## SMART Access Assessment

**Company Name**: Trinity College Dublin  
**Premises**: Dunlop Oriel House, 36 Finian Street - Zone 7  
**Date Of Audit**: 02 October 2008  
**Auditor**: Shane Mitchell

<table>
<thead>
<tr>
<th>Priority 1</th>
<th>Priority 2</th>
<th>Priority 3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>1</strong></td>
<td><strong>2</strong></td>
<td><strong>3</strong></td>
</tr>
<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>
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</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
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.

Rating Explanation

A  Fully compliant with BS8300:2001 and other best practice guidelines
B  Partially compliant, some changes required. Ground floor accessible
C  Partially compliant, some changes required. Ground floor inaccessible
D  Partially compliant, changes required include structural civil works
E  Not compliant, major civil works required
Building Type

This building is rated as C and D:
C - Ground floor is rated as.
D - The rest of the building is rated.

Building Description

The building was constructed in 1872; the building is made up of three buildings which are all joined into one. A significant part of the building is not in use at the moment. The building has lecture theatre, board room and a number of offices that are generally used as overflow space.

Uses of the Building

The building is used mainly by staff but is also used by undergraduates.

Opening Times

The building is open from 9:00 to 5pm, but 24 hour access is provided via key entry system.

Facilities offered are: Lecture Hall
Board Room
Offices
Storage
<table>
<thead>
<tr>
<th>1.0</th>
<th>Accessible Parking Provision</th>
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</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Given that you do not provide general parking facilities for employees or visitors, you are not obliged to provide accessible parking. Ensure that your staff members know about the local public parking arrangements.</td>
</tr>
</tbody>
</table>
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.

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>2.2 Is the access route surface free from holes or cavities more than 18 mm deep?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.3 Is the difference in level between adjacent paving slabs or access covers less than 5 mm?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2.4 Are surface joints or cracks in the pavement no wider than 10mm and no deeper than 5mm?</td>
<td>No</td>
<td>Joints in the access route surface between paving slabs or cracked surfaces should be no wider than 10mm and no deeper than 5mm. It is important to undertake regular maintenance to reduce the risk of pedestrians tripping when negotiating the access route.</td>
<td>Reinstate the access route surface to ensure that all joints are no wider than 10mm or deeper than 5mm.</td>
<td>2</td>
</tr>
<tr>
<td>2.5 Are slots in drain gratings no more than 13mm wide and set at right angles to the line of pedestrian movement?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
<td>2.6 Is the access route clear of abrupt changes in level with cross falls or cambers being less than 1:50?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
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<tr>
<td>2.7</td>
<td>Is the access route free from any trip or collision hazards for visually impaired or blind pedestrians?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>2.8</td>
<td>Is the route free from windows and doors that could open out into the path of sight impaired pedestrians?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>2.9</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>

There are cracks in the route to the front door.

There are cracks in the route to the front door.
The following locations in the access route to the building were identified as having external steps:

1. External Fire Escape at Rear
2. From Fire Escapes onto Street

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<thead>
<tr>
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<tbody>
<tr>
<td>3.2</td>
<td>No</td>
<td>The vertical height of each individual step should be between 150mm to 170mm. The vertical height of the steps in the following locations is outside the recommended range: External Fire Escape at Rear: The step height is 200mm. From Fire Escapes onto Street: The step height is 140mm.</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>3.3</td>
<td>No</td>
<td>The flat tread of each step should be between 250mm to 300mm deep. From Fire Escapes onto Street: The step tread depth is 340mm.</td>
<td>Adjust the tread depth of the steps to conform with best practice recommendations.</td>
<td>3</td>
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<tr>
<td>3.4</td>
<td>Yes</td>
<td>No Action Required.</td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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<tr>
<td>3.5</td>
<td>No</td>
<td>Steps should have a minimum unobstructed width of 1000mm to permit unrestricted passage for disabled users. External Fire Escape at Rear: The minimum width of the steps is 850mm.</td>
<td>Widen the staircase to the minimum recommended width.</td>
<td>3</td>
</tr>
<tr>
<td>3.6</td>
<td>No</td>
<td>Open risers on a staircase can disorient and confuse visually impaired users. External Fire Escape at Rear: These steps have open risers.</td>
<td>As part of your building maintenance programme, reconfigure the steps.</td>
<td>3</td>
</tr>
<tr>
<td>3.7</td>
<td>No</td>
<td>In addition to Health and Safety implications, accessibility for people with limited mobility is reduced where step treads do not provide a solid, well gripping surface. From Fire Escapes onto Street: 5 step(s) do not have a solid, well gripping surface.</td>
<td>Improve the slip resistance of the identified steps.</td>
<td>3</td>
</tr>
<tr>
<td>3.8</td>
<td>No</td>
<td>People with a mobility impairment may find it difficult to traverse flights of steps if there are more than 12 individual steps per flight. External Fire Escape at Rear: There are 20 individual steps in the flight. steps in this flight of stairs.</td>
<td>Adjust the step configuration to conform with best practice recommendations.</td>
<td>3</td>
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<tr>
<td>Feature</td>
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<td>Access Comment</td>
<td>Action</td>
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<tr>
<td><strong>3.9</strong></td>
<td>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. The top and bottom landings in the following locations do not incorporate a corduroy hazard warning surface: External Fire Escape at Rear From Fire Escapes onto Street.</td>
<td>Install corduroy hazard warning surfaces in the identified locations.</td>
</tr>
<tr>
<td><strong>3.10</strong></td>
<td>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: External Fire Escape at Rear: 37 steps require contrasting step nosing. From Fire Escapes onto Street: 5 steps require contrasting step nosing.</td>
<td>Install colour contrasting step nosing in the identified locations.</td>
</tr>
<tr>
<td><strong>3.11</strong></td>
<td>Is lighting even, sufficiently bright and oriented so as to avoid people negotiating the steps in their own shadow?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
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<tr>
<td>3.12</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. It was noted that there is inadequate handrail provision for the steps at the following locations: From Fire Escapes onto Street: Left hand side From Fire Escapes onto Street: Right hand side</td>
<td>Provide dual handrails which conform with BS8300 for the identified external steps locations.</td>
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<td>3.13</td>
<td>Yes</td>
<td>No Action Required.</td>
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<td>3.14</td>
<td>Yes</td>
<td>No Action Required.</td>
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<td>3.15</td>
<td>Yes</td>
<td>No Action Required.</td>
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<td>Conforms</td>
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<td>3.16</td>
<td>No</td>
<td>The function of a handrail as a directional aid is significantly reduced where continuous hand contact with the rail is disrupted by the support brackets and/or any other obstructions. Best practice recommends that support brackets should meet the handrail centrally on its underside. External Fire Escape at Rear: The left handrail does not facilitate continuous hand contact.</td>
<td>Replace the handrail or remove the obstructions.</td>
<td>3</td>
</tr>
<tr>
<td>3.17</td>
<td>No</td>
<td>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 handrails in the following locations are not continuous: External Fire Escape at Rear: The left handrail External Fire Escape at Rear: The right handrail</td>
<td>Replace handrail</td>
<td>2</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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<td>3.18</td>
<td>No</td>
<td>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.</td>
<td>Replace or extend handrail in the identified locations.</td>
<td>2</td>
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<td></td>
<td></td>
<td>The handrails in the following locations do not extend at least 300mm beyond the top and/or bottom of the steps and/or they do not return to the wall or the floor:</td>
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<tr>
<td></td>
<td></td>
<td>External Fire Escape at Rear: The left handrail</td>
<td></td>
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<td></td>
<td></td>
<td>External Fire Escape at Rear: The right handrail</td>
<td></td>
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<tr>
<td>3.19</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.</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>1</td>
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<td></td>
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<td>The handrails in the following locations do not incorporate tactile warning marks:</td>
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<td></td>
<td></td>
<td>External Fire Escape at Rear: The left handrail</td>
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<td></td>
<td></td>
<td>External Fire Escape at Rear: The right handrail</td>
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<td>Feature</td>
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<td>3.20</td>
<td>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: External Fire Escape at Rear: The left handrail External Fire Escape at Rear: The right handrail</td>
<td>Replace handrails in the identified locations.</td>
</tr>
<tr>
<td>3.21</td>
<td>Is the handrail between 45mm to 50mm in diameter?</td>
<td>No</td>
<td>Handrails with a diameter within the recommended range will be accessible to the broadest number of people. The handrails in the following locations are not of the recommended diameter: External Fire Escape at Rear: The left handrail External Fire Escape at Rear: The right handrail</td>
<td>Replace the handrail in the identified locations.</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>3.22</td>
<td>No</td>
<td>Providing colour contrast between handrails and their surroundings assists visually impaired people to locate and use the handrails. The handrails in the following locations are not contrasting in tone and colour: External Fire Escape at Rear: The left handrail, External Fire Escape at Rear: The right handrail</td>
<td>Improve the colour contrasts in the identified locations.</td>
<td>3</td>
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<tr>
<td>3.23</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<td>3.24</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>3.25</td>
<td>No</td>
<td>A minimum clear width of 1000mm between handrails is recommended. External Fire Escape at Rear: The width between the handrails is 800mm.</td>
<td>If possible, relocate the handrails to provide a minimum width of 1000mm in the specified location.</td>
<td>3</td>
</tr>
</tbody>
</table>
From Fire Escapes onto Street: There are no handrails or colour contrasting step nosings installed.

From Fire Escapes onto Street: There is no corduroy warning surfaces installed at the top or bottom of the steps.

From Fire Escapes onto Street: There are no handrails or colour contrasting step nosings installed.

