



Rialtas na hÉireann  
Government of Ireland

# Building Regulations

## Part M / Technical Guidance

### Document M

Eoin O'Dowd

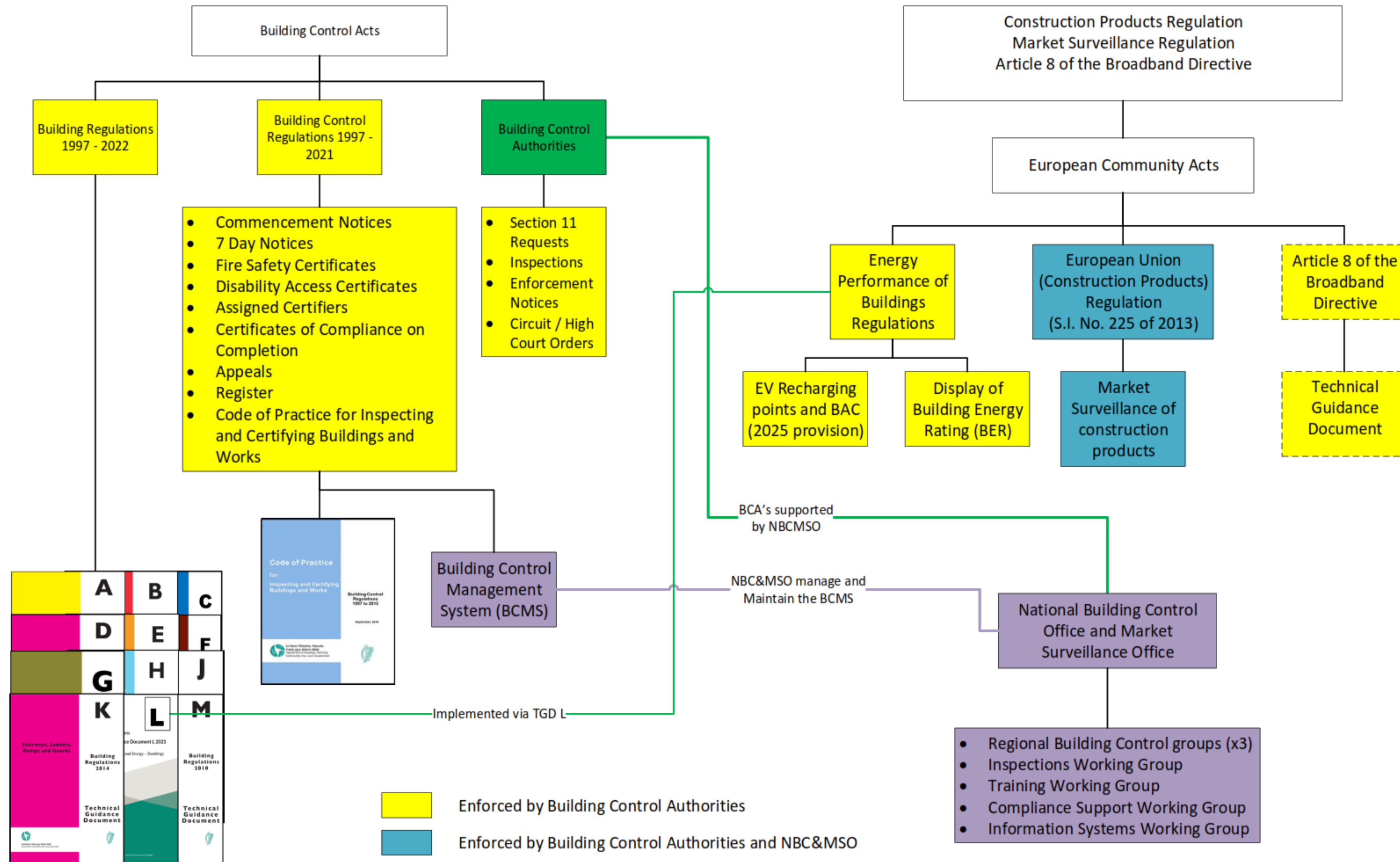
Building Standards Advisor

# Overview



- Building Regulations
- Technical Guidance Documents
- 2022 Amendment to Part M / TGD M
- Building Control Regulations

# Structure



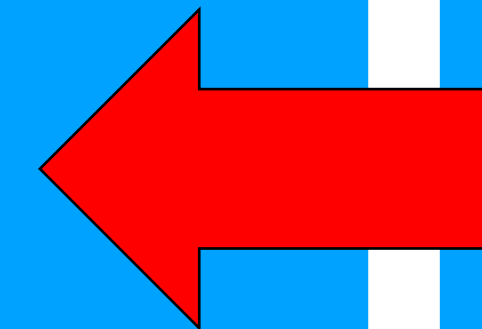
# Regulation of Standards



Building Control Act

Building Regulations

Building Control Regulations



Application

Functional Requirements

Technical Guidance Documents

Exemptions

Notices / Applications / Certificates

# Building Regulations - Application



- Article 8 Exemptions
- Article 9
  - In accordance with requirements of the Second Schedule
  - In a manner that does not breach any other requirement
  - No new or greater contravention
- Article 10 New Buildings
- Article 11 Extensions and Material Alterations
- Article 13 Material Change of Use



