

THE BUILDING CONTROL ACT

Regulations made by the Minister, on the advice of the Building Advisory Council, under section 34 of the Building Control Act

1. These regulations may be cited as the Building Control (Accessibility and Gender Compliance in Buildings) Regulations 2017.
2. In these regulations –
 - “Act” means the Building Control Act;
 - “designated building” means a building specified in the first column of the First Schedule;
 - “long hour usage” means a period exceeding 4 hours;
 - “person with disability” includes a person who has a long-term physical, mental, intellectual or sensory impairments which, in interaction with various barriers, may hinder his full and effective participation in society on an equal basis with other persons.
3. These regulations shall apply to every –
 - (a) new designated building; or
 - (b) existing building which will undergo extensive alterations, additions, repairs, or reconstruction and a permit will be required before commencing those building works.
4. For the purpose of section 3 of the Act, the owner of a building referred to in regulation 3 shall ensure that –
 - (a) the building meets the requirements specified in the First or Second Schedule, as the case may be; and
 - (b) the International Symbol of Access for person with disability, set out in the Third Schedule, is permanently and conspicuously displayed at the places specified in that Schedule, so as to indicate that the facilities and structures specified in the Second Schedule are provided for in that building.

5. These regulations shall come into operation on 1 November 2017.

Made by the Minister, on the advice of the Building Control Advisory Council,
on 1 November 2017.

The Hon. Nandcoomar BODHA
Minister of Public Infrastructure and Land Transport

FIRST SCHEDULE
[Regulations 3 and 4]

DESIGNATED BUILDINGS	ACCESSIBILITY				GENDER COMPLIANCE		
	Wheelchair user	Disabled toilet	Separate children toilet	Communication (visual, audible and tactile)	Baby changing room	Breastfeeding room	Rest room
Airport, light railway transport station, terminal, bus seaports	✓	✓	✓	✓	✓	✓	✓
Bank	✓	✓		✓	✓	✓	✓
ATM	✓			✓			
Bus shelter	✓			✓			
Cinema, theatre, stadium or other place of public entertainment with permanent seating arrangements	✓	✓	✓	✓	✓	✓	✓
Citizen Advice Bureau	✓	✓		✓		✓	✓
Conference centre	✓	✓		✓			✓
Court of Justice	✓	✓		✓	✓	✓	✓
Daycare centre	✓	✓		✓	✓	✓	✓
Factory, workshop, or office building	✓	✓		✓	✓	✓	✓
Heritage sites	✓	✓	✓	✓	✓	✓	✓
Hospital, clinic, dispensary, nursing home, health centre	✓	✓	✓	✓	✓	✓	✓
Hotel or restaurant	✓	✓	✓	✓	✓	✓	✓
Market place	✓	✓			✓	✓	✓
Museum and art gallery	✓	✓	✓	✓	✓	✓	✓

Night clubs/ Entertainment places	✓	✓	✓	✓	✓	✓	✓
Orphanage	✓	✓		✓	✓	✓	✓
Parking area capable of accommodating more than 10 vehicles	✓						
Parliament	✓	✓		✓			✓
Pilgrimage sites	✓	✓	✓	✓	✓	✓	✓
Place of worship	✓	✓	✓	✓	✓	✓	✓
Police Station	✓	✓		✓	✓	✓	✓
Post office	✓	✓			✓	✓	✓
Prison	✓	✓		✓	✓	✓	✓
Public library	✓	✓	✓	✓	✓	✓	✓
Public swimming pool, sport complex	✓	✓	✓	✓	✓	✓	✓
Public toilet	✓	✓	✓	✓	✓	✓	✓
Radio TV Station	✓	✓	✓	✓	✓	✓	✓
Rehabilitation Centre/Spa	✓	✓	✓	✓	✓	✓	✓
Residential care home	✓	✓		✓			✓
School, college, university, training institution or any other learning institution	✓	✓		✓			✓

Shopping and multipurpose complex	✓	✓	✓	✓	✓	✓	✓
Social welfare, community centre or women centre	✓	✓	✓	✓	✓	✓	✓
Social security office	✓	✓	✓	✓	✓	✓	✓
Tourism venues	✓	✓	✓	✓	✓	✓	✓
Town and village hall	✓	✓	✓	✓	✓	✓	✓
Youth centre	✓	✓		✓			✓
Listed buildings	✓	✓			✓	✓	✓

SECOND SCHEDULE

[Regulation 4]