External Fire Escape at Rear: The steps have open risers which can be confusing for the visually impaired.

External Fire Escape at Rear: The steps are not 1000mm wide and do not have colour contrasting markers.

External Fire Escape at Rear: The steps are not 1000mm wide and do not have colour contrasting markers.
External Fire Escape at Rear: There are no corduroy warning surfaces at the top of the steps.

External Fire Escape at Rear: The handrails are not a contrasting colour to their surroundings.

External Fire Escape at Rear: The handrails are blocked by supports for the stairs.

External Fire Escape at Rear: Some of the steps have a slippery moss growing on them.

External Fire Escape at Rear: The surface for the landings can be slippery in places.

External Fire Escape at Rear: View of the steps from the top landing.
4.0 Building Entrances and Entrance Doors

4.1 The following entrances were identified at the premises:
• Main Entrance

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</thead>
<tbody>
<tr>
<td>4.2 Is the entrance clearly indicated by appropriate signage?</td>
<td>No</td>
<td>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:</td>
<td>Provide additional signage to clearly indicate the location of the identified entrance.</td>
<td>1</td>
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<tr>
<td>4.3 Is an adequate and even level of lighting provided at the entrance?</td>
<td>Yes</td>
<td>No Action Required.</td>
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<tr>
<td>4.4 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?</td>
<td>Yes</td>
<td>No Action Required.</td>
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<tr>
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</table>
| 4.5 Are the doors at the entrance power operated? | 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:  
• Main Entrance | Consider upgrading doors to power operation or incorporating a low energy pneumatic opener for self closing doors. | 3 |
<p>| 4.6 Is the maximum force exerted by the door self-closing device no more than 20 Newtons? | Yes | No Action Required. | | |
| 4.7 Is at least 300mm of clear space provided between the leading edge of the door and any side wall or other obstruction so that wheelchair users can manoeuvre to reach the door handle? | Yes | No Action Required. | | |
| 4.8 Is the door handle set at a height between 900-1100mm? | Yes | No Action Required. | | |
| 4.9 Is the door handle D- or U-shaped with a minimum clearance between the handle and door of 45mm? | Yes | No Action Required. | | |
| 4.10 Does the door handle contrast in colour and luminance with the door surface? | Yes | No Action Required. | | |</p>
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<tbody>
<tr>
<td>4.11</td>
<td>Yes</td>
<td>No Action Required.</td>
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<tr>
<td>4.12</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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<tr>
<td>4.13</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
</tr>
<tr>
<td>4.14</td>
<td>No</td>
<td>It was observed that there are flight of steps, individual steps or a threshold</td>
<td>Provide a portable ramp or build a permanent solution</td>
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<td>step with a height exceeding 13mm at the following entrances:</td>
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<tr>
<td></td>
<td></td>
<td>• Main Entrance</td>
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<tr>
<td>4.15</td>
<td>No</td>
<td>In suitable location where the change in level is not too severe, a portable</td>
<td>Provide a portable ramp or built solution to overcome entrance and</td>
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<td></td>
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<td>ramp should be made available for wheelchair users.</td>
<td>threshold steps and lips.</td>
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<td></td>
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<td>• Main Entrance</td>
<td>1</td>
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| 4.16    | 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.  
  - Main Entrance: The weather mat should be secured or replaced because it constitutes a trip hazard. | Replace or secure the weather mat. | 1       |

Main Entrance: There are vision panels in the door and its surrounds.  
Main Entrance: The door release button.  
Main Entrance: The door is not power operated.
Main Entrance: Showing the entrance.

Main Entrance: The buildings name is on a highly reflective surface and is not at eye level.

Main Entrance: The door handle is a contrasting colour to the door.

Main Entrance: There is a step at the door; a small redesign of the entrance would make this accessible.

The weather mat at the entrance is not properly secured to the flooring.
5.0 Signage

5.1 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>5.2 Are external signs clear of overgrown vegetation?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.3 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>1</td>
</tr>
<tr>
<td>5.4 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>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>5.5 Are internal signs presented without a glass or reflective surface?</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>5.6 Do signs incorporate clear colour contrast between the lettering and the sign background?</td>
<td>No</td>
<td>Effective colour contrast on signage is essential and is as important as the size of the lettering or symbols. Colours can appear different under various light sources, so when choosing sign colours ensure that you are under the same lighting conditions as will be used in the area of the building where the sign is to be located. Particularly avoid red and green colour schemes due to the prevalence of red/green colour blindness.</td>
<td>Replace signs which do not have a clear colour contrast.</td>
<td>1</td>
</tr>
</tbody>
</table>
It would be a good idea to install permanent signage which would have properly sized font and braille font.

Door signage is not located both at eye level and on the latch side of the door.

Signs showing fire exits should be the lit type, and temporary signage should be avoided.

Door signage is not located both at eye level and on the latch side of the door.

The signage does not contrast in colour to the door and the font size is too small.

The signage does not contrast in colour to the door and the font size is too small.
Fire points should, where possible, be located out of the corridors in alcoves.

Signs showing fire exits should be the lit type, and temporary signage should be avoided.

Showing fire alarm sounders that do not have visual warning.

The fire escape does not have signage that is easily seen.

Exit signs should be the lit type.
Signs showing fire exits should be the lit type, and temporary signage should be avoided.

The signage has a highly reflective finish.

Sign has a highly reflective surface and small font.

Sign has a highly reflective surface and small font.

Sign has a highly reflective surface and small font.

The buildings name is on a highly reflective surface and is not at eye level.
The fire escape routes have permanent lit signs.
### 6.0 Corridors

### 6.1 The following corridors were observed at the premises:

- 36 Finian Street Ground Floor Main Corridor
- 36 Finian Street 4th Floor Offices
- 36 Finian Street 4th Floor Main Corridor
- Dunlop Oriel House 4th Floor Office
- Dunlop Oriel House 2nd Floor Large Office
- Dunlop Oriel House Cleaners Room
- Dunlop Oriel House Basement Main Corridor
- Dunlop Oriel House Basement File Storage Room
- Dunlop Oriel House Basement Fire Escape Corridor
- Dunlop Oriel House Ground Floor "Bridge to College" Room

<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>6.2</td>
<td>No</td>
<td>The corridor was observed to be below the recommended width in the following locations: Dunlop Oriel House 4th Floor Office : The minimum recorded width in this corridor is 800mm. Dunlop Oriel House Basement Main Corridor: The minimum recorded width in this corridor is 770mm. Dunlop Oriel House Basement File Storage Room: The minimum recorded width in this corridor is 640mm.</td>
<td>Ensure that the circulation width of the corridor conforms with the recommended specification.</td>
<td>3</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>6.3</td>
<td>No</td>
<td>It was observed that there is insufficient space for wheelchair users to manoeuvre within the following corridor locations: • 36 Finian Street 4th Floor Offices • Dunlop Oriel House 4th Floor Office • Dunlop Oriel House Basement File Storage Room</td>
<td>Carry out building adjustments to improve circulation in the identified corridor locations.</td>
<td>3</td>
</tr>
<tr>
<td>6.4</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. 36 Finian Street Ground Floor Main Corridor 36 Finian Street 4th Floor Offices Dunlop Oriel House 4th Floor Office Dunlop Oriel House 2nd Floor Large Office Dunlop Oriel House Cleaners Room Dunlop Oriel House Basement Main Corridor Dunlop Oriel House Basement File Storage Room Dunlop Oriel House Basement Fire Escape Corridor Dunlop Oriel House Ground Floor &quot;Bridge to College&quot; Room</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>
36 Finian Street Ground Floor Main Corridor: The table is obstructing the corridor.

36 Finian Street Ground Floor Main Corridor: There is good circulation width in the corridor.

36 Finian Street 4th Floor Offices: There is an obstruction in the corridor.

36 Finian Street 4th Floor Offices: There is a lack of circulation space in the office.

36 Finian Street 4th Floor Main Corridor: There is good circulation width in the corridor.

36 Finian Street 4th Floor Main Corridor: There is good circulation width in the corridor.
Dunlop Oriel House 4th Floor Office: The circulation routes in the room are narrow.

Dunlop Oriel House 4th Floor Office: There are obstacles in the room.

Dunlop Oriel House 2nd Floor Large Office: There is good circulation space.

Dunlop Oriel House 2nd Floor Large Office: There are obstacles in the room.

Dunlop Oriel House 2nd Floor Large Office: There are obstacles in the room.

Dunlop Oriel House Cleaners Room: There are obstacles in the room.
Dunlop Oriel House Basement Main Corridor: The corridor is not 1200mm wide all the way along.

Dunlop Oriel House Basement Main Corridor: There are obstacles in the corridor.

Dunlop Oriel House Basement File Storage Room: The aisles are narrow.

Dunlop Oriel House Basement File Storage Room: There are obstacles in the corridor.

Dunlop Oriel House Basement Fire Escape Corridor: There are obstacles and very poor lighting in the corridor.
Dunlop Oriel House Ground Floor "Bridge to College" Room: There is good circulation space in the corridor.

Dunlop Oriel House Ground Floor "Bridge to College" Room: There are a small number of obstructions.

