SMART Access Assessment

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Trinity College Dublin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premises</td>
<td>House 9 College - Zone 1</td>
</tr>
<tr>
<td>Date Of Audit</td>
<td>03 September 2008</td>
</tr>
<tr>
<td>Auditor</td>
<td>Tristan Seaton-Stedham</td>
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</tbody>
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<table>
<thead>
<tr>
<th>Priority 1</th>
<th>Priority 2</th>
<th>Priority 3</th>
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<tbody>
<tr>
<td>1</td>
<td>2</td>
<td>3</td>
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<thead>
<tr>
<th>Priority 1</th>
<th>Priority 2</th>
<th>Priority 3</th>
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<tbody>
<tr>
<td>Adjustments required as a high priority to remove or avoid barriers to access for disabled people.</td>
<td>Adjustments to be incorporated into an existing maintenance or development works programmes in the medium term to long term.</td>
<td>Works and adjustments further considered for inclusion in longer term development planning or refurbishments.</td>
</tr>
</tbody>
</table>
Foreword

This access audit identifies a range of barriers that potentially restrict access for disabled people in the external and internal built environments.

For the purposes of the access assessment the environment’s features have been broken down into its constituent features. Each feature is assessed for conformity against certain access criteria. These criteria are derived from the following range of Best Practice sources, guidelines, standards, publications and legislation:

• Disability Act 2005 and related Sectoral Plans - Ref 1
• Standards Institute BS8300:2001 and BS5588 - Ref 2
• Regulations 2000, Technical Guidance Document M - Access for People with Disabilities (Department of the Environment, Heritage and Local Government) - Ref 3
• for Everyone - Access and use for all citizens (National Disability Authority) - Ref 4
• to the Historic Environment - Meeting the needs of Disabled People (Lisa Foster) - Ref 5
• Management Guidelines (Irish Government Publications 2003) - Ref 6
• Auditing of the Built Environment guidelines (National Disability Authority) - Ref 7
• Mobility - A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (Department of Transport United Kingdom) - Ref 8
• on the use of Tactile Paving Surfaces: UK Department for Transport - Ref 9

Where a site feature does not conform to this guidance, an explanation as to the potential restriction on access is provided, together with a suggested action and the priority in which such actions should be undertaken.

The Disability Act 2005 and the National Disability Authority’s initiatives build on relationships and practices which currently exist among councils, city planners, building professionals and community groups to make services in Ireland more accessible to people with disabilities.

In addition to people who use wheelchairs or have restricted mobility, there are many people affected by some degree of hearing loss, learning disability, facial disfigurement, visual impairment, mental illness or conditions such as arthritis or incontinence. This access assessment considers the needs of all potential users from a universal access perspective.

The audit is an organisation’s first step in identifying physical barriers that people with disabilities may encounter when engaging with the community, public services and facilities.

It is equally important to implement effective staff equality training and to implement good inclusive management strategies that ensure equal access for all.
Configure Limited provides consultancy, project management and equipment to help make buildings accessible for all.

For further information contact us on 01 708 9198 or e-mail info@configure.ie

Configure Limited, First Floor, 32 Upper Kevin Street, Dublin 8

www.configure.ie
Introduction and General Information
This Audit Report is one of a series of measures that Trinity College Dublin is taking as part of its development program to identify, remove and prevent barriers to people with disabilities.

Background
Trinity College Dublin has engaged Configure Ltd to conduct Access Audits for the various campus buildings and facilities at the College.

This Access Assessment identifies a range of barriers that potentially restrict access for people with disabilities in Trinity College. An Access Plan is included at the end of the assessment, bringing together issues of a similar priority and providing an indication as to the likely cost estimates of adjustments.

The Assessment highlights issues in the physical environment. A scope of works of the physical environment is included. Responsibilities including the Equal Status Acts and the Disability Act 2005 are crucial to the vision of a College that improves accessibility and mobility for its students and staff. Through this Access Audit and Access Plan Trinity College may look to the future of the institution with a commitment to creating an accessible environment for all.

Accessibility initiatives already exist in Trinity College:
- Trinity College has committed to a Code of Practice applying to the Employment of People with Disabilities.
- Trinity College has an established policy of equal opportunity in education.
- Trinity College has adopted a Universal Design Policy in recognition of the principles of Universal Access.

Configure provides advice, equipment and staff training to assist service providers in removing barriers which turn impairment into disability. We work with service providers from all sectors and are happy to offer advice and guidance on any access issue.

Building Rating for Disabled Access: This rating system serves as a summary designation for College's internal building management and planning

<table>
<thead>
<tr>
<th>Rating</th>
<th>Explanation</th>
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<tbody>
<tr>
<td>A</td>
<td>Fully compliant with BS8300:2001 and other best practice guidelines</td>
</tr>
<tr>
<td>B</td>
<td>Partially compliant, some changes required. Ground floor accessible</td>
</tr>
<tr>
<td>C</td>
<td>Partially compliant, some changes required. Ground floor inaccessible</td>
</tr>
<tr>
<td>D</td>
<td>Partially compliant, changes required include structural civil works</td>
</tr>
<tr>
<td>E</td>
<td>Not compliant, major civil works required</td>
</tr>
</tbody>
</table>
Building Type
This building is rated B

Building Description
The building was built originally circa 1700s, of 4 storey height stone construction and served by one central staircase accessing the upper apartment accommodation rooms.
During the buildings' life it has remained as originally constructed as an accommodation block, more recent conversions have made the block accessible to ground floor level with purpose customised apartments serving the needs of wheelchair users.
Upper level apartments have been converted to multi-bedroom units each sharing common living rooms, bathrooms and kitchen facilities.
Currently universal access has been provided on the ground floor level, but no access is possible for wheelchair users to the upper levels.

Uses of the Building:
Students Accommodation

Building Opening Times:
Accessible 24hrs - Accommodation

Facilities offered are:
2 x Ground floor accessible Apartments
09.0 and 09.1

6 x Upper floor level Apartments
09.2, 09.3, 09.4, 09.5, 09.6 & 09.07
### 1.0 Accessible Parking Provision

| 1.1 | Given that you do not provide general parking facilities for employees, students or visitors, you are not obliged to provide accessible parking. Ensure that your staff members know about local parking arrangements. |
The ease with which mobility impaired people can approach the premises has an impact on their ability to access the services provided within the premises. Accordingly, the condition and layout of the access route to the premises is considered below. It is understood that you are responsible for the upkeep and maintenance of the access route to the premises.

### 2.0 Access Routes to the Premises

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
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<th>Action</th>
<th>Priority</th>
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<tbody>
<tr>
<td>2.2</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td></td>
<td>Is the access route from the car park to the entrance to the premises a minimum of 1200mm wide?</td>
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<tr>
<td>2.3</td>
<td>Yes</td>
<td>No Action Required.</td>
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<tr>
<td></td>
<td>Are slots in drain gratings no more than 13mm wide and set at right angles to the line of pedestrian movement?</td>
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<td></td>
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<tr>
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</table>
| 2.4 Is the access route free from any trip or collision hazards for visually impaired or blind pedestrians?                                           | No       | As far as possible, items of street furniture should be located outside the boundaries of the main pedestrian thoroughfare. Items to enhance security or limit access such as bollards should be easy to distinguish from the background. Chain link and low height fencing at the side of a footpath can be a dangerous trip hazard for sight impaired pedestrians and preferable should be replaced with a suitable balustrade or railing at least 900mm high. Any moveable items such as A-frame signboards or litter bins should be placed outside the main pedestrian route.  

The following trip, slip, stumble and collision hazards were identified on the access route:  
1. Un-marked Lamp posts  
2. Un-marked Litter bins  
3. Parked bicycles obstructing entrance to ramp  
4. Parked bicycles encroaching in footway routes  
5. Bicycle racks  
6. Cobble Lock paving approaches to building  
7. Abandoned bicycles left on the ground  
8. Sunken drain grate  

Remove or relocate moveable items to a position outside the main pedestrian thoroughfare/s or Highlight fixed security items such as bollards using high contrast markers or Level out uneven paved surfaces and drain grates | 2        |
<p>| 2.5 Is the route free from windows and doors that could open out into the path of sight impaired pedestrians?                                           | Yes      | No Action Required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |</p>
<table>
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<tbody>
<tr>
<td>2.6</td>
<td>Is the access route clear of obstacles mounted more than 300mm above the floor and jutting out into the access route by more than 100mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
</tbody>
</table>
Cycles parked close to entrance and ramp are obstructing wheelchair access and potential stumble hazards.

Cycles parked close to entrance and steps are potential stumble hazards.