# Building Regulations - Application



- Article 8 Exemptions

<p><b>See Third Schedule to regulation for full description, conditions and limitations of classes.</b></p>	<p><b>Class 3:</b> A single storey extension to an existing dwelling which is ancillary to the dwelling and consists of a conservatory, porch, car port or covered area.</p>	<p><b>Class 6:</b> A building erected in connection with any mine or quarry other than a house or a building used as offices, labs or showrooms.</p>	<p><b>Class 9:</b> Used to be ESB buildings but entire class deleted since Sept 2006 (S.I. No. 115 of 2006)</p>	<p><b>Class 12:</b> A temporary building which is used only in connection, alteration, extension or repair of any work.</p>
<p><b>Class 1:</b> A single storey building used as a garage (detached, &lt;25m<sup>2</sup>, height &lt;3 or 4m for pitched roof)</p>	<p><b>Class 4:</b> A single storey agricultural glasshouse (not being a building in Class 2)</p>	<p><b>Class 7:</b> A building the construction of which is subject to the Explosives Act 1875.</p>	<p><b>Class 10:</b> A temporary dwelling as in the Local Government (sanitary services) Act, 1948 (No.3 of 1948)</p>	<p><b>Class 13:</b> A building of a temporary nature erected on a site for ≤ 28 consecutive days or 60 days in a 12 month period.</p>
<p><b>Class 2:</b> A single storey building ancillary to a dwelling (such as a summer house, poultry house, conservatory, shed)</p>	<p><b>Class 5:</b> A single storey building which is used exclusively for storage of materials, accommodation of plant or in connection with livestock.</p>	<p><b>Class 8:</b> A building subject to the National Monuments Act 1930-1994</p>	<p><b>Class 11:</b> A temporary building used only in connection with the sale or letting of buildings or building plots in course of development.</p>	<p><b>Class 14:</b> A lighthouse or similar structure which is an aid to navigation on water.</p>

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- ~~**M1** Adequate provision shall be made for people to access and use a building, its facilities and its environs.~~
- ~~**M2** Adequate provision shall be made for people to approach and access an extension to a building.~~
- ~~**M3** If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.~~
- ~~**M4** Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.~~
- ~~**M5** Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.~~



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# Building Regulations - Application



## Article 13 Material Change of Use

(2) (a) a change of use, deemed by Section 3(3) of the Act to be a material change of use, takes place, or

(b) a building which was not being used as—

(i) a **day centre**, becomes so used, or

(ii) a **hotel, hostel or guest building**, becomes so used, or

(iii) an industrial building, becomes so used, or

(iv) an **institutional building**, becomes so used, or

(v) an office (which is not ancillary to the primary use of the building), becomes so used, or

(vi) a **place of assembly**, becomes so used, or

(vii) a **shop (which is not ancillary to the primary use of the building)**, becomes so used, or

(viii) a **shopping centre**, becomes so used.

**M1** Adequate provision shall be made for people to access and use a building, its facilities and its environs.

**M2** Adequate provision shall be made for people to approach and access an extension to a building.

**M3** If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.

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**M5** Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.



# Building Regulations - Application



## Article 13 Material Change of Use

(1) Subject to articles 3 and 8, where a material change of use as regards a building takes place—

(a) the requirements of the following Parts of the Second Schedule:

- Part A1 and A2
- Part B
- Part C4
- Part F
- Part G
- Part H
- Part J
- Part L

shall apply to the building. In addition, Part M shall apply to the building, where a material change of use as described in subparagraph (2) (b)(i), (ii), (iv), (vi), (vii) or (viii) of this article takes place.

(b) such works, if any, as are necessary to ensure that the building complies with the said requirements, shall be carried out in accordance with article 11.

**M1** Adequate provision shall be made for people to access and use a building, its facilities and its environs.

**M2** Adequate provision shall be made for people to approach and access an extension to a building.

**M3** If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.

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# Building Regulations - Application



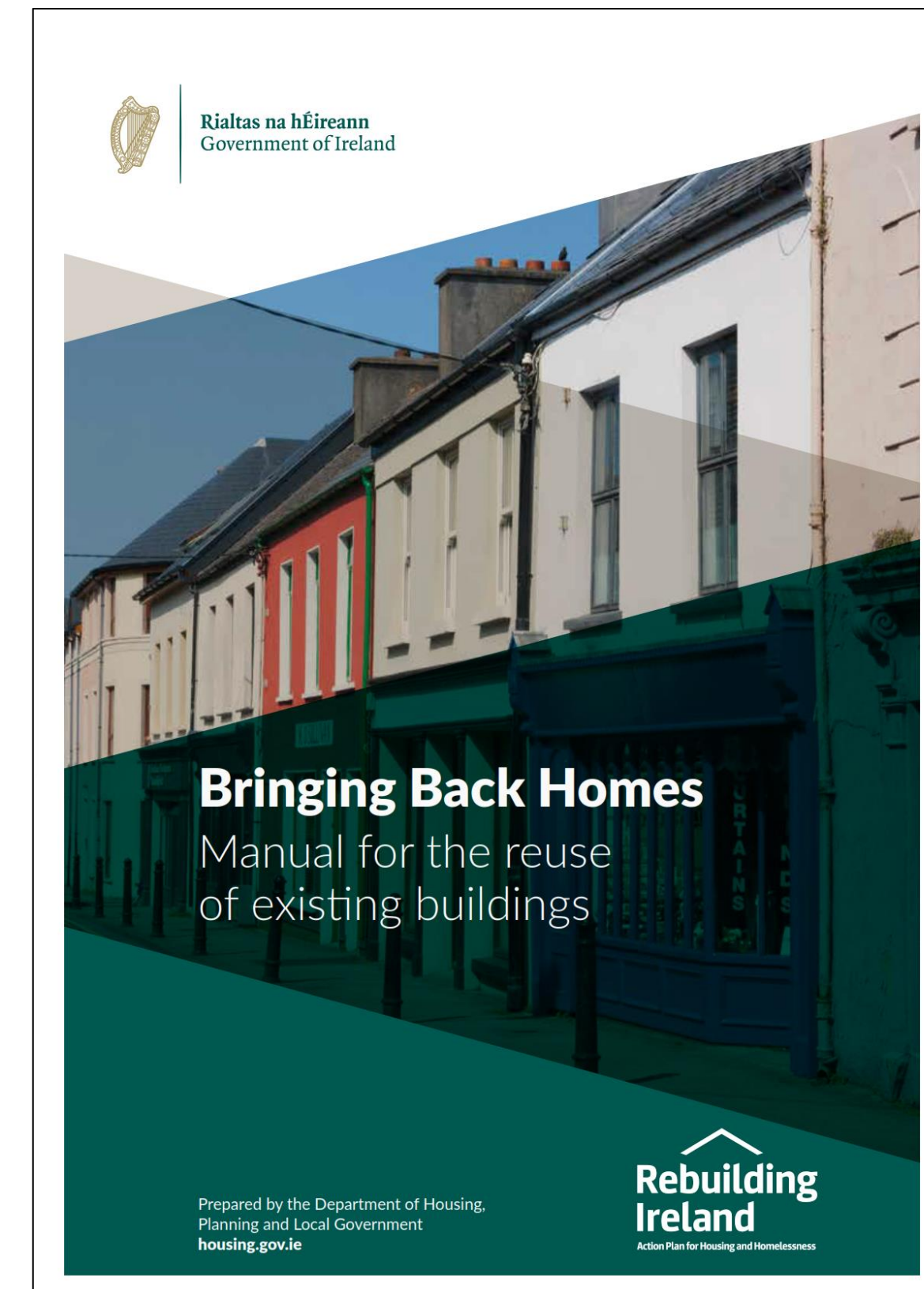
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- M5** Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.