Dunlop Oriel House Ground Floor "Bridge to College" Room: There are a small number of obstructions.
### 7.0 Internal Surfaces

7.1 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>
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</tr>
</thead>
<tbody>
<tr>
<td>7.2 Is the flooring throughout the building slip-resistant even when wet?</td>
<td>No</td>
<td>Internal flooring which is not slip-resistant can be a hazard to users during wet weather, after cleaning operations and in cases of accidental fluid spillage or other contamination. It is recommended that flooring materials with high slip potential characteristics should be replaced when next refurbishing. Hazard signs should be erected whenever the floor is wet and members of staff should be trained to deal promptly with any occurrence which compromises the safety of floor surfaces on internal access routes. The floor surfaces in the following locations were identified as lacking in slip-resistance when wet: 4th floor landing Toilet Canteen 4th Floor Steps Basement</td>
<td>Replace the identified flooring with a more slip-resistant surface when next refurbishing. In the interim, provide hazard signs whenever the floor is wet and ensure cleaning and maintenance operations are appropriate.</td>
<td>3</td>
</tr>
<tr>
<td>7.3 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>No Action Required.</td>
<td>3</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>7.4</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>7.5</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>

There is good colour contrast between the flooring and the walls.

There is good colour contrast between the stairs and the walls.

There is good colour contrast between the stairs and the walls.
There is good colour contrast between the flooring and the walls.

There is good colour contrast between the flooring and the walls.

There is good colour contrast between the flooring and the walls.

There is good colour contrast between the flooring and the walls.

There is good colour contrast between the flooring and the walls.

There is good colour contrast between the flooring and the walls.

The flooring would not be slip resistant when wet.
There is good colour contrast between the flooring and the walls.
## Internal Doors

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

1. Generic Door
2. Generic Door with vision panel
3. Generic Fire Escape Door to External Stairs
4. Door with key controlled entry
5. Double Door with vision panel
6. Door with vision panel
7. Double Door with vision panel and key pad controlled entry
8. Door with key pad controlled entry
9. Generic Fire Escape Door from Ground Floor

<table>
<thead>
<tr>
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</thead>
</table>
| 8.2     | No       | Wheelchair users and people with restricted mobility require a minimum door opening width to navigate comfortably around a building. Where door openings are obstructed or limited in width, easy access for mobility impaired users will be constrained. The following doors or door types are below the recommended width:  
  • Generic Fire Escape Door to External Stairs  
  • Double Door with vision panel and key pad controlled entry | Increase the effective width of the door by removing obstructions which prevent the door opening to its full extent. Provide a new door set. | 2 |
<table>
<thead>
<tr>
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<th>Priority</th>
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</thead>
<tbody>
<tr>
<td>8.3</td>
<td>No</td>
<td>Where a door is located in a corner position or there is a wall or other obstruction at the side of the leading edge, wheelchair users are unable to reach the door handle to manipulate the door. It may be possible to rehang the door and present the door handle on the opposite side. If 300mm clear space cannot be created and the door is likely to be used frequently by wheelchair users, you should consider installing power operation in conjunction with proximity sensors.</td>
<td>If a minimum of 300mm unobstructed area cannot be created at the side of the leading edge of the door, it is recommended that an automatic door opener should be provided.</td>
<td>3</td>
</tr>
</tbody>
</table>
|         |          | • Generic Door with vision panel  
|         |          | • Door with key controlled entry  
|         |          | • Door with key pad controlled entry | | |
| 8.4     | No       | To enable people to see and be seen through internal doors in frequently used access routes, a glazed vision panel between 500mm and 1500mm from the floor, or two panels, one from 500mm to 800mm and a second 1150mm to 1500mm from the floor should be provided. The following internal doors either lack visibility panels or the existing panels do not conform with the recommended configuration:  
|         |          | • Generic Door  
|         |          | • Door with key controlled entry  
<p>|         |          | • Door with key pad controlled entry | Install appropriately configured vision panels on doors in constant use. | 2 |</p>
<table>
<thead>
<tr>
<th>Feature</th>
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<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.5</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td>If the door is fully glazed, does it incorporate warning markings (known as manifestations) between 1400mm to 1600mm from the ground and along its opening edge?</td>
<td></td>
<td></td>
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<tr>
<td>8.6</td>
<td>No</td>
<td>Best Practice requires that door handles should be located between 900mm and 1100mm from the floor and a minimum of 50mm in from the leading edge of the door. The handles for the following internal doors are not set at the recommended height:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Reposition or replace the door handle.</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></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></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.7</td>
<td>No</td>
<td>The configuration of the door handles which do not fully conform with the recommended specification is provided below:</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Replace or adjust the configuration of the identified door handles.</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>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?</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>8.8</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>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)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tbody>
</table>
| 8.9 Is the door entry security system positioned with its uppermost point between 750mm and 1050mm? | No       | Manual controls for door security entry systems should be positioned at an accessible reach height between 750-1050mm. Wall mounted devices should be set back 400mm from the leading edge of the door when fully open. Reposition the following internal door entry operating devices:  
  • Door with key controlled entry  
  • Double Door with vision panel and key pad controlled entry  
  • Door with key pad controlled entry                                                                                      | Reposition the internal door entry controls | 1        |
| 8.10 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? | No       | Door security entry systems should not require manual dexterity or the use of two hands to operate the controls. It is recommended that systems that use card swiping mechanisms should be oriented vertically. Replace the following internal door security controls:  
  • Door with key controlled entry  
  • Double Door with vision panel and key pad controlled entry  
  • Door with key pad controlled entry                                                                                       | Replace the existing door security entry devices.                                           | 1        |
<table>
<thead>
<tr>
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<th>Action</th>
<th>Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>8.11</td>
<td>No</td>
<td>Manual controls for door release systems should be positioned at an accessible reach height between 750-1050mm.</td>
<td>Reposition the door release operating controls to the recommended height.</td>
<td>1</td>
</tr>
</tbody>
</table>
|         |          | • Door with key controlled entry  
• Double Door with vision panel and key pad controlled entry  
• Door with key pad controlled entry  
• Genric Fire Escape Door from Ground Floor                                                                                   |                                                                                              |          |
| 8.12    | No       | Door release mechanisms should not require manual dexterity or the use of two hands to operate the controls.                                                                                                  | Replace door release mechanism                                                                 | 1        |
|         |          | • Generic Fire Escape Door to External Stairs  
• Door with key controlled entry  
• Double Door with vision panel and key pad controlled entry  
• Door with key pad controlled entry  
• Genric Fire Escape Door from Ground Floor                                                                                   |                                                                                              |          |
Genric Fire Escape Door from Ground Floor: The vision panel does not start 500mm above the floor.

Generic Door: The sign on the door should be repeated on the latch side of the door.

Generic Door: The door does not stand out from its surroundings, some sort of colour contrasting door frame would help with this.
Generic Door: The door signage is not a contrasting colour to the door.

Door with key pad controlled entry: The key pad is positioned too high on the door to be accessible.

Door with key pad controlled entry: The key pad is not suitable for people with manual dexterity problems as the keys are too close together and there is no colour contrast between the keys and the background.
Generic Door with vision panel: The vision panels are not configured correctly.

Generic Fire Escape Door to External Stairs: The door is not 750mm wide

Generic Fire Escape Door to External Stairs: Fire doors should not be obstructed by furniture.
Generic Fire Escape Door to External Stairs: Fire doors should have quick release handles installed as keys are not suitable for anyone with limited manual dexterity.

Generic Door: Fire doors should have quick release handles installed as keys are not suitable for anyone with limited manual dexterity.

Double Door with vision panel: The door has properly configured vision panels.

Door with vision panel: The door has properly configured vision panels.

Door with vision panel: The door has properly configured vision panels.

Door with vision panel: The vision panel does not start 500mm above the floor.
Double Door with vision panel and key pad controlled entry: The door release mechanism is not at a suitable height.

Double Door with vision panel and key pad controlled entry: The door opening mechanism is not at a suitable height.

Double Door with vision panel and key pad controlled entry: The vision panel is not large enough and is not at a height that is useful to wheelchair users.
Double Door with vision panel and key pad controlled entry: The sign on the door should be repeated on the latch side of the door.

Generic Door: There are no vision panels installed.

Door with key pad controlled entry: The key pad is not suitable for people with manual dexterity problems as the keys are too close together and there is no colour contrast between the keys and the background.
Door with key pad controlled entry: The key pad is not suitable for people with manual dexterity problems as the keys are too close together and there is no colour contrast between the keys and the background.

Generic Door: There are no vision panels installed.

Generic Door: There are no vision panels installed.
Genric Fire Escape Door from Ground Floor: Push to release handles should be fitted to fire doors as keys are not suitable means of opening a locked fire door.

Door with key pad controlled entry: The key pad is not suitable for people with manual dexterity problems as the keys are too close together and there is no colour contrast between the keys and the background.

