

M4 (2) ADAPTABLE DWELLINGS COMPLIANCE CHECKLIST

Access to main entrance

- Level access is provided to the principal entrance
- The approach route path is 900mm wide
- The ramp up to the main entrance will be between 1:12 and 1:20
- A 1,200mm landing to be provided at the head and base of the ramp

Parking

- ▪ The parking bays are 2.4m wide x 4.8m long. The width of the bays (adjacent the opened doors) are capable of being increased to 3.3m wide
- The parking bays are provided close to the entrance of both dwellings and there is space for a 900mm wide path to each side with dropped kerb in the future if required
- ▪ The parking bays have a gentle slope (1:60 to 1:20)
- The bays are formed in block pavers

Main Entrance

- There is a 900mm wide and 600mm deep canopy at the level entrance
- Dusk to dawn timer or motion detection lighting will be provided adjacent the main entrance
- The Entrance door has a minimum 850mm clear opening

Internal Circulation

- There is a minimum nib of 300mm to the leading edge of doors (entrance storey only)
- All rooms within the entrance storey are step free
- The corridors have a minimum unobstructed width of 900mm
- The Living area is included on the entrance storey (living room, dining room or kitchen/dining)
- The stairs have 850mm clear width
- There is a 1,200mm minimum clear space in front of kitchen units and appliances

- The cill height to the glazing of principal window in living room is less than 850mm high

Bedrooms

- The main double bedrooms have 750mm clear zone to both sides and foot of bed (Bed size is 2m x 1.5m bed)
- The Single bedrooms have 750mm clear zone to one side of bed (Bed size is 1.9m x 0.9m bed)
- The bedrooms have clear access route 750mm from windows and doors.

Sanitary Facilities:

- The main bathroom provides the sanitary facilities and these comply with the 1,600mm x 850mm size requirement
- The WC door opens outwards

Bathrooms

- Each flat has a bathroom including WC, basin and bath on the same floor as the main double bedroom
- There is a 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath
- There is provision for future level access shower within the bathroom