PART I – ACCESSIBILITY

Sub-Part A – Level Approach

A level approach from the site boundary and vehicular parking areas shall be provided as close as possible to the main entrance of the building and shall satisfy the following requirements –

- (a) a clear width of not less than 1.5 metres and a height of not less than 2.1 metres;
- (b) a gradient of a length of –
 - (i) 2 metres, at a ratio of 1:12;
 - (ii) 5 metres, at a ratio of 1:15;
 - (iii) 10 metres, at a ratio of 1:20;
- (c) the major pathway of the building shall have tactile pathway, paving of different surface, to guide visually impaired people within the building;
- (d) a slip resistant surface such as a coefficient of resistance of not less than R11 for ceramic tiles;
- (e) change in floor texture to indicate change in level for visually impaired people;
- (f) the colour of the surface of the level approach shall contrast visually with that of the landings;
- (g) a raised kerbequal to or not more than 100 millimetres;
- (h) passing places at least 1.8 metres wide and at least 2 metres long are provided within sight of each other (the width of the passing place may be included in the width of the level approach), but in any case spaced at a distance not exceeding 50 metres; and
- (i) the surface of a parking bay designated for persons with disabilities, in particular the area surrounding the bay, shall allow the safe transfer of a passenger or driver to a wheelchair and transfer from the parking bay to the access route to the building without undue effort, barriers to wheelchairs or hazards from tripping;
- (j) the ticket dispensing machines shall be located in a such a way as to allow a person in a wheelchair, or a person of short stature, to gain access so close to the machine that he can obtain tickets for display parking; and

- (k) people with mobility impairments be able to alight from a vehicle so close to the principal entrance, or alternative accessible entrance, of the building so that it is convenient for him to enter into the building.

Sub-Part B – Ramped Approach

Where a ramped approach is necessary, the following shall be catered for –

- (a) a skid resistant surface with a coefficient of resistance of not less than R11 for ceramic tiles;
- (b) change in floor texture to indicate change in level for visually impaired people;
- (c) the colour of the surface of the ramped approach shall contrast visually with that of the landings;
- (d) flights with surface widths of not less than 1.5 metres and unobstructed widths of not less than 1.2 metres;
- (e) a gradient of a length of –
 - (i) 2 metres, at a ratio of 1:12;
 - (ii) 5 metres, at a ratio of 1:15;
 - (iii) 0 metres, at a ratio of 1:20;
- (f) top and bottom landings, each of a length of not less than 1.2 metres and, where necessary, intermediate landings, of a length of not less than 1.5 metres, and clear of any door swing onto them;
- (g) a raised kerb of a height of not less than 100 millimetres on any open side of a flight or landing;
- (h) a continuous suitable handrail on each side of flights and landings, where the length of the ramp exceeds 2 metres;
- (i) an alternative means of access, such as a lift, for wheelchair users, where the total rise exceeds 3 metres; and
- (j) sign-posted ramps shall be provided and clearly displayed.

Sub-Part C – Stepped Approach

Where it is not possible to provide a level or ramped approach, a stepped approach with the following requirements, in line with the Planning Policy Guidelines (PPG) of the Ministry responsible for the subject of housing, shall be complied with –

- (a) flights with unobstructed widths of not less than 1.2 metres;
- (b) a level landing at the top and bottom of each flight;
- (c) top and bottom landings and, where necessary, intermediate landings, with a length of not less than 1.2 metres and clear of any door swing onto them;
- (d) materials and finishes on tread shall be skid resistant specially when wet (for example a coefficient of resistance of not less than R11 for ceramic tiles);
- (e) change in floor texture to indicate change in level for visually impaired people;
- (f) the colour of the surface of the stepped approach shall contrast visually with that of the landings;
- (g) risers are not open;
- (h) a suitable continuous handrail on each side of the flight and landings, where the rise of the stepped approach comprises 2 or more risers;
- (i) the rise of a flight between landings not exceeding 1.8 metres;
- (j) a uniform rise of each step shall not exceed 150 millimetres;
- (k) the tread of each step shall not be less than 280 millimetres;
- (l) the riser and tread of each step shall be consistent throughout the flight with not more than 12 risers for a tread of less than 350 millimetres and not more than 18 risers for a tread of not less than 350 millimetres or more;
- (m) all nosing shall be made apparent by means of a permanently contrasting material of a width of not less than 55 millimetres on the tread and riser; and
- (n) the projection of a step nosing over the tread below shall be avoided but, if necessary, shall not exceed 25 millimetres.