Door with key pad controlled entry: The door release mechanism is not at a suitable height.
Genric Fire Escape Door from Ground Floor:
Push to release handles should be fitted to
fire doors as keys are not suitable means of
opening a locked fire door.
## 9.0 Internal Steps

### 9.1 The following locations were identified as having steps:

1. 36 Finian Street Main Stairs
2. 36 Finian Street Ground Floor to Basement
3. 36 Finian Street from 3rd Floor to 4th Floor
4. 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor
5. Dunlop Oriel House Main Stairs 1st to 4th Floor
6. Dunlop Oriel House 4th Floor Steps
7. Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs
8. Dunlop Oriel House Back Stairs
9. Dunlop Oriel House Ground Floor at Rear to Ladies Toilets
10. Dunlop Oriel House Main Stairs Ground Floor to 1st Floor
11. Dunlop Oriel House from 2nd Floor to Fire Escape Stairs
12. Dunlop Oriel House Ground Floor to Basement

<table>
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</tr>
</thead>
<tbody>
<tr>
<td>9.2 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. The vertical height of the following steps is outside the recommended range: Dunlop Oriel House Main Stairs 1st to 4th Floor: The step height is 190mm. Dunlop Oriel House 4th Floor Steps: The step height is 200mm. Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The step height is 190mm.</td>
<td>Adjust the vertical height of the steps to conform with the dimensions recommended by best practice.</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tr>
<tr>
<td>9.3: 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. The depth of the steps in the following locations is outside the recommended range: 36 Finian Street Main Stairs: The step tread depth is 550mm. 36 Finian Street from 3rd Floor to 4th Floor: The step tread depth is 420mm. 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The step tread depth is 235mm.</td>
<td>Adjust the step tread depth to conform with the dimensions recommended by best practice.</td>
</tr>
<tr>
<td>9.4: Does the overlap or lip on the front edge of any step protrude less than 25mm?</td>
<td>No</td>
<td>People who wear callipers and those with stiffness in their hip or knee joints are at risk of tripping by catching the front of their shoes beneath the protruding step lip. The overlap or lip on the front edge of the steps should protrude no more than 25mm. There is a step overlap or lip in the following locations which protrudes more than 25mm: Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: The overlap or lip on the front edge of the steps is 35mm. Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The overlap or lip on the front edge of the steps is 45mm. Dunlop Oriel House Ground Floor to Basement: The overlap or lip on the front edge of the steps is 30mm.</td>
<td>Remove the risk of customers tripping on the step lip.</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
</tr>
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</tr>
<tr>
<td>9.5 Do steps have a minimum unobstructed width of 1000mm?</td>
<td>No</td>
<td>Steps should have a minimum unobstructed width of 1000mm. The following locations were found to have steps with a minimum width which does not meet these requirements: 36 Finian Street from 3rd Floor to 4th Floor: The minimum unobstructed width of this staircase is 720mm. 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The minimum unobstructed width of this staircase is 940mm. Dunlop Oriel House Main Stairs 1st to 4th Floor: The minimum unobstructed width of this staircase is 970mm. Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The minimum unobstructed width of this staircase is 920mm. Dunlop Oriel House Ground Floor to Basement: The minimum unobstructed width of this staircase is 920mm.</td>
<td>As part of your building maintenance programme, widen the identified staircases to the minimum recommended width.</td>
</tr>
<tr>
<td>9.6 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>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
<td>Action</td>
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</tr>
<tr>
<td>9.7</td>
<td>No</td>
<td>In addition to Health and Safety implications, accessibility for people with limited mobility is reduced where step treads are lacking in slip resistance. The steps in the following locations do not have a solid, slip-resistant surface: 36 Finian Street Main Stairs: 54 steps Dunlop Oriel House Main Stairs 1st to 4th Floor: 55 steps Dunlop Oriel House Back Stairs: 90 steps Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: 11 steps Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: 4 steps Dunlop Oriel House Ground Floor to Basement: 16 steps</td>
<td>Improve the slip-resistance of the identified steps as part of your building maintenance programme.</td>
</tr>
<tr>
<td>9.8</td>
<td>No</td>
<td>People with a mobility impairment may find it difficult to traverse flights of steps if there are more than 12 individual steps per flight. The following staircase locations have flights containing more than 12 individual steps: 36 Finian Street Main Stairs: 27 steps. 36 Finian Street from 3rd Floor to 4th Floor: 19 steps.</td>
<td>Adjust the step configuration to conform with best practice recommendations.</td>
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<tr>
<td>9.9 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. The top and bottom landings for the following staircases lack corduroy hazard warning surfaces: 36 Finian Street Main Stairs 36 Finian Street Ground Floor to Basement 36 Finian Street from 3rd Floor to 4th Floor 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor Dunlop Oriel House Main Stairs 1st to 4th Floor Dunlop Oriel House 4th Floor Steps Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs Dunlop Oriel House Back Stairs Dunlop Oriel House Ground Floor at Rear to Ladies Toilets Dunlop Oriel House Main Stairs Ground Floor to 1st Floor Dunlop Oriel House from 2nd Floor to Fire Escape Stairs Dunlop Oriel House Ground Floor to Basement</td>
<td>Install corduroy hazard warning surfaces in the identified locations.</td>
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<td>Feature</td>
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<tr>
<td>Are contrasting step nosings incorporated on the front face as well as the top of each step?</td>
<td>No</td>
<td>Ensuring that step nosings incorporate clear colour contrast provides significantly improved access for visually impaired people.</td>
<td>Install colour contrasting nosings for the steps in the identified locations.</td>
</tr>
<tr>
<td>The following locations have steps requiring contrasting step nosings:</td>
<td></td>
<td>36 Finian Street Main Stairs: 54 steps require contrasting nosing</td>
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<tr>
<td>36 Finian Street from 3rd Floor to 4th Floor: 19 steps require contrasting nosing</td>
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<tr>
<td>36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: 7 steps require contrasting nosing</td>
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<tr>
<td>Dunlop Oriel House Main Stairs 1st to 4th Floor: 55 steps require contrasting nosing</td>
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<tr>
<td>Dunlop Oriel House 4th Floor Steps: 8 steps require contrasting nosing</td>
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<td></td>
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<tr>
<td>Dunlop Oriel House Back Stairs: 90 steps require contrasting nosing</td>
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<tr>
<td>Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: 4 steps require contrasting nosing</td>
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<tr>
<td>Dunlop Oriel House Ground Floor to Basement: 16 steps require contrasting nosing</td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
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</table>
| 9.11    | No       | Lighting over steps should provide a clear distinction between each step and riser. At tread level the illuminance should be at least 100 lux. Providing even lighting helps people to negotiate steps without having to walk in their own shadow. The lighting over the internal steps in the following locations requires improvement or adjustment:  
  • 36 Finian Street Main Stairs  
  • 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor | Improve the lighting in the identified locations. | 2 |
<table>
<thead>
<tr>
<th>Feature</th>
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<th>Priority</th>
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</thead>
<tbody>
<tr>
<td>9.12</td>
<td>No</td>
<td>Where feasible, handrails should be provided on both sides of internal steps and staircases to provide uninterrupted support and directional guidance for people with mobility and/or visual impairments. It was noted that there is inadequate handrail provision for the steps at the following locations: 36 Finian Street Main Stairs: Left hand side 36 Finian Street Ground Floor to Basement: Left hand side Dunlop Oriel House Main Stairs 1st to 4th Floor: Right hand side Dunlop Oriel House 4th Floor Steps: Left hand side Dunlop Oriel House 4th Floor Steps: Right hand side Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: Left hand side Dunlop Oriel House Back Stairs: Left hand side Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: Right hand side Dunlop Oriel House Ground Floor to Basement: Left hand side</td>
<td>Provide dual handrails for the identified stairway locations.</td>
<td>1</td>
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</tbody>
</table>