# Building Regulations – Application



- Part M does not apply where there is a change of use prescribed under by Section 3(3) of the Building Control Act (No. 3 of 1990), because these provisions are not referred to in Article 13(1)(a).
- However, if some works in connection with the change of use are carried out and those works on their own would be subject to the requirements of Parts A, B or M, then the works constitute a Material Alteration. As such, it is only those works that must comply with Part M and every part of a building affected by the works but only to the extent that the works would cause a new or greater contravention of the Regulations.
- In the case of a Material Change of Use to a dwelling(s), Part M does not impose a requirement to upgrade the approach route to the building, or provide a passenger lift for vertical circulation in the building. However, if it is decided to alter the approach route or install a new passenger lift, the works themselves must comply with Part M.





# Building Regulations – TGD’s



M1						
M2	Structure	Fire Safety	Site Preparation and Resistance to Moisture	Materials and Workmanship	Sound	Ventilation
M3	Building Regulations 2012	Building Regulations 2006	Building Regulations 1997	Building Regulations 2013	Building Regulations 2014	Building Regulations 2019
M4						
M5	Hygiene	Drainage and Waste Water Disposal	Heat Producing Appliances	Stairways, Ladders, Ramps and Guards	Building Regulations Technical Guidance Document L 2021 Conservation of Fuel and Energy – Dwellings	Building Regulations Technical Guidance Document M 2022 Access and Use
	Building Regulations 2008	Building Regulations 2010	Building Regulations 2014	Building Regulations 2014		
	Technical Guidance Document	Technical Guidance Document	Technical Guidance Document	Technical Guidance Document		

- Where works are carried out in accordance with a Technical Guidance Document this will, prima facie, indicate compliance with the relevant Part.

