

Disabled Access to Licensed Premises

Building Standards
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Disabled Access to Licensed Premises Building Standards

- **New Licensed Premises or Conversions**
- **Existing Licensed Premises**
- **Licensing “Hats”**
- **Addressing the removal of Existing Disabled Provision**

Key points to note

- The Building (Scotland) Act 2003 gives Scottish Ministers the power to make building regulations to:
- **secure the health, safety, welfare and convenience of persons in or about buildings** and of others who may be affected by buildings or matters connected with buildings

Key points to note

- **An existing building is deemed to satisfy the building standards requirements of its time.**
- **When standards change and become more onerous there is no provision to apply these retrospectively.**
- **The regulations are minimum standards only**

New Licensed Premises or Conversions

- **Fire**
- 2.9 Escape
- **Environment**
- 3.12 Sanitary Facilities
- **Safety**
- 4.1 & 4.2 Access
- 4.3 Stairs and Ramps
- 4.7 Aids to Communication
- 4.10 Fixed Seating

Fire 2.9 Escape

2.9 Escape

Mandatory Standard

Standard 2.9

Every building must be designed and constructed in such a way that in the event of an outbreak of fire within the building, the occupants, once alerted to the outbreak of the fire, are provided with the opportunity to escape from the building, before being affected by fire or smoke.

Fire 2.9 Escape

- The unobstructed width of each individual escape route should be at least 1200mm to assist occupants with sensory, cognitive and/or mobility impairments

Figure 2.7 Clear opening width at doorways

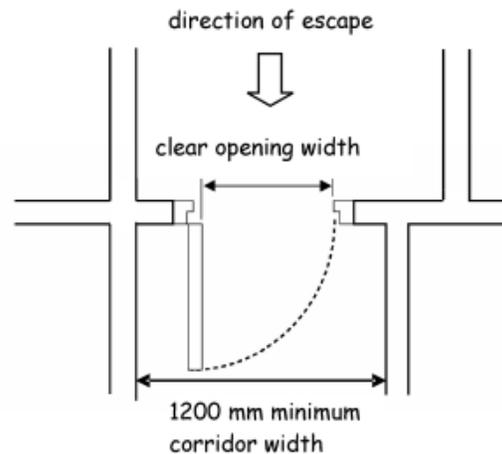
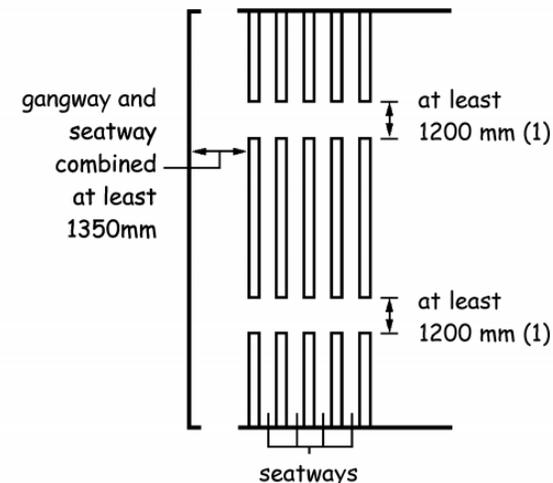


Figure 2.8 Plan of room with provision for fixed seating



Fire

2.9 Escape

- **2.9.30 Temporary waiting spaces** The speed of evacuation of occupants with sensory, cognitive and/or mobility impairments can be much slower than other building users. Therefore, a space should be provided to allow them to wait temporarily, before completing their escape to a place of safety.
- The safe evacuation is the responsibility of the employer or other person having control of the building and not that of the fire and rescue service. .
- Temporary waiting spaces should have an unobstructed clear area capable of accommodating a wheelchair and measuring at least 700mm x 1200mm. They should be located in either: • a protected lobby, or • a protected zone, or • an external escape stair, or • an adjacent compartment.
- To assist the escape process and reduce the anxiety of occupants making use of the space, an emergency voice communication (EVC) system should also be provided in the designated temporary waiting space.

Environment

3.12 Sanitary Facilities

Mandatory Standard

Standard 3.12

Every building must be designed and constructed in such a way that sanitary facilities are provided for all occupants of, and visitors to, the building in a form that allows convenience of use and that there is no threat to the health and safety of occupants or visitors.

