip seat shall be provided inside the shower recess at a height of not less than 400 mm and not more than 500 mm above the floor surface;
- (h) water taps shall have lever or capstan handles and water shall be delivered through a central mixing bib;
- (j) hot water taps shall be placed to the left of cold water taps;
- (k) a horizontal handrail shall be fixed to each of the side walls at a height of not more than 900 mm above the floor surface;
- (m) a soap-holder shall be fully recessed into the shower wall opposite the shower seat, at a height of not less than 700 mm and not more than 1200 mm above the floor surface, and located so that it can be reached by a person sitting on the shower seat;

## Building

- (n) the shower controls and fittings of a shower shall be on the wall opposite the shower seat, at a height of not less than 900 mm and not more than 1200 mm above the floor surface, and located so that they can be reached by a person sitting on the shower seat;
- (p) a portable shower head attached to a flexible hose shall be installed to enable a person using the shower to shower while sitting or standing and a fitting shall be provided to allow the shower head to be attached at various angles at heights of 900 mm, 1550 mm and 1900 mm above the floor surface;
- (q) thermostatic mixing valves shall be installed for all showers; and
- (r) ventilated in accordance with clause 50.7.

"TABLE 46.10

Column 1	Column 2
Class of building	Number of modified showers
III	<ul style="list-style-type: none"> <li>(a) a minimum of one shower is to be provided in each single occupancy unit to which Part 24.39a applies; or</li> <li>(b) one for every 20 showers where the showers are provided in common.</li> </ul>
VII and VIII	Where showers are required by legislation to be provided, at least one modified shower shall be provided for every 20, or part of 20, showers so required by that other legislation.

";

(g) by inserting after Part 53:17 the following:

"53.18 (1) In this clause, 'modified car parking facility' means a car parking facility which is modified in accordance with this clause.

## *Building*

(2) For each 100 or less car parking facilities required by this Manual to be provided, a modified car parking facility shall be provided for the sole use of wheelchair users and that car parking facility shall be 5.5 m long, 3.3 m wide and finished with an even, hard, non-slip surface.

(3) Access for use by wheelchair users shall be provided between a modified car parking facility and an adjoining pathway or building and shall be level or comply with the provisions relating to walkways or ramps.

(4) Where a modified car parking facility is parallel to and contiguous with a pathway, the width of the pathway may be considered as part of the car parking facility, provided the pathway is on the same level as the surface of the car parking facility and when a vehicle is parked in the modified car parking facility it does not obstruct passage along the pathway.

(5) Modified car parking facilities shall be located as near as is practicable to the means of access required under clause 24.39a.

"53.19

(1) Where fixed seating is provided in a Class IXb building, one open space in accordance with sub-clause (2) shall be provided for each 250 or less fixed seats for the first 1,000 seats and one additional open space for each 500 seats or less in excess of the first 1,000.

(2) An open space required under sub-clause (1) shall be -

- (a) a minimum of 900 mm wide and 1400 mm deep;
- (b) accessible in accordance with clause 24.39a;
- (c) as near as practicable to the entrance to the area in which fixed seating is provided; and
- (d) located so that it is alongside a fixed seat.

"53.20

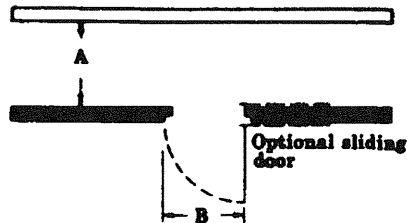
Where doors are fitted to entrances and circulation spaces within Class III, V, VI, VII, VIII and IX buildings in accordance with Table 24.39a, the doors shall comply with the following:

### *Building*

- (a) locking and opening controls, other than handles, shall be readily accessible and not more than 1200 mm above the floor surface;
- (b) doors shall be openable with one hand;
- (c) handles shall be not less than 900 mm and not more than 1200 mm above the floor surface;
- (d) door handles should be aligned horizontally;
- (e) handles for hinged doors shall be of a lever type and the end of the lever shall be returned towards the door hinges;
- (f) where a door closer is fitted, the force required to open a door shall not exceed 36 N for external doors and 22 N for internal doors;
- (g) a lock which requires simultaneous use of more than one hand shall not be used; and
- (h) where a wheelchair user is required to turn at right angles to gain access to a room leading off a corridor, passageway, lobby or the like, the minimum dimensions of the necessary circulation space shall be in accordance with Figure 53.20.

# Building

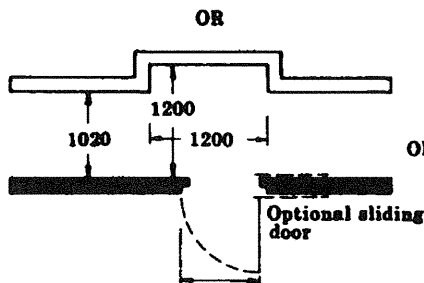
Figure 53.20 as required by paragraph (h) of clause 53.20.