Cycles parked close to entrance and steps are potential stumble hazards. Un-even Cobble Lock pavings inhibit wheelchair access and potential slip and trip hazards.
3.0 **External Ramps**

3.1 The following locations were identified as having ramps:

1. Front entrance steel ramp (currently this steel ramp has a gradient of 1:12)

<table>
<thead>
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<th>Priority</th>
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</thead>
<tbody>
<tr>
<td>3.2 Is the ramp free of noticeable cross-falls or cambers?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3 Is the width of the ramp more than 1200mm?</td>
<td>No</td>
<td>A ramp should be a minimum of 1200mm wide. However, recommended ramp width relates to the intensity of use. For example, if there is likely to be frequent use by wheelchair users, a ramp width of 1800mm is recommended to enable two wheelchairs to pass each other. Front entrance steel ramp: This ramp is 1060mm wide.</td>
<td>Improve the ramp width in the identified location so it is greater than 1200mm.</td>
<td>3</td>
</tr>
<tr>
<td>3.4 Are landings clear of obstructions and door swings?</td>
<td>No</td>
<td>It is important to provide a clear route of access for wheelchair users approaching the base of a ramp, currently parked bicycles in a cycle rack are narrowing the circulation space at the bottom of Front entrance steel ramp.</td>
<td>Re-position bicycle parking racks to location away from base of the ramp to allow effective clear access</td>
<td>1</td>
</tr>
<tr>
<td>3.5 Are the top and bottom landings at least 1200mm long with intermediate landings at least 1500mm long?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Feature</strong></td>
<td><strong>Conforms</strong></td>
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<tr>
<td>3.6</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.7</td>
<td>Yes</td>
<td>It was observed that handrails are provided on both sides of the identified ramp(s).</td>
<td></td>
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<tr>
<td>3.8</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>3.9</td>
<td>Yes</td>
<td>No Action Required.</td>
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<tr>
<td>3.10</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>3.11</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
<td>3.12</td>
<td>Yes</td>
<td>No Action Required.</td>
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</table>

- **Is lighting well positioned to avoid darkness pools at all ramp locations?**
- **Looking from the bottom of the ramp is there a handrail to the left and right hand sides?**
- **Is the handrail provided between 900mm and 1000mm above the surface of the ramps?**
- **Is the height of the handrail consistent throughout the entire length of the ramp?**
- **Is the handrail sufficiently well secured to provide adequate support?**
- **Do the handrail support brackets provide continuous hand contact with the rail and/or is the rail clear of other obstructions?**
- **Is the handrail continuous, leaving no gaps at any point and extending across landings?**
<table>
<thead>
<tr>
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<th>Priority</th>
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<tbody>
<tr>
<td>3.13</td>
<td>No</td>
<td>Many people with a sight impairment use handrails to assist in locating the top and bottom of a ramp. Other people require a handrail to steady themselves before negotiating the change in level. Ensuring that handrails extend beyond the top and bottom of the ramp and that the end of the handrail can be easily determined enhances these functions. The handrails in the following locations are not of the recommended configuration: Front entrance steel ramp: The left handrail Front entrance steel ramp: The right handrail</td>
<td>Replace or extend handrail in the identified locations.</td>
<td>2</td>
</tr>
<tr>
<td>3.14</td>
<td>No</td>
<td>Tactile warning marks at the top and bottom of a handrail assist people with a visual impairment to identify the approaching change in gradient. The handrails in the following locations do not incorporate tactile warning marks: Front entrance steel ramp: The left handrail Front entrance steel ramp: The right handrail</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>1</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<tr>
<td>3.15 Is the handrail easy to grip and not cold to the touch?</td>
<td>No</td>
<td>Some visually impaired people use handrails for directional guidance and maintain continuous hand contact with the rail throughout its length. Accordingly, external handrails with a surface made of metal, stone or other thermally conductive materials can become very uncomfortable to use in extremes of temperature. Best practice recommends that handrails should have a surface made of a material that does not easily conduct heat such as plastic or wood. The handrails in the following locations are not easy to grip and/or will be cold to the touch: Front entrance steel ramp: The left handrail Front entrance steel ramp: The right handrail</td>
<td>Replace or resurface handrails in the identified locations.</td>
<td>3</td>
</tr>
<tr>
<td>3.16 Is the handrail between 45mm to 50mm in diameter?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.17 Is the handrail contrasting in tone and colour to its surroundings?</td>
<td>No</td>
<td>Providing colour contrast between handrails and their surroundings assists visually impaired people to locate and use the handrails. The following handrails do not contrast in tone and colour with their surroundings: Front entrance steel ramp: The left handrail Front entrance steel ramp: The right handrail</td>
<td>Improve the colour contrasts in the identified locations.</td>
<td>3</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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<tr>
<td>3.18</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the maximum intrusion of the handrail into the ramp less than 100mm, with a clearance of 50-60mm provided between the rail and any adjacent wall surface?</td>
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<td></td>
<td></td>
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<tr>
<td>3.19</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>Is there a minimum clear width between handrails of 1000mm?</td>
<td></td>
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</table>

Front entrance steel ramp: viewed from top

Front entrance steel ramp: viewed from bottom

Front entrance steel ramp: Cycles parked close to entrance and ramp are obstructing wheelchair access and potential stumble hazards
Front entrance steel ramp: Joint steel surface to top stone step
### 4.0 External Steps

4.1 The following locations in the access route to the building were identified as having external steps:

1. Front entrance steps

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>4.2 Is the vertical height of each individual step between 150mm to 170mm (exceptionally 100mm to 180mm)?</td>
<td>No</td>
<td>The vertical height of each individual step should be between 150mm to 170mm.</td>
<td>Adjust the vertical height of the steps to conform with the dimensions recommended by best practice.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Front entrance steps: The step height is 145mm.</td>
<td></td>
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</tr>
<tr>
<td>4.3 Is the flat tread of each step between 250mm to 300mm deep?</td>
<td>No</td>
<td>The flat tread of each step should be between 250mm to 300mm deep.</td>
<td>Adjust the tread depth of the steps to conform with best practice recommendations.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Front entrance steps: The step tread depth is 330mm.</td>
<td></td>
<td></td>
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<tr>
<td>4.4 Does the overlap or lip on the front edge of any step protrude less than 25mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.5 Do steps have a minimum unobstructed width of 1000mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
<td>4.6 Are the vertical risers of each step solid and not open?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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<tr>
<td>4.7 Is the flat tread of each step slip resistant?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>4.8 Does each continuous flight of steps between landings contain less than 12 individual steps?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.9 Do the top and bottom landings of the flight of steps incorporate a corduroy hazard warning surface?</td>
<td>No</td>
<td>Tactile warning surfaces provide an important indication to people with a visual impairment of the location of changes in level associated with steps and stairs. Front entrance steps: The top and bottom landings do not incorporate a corduroy hazard warning surface.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>4.10 Are contrasting step nosings incorporated on the front face as well as the top of each step?</td>
<td>No</td>
<td>Each step nosing should contrast in colour and luminance with the step tread and riser so that visually impaired people can distinguish the edge of the step whether ascending or descending. The following steps lack contrasting step nosing: Front entrance steps: 3 steps require contrasting step nosing.</td>
<td>Install colour contrasting step nosing in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<tr>
<td>4.11</td>
<td>No</td>
<td>Providing an even level of lighting helps people to negotiate steps without having to walk in their own shadow. The illuminance at tread level should be at least 100 lux.</td>
<td>Improve the lighting in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Front entrance steps: There is insufficient or poorly configured lighting over the steps at this location.</td>
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<tr>
<td></td>
<td></td>
<td>No Is lighting even, sufficiently bright and oriented so as to avoid people negotiating the steps in their own shadow?</td>
<td></td>
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<tr>
<td>4.12</td>
<td>No</td>
<td>Where feasible, handrails should be provided on both sides of external steps to provide uninterrupted support and directional guidance for people with mobility and/or visual impairments.</td>
<td>Provide dual handrails which conform with BS8300 for the identified external steps locations.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>It was noted that there is inadequate handrail provision for the steps at the following locations:</td>
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<tr>
<td></td>
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<td>Front entrance steps: Left hand side</td>
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<tr>
<td></td>
<td></td>
<td>Front entrance steps: Right hand side</td>
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<tr>
<td></td>
<td></td>
<td>Looking from the bottom of the steps is there a handrail to the left and right hand side?</td>
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</tbody>
</table>
Front entrance steps: Steps edges would benefit from colour contrasting markers.