Environment

3.12 Sanitary Facilities

Accessible toilets should be provided within the overall number of sanitary facilities recommended in the various tables in the guidance to this standard, as either:

- at least 1 unisex accessible toilet, accessed independently from any other sanitary accommodation, or
- where provided within separate sanitary accommodation for males and females, at least 1 accessible toilet for each sex.

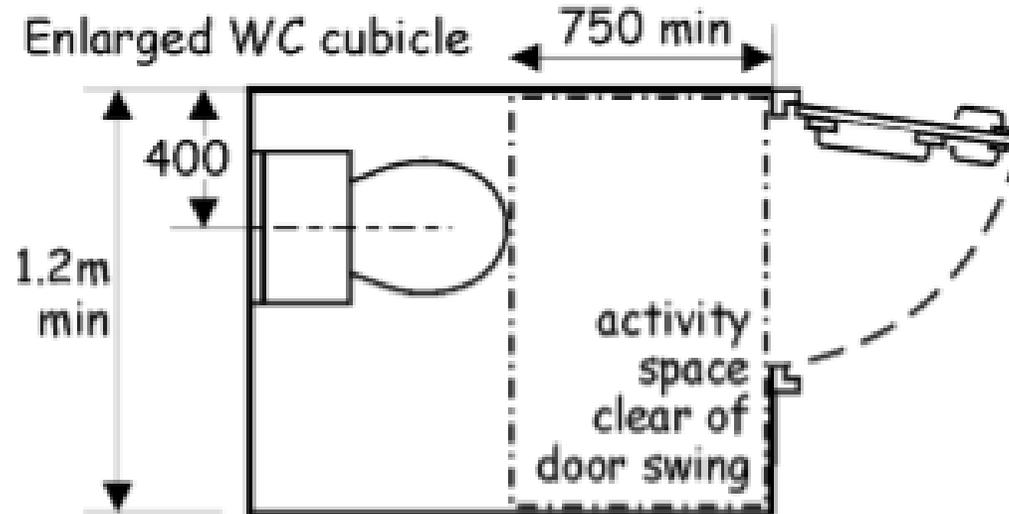
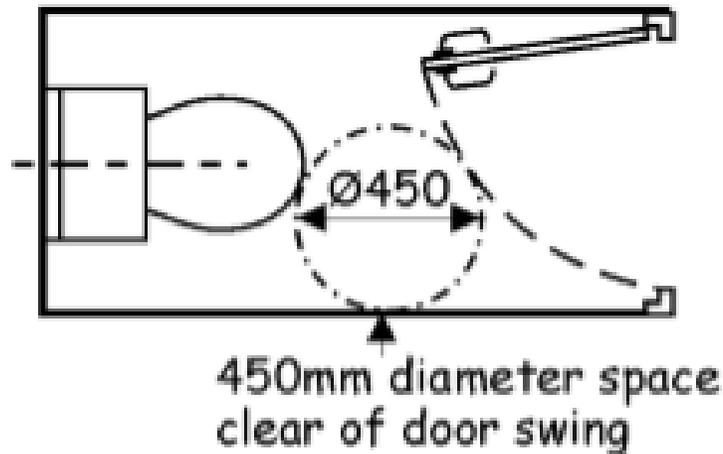
The number required will be dependent upon travel distances within a building to an accessible toilet.