Looking from the bottom of the steps is there a handrail to the left and right hand side?
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>9.13</td>
<td>No</td>
<td>Handrails should be positioned between 900mm and 1000mm above the surface of the steps to make them accessible to all. The following handrails are not correctly positioned: 36 Finian Street Main Stairs: The right handrail is positioned at 820mm. 36 Finian Street Ground Floor to Basement: The right handrail is positioned at 800mm. 36 Finian Street from 3rd Floor to 4th Floor: The right handrail is positioned at 820mm. Dunlop Oriel House Main Stairs 1st to 4th Floor: The left handrail is positioned at 730mm. Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs : The right handrail is positioned at 860mm. Dunlop Oriel House Back Stairs: The right handrail is positioned at 700mm. Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The left handrail is positioned at 870mm. Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The right handrail is positioned at 770mm. Dunlop Oriel House Ground Floor to Basement: The right handrail is positioned at 800mm.</td>
<td>Relocate or replace handrail.</td>
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<td>Feature</td>
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<td>9.14</td>
<td>No</td>
<td>For handrail to be effective, it is important that it is a consistent height above the steps. The following handrails are not a consistent height above the steps: 36 Finian Street Main Stairs: The right handrail 36 Finian Street from 3rd Floor to 4th Floor: The right handrail Dunlop Oriel House Main Stairs 1st to 4th Floor: The left handrail Dunlop Oriel House Main Stairs 4th Floor to 3rd Floor Back Stairs: The right handrail Dunlop Oriel House Back Stairs: The right handrail Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The left handrail</td>
<td>Replace the identified handrails of inconsistent height above the steps.</td>
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<tr>
<td>9.15</td>
<td>No</td>
<td>Handrails should be capable of providing sufficient support for an adult. The following handrails do not provide adequate support: 36 Finian Street Main Stairs: The right handrail Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The right handrail Dunlop Oriel House Ground Floor to Basement: The right handrail</td>
<td>Secure handrail so that it can support an adult.</td>
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<td>9.16 Do the handrail support brackets provide continuous hand contact with the rail and/or is the rail clear of other obstructions?</td>
<td>No</td>
<td>The function of a handrail as a directional aid is significantly reduced where continuous hand contact with the rail is disrupted by the support brackets and/or any other obstructions. Best practice recommends that support brackets should meet the handrail centrally on its underside. The following handrails do not facilitate continuous hand contact: 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The left handrail, 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The right handrail, Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The right handrail, Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The left handrail</td>
<td>Replace handrail so that there are no obstructions.</td>
<td>3</td>
</tr>
<tr>
<td>9.17 Is the handrail continuous, leaving no gaps at any point and extending across landings?</td>
<td>No</td>
<td>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: 36 Finian Street from 3rd Floor to 4th Floor: The right handrail, Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The right handrail</td>
<td>Replace or extend handrails in the identified locations.</td>
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<td>Feature</td>
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<td>9.18</td>
<td>No</td>
<td>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: 36 Finian Street Main Stairs: The right handrail 36 Finian Street Ground Floor to Basement: The right handrail 36 Finian Street from 3rd Floor to 4th Floor: The left handrail 36 Finian Street from 3rd Floor to 4th Floor: The right handrail 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The left handrail 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The right handrail Dunlop Oriel House Main Stairs 1st to 4th Floor: The left handrail Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The right handrail Dunlop Oriel House Back Stairs: The right handrail Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: The left handrail Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The left handrail.</td>
<td>Replace or extend handrail in the identified locations.</td>
<td>2</td>
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<td>Feature</td>
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<td>to 1st Floor: The left handrail</td>
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<td>Dunlop Oriel House Main Stairs Ground Floor</td>
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<td>to 1st Floor: The right handrail</td>
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<td>Dunlop Oriel House from 2nd Floor to Fire</td>
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<td>Escape Stairs: The left handrail</td>
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<td>Dunlop Oriel House from 2nd Floor to Fire</td>
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<td>Escape Stairs: The right handrail</td>
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<td>Dunlop Oriel House Ground Floor to Basement</td>
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<td>Dunlop Oriel House Ground Floor to Basement</td>
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<tr>
<td>Does the handrail contain tactile warning marks to indicate the top and bottom of the steps?</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: 36 Finian Street Main Stairs: The right handrail 36 Finian Street Ground Floor to Basement: The right handrail 36 Finian Street from 3rd Floor to 4th Floor: The left handrail 36 Finian Street from 3rd Floor to 4th Floor: The right handrail 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The left handrail 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The right handrail Dunlop Oriel House Main Stairs 1st to 4th Floor: The left handrail Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The right handrail Dunlop Oriel House Back Stairs: The right handrail Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: The left handrail Dunlop Oriel House Main Stairs Ground Floor</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>1</td>
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<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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<td>Priority</td>
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<tr>
<td>Dunlop Oriel House Main Stairs Ground Floor to 1st Floor</td>
<td>Conforms</td>
<td>The left handrail</td>
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<tr>
<td>Dunlop Oriel House Main Stairs Ground Floor to 1st Floor</td>
<td>Conforms</td>
<td>The right handrail</td>
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<tr>
<td>Dunlop Oriel House from 2nd Floor to Fire Escape Stairs</td>
<td>Conforms</td>
<td>The left handrail</td>
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<tr>
<td>Dunlop Oriel House from 2nd Floor to Fire Escape Stairs</td>
<td>Conforms</td>
<td>The right handrail</td>
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<tr>
<td>Dunlop Oriel House Ground Floor to Basement</td>
<td>Conforms</td>
<td>The right handrail</td>
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<td></td>
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<td>Feature</td>
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<td>9.20</td>
<td>No</td>
<td>Handrails with the correct diameter will be accessible to the broadest number of people. The handrails in the following locations are not of the recommended diameter: 36 Finian Street Main Stairs: The right handrail 36 Finian Street Ground Floor to Basement: The right handrail 36 Finian Street from 3rd Floor to 4th Floor: The left handrail 36 Finian Street from 3rd Floor to 4th Floor: The right handrail 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The left handrail 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The right handrail Dunlop Oriel House Main Stairs 1st to 4th Floor: The left handrail Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs : The right handrail Dunlop Oriel House Back Stairs: The right handrail Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: The left handrail Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The left handrail Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The right handrail Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The left handrail Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The right handrail Dunlop Oriel House Ground Floor to Basement: The right handrail</td>
<td>Replace the handrail in the identified locations.</td>
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<td>Feature</td>
<td>Conforms</td>
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<tr>
<td>9.21 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 are not contrasting in tone and colour: 36 Finian Street from 3rd Floor to 4th Floor: The left handrail 36 Finian Street from 3rd Floor to 4th Floor: The right handrail</td>
<td>Improve the colour contrasts in the identified locations.</td>
<td>3</td>
</tr>
<tr>
<td>9.22 Is the maximum intrusion of the handrail into the stairway less than 100mm with a clearance of 50-60mm provided between the rail and any adjacent wall surface?</td>
<td>No</td>
<td>Best Practice states that handrails should protrude less than 100mm into the steps. The following handrails protrude more than 100mm into the stairway: 36 Finian Street Main Stairs: The right handrail 36 Finian Street Ground Floor to Basement: The right handrail 36 Finian Street from 3rd Floor to 4th Floor: The right handrail Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The right handrail Dunlop Oriel House Back Stairs: The right handrail</td>
<td>Replace or refit handrails in the identified locations.</td>
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<tr>
<td>Feature</td>
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<tr>
<td>9.23</td>
<td>No</td>
<td>A minimum clear width of 1000mm between handrails is recommended. The following locations require adjustment: 36 Finian Street from 3rd Floor to 4th Floor: The width between handrails is 620mm. 36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The width between handrails is 940mm.</td>
<td>If possible, relocate the handrails to provide a minimum width of 1000mm in the identified locations.</td>
<td>3</td>
</tr>
</tbody>
</table>

36 Finian Street Main Stairs: The steps do not have colour contrasting nosings.

36 Finian Street Main Stairs: The handrails do not continue 300mm past the end of the steps.

36 Finian Street Main Stairs: The steps do not have colour contrasting nosings.
36 Finian Street Main Stairs: The steps should all be equal in depth.

36 Finian Street Main Stairs: The lighting on the steps is not sufficient to avoid shadows forming at night.

36 Finian Street Main Stairs: There are dark patches on the steps.

36 Finian Street Main Stairs: There are no corduroy warning surfaces installed on the landings.

36 Finian Street Main Stairs: There are no corduroy warning surfaces installed on the landings.

36 Finian Street Main Stairs: The handrail is not easily gripped as it is too large.
36 Finian Street Ground Floor to Basement: There are colour contrasting markers on the step nosings but the top and bottom markers should be a different colour to the rest of the steps.

36 Finian Street Ground Floor to Basement: There are no corduroy warning surfaces installed on the landings.

36 Finian Street Ground Floor to Basement: The handrail is not easily gripped as it is too narrow.
36 Finian Street Ground Floor to Basement: There are colour contrasting markers on the step nosings.

36 Finian Street Ground Floor to Basement: Some of the steps nosings are not properly secured.

36 Finian Street from 3rd Floor to 4th Floor: The handrails are not a contrasting colour and are not easy to grip.

36 Finian Street from 3rd Floor to 4th Floor: The step nosings are not a contrasting colour to the steps.

36 Finian Street from 3rd Floor to 4th Floor: The steps are not 1200mm wide.

36 Finian Street from 3rd Floor to 4th Floor: The steps should all be equal in depth.
36 Finian Street from 3rd Floor to 4th Floor: The handrail does not continue for the whole length of the flight.

36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The steps are not 1200mm wide and the nosings are not a contrasting colour.

36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The lighting on the steps is not sufficient.

36 Finian Street 4th Floor to Dunlop Oriel House 4th floor: The hand rail is too narrow.

Dunlop Oriel House 4th Floor Steps: The steps are not well lit.

Dunlop Oriel House 4th Floor Steps: There are no handrails on either side of the stairs.
Dunlop Oriel House 4th Floor Steps: The landing is not clear of door swings.

Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: There are no corduroy warning surfaces on the landings.

Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The handrails are not easy to grip.

Dunlop Oriel House 4th Floor to 3rd Floor Back Stairs: The handrails are not continuous for the entire flight.

Dunlop Oriel House Back Stairs: There are no corduroy warning surfaces on the landings.

Dunlop Oriel House Back Stairs: There are no colour contrasting markers on the step nosings.
Dunlop Oriel House Back Stairs: There are no colour contrasting markers on the step nosings.

Dunlop Oriel House Back Stairs: The handrails are not the same height for the entire length.

Dunlop Oriel House Back Stairs: The handrails do not extend 300mm past the end of the steps.

Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: The handrails should start at the floor or the wall.

Dunlop Oriel House Ground Floor at Rear to Ladies Toilets: There are no corduroy warning surfaces on the landings.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrails do not extend 300mm past the end of the steps.
Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrails should start at the floor or the wall.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: There are colour contrasting nosings installed.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrails are not the same height for the entire length.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: There are gaps in the handrails.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrails do not extend 300mm past the end of the steps.
Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: There are no corduroy warning surfaces on the landings.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrails are too thick to be easily gripped.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrail is not 900mm high.

Dunlop Oriel House Main Stairs Ground Floor to 1st Floor: The handrails are too thick to be easily gripped.

Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The steps are not slip resistant.

Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The step nosings protrude more than 25mm over the step below.
Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: There are no corduroy warning surfaces on the landings.

Dunlop Oriel House from 2nd Floor to Fire Escape Stairs: The handrail is not 45-50mm in diameter.

Dunlop Oriel House Ground Floor to Basement: The handrails should start at the floor or the wall.

Dunlop Oriel House Ground Floor to Basement: There are no corduroy warning surfaces on the landings.