Front entrance steps: Cycles parked close to entrance and steps are potential stumble hazards

Front entrance steps: lack of handrails for steps
### Building Entrances and Entrance Doors

5.1 The following entrances were identified at the premises:
- Front main entrance

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</table>
| 5.2 Is the entrance clearly indicated by appropriate signage?            | No       | Clear signage identifying the location of the entrance from the access route is essential. Colour contrasting signage with a minimum character size of 150mm is recommended. The presence and location of the following entrances are not adequately indicated by appropriate signage:  
  - Front main entrance                                                  | Provide additional signage to clearly indicate the location of the identified entrance.                                             | 1                       |
| 5.3 Is an adequate and even level of lighting provided at the entrance? | No       | Entrances should be well lit to ensure they can be easily identified and approached.  
  - Front main entrance: This entrance does not have adequate lighting.                                                                                                               | Provide additional lighting in the identified location.               | 1        |
<p>| 5.4 Is the entrance easy to identify and clearly distinguishable from the rest of the building by provision of colour contrasting doors, frames or ground surfaces? | Yes      | No Action Required.                                                                                                                                                                                         |                                                        |          |</p>
<table>
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</table>
| 5.5     | No       | Power operated entrance doors, although not essential, are of benefit to a wide range of people. It was observed that the doors at the following entrances are not power operated:  
  • Front main entrance | Consider upgrading door to power operation or incorporating a low energy pneumatic opener for self closing doors. | 3 |
| 5.6     | No       | Some people find it difficult to use self-closing swing doors and can come to harm because they are unable to manoeuvre through the doorway while holding the door open against the excessive force exerted by the closing device. Such devices are often set at the factory to 100 Newtons or more.  
  • Front main entrance: Adjust the door closer to exert 20 Newtons or less. | Reduce the maximum force exerted by the door closer to less than 20 Newtons. | 1 |
| 5.7     | No       | The availability of a 300mm recessed space alongside the opening edge of the door allows wheelchair users to reach the door handle without interference from the return wall. The entrance doors in the following locations require adjustment:  
  • Front main entrance | Adjust door/entrance design. | 3 |
<p>| 5.8     | Yes      | No Action Required. | | |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>5.9</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>5.10</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>5.11</td>
<td>Yes</td>
<td>No Action Required.</td>
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<td></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td>5.12</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>5.13</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
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<td></td>
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<td>Feature</td>
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<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
</tbody>
</table>
| 5.14    | No       | The surface of the weather mat or matting provided inside and outside the entrance doorway should be level with flush joints between flooring materials. Surface laid mats which are not firmly fixed to the floor along all four edges are a trip hazard for sight and mobility impaired users.  
  • Front main entrance: The weather mat should be secured or replaced because it constitutes a trip hazard. | Replace or secure the weather mat.          | 1        |

Front main entrance: House number stone marker and lighting unit

Front main entrance: view of door

Front main entrance: Door access control unit
Front main entrance: height of door access control card key unit at less than 1100mm

Front main entrance: Door threshold and loose weather mat to inside

Front main entrance: interior view of front door

Front main entrance: door handle to interior
## 6.0 Signage

6.1 The existing signage provision within the premises is examined below.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>Are external signs clear of overgrown vegetation?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are room identification signs located consistently both at eye level (1500mm) and on the wall immediately adjacent to the latch side of the door?</td>
<td>No</td>
<td>In order to assist blind and sight impaired people to identify specific room locations, it is recommended that room identification signage should be positioned on the wall next to the door in case the door is left open or is opened when the sign is being read.</td>
<td>Reposition signage at eye level on the wall next to the latch side of doors.</td>
<td></td>
</tr>
<tr>
<td>Is Braille and embossed signage provided in conjunction with standard signage?</td>
<td>No</td>
<td>Where blind or visually impaired people are likely to navigate a building independently, it is recommended that Braille and tactile way-finding information should be provided.</td>
<td>Where blind or visually impaired people are required to navigate a building independently, it is recommended that Braille and tactile way-finding information is provided</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
</tr>
<tr>
<td>---------</td>
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</tr>
<tr>
<td>6.5</td>
<td>No</td>
<td>Glare can be a major cause of discomfort in buildings and can be responsible for disorienting sight impaired visitors and rendering signage unreadable. The most common causes of glare are signboards with a glazed or high gloss finish which reflects natural or artificial lighting and internally illuminated signs. Apply matt finishes to signage and avoid placing suspended signs directly against a light source. Wherever possible, all artificial light sources should be concealed or shaded and the intrusion of sunlight at different times of the day should be forestalled by providing blinds at windows.</td>
<td>Improve internal non-tactile signage.</td>
<td>1</td>
</tr>
<tr>
<td>6.6</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Example of numbering system signage to each apartment.

Example of fire notice sign in each apartment room

Example of fire notice plan in each apartment room

Example of information posters mounted to rear of front main doors
### Corridors

#### 7.1 The following corridors and rooms were observed at the premises:

- Entrance and Staircase lobby ground floor
- Staircase upper landings generic
- Apartment ground floor Corridor generic
- Apartment ground floor Common Room generic
- Accessible bedrooms ground floor generic
- Accessible Shower room ground floor
- Accessible kitchens ground floor generic
- Accessible WC and Shower room ground floor
- Upper floors bedrooms generic
- Upper floors kitchens generic
- Upper floors bathrooms generic
- Upper floors Apartment corridors generic
- Upper floor Apartment common rooms generic

<table>
<thead>
<tr>
<th>Feature</th>
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<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.2</td>
<td>Yes</td>
<td>No Action required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Does the corridor have an unobstructed circulation width of 1200mm? (A reduction in width to 1000mm around a permanent obstruction is permissible for a short distance only)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<p>| 7.3     | Yes      | No Action required. |        |          |
| Is there a clear radius of at least 1800mm in which to circulate (i.e. the turning circle) at the junctions of the corridor with other corridors? |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>7.4</td>
<td>No</td>
<td>It is important that removeable items and projections such as service pipes and hosereels do not reduce the circulation width available in the corridor. Apartment ground floor Corridor generic. Apartment common rooms and corridors Residents parking bicycles should be banned within apartments, rooms and corridors.</td>
<td>Where feasible, remove obstructions from the identified corridors. Where projections and obstructions are unavoidable, provide guarding and warning notices as appropriate.</td>
<td>2</td>
</tr>
</tbody>
</table>

- **Apartment ground floor Corridor generic:** Example of bicycles obstructing hallways within apartments
- **Accessible kitchens ground floor generic:** Example of kitchen units
- **Apartment ground floor Common Room generic:** Example of layout
Apartment ground floor Common Room generic: Example of front door intercom handset and door entry control unit and light switches, mounted at height suitable for wheelchair users.

Example of front door intercom handset and door entry control unit and power sockets, mounted at height suitable for wheelchair users.

Apartment ground floor Corridor generic: view from front door
Apartment ground floor Common Room
generic: Example of seating and tables
provided

Upper floor Apartment common rooms
generic: Example of seating and tables
provided

Entrance and Staircase lobby ground floor:
Mail boxes for residents, all available at
wheelchair users reach.
Suggest apartment list placed in ground floor
lobby floor Apartment number and
corresponding floor level.
Staircase upper landings generic: Level 1  
Staircase upper landings generic: Level 2  
Staircase upper landings generic: Level 3
### 8.0 Internal Surfaces

Both the condition of internal surfaces and the materials from which they are constructed can have an impact on the ease with which people can navigate around the building. The internal surfaces of the premises are considered below.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.2</td>
<td>Is the flooring throughout the building slip-resistant even when wet?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
</tr>
<tr>
<td>8.3</td>
<td>Are access routes within the building clear of highly reflective finishes or glass walls and partitions?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>8.4</td>
<td>Where fitted, do carpets give a firm surface to allow wheelchair passage without sinking in?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
</tr>
<tr>
<td>8.5</td>
<td>Are there flush joints between different types, textures and/or colours of flooring?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
</tbody>
</table>
### Internal Doors

The following internal doors or generic door types have been identified within the premises:

1. Apartment ground floor entry generic
2. Apartment entry upper floors generic
3. Apartment ground floor bedroom generic
4. Apartment ground floor common room generic
5. Apartment ground floor kitchen generic
6. Upper floor Apartment common room generic
7. Upper floor Apartment kitchen generic
8. Upper floor Apartment bedroom generic