# TGD M - Use

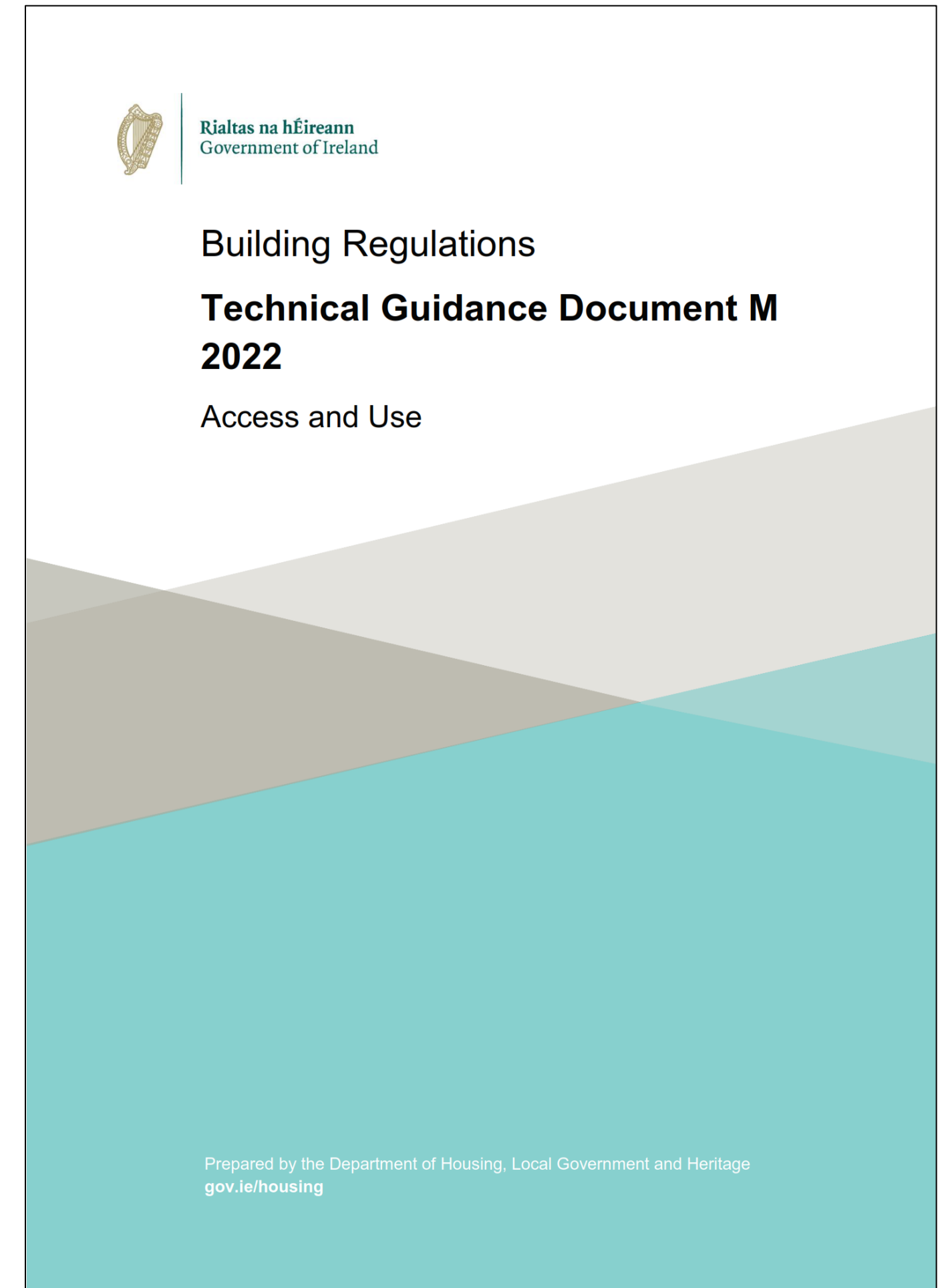


- Where works are carried out in accordance with the Technical Guidance Document M 2022 this will, prima facie, indicate compliance with Part M.
- written in straightforward non-legal language
- readily understood.
- primarily intended for simple, non-complex buildings.
- documents offer specific guidance, in relation to less complex buildings.
- reference is sometimes made/ to appropriate or relevant codes and standards which may assist in meeting a requirement.
- Reference is also made in the documents to supporting standards – standards or documents which help to achieve the provisions set out.
- Should be applicable or appropriate in the vast majority of cases

# Part M - Objectives



- The requirements of Part M aim to ensure that regardless of age, size or disability:
- (a) new buildings other than dwellings are accessible and usable;
- (b) extensions to existing buildings other than dwellings are where practicable, accessible and useable;
- (c) material alterations to existing buildings other than dwellings increase the accessibility and usability of existing buildings where practicable;
- (d) certain changes of use to existing buildings other than dwellings increase the accessibility and usability of existing buildings where practicable; and
- (e) new dwellings are visitable.





# 2022 Amendment – Part M / TGD M



Introduced provisions for a changing places toilet

- sanitary accommodation for people who cannot use a standard accessible toilet and who may have one or two assistants with them.
- provide additional space and equipment and are provided in addition to any other accessible toilets.
- Bregs definition: *'an accessible sanitary facility with a toilet, hoist, basin, adult-sized changing bench and optional shower, with adequate space for use by persons with a range of abilities who may require assistance'*.



Courtesy: Inclusion Ireland

# Part M – The requirement



## The amended requirements of Part M - Access and Use

- The revised M4, requires that **where sanitary facilities are provided in a building**, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
- **Scale of provision** of sanitary conveniences (WCs & urinals) - Part G/ TGD G/ Safety, Health and Welfare at Work Regulations 2007;
- Part M **does not create** a requirement for the provision of sanitary facilities but ensures that when they are provided, accessible sanitary facilities are also provided;
- Part M **does not create** a requirement to provide sanitary facilities for different user groups e.g. for visitors where provision has only been made for staff.
- However, in the case of buildings where sanitary facilities **are being provided for use by people other than staff**, at least one changing places toilet should be provided in the buildings listed in Table 1 having regard to the use and size of the building.

<b>Access and Use</b>	<b>M1</b>	Adequate provision shall be made for people to access and use a building, its facilities and its environs.
	<b>M2</b>	Adequate provision shall be made for people to approach and access an extension to a building.
<b>Sanitary Facilities</b>	<b>M3</b>	If sanitary facilities are provided in a building that is to be extended, adequate sanitary facilities shall be provided for people within the extension.
<b>Changing Places Toilet</b>	<b>M4</b>	Where sanitary facilities are provided in a building, or in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building.
<b>Non-Application of Part M</b>	<b>M5</b>	Part M does not apply to works in connection with extensions to and material alterations of existing dwellings, provided that such works do not create a new dwelling.



# Application



## New Buildings

where sanitary facilities are provided in a building, or part of a building, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building (Table 1)

## Extensions

(b)(iii) Under M4, where sanitary facilities are provided in a building, or part of a building, that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building (refer to 0.6(g)).

## Material Change in Use

(d) Under M4, where sanitary facilities are provided in a building, or part of a building, that undergoes a material change of use, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building (refer to 0.6(g)).

Article 13 of the Principal Regulations have been amended facilitate this provision.

However, those involved in the design and construction of buildings should also have regard to the design philosophy of Universal Design and consider making additional provisions where practicable and appropriate. For this purpose, a list of useful references, advocating greater accessibility, is given at the end of this document. Further advice and guidance can be found at the Centre for Excellence in Universal Design, [www.universaldesign.ie](http://www.universaldesign.ie) and in the publication 'Building for Everyone: A Universal Design Approach (2010 edition)'

### 0.2 The Requirements

In order to satisfy the requirements and constructed so that:

- (a) People can safely and independently use the building, its facilities and its services;
- (b) Elements of the building do not present a barrier, especially for people with visual impairments;

### 0.3 Buildings Other than Dwellings

In the case of buildings other than dwellings designed and constructed so that:

- (a) People can circulate within the building;
- (b) Where sanitary facilities are available and accessible to the public, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building;

In addition, where sanitary facilities are provided in a building that is to be extended, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building;

- (c) where relevant facilities such as spectators, refreshment facilities and other facilities are provided, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building;

<sup>1</sup> A 'changing places toilet' means an accessible toilet, basin, adult-sized changing bench and other facilities for use by persons with a range of abilities.