Sub-Part D – Handrails

Handrails shall be provided to every stepped and ramped access and shall satisfy the following requirements –

- (a) top of a handrail shall be not less than 900 millimetres above the surface of a ramp or the pitch line of a flight of steps and not less than 1,000 millimetres above the surface of a landing;

- (b) the handrail shall extend not less than 300 millimetres beyond the top and bottom of a ramp, or the top and bottom nosing of a stepped approach, and shall terminate in a closed end which does not project into a route of travel;
- (c) the handrail shall be made up of a tubular section of a diameter of not less than 45 millimetres nor more than 50 millimetres in diameter with rounded edges and, when fixed to a wall with metal brackets, shall be not less than 60 millimetres nor more than 75 millimetres clear of the wall and not less than 50 millimetres above the fixation point on the wall;
- (d) the handrail shall be continuous across the flights or landings or ramped/stepped access; and
- (e) the handrail shall contrast visually with the background against which it is seen, without being highly reflective.

Sub-Part E – Doors

- (1) The main entrance door shall satisfy the following requirements –
 - (a) it shall contain a leaf which provides a clear opening width of not less than one metre;
 - (b) it shall have an unobstructed space on the side next to the leading edge for not less than 300 millimetres unless the door is opened by a suitable automatic control;
 - (c) it shall be provided with a glazed panel giving a zone of visibility from a height of not less than 900 millimetres nor more than 1,500 millimetres from the finished floor level, wherever the opening action of the door may constitute a hazard;
 - (d) a level landing shall be provided not less than 1.5 metres x 1.5 metres of any door swings; and
 - (e) the threshold level difference shall not be higher than 50 millimetres and a chamfered slope shall be provided to allow ease of movement for wheelchair users.
- (2) An internal door shall satisfy the following requirements –
 - (a) it shall contain a leaf which provides a clear opening width of not less than 900 millimetres;
 - (b) it shall have the space into which the door opens unobstructed on the side next to the leading edge for not less than 300 millimetres, unless the door can be opened by an automatic

control, or is located where it may be reasonable to anticipate assistance; and

- (c) the door frames shall contrast visually with the surrounding walls.

(3) Every door across an accessible corridor or passageway shall be provided with a glazed panel, giving a zone of visibility from a height of not less than 900 millimetres nor more than 1,500 millimetres from the finished floor level.

Sub-Part F – Lobbies and corridors

Lobbies and corridors shall satisfy the following requirements –

- (a) an internal lobby shall be of an area which can accommodate, in addition to a wheelchair user, a person assisting a wheelchair user, a person walking in the opposite direction and/or a person pushing a pram;
- (b) a corridor or passageway to which a wheelchair user has access shall have an unobstructed width of not less than 1.2 metres;
- (c) the glazing within the lobby shall be well contrasted with the surrounding wall surfaces and shall be made clearly visible;
- (d) the corridors and passageways shall be wide enough to allow people with buggies, people carrying cases or people on crutches to pass others on the access route. Wheelchair users shall also have access to adjacent rooms and spaces, be able to pass other people and, where necessary, turn through 180 degrees. Corridors narrower than indicated in this guidance, or localised narrowing (for example at archways), may be reasonable in some locations;
- (e) they shall have an unobstructed width, excluding any projections into the space, along their length of not less than 1.2 metres;
- (f) the floor shall be level or predominantly level (with the steep of a gradient of a ratio 1:60), with any section with the steep of a gradient of a ratio 1:20 or steeper designed as an internal ramp;
- (g) the floor surface finishes with patterns that can be mistaken for steps or changes of level shall be avoided; and
- (h) the floor finishes shall be skid resistant (for example with a coefficient of resistance of not less than R10 for ceramic tiles); and
- (i) change in floor texture and colour to indicate change in level for visually impaired people.

Sub-Part G – Vertical Transportation

1. Passenger lift

Buildings, where services and facilities are provided on upper floors, especially to persons with disabilities, shall have a passenger lift which shall satisfy the following requirements –

- (a) a clear landing of a width of not less than 1.5 metres wide and a length of not less than 1.5 metres long in front of its entrance;
- (b) at least one door providing a clear opening width of not less than 900 millimetres;
- (c) a car with a width of not less than 2 metres and a depth of not less than 1.4 metres;
- (d) landing and car controls which are not less than 900 millimetres nor more than 1.2 millimetres above the floor level;
- (e) suitable tactile indication on the landing and adjacent to the lift call button to identify the different level and inside the lift car;
- (f) an audible and visual system which give information related to the floor level, door opening and closing;
- (g) a signaling system which gives 5 seconds' notification that the lift is answering a landing call and a dwell time of 5 seconds before the door closes after being fully open;
- (h) signage, to indicate location of lift, shall be clearly visible from building entrance;
- (i) where there is a change in level between internal circulation route and lift lobby, a ramp of a ratio of 1:12 minimum shall be provided for ease of access; and
- (j) where, due to site constraints, a passenger lift cannot be accommodated for persons with disabilities, a lifting platform shall be provided for vertical height travels.