Dunlop Oriel House Ground Floor to Basement: The step nosings are not a contrasting colour to the steps.
Where shared refreshment facilities are not provided for use by members of the general public, there is no general or anticipatory duty to make provision for disabled people, although it is recommended that specific adjustments to improve access for known disabled individuals and members of staff should be considered on their merits. The following shared refreshment facilities were identified:

- Dunlop Oriel House 4th Floor

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<th>Access Comment</th>
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<th>Priority</th>
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<tbody>
<tr>
<td>10.2 Is there at least 1500×1500mm of manoeuvring space available to</td>
<td>No</td>
<td>Wheelchair users and and people who use mobility aids require sufficient</td>
<td>Optimise the space available to permit access by users with restricted mobility.</td>
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<tr>
<td>enable wheelchair users and ambulant disabled users to gain access to</td>
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<td>manoeuvring space to gain access to the preparation and seating</td>
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<td>work surfaces, storage facilities and seating areas?</td>
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<td>facilities. Where possible, moveable items which obstruct access in key work</td>
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<td>areas should be relocated.</td>
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<td>• Dunlop Oriel House 4th Floor: It was observed that there is insufficient</td>
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<td>manoeuvring area in front of the sink</td>
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<tr>
<td>10.3 Is there effective colour and luminance contrast between the</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>walls, ceiling and floor to assist easy orientation by visually</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>impaired users?</td>
<td></td>
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<tr>
<td>10.4 Is there good visual contrast between the background surfaces and</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
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<tr>
<td>the cupboard and storage units, work surfaces and items of equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>provided?</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>
<tr>
<td>10.5</td>
<td>Yes</td>
<td>No Action Required</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| 10.6    | No       | In areas where there is a high risk of food and liquid spillages, it is essential that the floor surface has good slip resistance.  
- Dunlop Oriel House 4th Floor | Replace the floor surface when next refurbishing. | 3 |
<p>| 10.7    | Yes      | No Action Required. |        |          |
| 10.8    | Yes      | No Action Required. |        |          |
| 10.9    | Yes      | No Action Required |        |          |</p>
<table>
<thead>
<tr>
<th>Feature</th>
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<th>Action</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 10.10   | No       | 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.  
• Dunlop Oriel House 4th Floor | Provide a shallow sink bowl. | 3 |
| 10.11   | No       | People with limited reach or dexterity are unable to conveniently operate traditional plug and chain devices to empty the sink of waste water.  
• Dunlop Oriel House 4th Floor | Provide a lever operated sink waste mechanism. | 3 |
| 10.12   | No       | People with limited dexterity are unable to operate standard water taps which require users to grip and turn their wrist.  
• Dunlop Oriel House 4th Floor | Provide automatic or lever operated water taps. | 2 |
| 10.13   | No       | Wheelchair users and people with limited reach are unable to operate water taps located at the rear of the sink and will need to swivel the tap to fill kettles on the adjacent work surface.  
• Dunlop Oriel House 4th Floor | Provide a swivel neck mixer tap at the side of the sink unit if wheelchair users regularly use the facility. | 3 |
<table>
<thead>
<tr>
<th>Feature</th>
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<th>Priority</th>
</tr>
</thead>
</table>
| 10.14 Is a means provided for water temperature at the outlet to be limited below 41°C? | No       | 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.  
• Dunlop Oriel House 4th Floor                                                                                       | Provide thermostatically controlled water                                                   | 3        |
| 10.15 As the water temperature is not thermostatically controlled, is a notice clearly displayed to warn users of the danger of scalding? | No       | A clearly displayed notice should be provided to warn users that water temperature at the outlet can exceed 41°C and lead to scalding.  
• Dunlop Oriel House 4th Floor                                                                                       | Install clear signage to notify users of the potential scalding hazard                    | 1        |
| 10.16 Is a cordless kettle provided for heating water for hot drinks?                                                  | Yes      | No Action Required                                                                                                                                                                                        |                                                                                               |          |
| 10.17 Are cupboards and drawers provided with U-shaped handles which are easy to distinguish visually?                   | No       | Storage units should be provided with large format handles which can be opened and closed with one hand.  
• Dunlop Oriel House 4th Floor                                                                                       | Replace storage unit handles.                                                               | 2        |
<p>| 10.18 Are some cupboard and shelving storage areas available at a height appropriate for both wheelchair and ambulant users? | Yes      | No Action Required.                                                                                                                                                                                        |                                                                                               |          |
| 10.19 Is at least one shelf in any refrigerator or freezer provided at a height between 600-1200mm?                      | 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>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>No</td>
<td>Relocate any electrical controls to a location which is generally accessible. • Dunlop Oriel House 4th Floor</td>
<td>Relocate the power sockets to a more accessible position.</td>
<td>3</td>
</tr>
<tr>
<td>10.23</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. • Dunlop Oriel House 4th Floor</td>
<td>Provide easy to read operating instructions.</td>
<td>1</td>
</tr>
<tr>
<td>10.24</td>
<td>No</td>
<td>Individual users may require the provision of specific items and auxiliary aids to be able to use the refreshment facilities independently. • Dunlop Oriel House 4th Floor</td>
<td>Provide auxiliary aids as necessary.</td>
<td>1</td>
</tr>
</tbody>
</table>
Dunlop Oriel House 4th Floor: The fridge is positioned at the correct height.

Dunlop Oriel House 4th Floor: The microwave is positioned at the correct height.

Dunlop Oriel House 4th Floor: The sink is more than 150mm deep and the taps are not lever operated.

Dunlop Oriel House 4th Floor: There is a cordless kettle provided.

Dunlop Oriel House 4th Floor: There is not 1500mm clear space in front of all the counters.
### 11.0 Auditorium

#### 11.1
The following assembly, lecture and entertainment halls with a seating capacity for up to 200 audience members were identified at the premises:

- Lecture Theater

<table>
<thead>
<tr>
<th>Feature</th>
<th>Conforms</th>
<th>Access Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>11.2</td>
<td>If auditorium seating is exclusively of a fixed generic type, is there at least one aisle at the front or rear or between rows of fixed seating with a minimum width of at least 1200mm to provide extra leg room and enable access by people who use mobility aids?</td>
<td>Yes</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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</tr>
<tr>
<td>11.3  Are at least two permanent or removable spaces provided for the use of wheelchair users?</td>
<td>No</td>
<td>One per cent of the total seating capacity is recommended to be made available for wheelchair users. Two fixed or removeable positions are required where the auditorium has a capacity up to 200 spaces. Where arrangements are flexible, spaces should be made available at different parts of the auditorium to provide a range of vantage points. It is important that provision of seating for disabled users does not impede access for other users. On a level floor, it is possible that sight lines can be blocked by a person seated on a wheelchair who may occupy a higher vertical position than audience members sitting behind on standard seating.</td>
</tr>
<tr>
<td>11.4  Is the width of the access route to the wheelchair seating spaces a minimum of 900mm in width?</td>
<td>Yes</td>
<td>No Action Required</td>
</tr>
<tr>
<td>11.5  Is the floor area provided for wheelchair spaces a minimum of 900mm wide by 1350mm deep?</td>
<td>Yes</td>
<td>No Action Required</td>
</tr>
<tr>
<td>Feature</td>
<td>Conforms</td>
<td>Access Comment</td>
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</tbody>
</table>
| 11.6    | No       | It is important that any issues which may affect access by disabled users to the auditorium have been identified. In order to assist prospective audience members, it is recommended that a seating plan is made available and members of staff are trained to be able to assist people.  
• Lecture Theater | Formulate a management policy to identify and allocate appropriate seating for a range of different user requirements. | 1        |

Lecture Theater: There are no spaces for wheelchairs.  
Lecture Theater: There are no spaces for wheelchairs.  
Lecture Theater: View of the aisles.
### 12.0 Ambulant Disabled Toilets

In addition to any wheelchair accessible WC accommodation, it is recommended that standard single-sex toilet facilities should contain at least one WC cubicle suitable for use by ambulant disabled users. Equipment and fittings within the accommodation should be easy to access and operate. Single sex toilet accommodation was observed at the following locations:

- Generic 36 Finian Street
- Generic Dunlop Oriel House Toilets

<table>
<thead>
<tr>
<th>Feature</th>
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</thead>
<tbody>
<tr>
<td>12.2</td>
<td>No</td>
<td>Where sufficient space is available in WC accommodation, it is recommended that at least one WC cubicle suitable for use by ambulant disabled users should be provided.</td>
<td>Create a cubicle for ambulant disabled users when next refurbishing.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>- Generic 36 Finian Street</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>- Generic Dunlop Oriel House Toilets</td>
<td></td>
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</tr>
<tr>
<td>12.3</td>
<td>No</td>
<td>Upgrade the wash taps to lever or automatic operation:</td>
<td>Install easy to operate wash taps in the identified locations.</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Generic 36 Finian Street</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Generic Dunlop Oriel House Toilets</td>
<td></td>
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</tr>
<tr>
<td>12.4</td>
<td>No</td>
<td>It is important that water temperature at the tap outlet is thermostatically controlled.</td>
<td>Provide a means to control water temperature at the outlet.</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>• Generic 36 Finian Street</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>• Generic Dunlop Oriel House Toilets</td>
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<tr>
<td>Feature</td>
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</tr>
<tr>
<td>12.5</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
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</tr>
</tbody>
</table>
| 12.6    | No       | It was observed that the configuration of the wash basin mirror does not conform with the recommended specification in the following locations:  
- Generic Dunlop Oriel House Toilets | Adjust the configuration of the wash basin mirror. | 3 |
| 12.7    | No       | It is recommended that vertical grab rails should be installed to provide support for ambulant disabled users at one of wash basins.  
- Generic 36 Finian Street  
- Generic Dunlop Oriel House Toilets | Install dual vertical grabrails for at least one wash basin. | 2 |
| 12.8    | No       | The operating height of the following items was observed to be located outside the recommended height range:  
Generic 36 Finian Street:  
- Automatic hand dryer  
- Soap dispenser  
Generic Dunlop Oriel House Toilets:  
- Shaver Point  
- Automatic hand dryer  
- Paper towel dispenser  
- Soap dispenser | Relocate the identified items to a more accessible position. | 2 |
<table>
<thead>
<tr>
<th>Feature</th>
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<th>Access Comment</th>
<th>Action</th>
<th>Priority</th>
</tr>
</thead>
</table>
| 12.9    | No       | It was observed that the toilet accommodation in the following locations does not incorporate effective colour contrast between the different room elements and items of equipment.  
  • Generic 36 Finian Street  
  • Generic Dunlop Oriel House Toilets | Improve access for partially sighted people in the identified toilet accommodation by creating better visual contrast when next redecorating or refurbishing. | 3 |
| 12.10   | No       | Glazed and highly polished ceramic wall tiles offer poor slip resistance when wet and are a potential hazard for people who are unsteady on their feet.  
  • Generic Dunlop Oriel House Toilets | Replace the floor surface with a material which provides better slip resistance when wet. | 3 |
Generic 36 Finian Street: There are no handrails installed.