Environment

3.12 Sanitary Facilities

Figure 3.29 Space within sanitary accommodation and enlarged WC Cubicle

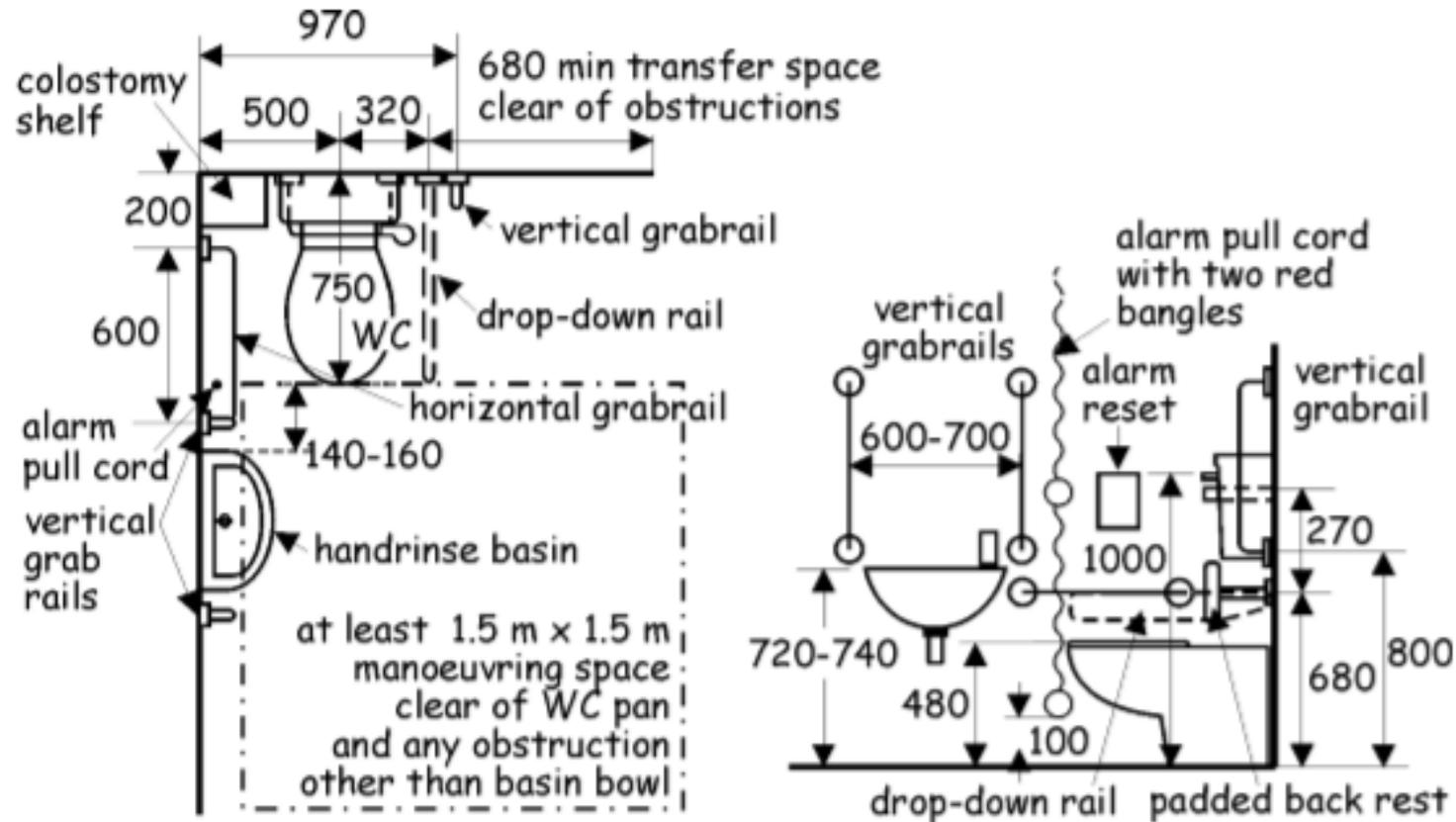
Space within sanitary accommodation (WC shown)



Environment

3.12 Sanitary Facilities

Figure 3.30 Provision within an accessible toilet



Environment

3.12 Sanitary Facilities

- The time taken to get to an accessible toilet is an important factor to be considered when positioning such sanitary facilities within a building.
- They should be located where they can be reached easily and the horizontal distance from any part of a building to an accessible toilet should be not more than 45m.

Safety

4.1 Access to Buildings

Standard 4.1

Every building must be designed and constructed in such a way that all occupants and visitors are provided with safe, convenient and unassisted means of access to the building.