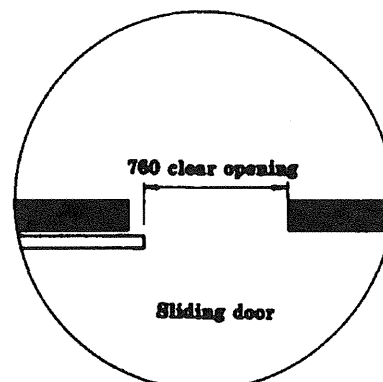
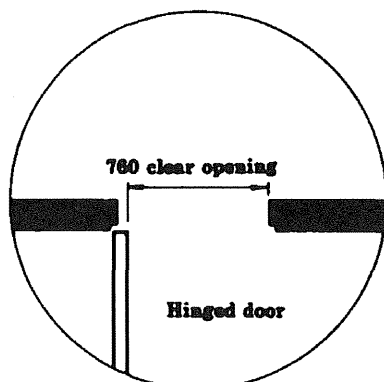
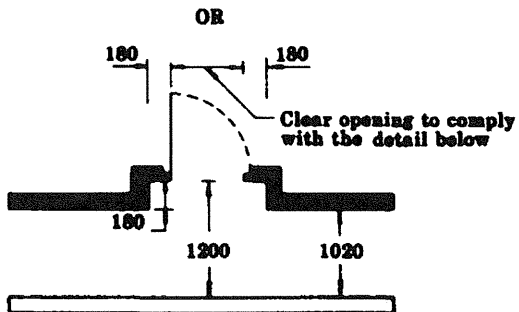
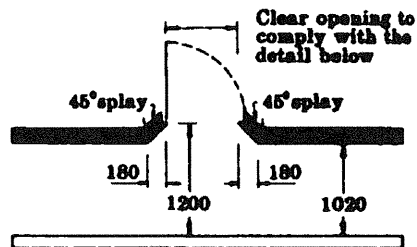
Clear opening to be determined in accordance with the detail below

DIMENSIONS	
Where dimensions "A" is	Dimension "B" shall be a minimum of
1020 to 1199mm	860 mm
1200 or more	760 mm

TABLE 53.20



Clear opening to comply with the detail below



DIMENSIONS ARE IN MILLIMETRES AND ARE A MINIMUM

DOORWAYS AND TURNING SPACES IN CORRIDORS

## *Building*

- "53.21 Signs in accordance with Australian Standard AS 1428 - 1977 'Design Rules for Access by the Disabled' shall be provided to identify access required by clause 24.39a and the location and identification of all lifts, entrances, water closets, washing, showering and car parking facilities modified for wheelchair users."; and
- (h) by inserting in Group VII after clause 55.12 the following:
- "55.13 (1) A handrail, not less than 600 mm long and at not less than 900 mm and not more than 1000 mm above floor surface, shall be fixed adjacent to the control panels in a lift car.
- (2) A lift car shall -
- (a) where the lift lobby has floor dimension of more than 1800 mm by 1800 mm - have internal floor dimensions of not less than 1300 mm deep by 1200 mm wide; and
- (b) where the lift lobby has floor dimensions of less than 1800 mm by 1800 mm - have internal floor dimensions of not less than 1800 mm deep by 1800 mm wide.
- (3) A lift car door shall -
- (a) be power-operated; and
- (b) have a minimum clear width of opening access to the lift car of not less than 810 mm.
- (4) Lift landing call buttons and other control buttons in lift lobbies and in lift cars shall be located at not less than 900 mm and at not more than 1600 mm above the floor level.
- (5) A lift alarm button and emergency telephone in a lift car shall not be higher than 1300 mm above the floor level.
- "55.14 (1) A communication system required by clause 27.8 shall be in accordance with sub-clause (2) and shall connect each waiting area in a building with a master control panel located at the fire control point in the building or at an approved location.
- (2) A communication system required under sub-clause (1) shall -

## *Building*

- (a) comply with the relevant sections of AS 220 - 1978 'Emergency Warning and Inter-communication Systems for Buildings';
- (b) have indicator lights on the master control panel which illuminate whenever a phone handset at a waiting area is uplifted and identify the waiting area at which the phone handset is uplifted; and
- (c) a phone handset which is part of the communication system shall be located so as to be accessible to a wheelchair user."

### 2. TRANSITIONAL

An application for approval of plans received by the Board before the amendments of the Building Regulations under regulation 1 take effect shall be dealt with as though the amendments had not taken effect.

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