**Section 2:** The guidance in Section 2 should be read in conjunction with Section 1 and is intended to provide additional guidance for:

- (a) Existing buildings other than dwellings and their environs; and
- (b) The common areas of existing apartment blocks and their environs.

Section 2 provides additional guidance on the minimum provisions for certain elements and features of existing buildings where it is not practicable (refer to 0.7) to achieve the provisions set out in Section 1.

Where works (e.g. extensions, material alterations and certain material changes of use, etc.) to existing buildings are carried out in accordance with Section 1 and, where necessary Section 2, this will prima facie indicate compliance with Requirement M1.

Reference should be made to 0.6 and 0.8 for the application of Part M to existing buildings and 0.7 for considerations that should be made when determining 'practicability'.

**Section 3:** The guidance in Section 3 applies to dwellings and their environs. This includes individual dwelling houses and individual apartments. It does not apply to the common areas of apartment blocks. The guidance in Section 3 also applies to the common areas of duplex buildings.

### 0.6 Application of Part M

The Requirements of Part M apply to:

- (a) Works in connection with new buildings and new dwellings.

S.I. No. 608 of 2022 amends Part M of the Second Schedule to the Building Regulations.

Under M4, where sanitary facilities are provided in a building, or part of a building, adequate provision shall be made for people to access and use a changing places toilet, having regard to the use and size of the building (refer to 0.6(g)).



# 0.6 - Application of Part M



## 0.6(g)

- The provision of a changing places toilet is related to the use and size of the building.
- For the purposes of the provision of a changing places toilet, the various building use classifications are termed 'relevant building uses'.
- The relevant building use can apply to a building, or where a building has a number of different uses, to different parts of the same building.
- In some buildings there may be a number of relevant building uses that exceed the size criteria in Table 1. Where a changing places toilet is provided in such a building, it should be suitably located having regard to the operation and use patterns of all the relevant building uses.
- Table 1 sets out the relevant building uses and the size criteria relating to the provision of a changing places toilet.
- Application of Table 1 requires an assessment of 'Relevant floor area'

Where such material change of use only applies to part of the building, that part must comply with M1 and M4. The approach and access to that part (through independent access or through another part of the building) where practicable (refer to 0.7) must comply with M1 and any sanitary facility provided in or in connection with it must comply with M1 and M4;

- (e) The Requirements of Part M do not apply to works in connection with extensions to and the material alterations of existing dwellings, provided that such works do not create a new dwelling.

However, an extension or a material alteration of a dwelling must not make the building, as a whole, less satisfactory in relation to Part M than it was before.

This means an extension or a material alteration of a dwelling need not itself comply with Part M, but it must not result in the dwelling being less compliant than it previously was;

- (f) The Requirements of Part M do not apply to the part(s) of a building used solely to enable inspection, repair or maintenance of the building.

- (g) The provision of a changing places toilet is related to the use and size of the building. For the purposes of the provision of a changing places toilet, the various building use classifications are termed 'relevant building uses'.

The relevant building use can apply to a building, or where a building has a number of different uses, to different parts of the same building.

In some buildings there may be a number of relevant building uses that exceed the size criteria in Table 1. Where a changing places toilet is provided in such a building, it should be suitably located having regard to the operation and use patterns of all the relevant building uses.

Table 1 sets out the relevant building uses and the size criteria relating to the provision of a changing places toilet.

