



Prior to 1 May 2011, there were no prescriptive requirements for Class 1b buildings, but lack of access to these buildings was (and still is) subject to complaints under the Disability Discrimination Act 1992 (DDA).

## When do the Access Requirements Apply?

The application of the access provisions of the Premises Standards and BCA apply to 'specified' types of Class 1b buildings:

- A newly constructed Class 1b building where one or more rooms is made available for rent.
- An existing residence (i.e. Class 1a house, unit, townhouse or the like) is converted to a Class 1b building where four or more rooms are made available for rent.
- An existing Class 1b building is being altered. In this case the new works and pathway from the new works to the principal entrance should comply, as well as an upgrade of the principal entrance if required.

It also applies to short-term holiday accommodation such as cabins in caravan parks, tourist parks, farm stay and holiday resorts where there are four or more dwellings on the same allotment.

## The Risk



If a landlord fails to acknowledge the accessibility requirements of the building and operates the building without considering the needs for accessible accommodation, it will present a risk to the landlord under the DDA. A person with disability could make a complaint to the Human Rights Commission under Section 23: Access to Premises, or Section 25: Accommodation.

Furthermore, if a landlord operates any kind of boarding or rooming house without the necessary Building (or Planning) permits, the local Council could take action on the landlord including serving Notices and Orders that could see the landlord in the Magistrates Court where penalties, legal costs and criminal convictions could be imposed.

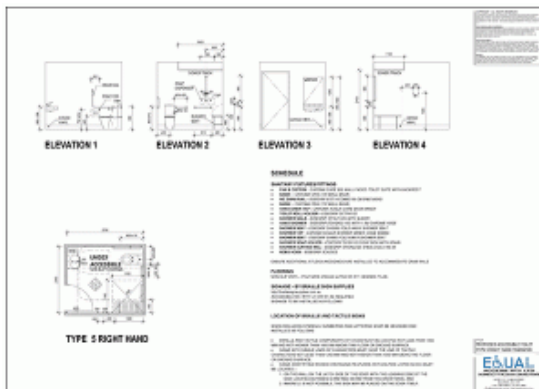
## Accessibility Considerations for a Class 1b Building

The following are the typical access provisions required for a Class 1b building:

- Continuous accessible paths from the main pedestrian entries into the site
- An accessible car parking space (where on-site parking is provided)
- A continuous accessible path from the car park to the entrance
- An accessible entrance into the building via the principal entrance doorway
- Access to and within at least one bedroom and associated accessible bathroom facilities

- Access to at least one of each type of common room/facility (e.g. kitchen, laundry, lounge, dining room, gym, swimming pool, patio area, games room, etc.)

## Accessible Bathroom Design



We have made available on our website full construction drawings for accessible bathrooms including showers, the can be purchased at the following location.

[www.disabilityaccessconsultants.com.au/how-big-size-disabled-toilet/](http://www.disabilityaccessconsultants.com.au/how-big-size-disabled-toilet/)

These plans also include a full fittings and fixture schedule as required by Australian Standard AS 1428.1:2009.