- . 1 in 20 car parking spaces
- . Accessible route
- . Accessible entrance

Safety

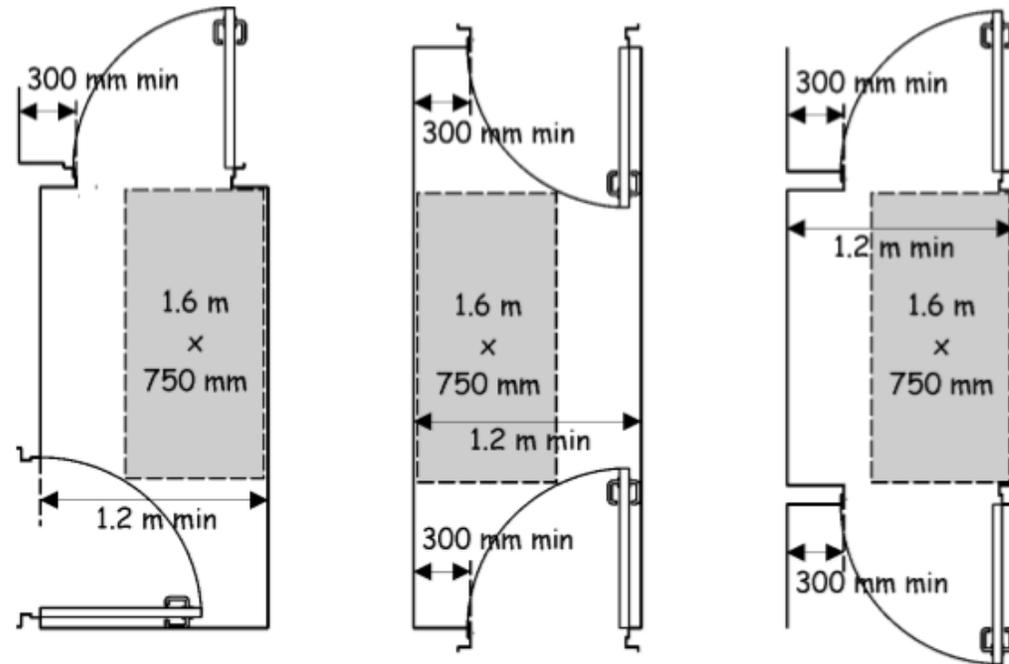
4.2 Access within Buildings

Stepped access - level or ramped access or access by a lift need not be provided:
to a raised area, other than a gallery, within a storey of a restaurant, bar or similar building, which amounts to not more than half the public area, if all serving and other facilities are located on the accessible portion of the storey

Safety

4.2 Access within Buildings

Figure 4.3 Examples of accessible lobby dimensions



Where either door can be secured by a locking device, the lobby should be not less than 1.5m wide. This will permit a wheelchair or pram to be turned around should passage be denied.

However the above recommendations need not be applied to a lobby leading solely to sanitary accommodation which does not contain an enlarged WC cubicle or an accessible sanitary facility.

Safety

4.2 Access within Buildings

4.2.5 Internal doors Within a building, doors should present as little restriction to passage as possible and be constructed in a manner that does not present a hazard or a potential barrier to access ,this can include

- . accessible threshold
- .clear opening width to suit wheelchair users,
- .glazed panel so that wheelchair users can see and be seen ,
- .power opening or 300mm unobstructed space

Safety

4.2 Access within Buildings

Standard 4.2

Every building must be designed and constructed in such a way that:

- a. in non-domestic buildings, safe, unassisted and convenient means of access is provided throughout the building**
- b. in residential buildings, a proportion of the rooms intended to be used as bedrooms must be accessible to a wheelchair user**