<table>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>9.2</td>
<td>Is the minimum unobstructed width of the door opening at least 750mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>9.3</td>
<td>Is at least 300mm of unobstructed space available at the side of the leading edge of the door for wheelchair users to manoeuvre and operate the door handle?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>9.4</td>
<td>Are clear visibility panels incorporated in doors which are in constant use?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>9.5</td>
<td>Is the door handle located between 900mm and 1100mm from the floor and 50mm in from the leading edge of the door?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>9.6</td>
<td><strong>Yes</strong></td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the door handle U shaped with a gap in excess of 45mm between the grip area of the handle and the door panel to which it is attached and does it contrast in colour to the door panel?</strong></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>9.7</td>
<td><strong>No</strong></td>
<td>Some people find it difficult to use self-closing swing doors and can come to harm because they are unable to manoeuvre through the doorway while holding the door open against the excessive force exerted by the closing device.</td>
<td><strong>Adjust the identified door closers to exert less than 20 Newtons.</strong></td>
<td><strong>1</strong></td>
</tr>
<tr>
<td><strong>Is the maximum closing force of the leading edge of the door less than 20 Newtons? (A simple test is whether the door can be opened or closed using only one little finger)</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>9.8</td>
<td><strong>Yes</strong></td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the door entry security system positioned with its uppermost point between 750mm and 1050mm?</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>9.9</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Can the operating device for the door security entry system be operated without the user requiring good manual dexterity, the use of two hands or the strength to hold down pressure on the keys?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.10</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the operating device for the door release mechanism positioned with its uppermost point between 750 and 1050mm from the floor?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.11</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Can the operating device for the door release mechanism be operated without the user requiring good manual dexterity, the use of two hands or the strength to hold down pressure on the keys?</td>
<td></td>
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</tbody>
</table>
## Internal Steps

The following locations were identified as having steps:

1. Main Central Staircase

<table>
<thead>
<tr>
<th>Feature</th>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.2</td>
<td>Is the vertical height of each individual step between 150mm to 170mm (exceptionally 100mm to 180mm)?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>10.3</td>
<td>Is the flat tread of each step between 250mm to 300mm deep?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>10.4</td>
<td>Does the overlap or lip on the front edge of any step protrude less than 25mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>10.5</td>
<td>Do steps have a minimum unobstructed width of 1000mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>10.6</td>
<td>Are the vertical risers of each step solid and not open?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>10.7</td>
<td>Is the flat tread of each step slip resistant?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>10.8</td>
<td>Does each continuous flight of steps between landings contain less than 16 individual steps?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>10.9</td>
<td>No</td>
<td>Tactile warning surfaces provide an important indication to people with a visual impairment of the location of changes in level associated with steps and stairs. Main Central Staircase: The top and bottom landings for this staircase do not incorporate a corduroy hazard warning surface.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>10.10</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.11</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.12</td>
<td>Yes</td>
<td>It was observed that handrails are provided on both sides of the identified internal staircases.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.13</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.14</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.15</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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</tr>
<tr>
<td>10.16</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.17</td>
<td>No</td>
<td>No Action Required.</td>
<td>Replace or extend handrails in the identified locations.</td>
<td>2</td>
</tr>
<tr>
<td>10.18</td>
<td>No</td>
<td>No Action Required.</td>
<td>Replace or extend handrail in the identified locations.</td>
<td>2</td>
</tr>
</tbody>
</table>

**Feature **

**Conforms**

**Access Comment**

**Action**

**Priority**

**10.16** Do the handrail support brackets provide continuous hand contact with the rail and/or is the rail clear of other obstructions?

**Yes**

No Action Required.

**The functions of a handrail as both a directional aid and a means of support are significantly reduced where there are gaps or missing sections in the handrails.**

The following handrails are not continuous:

Main Central Staircase: The left handrail

**10.17** Is the handrail continuous, leaving no gaps at any point and extending across landings?

No

The functions of a handrail as both a directional aid and a means of support are significantly reduced where there are gaps or missing sections in the handrails.

The following handrails are not continuous:

Main Central Staircase: The left handrail

**10.18** Does the handrail extend at least 300mm beyond the top and bottom of the steps and return the end of the handrail to the wall or the floor?

No

Some people with a visual impairment use handrails to assist in locating the top and bottom of the steps. Other people require a handrail to steady themselves before negotiating the change in level. Ensuring that handrails extend beyond the top and bottom of the steps and that the end of the handrail can be easily determined enhances these functions.

The following handrails do not extend at least 300mm beyond the top and/or bottom of the steps and/or do not return to the wall or the floor:

Main Central Staircase: The left handrail
Main Central Staircase: The right handrail
<table>
<thead>
<tr>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>10.19</td>
<td>No</td>
<td>Tactile warning marks at the top and bottom of a handrail assist people with a visual impairment to identify the approaching change in gradient. The following handrails do not incorporate tactile warning marks: Main Central Staircase: The left handrail Main Central Staircase: The right handrail</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>1</td>
</tr>
<tr>
<td>10.20</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.21</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.22</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.23</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Main Central Staircase: view from bottom
Main Central Staircase: handrail profile and height
Main Central Staircase: Level 1

Main Central Staircase: Level 1
Main Central Staircase: View looking down, handrails not continuous across mid-flight landings
Main Central Staircase: View mid-flight landings, handrails not continuous across mid-flight landings
Main Central Staircase: handrail profile and height

Main Central Staircase: Plan view
The following shared kitchen facilities were identified:

- Accessible kitchen generic ground floor Apartment
- Kitchen Apartment 9.0
- Kitchen Apartment 9.1

<table>
<thead>
<tr>
<th>Feature</th>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.2</td>
<td>Is there at least 1500×1500mm of manoeuvring space available to enable wheelchair users and ambulant disabled users to gain access to work surfaces, storage facilities and seating areas?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>11.3</td>
<td>Is there effective colour and luminance contrast between the walls, ceiling and floor to assist easy orientation by visually impaired users?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>11.4</td>
<td>Is there good visual contrast between the background surfaces and the cupboard and storage units, work surfaces and items of equipment provided?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<tr>
<td>---------</td>
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</tr>
<tr>
<td>11.5</td>
<td>No</td>
<td>It is important that an even level of illumination is provided, particularly in food preparation areas. Accessible kitchen generic ground floor Apartment Kitchen Apartment 9.0 Kitchen Apartment 9.1</td>
<td>A combination of strong directional light sources and reflective or high gloss finishes.</td>
<td>2</td>
</tr>
<tr>
<td>11.6</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.7</td>
<td>No</td>
<td>In order for wheelchair users to gain access to the work surfaces, it is recommended that a section of the worktop is provided at a height suitable for seated users. Kitchen Apartment 9.0 Kitchen Apartment 9.1</td>
<td>Provide a section of worktop at a height suitable for wheelchair user</td>
<td>2</td>
</tr>
<tr>
<td>11.8</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.9</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tr>
<tr>
<td>11.10</td>
<td>No</td>
<td>People with a limited reach range and wheelchair users are unable to reach immersed items from the bottom of a deep sink. It is recommended that a sink bowl with a maximum depth of 150mm should be provided.</td>
<td>Provide a shallow sink bowl.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Kitchen Apartment 9.0 Kitchen Apartment 9.1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.11</td>
<td>No</td>
<td>People with limited reach or dexterity are unable to conveniently operate traditional plug and chain devices to empty the sink of waste water.</td>
<td>Provide a lever operated sink waste mechanism.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Accessible kitchen generic ground floor Apartment</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.12</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.13</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>11.14 Is a means provided for water temperature at the outlet to be limited below 41°C?</td>
<td>No</td>
<td>Particular care is needed for people who are insensitive to temperature. It is recommended that water heaters which do not incorporate thermostatic control or which do not provide a logical and clear indication of water temperature should be replaced. Accessible kitchen generic ground floor Apartment Kitchen Apartment 9.0 Kitchen Apartment 9.1</td>
<td>Consider to provide thermostatically controlled water</td>
<td>3</td>
</tr>
<tr>
<td>11.15 As the water temperature is not thermostatically controlled, is a notice clearly displayed to warn users of the danger of scalding?</td>
<td>No</td>
<td>A clearly displayed notice should be provided to warn users that water temperature at the outlet can exceed 41°C and lead to scalding. Accessible kitchen generic ground floor Apartment Kitchen Apartment 9.0 Kitchen Apartment 9.1</td>
<td>Install clear signage to notify users of the potential scalding hazard</td>
<td>1</td>
</tr>
<tr>
<td>11.16 Is a cordless kettle provided for heating water for hot drinks?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.17 Are cupboards and drawers provided with U-shaped handles which are easy to distinguish visually?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.18 Are some cupboard and shelving storage areas available at a height appropriate for both wheelchair and ambulant users?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>11.19</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.20</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.21</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.22</td>
<td>No</td>
<td>Relocate any electrical controls to a location which is generally accessible.</td>
<td>Relocate or install power sockets to a more accessible position.</td>
<td>3</td>
</tr>
<tr>
<td>11.23</td>
<td>No</td>
<td>It is recommended that equipment procured for a shared facility should be chosen on the basis that it is easy to use. Where necessary, accessible user instructions should be provided in an easy to read format.</td>
<td>Provide easy to read operating instructions.</td>
<td>1</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>11.24</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the kitchen fire extinguisher / blanket located in an unobstructed position at a height between 900-1200mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.25</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Has a means been provided for wheelchair users and people of limited ambulancy to transport their cooked meal or drink to the seating area?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.26</td>
<td>No</td>
<td>Individual users may require the provision of specific items and auxilliary aids to be able to use the refreshment facilities independently.</td>
<td>Provide auxilliary aids as necessary.</td>
<td>1</td>
</tr>
<tr>
<td>Are auxilliary aids such as easy-grip cutlery and utensils and high-contrast glassware available?</td>
<td>No</td>
<td>Individual users may require the provision of specific items and auxilliary aids to be able to use the refreshment facilities independently.</td>
<td>Provide auxilliary aids as necessary.</td>
<td>1</td>
</tr>
<tr>
<td>11.27</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there at least one table in the dining area which is provided with a suitable knee recess 700mm high and 500mm deep to accomodate wheelchair users?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.28</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a variety of seating types available which is easy to rearrange to suit a range of different users?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Accessible kitchen generic ground floor
Apartment: Kitchen cooking area