# Relevant floor area

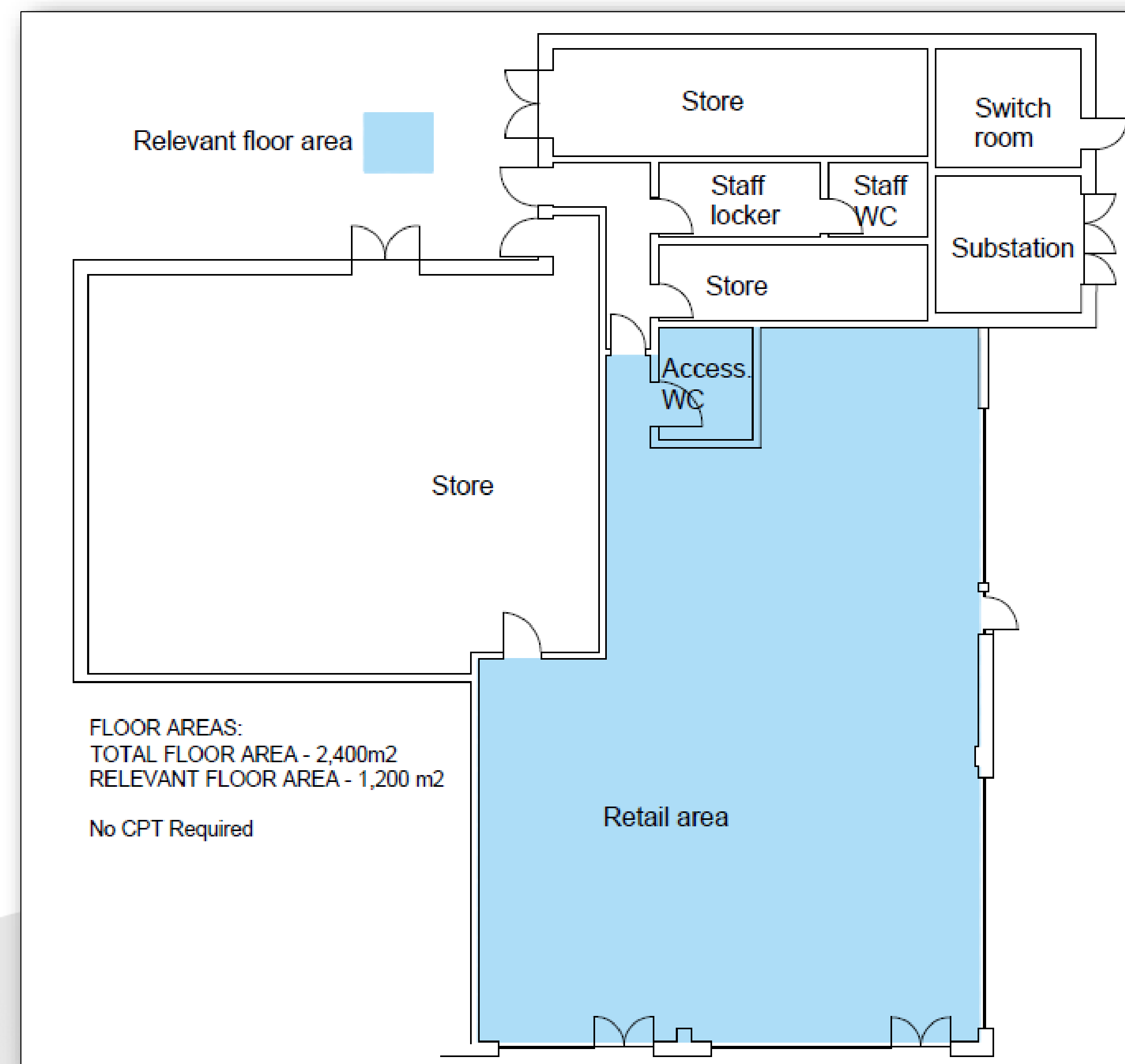


The 'Relevant floor area' means the space bounded by the inner finished surfaces of the enclosing walls, or on any side where there is no enclosing wall by the outermost edge of the floor on that side, of the parts of the building to which people other than staff generally have access.

The calculation of relevant floor area shall:

- a) Include the space occupied by any walls, shafts, ducts or structure within the space being measured.
- b) Exclude staff-only areas or rooms to which people other than staff generally do not have access e.g. staff offices, storage rooms, food preparation areas, filing rooms, cleaner's closets etc.

Refer to the methodology in Technical Guidance Document B – Fire Safety for calculation of the occupant capacity of a building or part of a building.



# Table 1



## The building types in Table 1 include:

- Hospital
- Day centre, other than a crèche, a pre-school or a day nursery, used for the provision of treatment or care to persons where such persons do not stay overnight and includes a day care centre
- Places of assembly used for social or recreational purposes
- Sports pavilion, stadium, grandstand buildings
- Roadside service facility that provides food hall / dining and sanitary facilities
- School (primary, secondary or special schools)
- Third level college, University, or other building for the provision of education
- Terminus, station or other facility for air, rail, road or sea travel
- Office
- Shop
- Shopping centre or retail park
- Hotel
- A public sanitary facilities building managed or controlled by a public body
- Building that provides sanitary facilities as part of a collection of smaller buildings associated with an outdoor amenity



# TGD M – Table 1



Relevant Building Use		Size Criteria
Note: the relevant building use refers to the building or part of the building in which a changing places toilet may be required.		Applies where sanitary facilities are being provided for use by people other than staff. See 0.6(a)
1	Hospital	All new Hospital buildings, with a relevant floor area greater than 500 m <sup>2</sup> The changing places toilet should be in a suitable accessible location, preferably close to the main reception or waiting area
2	Day centre, other than a crèche, a pre-school or a day nursery, used for the provision of treatment or care to persons where such persons do not stay overnight and includes a day care centre	Relevant floor area greater than 500 m <sup>2</sup>
3	Places of assembly used for social or recreational purposes	(i) Relevant floor area greater than 1,000 m <sup>2</sup> , or (ii) includes leisure facilities with a relevant floor area of more than 500 m <sup>2</sup> that include a swimming pool of greater than 10 m in length
4	Sports pavilion, stadium, grandstand buildings.	Relevant floor area greater than 5,000 m <sup>2</sup>
5	Roadside service facility that provides food hall / dining and sanitary facilities.	Relevant floor area greater than 800 m <sup>2</sup> of which the relevant floor area of the food hall / dining area is greater than 200 m <sup>2</sup>

# TGD M – Table 1



	<h2>Relevant Building Use</h2> <p>Note: the relevant building use refers to the building or part of the building in which a changing places toilet may be required.</p>	<h2>Size Criteria</h2> <p>Applies where sanitary facilities are being provided for use by people other than staff. See 0.6(a)</p>
6	School (primary, secondary or special schools)	All new school buildings with a relevant floor area greater than 1,000 m <sup>2</sup>
7	Third level college, University, or other building for the provision of education	All new buildings with a relevant floor area greater than 1,000 m <sup>2</sup>
8	Terminus, station or other facility for air, rail, road or sea travel	Relevant floor area greater than 800 m <sup>2</sup>
9	Office	<p>(i) Gross floor area greater than 20,000 m<sup>2</sup>, and where sanitary facilities, for use by people other than staff, i.e. visitors to the building, are provided to serve the main entrance reception area, or</p> <p>(ii) Relevant floor area greater than 250 m<sup>2</sup> where the office is occupied, managed or controlled by a public body to which members of the public generally have access and where sanitary facilities are provided for use by the public</p>