Safety

4.2 Access within Buildings

4.2.7 Vertical circulation between storeys –
lifts include

.tactile buttons,

.visual contrast for controls

.handrails,

.two way communication

.visual indication of floor

Safety

4.2 Access within Buildings

4.2.10 Fixed counter installations

- .two heights 1m & 750mm

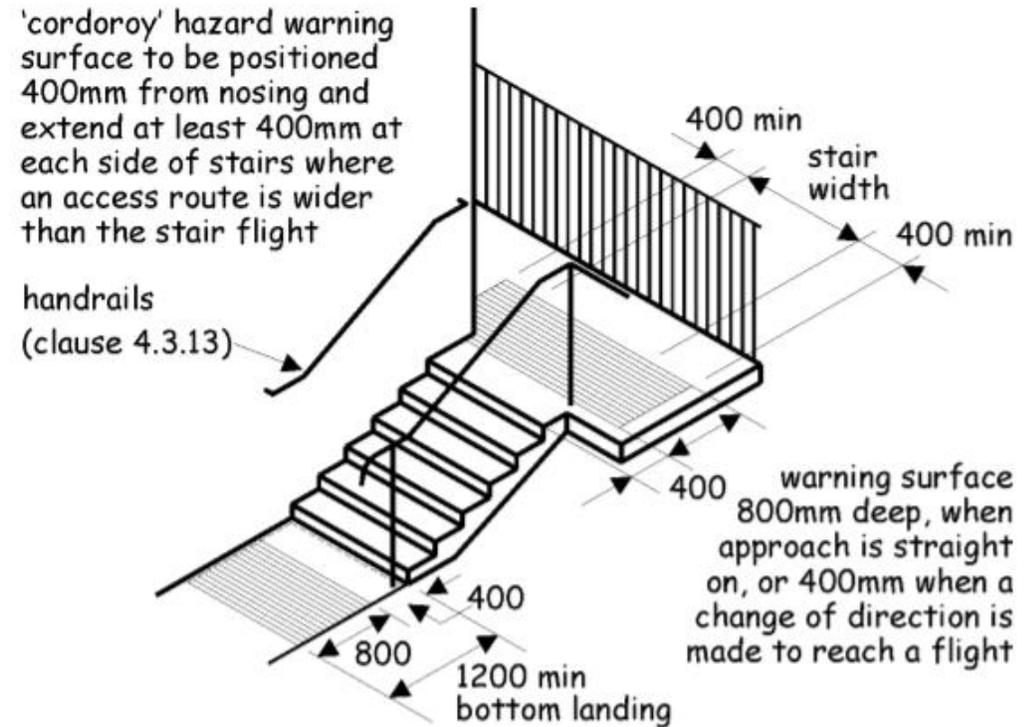
- .knee recess,

- .manoeuvring space

4.3 Stairs and Ramps

4.3.7 Warning surfaces to landings of external steps A sudden and unguarded change of level on an access route can present a hazard to a person with a visual impairment

Figure 4.6 Use of corduroy tactile paving



General information on use of tactile paving, including options on intermediate landings, is given in 'Guidance on the Use of Tactile Paving Surfaces'.

4.3 Stairs and Ramps

4.3.10 Pedestrian ramps

Surfaces with a gradient of 1 in 20 to not more than 1 in 12 are considered to be ramps. Gradients of more than 1 in 12 are considered too steep to negotiate safely and are **not** recommended.

Table 4.4 Gradient, length and rise of a flight in a pedestrian ramp

Maximum gradient of flight	Maximum length of flight	Maximum rise
1 in 20	10m	500mm
1 in 15	5m	333mm
1 in 12	2m	166mm
More than 1 in 12	Not recommended	Not recommended

4.7 Aids to communication

Standard 4.7

Every building must be designed and constructed in such a way that it is provided with aids to assist those with a hearing impairment.

Limitation:

This standard does not apply to domestic buildings.

Induction loop systems

Infra red systems

Radio systems

4.10 Fixed seating

Standard 4.10

Every building, which contains fixed seating accommodation for an audience or spectators, must be designed and constructed in such a way that a number of level spaces for wheelchairs are provided proportionate to the potential audience or spectators.

Limitation:

This standard does not apply to domestic buildings.

A choice in seating location for wheelchair users should be available, dispersed throughout the seated area and next to standard seating to allow a spectator who uses a wheelchair to sit with family or friends

Existing Licensed Premises

what can we ask for ?

- Example A Public House with a capacity of 350 persons has one male wc , 3 urinals and one female wc , all downstairs . There is no accessible wc nor enlarged wc . Travel distance from the front of the public house to sanitary accommodation is 65 metres.
- **Failure to comply with current regulations**
- 1 male wc short, 1 Urinal short
- 9 female wc's short
- No enlarged wc (required where there are 4 wc's or more)
- No accessible wc
- Sanitary provision that a person with disability may "try " to use is 20 metres further than the maximum 45 metres that regulations permit and is only "accessible" if that person can use stairs
- **Building Standards cannot address this as it is deemed to satisfy the Building Regulations**

Licensing “Hats”

Licensing Board hat on

cannot improve existing provision

Licensing Committee hat on

can improve existing provision where a Public Entertainment, Theatre or Cinema Licence is required . . **to an extent**

Example

Tivoli

Access and accessible toilet

Addressing the removal of existing Disabled Provision

Removal of provision required by Building Regulations is an offence against the Building (Scotland) Act 2003

- This can be addressed by Building Standards
- Serving an enforcement notice to reinstate the provision

If this is not complied with then

. a fine can be liable on summary conviction

and

. the Local Authority can carry out the reinstatement work and claim expenses as debt for any expenses reasonably incurred.

Thank you.