Accessible kitchen generic ground floor
Apartment: Existing sinks would benefit pop-up lever controlled waste plugs. Existing power sockets and controls to rear of worktops difficult to reach for wheelchair users.

Accessible kitchen generic ground floor
Apartment: Kitchen cooking area
Accessible kitchen generic ground floor Apartment: Daylight glare evident from windows, at night lighting levels appear inadequate for persons with vision-impairments.

Accessible kitchen generic ground floor Apartment: Example of fridge and freezer units provided at wheelchair accessible heights.

Accessible kitchen generic ground floor Apartment: Example of adequate circulation space provided and microwave oven provided at wheelchair accessible heights.
Accessible kitchen generic ground floor Apartment: Example of fridge and freezer units provided at wheelchair accessible heights.

Kitchen 9.0: Slip resistant flooring in place

Kitchen 9.0: Fire fighting equipment provided is accessible to wheelchair users

Kitchen 9.0: Sink is more than 150mm deep

Kitchen 9.0: Lever type taps in place and neck is swivel type

Kitchen 9.0: Microwave controls set at accessible height
Kitchen 9.0: Knee recess under the hob of the cooker

Kitchen 9.1: Handles are D shape

Kitchen 9.1: Sink is more than 150mm deep

Kitchen 9.1: Lever type taps in place and neck is swivel type

Kitchen 9.1: D shaped handle in place at the oven

Kitchen 9.1: Slip resistant flooring in place
Kitchen 9.1: Fire fighting equipment is set too high up

Kitchen 9.1: Knee recess under the hob of the cooker

Kitchen 9.1: Knee recess under the bench

Kitchen 9.1 Dining area: Variety of seating in place

Kitchen 9.1 Dining area: Table has adequate knee recess space

Kitchen 9.0 Dining area: Variety of seating in place
Kitchen 9.0 Dining area: Table has adequate knee recess space

Kitchen 9.0: Door handle is U shape and set at accessible height - light switch also set at accessible height
Residential accommodation for disabled users was identified in the following locations:

- Apartment ground floor rooms
  - 9.0 Apartment Bedrooms 9.0.01 and 9.0.02
  - 9.1 Apartment Bedrooms 9.1.01 and 9.1.02

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
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<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.2 Is the accommodation located on the entrance floor or on a floor level served by a lift?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.3 Is the bedroom accommodation located on an accessible route to the building entrance, fire escape and any communal facilities such as common rooms, kitchen or laundry?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.4 Is the clear opening width of the door not less than 800mm?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.5 Is the door lock mechanism easy to operate for users with restricted manual dexterity?</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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<td>--------</td>
<td>----------</td>
</tr>
<tr>
<td>12.6</td>
<td>No</td>
<td>Wheelchair users have specific requirements in order to provide for easy transfer from a wheelchair. A bed with a height of 450mm from the floor which incorporates firm edges on the outer rim is preferred. To permit transfer from either side of the bed, it is recommended that the bed has two alternative positions. 9.0 Apartment Bedrooms 9.0.01 and 9.0.02 9.1 Apartment Bedrooms 9.1.01 and 9.1.02 Beds are at a height of 700mm</td>
<td>A bed with a height of 450mm from the floor should be included in the room</td>
<td></td>
</tr>
<tr>
<td>12.7</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.8</td>
<td>No</td>
<td>The main room lighting controls cannot be operated from the bed in the following locations: Various Apartment ground floor rooms</td>
<td>Install controls which operate the main room lighting from the bed.</td>
<td>2</td>
</tr>
<tr>
<td>12.9</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.10</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

9.0 Apartment Bedrooms 9.0.01 and 9.0.02 9.1 Apartment Bedrooms 9.1.01 and 9.1.02 Beds are at a height of 700mm
<table>
<thead>
<tr>
<th>Feature</th>
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<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>12.11</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a desk or table with a suitable knee recess for wheelchair users at least 700mm high and 500mm deep?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.12</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are wardrobe and cupboard storage facilities provided with visually contrasting, easy to operate handles?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.13</td>
<td>Yes</td>
<td>No Action Required. Please refer to relevant Sections 13 and 14 for details.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Are accessible WC and shower facilities provided en-suite or at a nearby location?</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Apartment ground floor rooms: Example bedroom layout, main light switch not available at bed.
Example bedroom layout upper level rooms.
Apartment ground floor rooms: Example bedroom layout, main light switch available at bed.
9.0.01: Desk can facilitate wheelchair access
9.0.01: Handle is D shaped and set at accessible height
9.0.01: Shelves are inaccessible - should be relocated lower down
9.0.01: Alarm cord in place
9.0.01: Lights can be controlled from the bed and reset button in place beside the bed
9.0.02: Open space to the side of the bed
9.0.02: Handle is D shaped and set at accessible height

9.0.02: Desk can facilitate wheelchair access

9.0.02: Lights can be controlled from the bed and reset button in place beside the bed

9.0.02: Alarm cord in place

9.0.02: Lights can be controlled from the bed and reset button in place beside the bed

9.1.01: Desk can facilitate wheelchair access
9.1.01: Open space to the side of the bed

9.1.01: Handle is D shaped and set at 1200mm which is too high

91.02: Alarm cord in place
### Accessible Toilets

A wheelchair accessible toilet was identified in the following location:

1. Apartment ground floor accessible WC and shower room

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>13.2 Does the accessible WC cubicle provide a minimum internal width of 1500mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.3 Does the accessible WC cubicle provide a minimum internal depth from the door to the front edge of the WC of 1500mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.4 Is there a minimum of 1000mm between at least one wall and the centre line of the WC?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.5 Is the transfer space on the open side of the WC kept free from obstructions, including bins and sanitary disposal units?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.6 Does the door to the accessible WC provide a minimum unobstructed effective width of 800mm?</td>
<td>Yes</td>
<td>The door to an accessible WC should preferably provide a minimum effective width of 800mm to permit unrestricted access to wheelchair users.</td>
<td></td>
<td></td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>13.7 Can the WC door lock be opened from the outside in the event of the emergency cord being pulled?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.8 Are door handles and door locks operable without grasping, pinching or twisting of the wrist?</td>
<td>No</td>
<td>Large, easy grip door furniture is an important feature for people with restricted dexterity. • Apartment ground floor accessible WC and shower room: The door lock for this cubicle requires users to have good manual dexterity.</td>
<td>Replace the existing handles and locks with easy to manipulate door locks.</td>
<td>1</td>
</tr>
<tr>
<td>13.9 Is the WC door outward hinging to ensure that the door can be opened should the user fall and lie behind the door?</td>
<td>No</td>
<td>If a user falls into the inward swinging area of the door it will be difficult to gain access to the cubicle to provide assistance and for this reason an outward hinging door arrangement is recommended. • Apartment ground floor accessible WC and shower room: The door for this WC is not outward hinging.</td>
<td>Re-hang the identified door to open outwards.</td>
<td>2</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>13.10</td>
<td>No</td>
<td>A correctly positioned drop down handrail is required for the open side of the WC. The handrail should be 600mm in length and located 350mm from the centre line of the WC. When lowered to its horizontal position, the upper edge of the handrail should be set at 700mm above the floor. &lt;br&gt;It is noted that the handrail is not: Contrasting in colour to the wall in the following location: Apartment ground floor accessible WC and shower room</td>
<td>Adjust or install handrail.</td>
<td>1</td>
</tr>
<tr>
<td>13.11</td>
<td>No</td>
<td>A correctly positioned vertical handrail is required for the open side of the WC. This handrail should be 600mm in length with a diameter of between 45 and 50mm. It should be located between 350 and 450mm from the centre line of the WC with the lowest point set at a height of 800mm. &lt;br&gt;It is noted that the handrail is not: Contrasting in colour to the wall in the following location: Apartment ground floor accessible WC and shower room</td>
<td>Adjust or install vertical handrail.</td>
<td>1</td>
</tr>
<tr>
<td>13.12</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tr>
<tr>
<td>13.13</td>
<td>No</td>
<td>A padded horizontal backrest set at a height of 700mm is required behind the WC to provide back support at the rear edge of the toilet seat. Apartment ground floor accessible WC and shower room: The WC does not have a padded horizontal backrest at the back of the seat.</td>
<td>Install a correctly positioned padded horizontal backrest.</td>
<td>1</td>
</tr>
<tr>
<td>13.14</td>
<td>No</td>
<td>Vertical 600mm handrails are required on both sides of the hand basin with their lower edge set at a height of 800mm. Apartment ground floor accessible WC and shower room: The wash basin does not have vertical handrails on both sides.</td>
<td>Adjust or install handrail.</td>
<td>1</td>
</tr>
<tr>
<td>13.15</td>
<td>No</td>
<td>A 600mm horizontal handrail positioned at a height of between 800mm and 1000mm above the floor is required for the inside of the WC door to pull it closed after entering. Apartment ground floor accessible WC and shower room: This cubicle does not have a horizontal closing rail on the inside of the WC door.</td>
<td>Adjust or install handrail.</td>
<td>1</td>
</tr>
<tr>
<td>13.16</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
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</tr>
<tr>
<td>13.17</td>
<td>No</td>
<td>It is recommended that wheelchair users should be able to reach the basin to wash their hands whilst seated at the WC.</td>
<td>Reposition the washbasin to the recommended distance in the identified location.</td>
<td>2</td>
</tr>
<tr>
<td>13.18</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.19</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.20</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.21</td>
<td>No</td>
<td>Where toilet seats have been provided it is noted that they do not conform in the following areas:</td>
<td>Replace WC seat</td>
<td>1</td>
</tr>
<tr>
<td>13.22</td>
<td>Yes</td>
<td>No action required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.23</td>
<td>Not Applicable</td>
<td>No Feature Observed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tr>
<tr>
<td>13.24</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.25</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.26</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.27</td>
<td>No</td>
<td>An alarm cord in a contrasting shade to the wall with finger hoops in the cord positioned at 100mm and 800mm above the floor is required. The alarm cord should be positioned so that it can be operated both from a seated position on the WC and from a lying position on the floor. It is noted that the alarm cord is not: Incorporating finger hoops at floor level and 800mm in the following location: Apartment ground floor accessible WC and shower room</td>
<td>Install a correctly positioned alarm cord.</td>
<td>1</td>
</tr>
<tr>
<td>13.28</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Apartment ground floor accessible WC and shower room: door entry, outward opening door recommended.

Apartment ground floor accessible WC and shower room: Reset to shower and WC room alarms.

Apartment ground floor accessible WC and shower room: Example view of WC pan and support rails.

Apartment ground floor accessible WC and shower room: view of basin area.

Apartment ground floor accessible WC and shower room: Alarm pull cord.

Apartment ground floor accessible WC and shower room: Door handle and locking device.
Apartment ground floor accessible WC and shower room: Door handle and indicator panel, opener enable from outside door.

Apartment ground floor accessible WC and shower room: Example view of WC pan and support rails

Apartment ground floor accessible WC and shower room: Basin

Reset to shower and WC room alarms adjacent to door entry

Apartment ground floor accessible WC and shower room: Example view of WC and Basin

Apartment ground floor accessible WC and shower room: Overview of the toilet

Apartment ground floor accessible WC and shower room: Central alarms point in main lobby hall above fire alarm panel.
Apartment ground floor accessible WC and shower room: Drop down handle in place but incorrectly configured

Apartment ground floor accessible WC and shower room: Alarm cord extends to the ground

Apartment ground floor accessible WC and shower room: Sink has lever type taps in place
## 14.0 Accessible Showers

14.1 Wheelchair accessible shower facilities were identified in the following locations:

- Apartment ground floor Shower cubicle generic

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 14.2 Is the door lock easy to operate for people with restricted dexterity? | No | The door lock for the following accessible changing rooms does not support users with restricted manual dexterity. Replace the unit with a lever operated lock control:  
  - Apartment ground floor Shower cubicle generic | Replace the door lock with a lever operated device. (refer to item 13.8) | 2 |
<p>| 14.3 Is the door handle U-shaped, located between 900-1100mm above the floor and does it contrast visually with the door? | Yes | No Action Required. |  |
| 14.4 Is there an adequate unobstructed manoeuvring space of 1500mm × 1500mm within the changing area? | Yes | No Action Required. |  |
| 14.5 Is the shower seat slip resistant, set at a height of 480mm above the floor and is there a padded back rest at the rear of the seat? | Yes | No Action Required. |  |
| 14.6 Is the horizontal handrail 600mm in length, set at a height of 680mm, securely fixed and contrasting in colour to the wall? | Yes | No Action Required. |  |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.7</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>14.8</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 14.9    | No       | Install an accessible shelf or receptacle in the following locations:  
- Apartment ground floor Shower cubicle generic | Install a suitable shelf for toiletries in the identified location. | 2 |
<p>| 14.10   | Yes      | No Action Required. |        |          |
| 14.11   | Yes      | No Action Required. |        |          |
| 14.12   | Yes      | No Action Required. |        |          |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 14.13   | No       | Non-heated towel rails should be provided at suitable locations.  
• Apartment ground floor Shower cubicle generic | Provide towel rails at appropriate locations. | 2 |
| 14.14   | No       | Coat hooks should be provided at two different heights.  
• Apartment ground floor Shower cubicle generic | Provide coat hooks at different heights | 1 |
| 14.15   | No       | Large expanses of mirror in a compartment should be avoided as they can cause difficulties for visually impaired people. A mirror located away from a wash basin should be at least 1000mm tall and set 500mm above the floor in order to be suitable for both wheelchair users and ambulant disabled people.  
Apartment ground floor Shower cubicle generic  
Is the mirror at least 1000mm tall? Yes  
Is the lower edge of the mirror set at least 500mm from the floor? No  
Is the mirror located in a position where it will be accessible to wheelchair users? No | Reposition or adjust the mirror to conform with the recommended specification. | 2 |
<p>| 14.16   | Yes      | No Action Required. | | |</p>
<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.17</td>
<td>No</td>
<td>It is important that the alarm cord is correctly configured and ready for immediate operation. The configuration of the existing alarm cords is detailed below: Apartment ground floor Shower cubicle generic • Does the existing alarm cord incorporate finger hoops at 100mm and 800mm above the floor? No • Does the alarm cord contrast visually with the background against which it is seen? Yes • Is the alarm cord ready for immediate operation? No</td>
<td>Make the necessary adjustments to the identified alarm cords</td>
<td>1</td>
</tr>
<tr>
<td>14.18</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Apartment ground floor Shower cubicle generic: door entry, outward opening door recommended.

Apartment ground floor Shower cubicle generic: Reset to shower and WC room alarms

Apartment ground floor Shower cubicle generic: Example view of shower area with seat in upright position
Apartment ground floor Shower cubicle generic: Example view of shower area with seat in lowered position

Apartment ground floor Shower cubicle generic: Example view of shower area shower head controls, adjustment for sliding shower head requires to be lowered for wheelchair users reach.

Apartment ground floor Shower cubicle generic: Alarm cord
Apartment ground floor Shower cubicle
generic: Door handle and lock control

Apartment ground floor Shower cubicle
generic: Door handle and outside indicator
panel

Apartment ground floor Shower cubicle
generic: Example view of shower area with
seat in upright position. Adjustment for sliding shower head requires
to be lowered for wheelchair users reach.
Apartment ground floor Shower cubicle
generic: Example view of shower area
shower head controls, adjustment for sliding
shower head requires to be lowered for
wheelchair users reach.