# TGD M – Table 1



Relevant Building Use		Size Criteria
Note: the relevant building use refers to the building or part of the building in which a changing places toilet may be required.		Applies where sanitary facilities are being provided for use by people other than staff. See 0.6(a)
10	Shop	Relevant floor area greater than 2,500 m <sup>2</sup>
11	Shopping centre or retail park	Relevant floor area greater than 5,000 m <sup>2</sup>
12	Hotel	(i) Gross floor area of greater than 8,000 m <sup>2</sup> , or  (ii) includes leisure facilities with a relevant floor area of more than 500 m <sup>2</sup> that include a swimming pool of greater than 10 m in length, or  (iii) includes conference or function facilities for more than 350 people (other than staff)
13	A public sanitary facilities building managed or controlled by a public body e.g. public toilets in public parks, urban areas, cemeteries, heritage sites or adjacent to a beach etc.	All buildings (or part thereof) providing two or more WCs

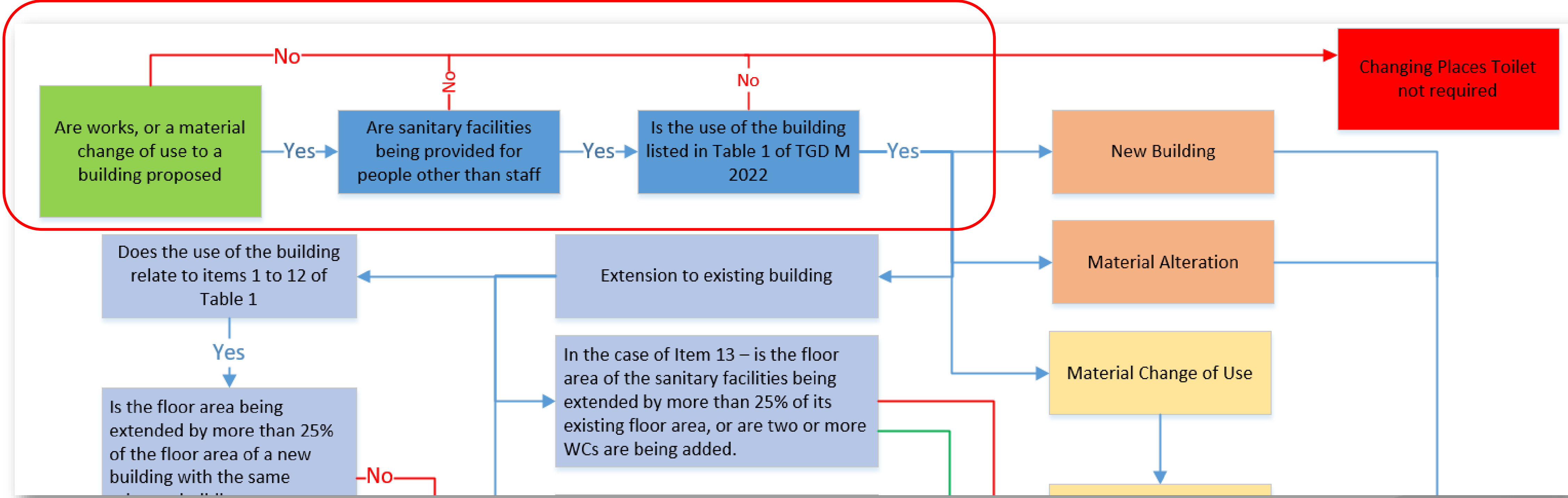


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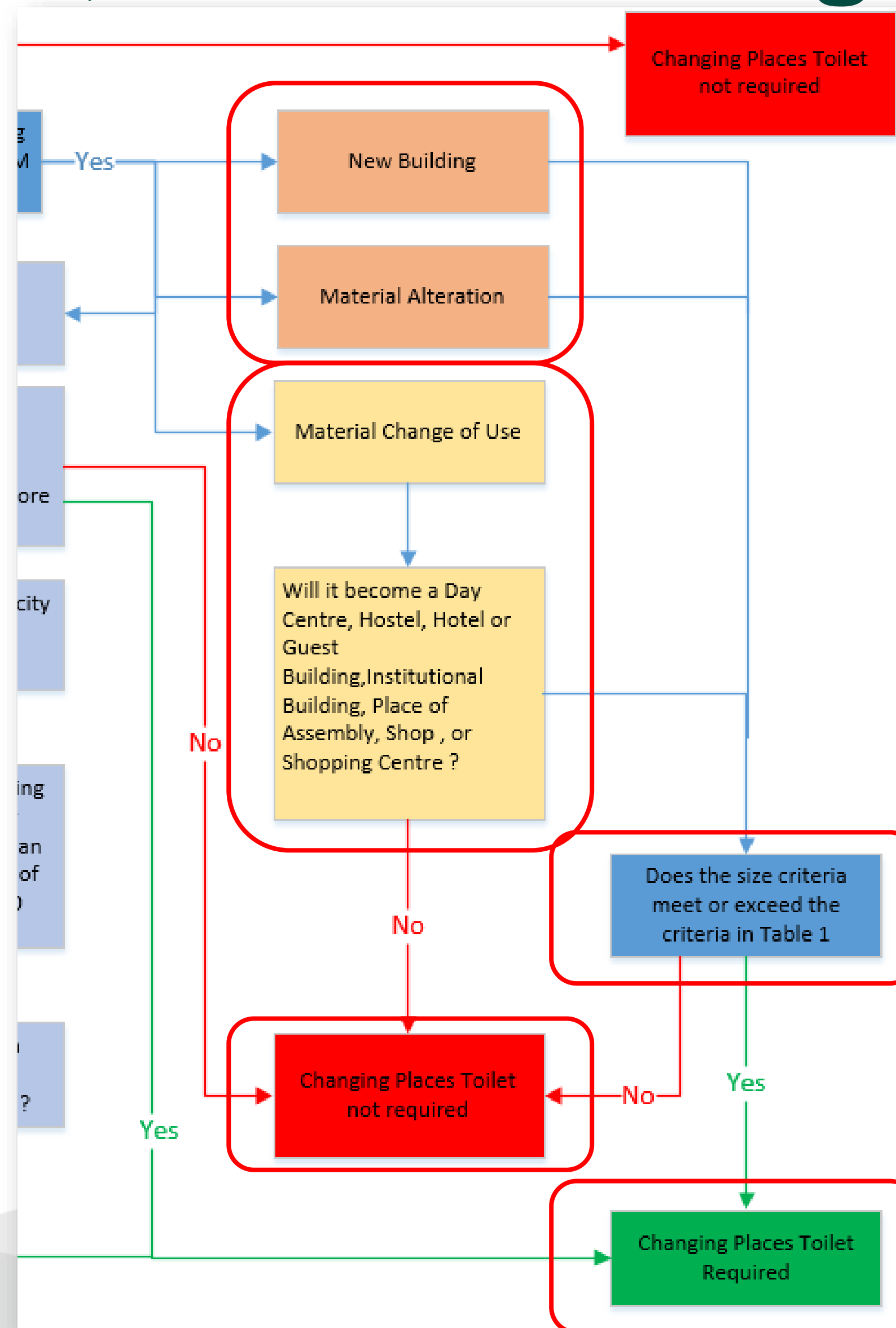