Generic 36 Finian Street: The toilet seats are a contrasting colour to the toilet bowl.

Generic 36 Finian Street: There are no handrails on either side of the sink and mirror.

Generic 36 Finian Street: The hand dryers are placed above 1000mm high.

Generic 36 Finian Street: The door release mechanism is not suitable for use by people with limited manual dexterity.

Generic 36 Finian Street: There is no open space on the side of the toilet.
Generic 36 Finian Street: The flush handle is not accessible.

Generic 36 Finian Street: The sink does not have lever operated taps.

Generic 36 Finian Street: There are no handrails on either side of the sink and mirror.

Generic 36 Finian Street: The hand dryers are placed above 1000mm high.

Generic 36 Finian Street: There is not sufficient circulation space in the cubicle.

Generic 36 Finian Street: The toilet seats are a contrasting colour to the toilet bowl.
Generic Dunlop Oriel House Toilets: The mirror does not start at the top of the wash hand basin.

Generic Dunlop Oriel House Toilets: There are no handrails installed in the cubicle.

Generic Dunlop Oriel House Toilets: The mirrors do not start at the top of the wash hand basins and there are no handrails installed.
Generic Dunlop Oriel House Toilets: The hand driers are placed above 1000mm high.

Generic Dunlop Oriel House Toilets: The paper towels are placed above 1000mm high.
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>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>No</td>
<td>Staff training and knowledge of the general evacuation procedure is vital to ensure the orderly and safe evacuation of a building. It is recommended that members of staff should receive training based on the agreed written evacuation procedure at annual intervals under the instruction of a competent person. Individual members of staff should be allocated responsibility for assisting disabled people, particularly in buildings used by members of the public where the nature of an individual's requirements are not predictable. Members of staff may need to offer assistance and provide reassurance for wheelchair users at refuge locations. Similarly, ambulant disabled and sight impaired people may need assistance to negotiate fire stairs. Depending on the use and complexity of the building, it may be important for members of staff to undertake training in disability awareness, handling techniques and relevant interpersonal skills. It is recommended that regular practice fire drills including disabled people should be carried out at regular intervals followed by a review of the general evacuation strategy if any shortcomings are noted.</td>
<td>Undertake regular training in evacuation procedures for members of staff</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>13.3</td>
<td>No</td>
<td>Ensure that a policy is established for members of staff to conduct regular inspections of evacuation routes.</td>
<td>Allocate responsibility for members of staff to patrol and check evacuation routes at regular intervals.</td>
<td>1</td>
</tr>
<tr>
<td>13.4</td>
<td>No</td>
<td>No Action Required.</td>
<td>Ensure final exit routes are accessible. Otherwise, consult your local Fire Officer to ensure that there is adequate provision of accessible refuge points.</td>
<td>1</td>
</tr>
<tr>
<td>13.5</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>13.6</td>
<td>No</td>
<td>Unlike a normal passenger lift, an evacuation lift can continue to operate safely when there is a fire in the building. Providing an evacuation lift can be an expensive option but in high occupancy, multi-storey buildings the introduction of at least one evacuation lift with a protected power supply should be considered.</td>
<td>Consider providing an evacuation lift.</td>
<td>3</td>
</tr>
<tr>
<td>13.7</td>
<td>No</td>
<td>Apart from refuge areas associated with an evacuation lift, an appropriate evacuation aid should be provided to assist the final removal from the refuge areas to the nearest exit point. Evacuation chairs and stair sliders are now available that can be operated safely by one person.</td>
<td>Provide carry chairs or chair sliders for stairwell refuge locations to assist in final evacuation of disabled building occupants.</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>13.8 Is the fire alarm system supplemented by visual indicators or vibrating alert pagers to assist people who are unable to hear the audible alarm?</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>13.9 Is there a logical and consistent system of signage to indicate evacuation routes and fire doors throughout the premises?</td>
<td>Yes</td>
<td>No Action Required.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Fire escape routes should be kept clear of obstructions.

Fire escape doors should have quick release handles.

Fire doors should always be able to be opened from the inside.

The door release mechanism is not suitable for use by people with limited manual dexterity.

Fire point in alcove so it is not obstructing the corridor.

Fire escape signs should be the lit type and should not have highly reflective surfaces.
Fire escape stairs should not have slippery surfaces and should have colour contrasting nosings.

Fire escape signs should be the lit type.

Fire escapes should not have furniture infront of them.

Fire alarm klaxons should have visual as well as audible warnings.

Key release mechanism is not suitable.
Fire escape stairs should not have slippery surfaces and should have colour contrasting nosings.

Handrails should be a contrasting colour to their surroundings.

Fire escape doors should have quick release handles.

There shouldn't be a lobby in a fire escape.

The door release mechanism is not suitable for a fire escape.

Fire escape doors should have quick release handles.
Fire escape doors should have quick release handles.

There are slippery parts to the external fire escapes.

There are slippery parts to the external fire escapes.

Fire escapes should be free from obstructions.

Fire escapes should be free from obstructions.

Fire escapes should be well lit.
Fire escape steps without handrails or colour contrasting markings.

Fire escape steps without handrails or colour contrasting markings.
## 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>Dunlop Oriel House, 36 Finian Street - Zone 7</td>
</tr>
<tr>
<td>Date Of Audit</td>
<td>02 October 2008</td>
</tr>
<tr>
<td>Auditor</td>
<td>Shane Mitchell</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 Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.12 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>3.19 Tactile marks on handrails.</td>
<td>Install tactile warning marks in the identified locations.</td>
<td>€40 per handrail.</td>
</tr>
<tr>
<td><strong>4.0 Building Entrances and Entrance Doors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4.2 Entrance identification signage inadequate</td>
<td>Provide additional signage to clearly indicate the location of the identified entrance.</td>
<td>€180 per sign.</td>
</tr>
<tr>
<td>4.14 Step or high threshold at Entrance</td>
<td>Provide a portable ramp or build a permanent solution</td>
<td>From €997.</td>
</tr>
<tr>
<td>4.15 Portable ramp for entrance steps and lips.</td>
<td>Provide a portable ramp or built solution to overcome entrance and threshold steps and lips.</td>
<td>From €997.</td>
</tr>
<tr>
<td>4.16 Weather mat trip hazard</td>
<td>Replace or secure the weather mat.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td><strong>5.0 Signage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>5.3 Consistently positioned room identification signage.</td>
<td>Reposition signage at eye level on the wall next to the latch side of doors.</td>
<td>Maintenance Plan.</td>
</tr>
<tr>
<td>5.4 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>€120 per sign</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
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<tr>
<td>5.5</td>
<td>Glass or reflective sign surfaces. Improve internal non-tactile signage.</td>
<td>Maintenance Plan</td>
</tr>
<tr>
<td>5.6</td>
<td>Clear colour contrast on signs. Replace signs which do not have a clear colour contrast.</td>
<td>Signage survey required</td>
</tr>
</tbody>
</table>

### 8.0 Internal Doors

<table>
<thead>
<tr>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Reposition the internal door entry controls</td>
<td>€400 per item</td>
</tr>
<tr>
<td>Replace the existing door security entry devices.</td>
<td>€740 per device</td>
</tr>
<tr>
<td>Reposition the door release operating controls to the recommended height.</td>
<td>€420 per item</td>
</tr>
<tr>
<td>Replace door release mechanism</td>
<td>€730 per device</td>
</tr>
</tbody>
</table>

### 9.0 Internal Steps

<table>
<thead>
<tr>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provide dual handrails for internal steps</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>Install tactile warning marks in the identified locations.</td>
<td>€25 per handrail.</td>
</tr>
</tbody>
</table>

### 10.0 Shared Refreshment Facilities

<table>
<thead>
<tr>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Install clear signage to notify users of the potential scalding hazard</td>
<td>€120 per sign.</td>
</tr>
<tr>
<td>Provide easy to read operating instructions.</td>
<td>Self Help</td>
</tr>
<tr>
<td>Provide auxiliary aids as necessary.</td>
<td>Self Help</td>
</tr>
</tbody>
</table>

