

AS 1428.1:2021



# Design for access and mobility

Part 1: General requirements for access — New building work



AS 1428.1:2021

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- Australian Industry Group
- Australian Institute of Architects
- Australian Institute of Building Surveyors
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- Housing Industry Association
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# **Design for access and mobility**

## **Part 1: General requirements for access — New building work**

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## Preface

This Standard was prepared by the Standards Australia Committee ME-064, Access for People with Disabilities, to supersede AS 1428.1:2009.

This document is part of a series that comprises the following:

AS 1428.1, *Design for access and mobility, Part 1: General requirements for access — New building work* (this Standard)

AS 1428.2, *Design for access and mobility, Part 2: Enhanced and additional requirements — Buildings and facilities*

AS/NZS 1428.4.1, *Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment — Tactile ground surface indicators*

AS 1428.4.2, *Design for access and mobility, Part 4.1: Means to assist the orientation of people with vision impairment — Wayfinding signs*

AS 1428.5, *Design for access and mobility, Part 5: Communication for people who are deaf or hearing impaired*

The objective of this document is to provide building designers and users (architects, property owners and regulators) with the minimum design requirements for new building work to enable access for people with disabilities.

Because of the variety of situations which may need to be addressed when designing buildings and facilities, it is seen as necessary for this document to provide a range of data so that the requirements for access can be met and allow for flexibility in design where limitations are imposed by other building conditions. The intention is to make this document a practical reference document for designers, particularly with regard to problem areas such as doorways and sanitary facilities.

The National Construction Code (NCC) and Disability (Access to Premises — Buildings) Standards define where access for people with a disability is required and reference a number of Australian Standards (including this document) to provide technical solutions to meet deemed-to-satisfy provisions.

The terms “normative” and “informative” are used in Standards to define the application of the appendices to which they apply. A “normative” appendix is an integral part of a Standard, whereas an “informative” appendix is only for information and guidance.

The use of Notes in this document are of an advisory nature only to give explanation or guidance to the user on recommended design considerations or technical procedures, or to provide an informative cross-reference to other documents or publications. Notes do not form a mandatory part for conformance to this document.

# Contents

Preface .....	ii
Introduction .....	vi
<b>Section 1 Scope and general .....</b>	<b>1</b>
1.1 Scope .....	1
1.2 Application .....	1
1.3 Normative references .....	2
1.4 Terms and definitions .....	2
<b>Section 2 Dimensions .....</b>	<b>5</b>
<b>Section 3 Continuous accessible paths of travel .....</b>	<b>6</b>
3.1 General .....	6
3.2 Heights of a continuous accessible path of travel .....	6
3.3 Width of a continuous accessible path of travel .....	6
3.4 Passing space for wheelchairs .....	7
3.5 Circulation space for wheelchair turn .....	8
3.5.1 General .....	8
3.5.2 60° to 90° turn .....	8
3.5.3 30° to < 60° turn .....	8
3.5.4 Greater than 90° to 180° turn .....	10
3.6 Visual indicators on glazing .....	11
3.7 Glazed viewing panels .....	11
<b>Section 4 Floor or ground surfaces on continuous accessible paths of travel and circulation spaces .....</b>	<b>12</b>
4.1 General .....	12
4.2 Construction tolerances at abutment of surfaces .....	12
4.3 Floor coverings .....	14
4.3.1 Carpets and other soft flexible materials .....	14
4.4 Grates .....	15
4.5 Timber decking and boardwalks .....	16
<b>Section 5 Signage .....</b>	<b>17</b>
5.1 Form of signs .....	17
5.2 Symbols indicating access for people with disabilities .....	20
5.2.1 International symbol of access .....	20
5.2.2 International symbol for deafness .....	21
<b>Section 6 Tactile ground surface indicators .....</b>	<b>23</b>
<b>Section 7 Walkways, ramps and landings .....</b>	<b>24</b>
7.1 General .....	24
7.2 Walkways .....	24
7.3 Ramps .....	25
7.4 Curved walkways, ramps, and landings .....	33
7.5 Threshold ramps .....	33
7.6 Step ramps .....	35
7.6.1 General .....	35
7.6.2 Edges to ramps .....	35
7.6.3 Finishes .....	38
7.7 Kerb ramps .....	38
7.7.1 Alignment .....	38
7.7.2 Profile .....	39
7.7.3 Finishes .....	40
7.8 Landings .....	44
7.8.1 Walkways and ramps .....	44
7.8.2 Step ramps .....	44
7.8.3 Kerb ramps .....	44