Apartment ground floor Shower cubicle
generic: Example view of shower area with
seat in lowered position

Apartment ground floor Shower cubicle
generic: Reset to shower and WC room
alarms adjacent to door entry.
Apartment ground floor Shower cubicle generic: Drop down seat in place

Apartment ground floor Shower cubicle generic: Controls set at 1000mm

Apartment ground floor Shower cubicle generic: Lever type control in place

Apartment ground floor Shower cubicle generic: Shower curtain in place
Current legislative documents and standards specify that it is the responsibility of building managers or service providers to ensure that there are suitable procedures in place to evacuate everyone from a building in the case of a fire or other emergency. The existing fire and evacuation procedures are examined below.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.2 Do members of staff and volunteers involved in the evacuation procedures for disabled people receive regular training based on written instructions from a competent person?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
</tr>
<tr>
<td>---------</td>
<td>----------</td>
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</tr>
<tr>
<td>15.3</td>
<td>No</td>
<td>While emergency procedures are usually generic, it is necessary to carry out a risk assessment for anyone who may have a problem escaping in an emergency and, as well as permanently disabled people, this may include children, pregnant women and people with a temporary impairment such as a broken leg. A mechanism to identify people at risk is required which normally operates by referral or pre-employment questionnaire. The risk assessment should be undertaken as soon as an impaired ability to evacuate is declared or there are reasonable grounds to suspect an impairment. An interview with the person at risk should establish which escape routes and strategies will be suitable for the individual and whether any special adjustments will be required. The personal emergency egress plan for the individual should be committed to a printed document which should be reviewed at regular intervals.</td>
<td>Provide a personal escape plan for each building occupant who has an impaired ability to evacuate using the existing generic escape procedures.</td>
<td>1</td>
</tr>
<tr>
<td>15.4</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td></td>
</tr>
<tr>
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<td></td>
</tr>
<tr>
<td><strong>15.5</strong> When the self-closing fire doors are opened manually, is the maximum pressure exerted by the closing device no more than 20 Newtons?</td>
<td>No</td>
<td>Ensure that when emergency doors and grilles close automatically in the event of a fire, disabled people will still be able to open them to escape. The opening force should therefore be maintained at the minimum pressure possible to achieve fire rating. A maximum closing force of no more than 20 Newtons is recommended.</td>
<td>Inspect and maintain the self closing fire doors to ensure the closing device exerts no more than 20 Newtons at the leading edge of the door.</td>
<td></td>
</tr>
<tr>
<td><strong>15.6</strong> Are escape routes and final exit points as accessible to sight and mobility impaired people and wheelchair users as the entry routes?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>15.7</strong> Are external routes from the fire escapes to the assembly points free from hazards such as obstructions, unbound or slippery surface materials or poor lighting levels.</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
<td>Priority</td>
</tr>
<tr>
<td>---------</td>
<td>---------</td>
<td>----------------</td>
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<td>----------</td>
</tr>
<tr>
<td>15.8</td>
<td>No</td>
<td>In some buildings it is necessary to provide the same level of fire warning to a profoundly deaf person as for a person with normal hearing. Buildings which contain residential accommodation should have visual alarms throughout and tactile alarms (a small vibrating unit that goes under a pillow) in rooms of sleep. It can be very costly to retro-fit visual alarms in every area of as building but you should consider providing supplementary visual alarms in locations where a hearing impaired person is likely to be alone when the alarm sounds, for example, a library or an individual study or bedroom. Other situations where this may be relevant are in a sports changing room where people change in individual cubicles or in disabled toilets where a deaf person could be on their own behind a closed door. Providing profoundly deaf individuals with a specialist remote pager system which listens for activation of the main alarm sirens and then sets off a vibrating alert is an option which should be considered for members of staff and recognised individuals who are known to be unable to hear the audible alarm.</td>
<td>Provide flashing beacons or vibrating pagers in conjunction with the main audible alarm system.</td>
<td>2</td>
</tr>
<tr>
<td>15.9</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Example of fire notice escape plans provided on each apartment front door interior.

Example of fire fighting equipment provided accessible to wheelchair users in kitchen areas.

Fire Alarm panel and Accessible Showers and WC rooms alarms located in main ground floor staircase lobby.

Example of fire fighting equipment provided in apartment corridors.

Example of combined fire detectors and sounder units.

Example of boxed fire fighting equipment provided in common area staircases to accommodation block.
Example of boxed fire fighting equipment
open latch to boxes.
## SMART Access Plan
### Executive Summary

<table>
<thead>
<tr>
<th>Company Name</th>
<th>Trinity College Dublin</th>
</tr>
</thead>
<tbody>
<tr>
<td>Premises</td>
<td>House 9 College - Zone 1</td>
</tr>
<tr>
<td>Date Of Audit</td>
<td>03 September 2008</td>
</tr>
<tr>
<td>Auditor</td>
<td>Tristan Seaton-Stedham</td>
</tr>
</tbody>
</table>
**Foreword**

This access audit identifies a range of barriers that potentially restrict access for disabled people in the external and internal built environments.

For the purposes of the access assessment the environment’s features have been broken down into its constituent features. Each feature is assessed for conformity against certain access criteria. These criteria are derived from the following range of Best Practice sources, guidelines, standards, publications and legislation:

- Disability Act 2005 and related Sectoral Plans - Ref 1
- Standards Institute BS8300:2001 and BS5588 - Ref 2
- for Everyone - Access and use for all citizens (National Disability Authority) - Ref 4
- to the Historic Environment - Meeting the needs of Disabled People (Lisa Foster) - Ref 5
- Auditing of the Built Environment guidelines (National Disability Authority) - Ref 7
- Mobility - A Guide to Best Practice on Access to Pedestrian and Transport Infrastructure (Department of Transport United Kingdom) - Ref 8
- on the use of Tactile Paving Surfaces: UK Department for Transport - Ref 9

Where a site feature does not conform to this guidance, an explanation as to the potential restriction on access is provided, together with a suggested action and the priority in which such actions should be undertaken.

The Disability Act 2005 and the National Disability Authority’s initiatives build on relationships and practices which currently exist among councils, city planners, building professionals and community groups to make services in Ireland more accessible to people with disabilities.

In addition to people who use wheelchairs or have restricted mobility, there are many people affected by some degree of hearing loss, learning disability, facial disfigurement, visual impairment, mental illness or conditions such as arthritis or incontinence. This access assessment considers the needs of all potential users from a universal access perspective.

The audit is an organisation’s first step in identifying physical barriers that people with disabilities may encounter when engaging with the community, public services and facilities.

It is equally important to implement effective staff equality training and to implement good inclusive management strategies that ensure equal access for all.
Configure Limited provides consultancy, project management and equipment to help make buildings accessible for all.

For further information contact us on 01 708 9198 or e-mail info@configure.ie

Configure Limited, First Floor, 32 Upper Kevin Street, Dublin 8

www.configure.ie
## Priority 1 Adjustments

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.0 External Ramps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.4 Obstructions to ramp approaches and landings</td>
<td>Re-position bicycle parking racks to location away from base of the ramp to allow effective clear access</td>
<td>Self Help - include in next maintenance visit</td>
</tr>
<tr>
<td>3.14 Tactile warning marks.</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>€25 per handrail</td>
</tr>
<tr>
<td><strong>5.0 Building Entrances and Entrance Doors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.2 Entrance identification signage inadequate</td>
<td>Provide additional signage to clearly indicate the location of the identified entrance.</td>
<td>from €180 each</td>
</tr>
<tr>
<td>5.3 Lighting at the entrance.</td>
<td>Provide additional lighting in the identified location.</td>
<td>€300 per light (estimate)</td>
</tr>
<tr>
<td>5.6 Door closing device on single-swing door</td>
<td>Reduce the maximum force exerted by the door closer to less than 20 Newtons.</td>
<td>Self Help - include in next maintenance visit</td>
</tr>
<tr>
<td>5.14 Weather mat trip hazard</td>
<td>Replace or secure the weather mat.</td>
<td>From €400 or Self Help - include in next maintenance visit</td>
</tr>
<tr>
<td><strong>6.0 Signage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.3 Consistently positioned room identification signage</td>
<td>Reposition signage at eye level on the wall next to the latch side of doors.</td>
<td>Self Help - include in next maintenance visit</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>6.4 Braille and tactile signage.</td>
<td>Where blind or visually impaired people are required to navigate a building independently, it is recommended that Braille and tactile way-finding information is provided</td>
<td>from €120 each sign</td>
</tr>
<tr>
<td>6.5 Glass or reflective sign surfaces.</td>
<td>Improve internal non-tactile signage.</td>
<td>Self Help - include in next maintenance visit or from €120 each sign</td>
</tr>
<tr>
<td>9.0 Internal Doors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9.7 Door self closing force</td>
<td>Adjust the identified door closers to exert less than 20 Newtons.</td>
<td>Self Help - include in next maintenance visit</td>
</tr>
<tr>
<td>16.0 Internal Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.19 Tactile marks on handrails.</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>€25 per handrail</td>
</tr>
<tr>
<td>11.0 Kitchen Facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.15 Water temperature warning notice</td>
<td>Install clear signage to notify users of the potential scalding hazard</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>11.23 Operating instructions</td>
<td>Provide easy to read operating instructions.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>11.26 Auxiliary Aids</td>
<td>Provide auxiliary aids as necessary.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>13.0 Accessible Toilets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.8 Door handles and door locks.</td>
<td>Replace the existing handles and locks with easy to manipulate door locks.</td>
<td>€250 per door</td>
</tr>
<tr>
<td>13.10 Drop down handrail on open side of WC.</td>
<td>Adjust or install handrail.</td>
<td>€240 per Drop Handle unit fitted.</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>13.11</td>
<td>Vertical handrail to open side of WC.</td>
<td>Adjust or install vertical handrail.</td>
</tr>
<tr>
<td>13.13</td>
<td>Padded horizontal backrest.</td>
<td>Install a correctly positioned padded horizontal backrest.</td>
</tr>
<tr>
<td>13.14</td>
<td>Vertical handrails at either side of the hand basin.</td>
<td>Adjust or install handrail.</td>
</tr>
<tr>
<td>13.15</td>
<td>Horizontal handrail on inside of WC door.</td>
<td>Adjust or install handrail.</td>
</tr>
<tr>
<td>13.21</td>
<td>WC seat</td>
<td>Replace WC seat</td>
</tr>
<tr>
<td>13.27</td>
<td>Correctly positioned alarm cord.</td>
<td>Install a correctly positioned alarm cord.</td>
</tr>
</tbody>
</table>