2. Lifting platform

A lifting platform, where provided, shall satisfy the following requirements –

- (a) the vertical travel distance shall –
 - (i) be not more than 2 metres, where there is no liftway enclosure and no floor penetration;
 - (ii) exceed 2 metres, where there is a liftway enclosure;
- (b) the rated speed of the platform shall not exceed 0.15 metre per second;
- (c) lifting platform controls shall be located at a level of not less than 800 millimetres nor more than 1,100 millimetres from the floor of the lifting platform and not less than 400 millimetres from any return wall;
- (d) continuous pressure control shall be provided;
- (e) landing call buttons shall be located between 900 millimetres and 1,100 millimetres from the floor of the landing and at least 500 millimetres from any return wall;
- (f) suitable tactile indication on the landing and adjacent to the lift call button to identify the different level and inside the lift car;
- (g) the minimum clear dimensions of the platform shall be –
 - (i) of a width of not less than 800 millimetres and a depth of not less than 1.25 metres, where the lifting platform is not enclosed and where provision is being made for an unaccompanied wheelchair user;
 - (ii) of a width of not less than 900 millimetres and a depth of not less than 1.4 metres, where the lifting platform is enclosed and provision is being made for an unaccompanied wheelchair user;
 - (iii) of a width of not less than 1,100 millimetres and a depth of not less than 1.4 metres where 2 doors are located at 90 degrees relative to each other and the lifting platform is enclosed or provision is being made for an accompanied wheelchair user;
- (h) doors shall have an effective clear width of not less than 900 millimetres nor more than 1.1 metres wide and a depth of 1.4 metres lifting platform and not less than 800 millimetres in other cases;
- (i) the lifting platform entrance shall be fitted with clear instructions for use;
- (j) the lifting platform entrances shall be accessible from the remainder of the story;
- (k) doors shall be distinguishable visually from the adjoining walls;

- (l) an audible and visual announcement of platform arrival and level reached shall be provided; and
- (m) areas of glass shall be identifiable by people with impaired vision.

Sub-Part H – Sanitary Conveniences

Sanitary conveniences, including bathrooms, shall be provided and shall satisfy the following requirements –

- (a) location shall be easily accessible and close to the entrance hall and/or waiting area/lobby;
- (b) shall be specially designed as a unisex toilet for use by persons with disabilities;
- (c) shall be of a length and width of at least 2 metres and 1.5 metres, respectively, to achieve necessary wheelchair manoeuvre and allow a helper to assist the person with disabilities;
- (d) shall allow for frontal, lateral, diagonal and backward transfer onto the toilet, and have facilities for hand washing and hand drying within reach from the toilet, prior to transfer back onto the wheelchair;
- (e) shall be equipped with a fire alarm which emits a visual and audible signal to warn the occupants with hearing or visual impairments;
- (f) shall include water closets (WC) pans conform to (British Standards European Norm) BS EN 997:2012 in terms of key dimensions in order to accommodate the use of a variable height toilet seat riser;
- (g) the floor finishes shall be slip resistant with a coefficient of resistance of not less than R11 for ceramic tiles; and
- (h) change in floor texture and colour to indicate change in level for visually impaired people.

Sub-Part I – Parking Areas

1. Car parking designated for person with disability shall be in line with the Planning Policy Guidelines (PPG) of the Ministry responsible for the subject of housing and shall be placed as close as possible to the level approach of the building.

2. A proportion of car parking spaces shall be designated for specific use of persons with disabilities at a ratio of 5 per cent of the overall parking spaces.

3. The parking space reserved for person with disability shall be of a width of not less than 3.6 metres and a length of not less than 6.2 metres and shall be located near the approach access level or entrance of a building.
4. The parking dimensions shall be divided as follows –
 - (a) a corridor space of a width of 1.2 metres shall be demarcated from the parking space of 2.4 metres x 5 metres to allow passengers with disabilities to alight from vehicles;
 - (b) the corridor space shall be placed either on the right or on the left depending on the design of the parking lot; and
 - (c) a corridor space of 1.2 metres shall be placed on the rear side.