### 11.0 Auditorium

<table>
<thead>
<tr>
<th>Action</th>
<th>Costing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Formulate a management policy to identify and allocate appropriate seating for a range of different user requirements.</td>
<td>Self Help</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td><strong>13.0 Fire and Evacuation Procedures</strong></td>
<td></td>
</tr>
<tr>
<td>13.2</td>
<td>Evacuation plan training for staff members</td>
</tr>
<tr>
<td>13.3</td>
<td>Check evacuation routes for obstacles</td>
</tr>
<tr>
<td>13.4</td>
<td></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 Joints and cracks in access route surface</td>
<td>Reinstate the access route surface to ensure that all joints are no wider than 10mm or deeper than 5mm.</td>
<td>€40 per m².</td>
</tr>
<tr>
<td><strong>3.0 External Steps</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.9 Corduroy hazard warning.</td>
<td>Install corduroy hazard warning surfaces in the identified locations.</td>
<td>from €540 per staircase flight (Dimensions 1.2m wide x 800 depth)</td>
</tr>
<tr>
<td>3.10 Colour contrasting step nosing.</td>
<td>Install colour contrasting step nosing in the identified locations.</td>
<td>€50 per metre fitted.</td>
</tr>
<tr>
<td>3.17 Handrail not continuous</td>
<td>Replace handrail</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>3.18 Handrail extend 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><strong>6.0 Corridors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6.4 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>Configure Engineers report required.</td>
</tr>
<tr>
<td><strong>8.0 Internal Doors</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>8.2</td>
<td>Door effective width</td>
<td>Increase the effective width of the door by removing obstructions which prevent the door opening to its full extent. Provide a new door set.</td>
</tr>
<tr>
<td>8.4</td>
<td>Door vision panels</td>
<td>Install appropriately configured vision panels on doors in constant use.</td>
</tr>
<tr>
<td>8.6</td>
<td>Door handle location</td>
<td>Reposition or replace the door handle.</td>
</tr>
<tr>
<td>8.7</td>
<td>Handle configuration</td>
<td>Replace or adjust the configuration of the identified door handles.</td>
</tr>
<tr>
<td><strong>9.0</strong></td>
<td><strong>Internal Steps</strong></td>
<td></td>
</tr>
<tr>
<td>9.9</td>
<td>Corduroy hazard warning.</td>
<td>Install corduroy hazard warning surfaces in the identified locations.</td>
</tr>
<tr>
<td>9.10</td>
<td>Colour contrasting step nosings.</td>
<td>Install colour contrasting nosings for the steps in the identified locations.</td>
</tr>
<tr>
<td>9.11</td>
<td>Lighting over steps</td>
<td>Improve the lighting in the identified locations.</td>
</tr>
<tr>
<td>9.15</td>
<td>Handrail well secured.</td>
<td>Secure handrail so that it can support an adult.</td>
</tr>
<tr>
<td>9.17</td>
<td>Handrails continuous and extending across landings</td>
<td>Replace or extend handrails in the identified locations.</td>
</tr>
<tr>
<td>9.18</td>
<td>Handrail extends 300mm beyond the end of the steps.</td>
<td>Replace or extend handrail in the identified locations.</td>
</tr>
<tr>
<td><strong>10.0</strong></td>
<td><strong>Shared Refreshment Facilities</strong></td>
<td></td>
</tr>
<tr>
<td>10.2</td>
<td>Unobstructed manoeuvring space</td>
<td>Optimise the space available to permit access by users with restricted mobility.</td>
</tr>
<tr>
<td>10.12</td>
<td>Easy operation water taps</td>
<td>Provide automatic or lever operated water taps.</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>10.17 Storage Unit Handles</td>
<td>Replace storage unit handles.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td><strong>11.0 Auditorium</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>11.3 Wheelchair seating spaces</td>
<td>Provide the recommended capacity of permanent or removeable spaces for wheelchair users.</td>
<td>Self Help</td>
</tr>
<tr>
<td><strong>12.0 Ambulant Disabled Toilets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.4 Water temperature above 41°C.</td>
<td>Provide a means to control water temperature at the outlet.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>12.7 Wash basin grabrails</td>
<td>Install dual vertical grabrails for at least one wash basin.</td>
<td>€160 per Handrail unit fitted.</td>
</tr>
<tr>
<td>12.8 Height of equipment</td>
<td>Relocate the identified items to a more accessible position.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td><strong>13.0 Fire and Evacuation Procedures</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>13.7 Carry chairs and life sliders</td>
<td>Provide carry chairs or chair sliders for stairwell refuge locations to assist in final evacuation of disabled building occupants.</td>
<td>approx €1200 per chair, inc training. or approx €2000 per chair, inc training</td>
</tr>
<tr>
<td>13.8 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 sounder or 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>3.0 External Steps</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3.2 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>3.3 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>3.5 Minimum unobstructed staircase width.</td>
<td>Widen the staircase to the minimum recommended width.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>3.6 Solid vertical risers.</td>
<td>As part of your building maintenance programme, reconfigure the steps.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>3.7 Flat tread slip resistant.</td>
<td>Improve the slip resistance of the identified steps.</td>
<td>€75 per metre²</td>
</tr>
<tr>
<td>3.8 More than 12 steps per flight.</td>
<td>Adjust the step configuration to conform with best practice recommendations.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>3.16 Obstructions on the handrail.</td>
<td>Replace the handrail or remove the obstructions.</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>3.20 Handrail surface.</td>
<td>Replace handrails in the identified locations.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>3.21 Handrail diameter.</td>
<td>Replace the handrail in the identified locations.</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>3.22 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>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------</td>
<td>--------</td>
<td>---------</td>
</tr>
<tr>
<td>3.25</td>
<td>Minimum clear width between handrails. If possible, relocate the handrails to provide a minimum width of 1000mm in the specified location.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>4.0 Building Entrances and Entrance Doors</td>
<td>4.5 Power operated doors Consider upgrading doors to power operation or incorporating a low energy pneumatic opener for self closing doors.</td>
<td>€1500 per door leaf subject to survey.</td>
</tr>
<tr>
<td>6.0 Corridors</td>
<td>6.2 Corridor circulation width Ensure that the circulation width of the corridor conforms with the recommended specification.</td>
<td>from €8000 per location (site survey required).</td>
</tr>
<tr>
<td></td>
<td>6.3 Corridor manoeuvring space Carry out building adjustments to improve circulation in the identified corridor locations.</td>
<td>from €8000 per location (site survey required).</td>
</tr>
<tr>
<td>7.0 Internal Surfaces</td>
<td>7.2 Slip-resistance of floor surfaces. Replace the identified flooring with a more slip-resistant surface when next refurbishing. In the interim, provide hazard signs whenever the flooring is wet and ensure cleaning and maintenance operations are appropriate.</td>
<td>€25 per step or €30 m2.</td>
</tr>
<tr>
<td>8.0 Internal Doors</td>
<td>8.3 Side clearance of doors If a minimum of 300mm unobstructed area cannot be created at the side of the leading edge of the door, it is recommended that an automatic door opener should be provided.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.0 Internal Steps</td>
<td>9.2 Vertical height of step. 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>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
<td>----------------------------------------------</td>
</tr>
<tr>
<td>9.3 Flat tread depth.</td>
<td>Adjust the step tread depth to conform with the dimensions recommended by best practice.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.4 Overlap or lip.</td>
<td>Remove the risk of customers tripping on the step lip.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.5 Minimum unobstructed width.</td>
<td>As part of your building maintenance programme, widen the identified staircases to the minimum recommended width.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.7 Flat tread slip resistant.</td>
<td>Improve the slip-resistance of the identified steps as part of your building maintenance programme.</td>
<td>€25 per step or €30 m2.</td>
</tr>
<tr>
<td>9.8 More than 12 steps per flight.</td>
<td>Adjust the step configuration to conform with best practice recommendations.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.13 Handrail between 900 and 1000mm above steps.</td>
<td>Relocate or replace handrail.</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>9.14 Consistent handrail height above steps.</td>
<td>Replace the identified handrails of inconsistent height above the steps.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.16 Obstructions on the handrail.</td>
<td>Replace handrail so that there are no obstructions.</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>9.20 Handrail diameter.</td>
<td>Replace the handrail in the identified locations.</td>
<td>from €1900 per rail per flight.</td>
</tr>
<tr>
<td>9.21 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>9.22 Handrail wall clearance and intrusion into stairway</td>
<td>Replace or refit handrails in the identified locations.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>9.23 Minimum clear width between handrails</td>
<td>If possible, relocate the handrails to provide a minimum width of 1000mm in the identified locations.</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><strong>10.0 Shared Refreshment Facilities</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>10.6 Floor slip resistance</td>
<td>Replace the floor surface when next refurbishing.</td>
<td>€25 per step or €30 m².</td>
</tr>
<tr>
<td>10.10 Sink bowl depth</td>
<td>Provide a shallow sink bowl.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>10.11 Lever waste mechanism</td>
<td>Provide a lever operated sink waste mechanism.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>10.13 Side located swivel neck tap</td>
<td>Provide a swivel neck mixer tap at the side of the sink unit if wheelchair users regularly use the facility.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>10.14 Water supply limited below 41°C</td>
<td>Provide thermostatically controlled water</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>10.22 Power sockets</td>
<td>Relocate the power sockets to a more accessible position.</td>
<td>Maintenance Plan</td>
</tr>
<tr>
<td><strong>12.0 Ambulant Disabled Toilets</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12.2 WC cubicle for ambulant users</td>
<td>Create a cubicle for ambulant disabled users when next refurbishing.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>12.3 Wash basin taps</td>
<td>Install easy to operate wash taps in the identified locations.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>12.6 Wash basin mirror</td>
<td>Adjust the configuration of the wash basin mirror.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>12.9 Visual contrast</td>
<td>Improve access for partially sighted people in the identified toilet accommodation by creating better visual contrast when next redecorating or refurbishing.</td>
<td>Configure Engineers report required.</td>
</tr>
<tr>
<td>12.10 Slip resistant floor surface.</td>
<td>Replace the floor surface with a material which provides better slip resistance when wet.</td>
<td>€25 per step or €30 m².</td>
</tr>
<tr>
<td>Feature</td>
<td>Action</td>
<td>Costing</td>
</tr>
<tr>
<td>-----------</td>
<td>---------------------------------------------------------------</td>
<td>--------------------------------------------------</td>
</tr>
<tr>
<td><strong>13.0</strong></td>
<td><strong>Fire and Evacuation Procedures</strong></td>
<td></td>
</tr>
<tr>
<td>13.6</td>
<td>Evacuation Lift</td>
<td>Consider providing an evacuation lift.</td>
</tr>
</tbody>
</table>