### 14.0 Accessible Showers

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.14</td>
<td>Coat hooks alternative heights</td>
<td>Provide coat hooks at different heights</td>
</tr>
<tr>
<td>14.17</td>
<td>Alarm cord configuration</td>
<td>Make the necessary adjustments to the identified alarm cords</td>
</tr>
</tbody>
</table>

### 15.0 Fire and Evacuation Procedures

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.3</td>
<td>Personal Emergency Egress Plan (PEEP)</td>
<td>Provide a personal escape plan for each building occupant who has an impaired ability to evacuate using the existing generic escape procedures.</td>
</tr>
<tr>
<td>15.5</td>
<td>Self closing fire doors</td>
<td>Inspect and maintain the self closing fire doors to ensure the closing device exerts no more than 20 Newtons at the leading edge of the door.</td>
</tr>
</tbody>
</table>
# Priority 2 Adjustments

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2.0 Access Routes to the Premises</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.4 Trip and collision hazards in main thoroughfare</td>
<td>Remove or relocate moveable items to a position outside the main pedestrian thoroughfare/s or Highlight fixed security items such as bollards using high contrast markers or Level out un-even paved surfaces and drain grates</td>
<td>Self Help - include in next maintenance visit or €24 per colour contrast band / marker or €200 per m² (estimate) surface levelling.</td>
</tr>
<tr>
<td><strong>3.0 External Ramps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.13 Handrail extends beyond the end of the ramp.</td>
<td>Replace or extend handrail in the identified locations.</td>
<td>from €1900 per rail per flight ramp</td>
</tr>
<tr>
<td><strong>4.0 External Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.9 Corduroy hazard warning.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>from €540 per staircase flight (Dimensions 1.2m wide x 800 depth)</td>
</tr>
<tr>
<td>4.10 Colour contrasting step nosing.</td>
<td>Install colour contrasting step nosing in the identified location.</td>
<td>€30 per Lin metre</td>
</tr>
<tr>
<td>4.11 Lighting over steps</td>
<td>Improve the lighting in the identified location.</td>
<td>€300 per light (estimate)</td>
</tr>
<tr>
<td>4.12 Provide dual handrails</td>
<td>Provide dual handrails which conform with BS8300 for the identified external steps locations.</td>
<td>from €1900 per rail per flight</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>7.0 Corridors</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.4 Corridor obstructions</td>
<td>Where feasible, remove obstructions from the identified corridors. Where projections and obstructions are unavoidable, provide guarding and warning notices as appropriate.</td>
<td>Self Help - include in next maintenance or accommodation service visits</td>
</tr>
<tr>
<td>16.0 Internal Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.9 Corduroy hazard warning.</td>
<td>Install corduroy hazard warning surfaces in the identified location.</td>
<td>from €240 per location</td>
</tr>
<tr>
<td>10.17 Handrails continuous and extending across landings</td>
<td>Replace or extend handrails in the identified locations.</td>
<td>from €1900 per rail per flight</td>
</tr>
<tr>
<td>10.18 Handrail extends 300mm beyond the end of the steps.</td>
<td>Replace or extend handrail in the identified locations.</td>
<td>from €1900 per rail per flight</td>
</tr>
<tr>
<td>11.0 Kitchen Facilities</td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.5 Even illumination</td>
<td>A combination of strong directional light sources and reflective or high gloss finishes.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>11.7 Work bench height</td>
<td>Provide a section of worktop at a height suitable for wheelchair user</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>12.0 Accessible Bedrooms</td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.6 Bed height</td>
<td>A bed with a height of 450mm from the floor should be included in the room</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>12.8 Operate lights from bed</td>
<td>Install controls which operate the main room lighting from the bed.</td>
<td>Self Help - include in next maintenance visit</td>
</tr>
<tr>
<td>13.0 Accessible Toilets</td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.9 Outward hinging WC door.</td>
<td>Re-hang the identified door to open outwards.</td>
<td>€600 per door (estimate)</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>13.17 Washbasin distance from WC</td>
<td>Reposition the washbasin to the recommended distance in the identified location.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
</tbody>
</table>

**14.0 Accessible Showers**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>14.2 Door lock</td>
<td>Replace the door lock with a lever operated device. (refer to item 13.8)</td>
<td>€250 per door or Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>14.9 Toiletry shelf</td>
<td>Install a suitable shelf for toiletries in the identified location.</td>
<td>€100 per shelf fitted or Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>14.13 Towel rail</td>
<td>Provide towel rails at appropriate locations.</td>
<td>€100 per Towelrail unit fitted or Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>14.15 Mirror</td>
<td>Reposition or adjust the mirror to conform with the recommended specification.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
</tbody>
</table>

**15.0 Fire and Evacuation Procedures**

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.8 Supplementary fire alert for hearing impaired people</td>
<td>Provide flashing beacons or vibrating pagers in conjunction with the main audible alarm system.</td>
<td>From €740 per dual type sounder (where appropriate) or Install Fire Pager Alert system From €4000</td>
</tr>
</tbody>
</table>
### Priority 3 Adjustments

<table>
<thead>
<tr>
<th>Feature</th>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>3.0  External Ramps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.3 Ramp width.</td>
<td>Improve the ramp width in the identified location so it is greater than 1200mm.</td>
<td>Configure Engineers report required</td>
</tr>
<tr>
<td>3.15 Handrail surface.</td>
<td>Replace or resurface handrails in the identified locations.</td>
<td>from €1900 per rail per flight ramp</td>
</tr>
<tr>
<td>3.17 Handrail colour contrasts.</td>
<td>Improve the colour contrasts in the identified locations.</td>
<td>€320 per handrail per flight (estimate)</td>
</tr>
<tr>
<td><strong>4.0  External Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.2 Vertical height of step.</td>
<td>Adjust the vertical height of the steps to conform with the dimensions recommended by best practice.</td>
<td>Configure Engineers report required</td>
</tr>
<tr>
<td>4.3 Flat tread depth of steps.</td>
<td>Adjust the tread depth of the steps to conform with best practice recommendations.</td>
<td>Configure Engineers report required</td>
</tr>
<tr>
<td><strong>5.0  Building Entrances and Entrance Doors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.5 Power operated doors</td>
<td>Consider upgrading door to power operation or incorporating a low energy pneumatic opener for self closing doors.</td>
<td>€1,500 per door leaf - subject to survey</td>
</tr>
<tr>
<td>5.7 Clear space alongside door</td>
<td>Adjust door/entrance design.</td>
<td>Configure Engineer report required</td>
</tr>
<tr>
<td><strong>11.0 Kitchen Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.10 Sink too deep</td>
<td>Provide a shallow sink bowl.</td>
<td>Configure Engineers Report Required</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>----------------------</td>
<td>--------------------------------------------------</td>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>11.11 Lever waste mechanism</td>
<td>Provide a lever operated sink waste mechanism.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>11.14 Water supply limited below 41°C</td>
<td>Consider to provide thermostatically controlled water</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
<tr>
<td>11.22 Power sockets</td>
<td>Relocate or install power sockets to a more accessible position.</td>
<td>Self Help - Include in next maintenance visit</td>
</tr>
</tbody>
</table>