<b>Section 8</b>	<b>Stairways</b> .....	<b>47</b>
8.1	Stair construction.....	47
8.2	Stairway handrails.....	53
<b>Section 9</b>	<b>Handrails</b> .....	<b>56</b>
<b>Section 10</b>	<b>Doorways, doors and circulation space at doorways</b> .....	<b>59</b>
10.1	Doorway identification.....	59
10.2	Clear opening of doorways.....	59
10.3	Circulation spaces at doorways on a continuous accessible path of travel.....	60
10.3.1	General.....	60
10.3.2	Swinging doors.....	61
10.3.3	Sliding doors.....	65
10.3.4	Power operated doors.....	65
10.3.5	Distance between successive doorways in passages in an accessible path of travel.....	66
10.4	Door controls.....	67
10.4.1	General.....	67
10.4.2	Design and performance.....	67
10.4.3	Location.....	72
10.4.4	Power-operated door controls.....	72
<b>Section 11</b>	<b>Switches and general purpose outlets (power points)</b> .....	<b>73</b>
11.1	General.....	73
11.2	Accessible sole-occupancy units and accessible sanitary facilities.....	73
<b>Section 12</b>	<b>Sanitary facilities</b> .....	<b>74</b>
12.1	General.....	74
12.2	Accessible unisex sanitary facilities.....	74
12.2.1	Water taps.....	74
12.2.2	WC pan clearances.....	74
12.2.3	Seat.....	75
12.2.4	Backrest.....	75
12.2.5	Flushing control.....	76
12.2.6	Toilet paper dispenser.....	77
12.2.7	Grabrails.....	78
12.2.8	Circulation space.....	79
12.2.9	WC doors.....	80
12.2.10	Washbasins for unisex accessible sanitary facilities.....	81
12.3	Washbasins.....	81
12.3.1	General.....	81
12.3.2	Accessible sole occupancy units.....	83
12.4	Fixtures and fittings within a sanitary facility.....	85
12.4.1	Mirrors.....	85
12.4.2	Shelves.....	85
12.4.3	Soap dispensers, towel dispensers and similar fittings.....	85
12.4.4	Clothes-hanging devices.....	85
12.4.5	Sanitary disposal unit.....	85
12.4.6	Switches and general purpose outlets.....	85
12.5	Showers.....	86
12.5.1	General.....	86
12.5.2	Floor and waste outlet.....	86
12.5.3	Shower screens.....	90
12.5.4	Grabrails.....	90
12.5.5	Shower head support grabrail.....	90
12.5.6	Shower head and hose.....	90
12.5.7	Soap holder.....	91
12.5.8	Shower taps.....	91
12.5.9	Folding seat.....	91
12.5.10	Clothes hanging devices.....	91

12.5.11	Backflow prevention device and restrictor device .....	91
12.6	Combined sanitary facilities .....	91
<b>Section 13</b>	<b>Sanitary compartment for people with ambulant disabilities .....</b>	<b>95</b>
13.1	General .....	95
13.2	Grabrails .....	95
13.3	Doors .....	95
13.4	Signage .....	95
13.5	Clothes hanging device .....	95
<b>Section 14</b>	<b>Grabrails .....</b>	<b>98</b>
<b>Section 15</b>	<b>Assembly buildings .....</b>	<b>99</b>
15.1	Wheelchair seating spaces .....	99
15.2	Surfaces .....	99
15.3	Spatial requirements .....	99
<b>Appendix A</b>	<b>(informative) Examples of kerbs .....</b>	<b>105</b>
<b>Appendix B</b>	<b>(informative) Measurement of luminance contrast between building elements .....</b>	<b>107</b>
<b>Appendix C</b>	<b>(informative) Vision impairment .....</b>	<b>112</b>
<b>Bibliography</b>	.....	<b>115</b>

## **Introduction**

This document describes basic minimum technical details for accessible buildings.

The National Construction Code (NCC) and Disability (Access to Premises — Buildings) Standards (Premises Standards) provide information on which classes of buildings are to be made accessible and prescribes the specific areas within those buildings where access must be provided. The NCC and Premises Standards refer to this document and other documents as a means of compliance with the deemed-to-satisfy access provisions of the NCC and Premises Standards.



# Australian Standard<sup>®</sup>

## Design for access and mobility

### Part 1: General requirements for access — New building work

#### Section 1 Scope and general

##### 1.1 Scope

This document specifies the design requirements for new building work, as required by the National Construction Code (NCC) and the Disability (Access to Premises — Buildings) Standards (Premises Standards), to provide access for people with disabilities. Particular attention is given to —

- (a) continuous accessible paths of travel and circulation spaces for people who use wheelchairs;
- (b) access and facilities for people with ambulatory disabilities; and
- (c) access for people with sensory disabilities.

NOTE 1 The NCC and Premises Standards set out requirements for other features of the accessible built environment not covered in this document, such as lifts, hearing augmentation, tactile ground surface indicators, signage, glazing, lighting, car parking and toilet numbers, and distribution.

This document does not include requirements for —

- (i) wheelchairs that have dimensions exceeding those shown in [Figure 1](#); or
- (ii) motorized scooters.

NOTE 2 Information on vision impairment is given in [Appendix C](#).

##### 1.2 Application

This document is referenced by the NCC and the Premises Standards for the provision of access for people with disabilities. As an NCC and Premises Standards referenced document, it is applicable to buildings as and when specified in the NCC and Premises Standards.

NOTE 1 Conformance to this document may also be required by other regulatory authorities.

This document provides the technical detail required to achieve the level of access for a deemed-to-satisfy solution.

The requirements specified in this document are intended to permit general use of buildings and facilities by people with disabilities acting independently, or where a person's usual method of operation is with an assistant, in the company of that assistant.

NOTE 2 This document is based on data resulting from empirical testing of persons aged between 18 and 60 years and may not be appropriate when applied to persons outside this age range.

The dimensions stated in this document, relevant to the use of wheelchairs, relate to the 80th percentile wheelchair size and user (see [Figure 1](#)), except at the following locations where the 90th percentile dimensions are required:

- (a) On an accessway, at the location of a turn greater than 60°.
- (b) New accessible sanitary facilities.
- (c) At doorways, including door width and circulation space.

NOTE 3 The majority of the dimensions relevant to the 90th percentile in this document aligns with the findings of research undertaken by J. Bails, 1983 (see Bibliography).