Sub-Part J – Communication Aids

1. Loop induction or infrared systems shall be provided in every conference room.
2. Visual and audible systems shall be provided to lifts, lobbies and fire alarm systems.
3. Where a building is provided with tactile equipment, the building shall be equipped with keys having raised characters with Braille system and shall include lifts, where appropriate.
4. The assembly area shall be equipped with assistive listening system with audio amplification for persons who are hard of hearing.
5. Where 2-way communication system is provided to gain admittance to building, the system shall be equipped with audible, visual and tactile system.

Sub-Part K – Miscellaneous

Every counter in a bank, including Automatic Teller Machines (ATMs), and every post office shall be at a level suitable for wheelchair users.

PART II – GENDER COMPLIANCE

Sub-Part A – Requirement

1. Disaggregated information in terms of number of men, women and children who shall be using the public building facility on an employee, a resident or a visitor basis shall be provided by the user/client when designing the facility to cater for a gender compliant design.
2. Every public building facility shall have separate toilets, changing rooms, sleeping quarters for the use of men and women, rest rooms and nursing areas for the use women, as applicable.

Sub-Part B – Special Rooms

1. Every building shall have the following Gender Compliance requirements –
 - (a) breastfeeding facility shall be provided in a building open to the public such as in shops, assembly buildings and entertainment buildings, and the room for breastfeeding shall be provided separate from the general toilet facilities;
 - (b) the room shall be easily accessible, have adequate light and ventilation and be equipped with comfortable chairs;
 - (c) space for a large pushchair or pram and a shelf or table for personal belongings shall be provided.
2. (1) A changing facility for babies shall be provided in every building.
(2) The facilities referred to in this Part shall be accessible and shall accommodate a pram or buggy and permit use by a person with mobility impairment.
3. A rest room equipped with comfortable reclining chairs shall be provided for the use of women, in particular for pregnant women in buildings where women work or visit for long hours.
4. (1) Accommodating such a facility within smaller buildings may not be reasonably practicable and, in recognition of this, it need not be provided in all such buildings.
(2) A breast feeding room, baby changing facility and rest room shall be provided in –
 - (a) a shop or shopping mall with a total shop floor area of exceeding 500 metres square;
 - (b) an [assembly building](#) accommodating not less than 100 people;
 - (c) an [entertainment building](#), including a restaurant, fast food outlet with seating or a licensed premises, accommodating not less than 100 people; and
 - (d) office building where not less than 10 women are employed (applicable only for rest room).
5. Baby changing facilities shall be provided either as a separate unisex facility or as a dedicated space within both male and female sanitary accommodation and not within an accessible toilet, and shall contain –
 - (a) 2 changing benches or tables at a height of not less than 800 millimetres nor more than 1,200 millimetres, to cater for people of

different heights and people in either a seated or standing position;

- (b) hand washing and drying facilities shall be provided adjacent to the changing tables, together with nappy disposal bins, and a shelf or table for personal belongings;
- (c) a maneuvering space of not less than 1.5 metres by 1.5 metres, clear of any obstruction, including a door swing.

Sub-Part C – Guidelines

Building type	Predicted percentage*
Assembly buildings	50% male, 50% female
Swimming pools	50% male, 50% female
Cafes, restaurants, public houses, nightclubs	50% male, 50% female
Theatres and concert halls	50% male, 50% female
Shopping centres	35% male, 65% female
For not more than 25 men	one toilet cubicle, one urinal + one wash hand basin
For not more than 25 women	2 toilet cubicles, 2 wash hand basins, rest room
For not more than 10 women in workplace/long hours usage	one rest room
For places frequented by not less than 100 persons	one baby changing room and one breastfeeding room

THIRD SCHEDULE

[Regulation 4]

INTERNATIONAL SYMBOL OF ACCESS FOR PERSONS WITH DISABILITIES



1. The size of the symbol shall be determined in accordance with the following table –

Viewing distance (m)	Size of symbol (mm)
Less than 7	60 x 60
Between 7 and 18	110 x 110
More than 18	200 x 200 to 450 x 450

2. The colour of the symbol shall be white on a blue background.
3. The symbol shall be displayed –
- (a) outside the building;
 - (b) at main lobbies or main traffic routes in the building to indicate the location of the facilities in the building; and
 - (c) at such areas of the building as are totally accessible to persons with disabilities.
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