	<b>Relevant Building Use</b> Note: the relevant building use refers to the building or part of the building in which a changing places toilet may be required.	<b>Size Criteria</b> Applies where sanitary facilities are being provided for use by people other than staff. See 0.6(a)
14	Building that provides sanitary facilities as part of a collection of smaller buildings associated with an outdoor amenity primarily used for assembly, recreation or entertainment such as zoos, amusement parks and theme parks	A building (or part thereof) providing sanitary facilities where the capacity of the outdoor amenity is more than 2,000 people (excluding staff) unless there is another building containing a changing places toilet within 250 metres.

# All works or a Material Change of Use

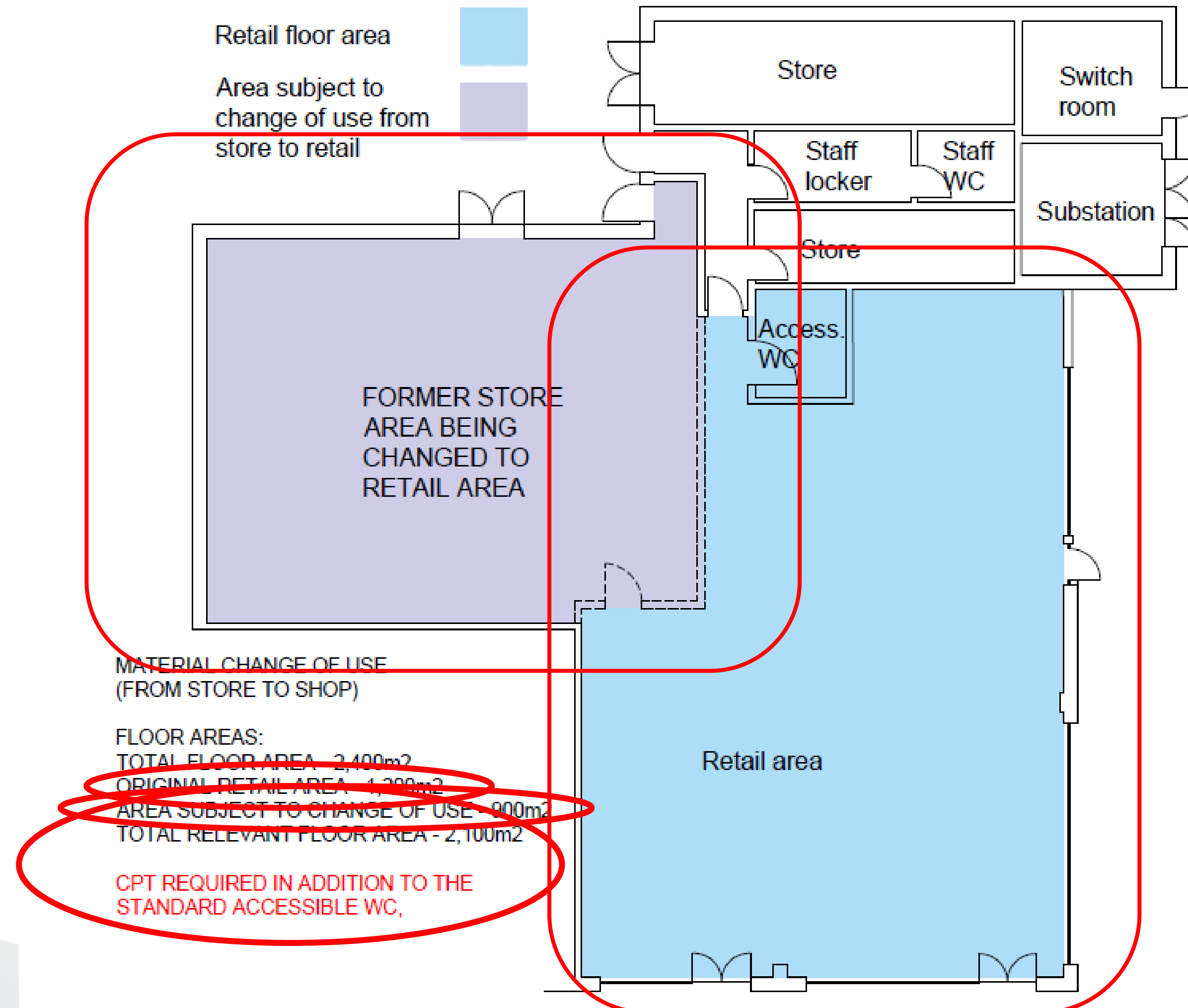


# New Building, MA, Material Change of Use

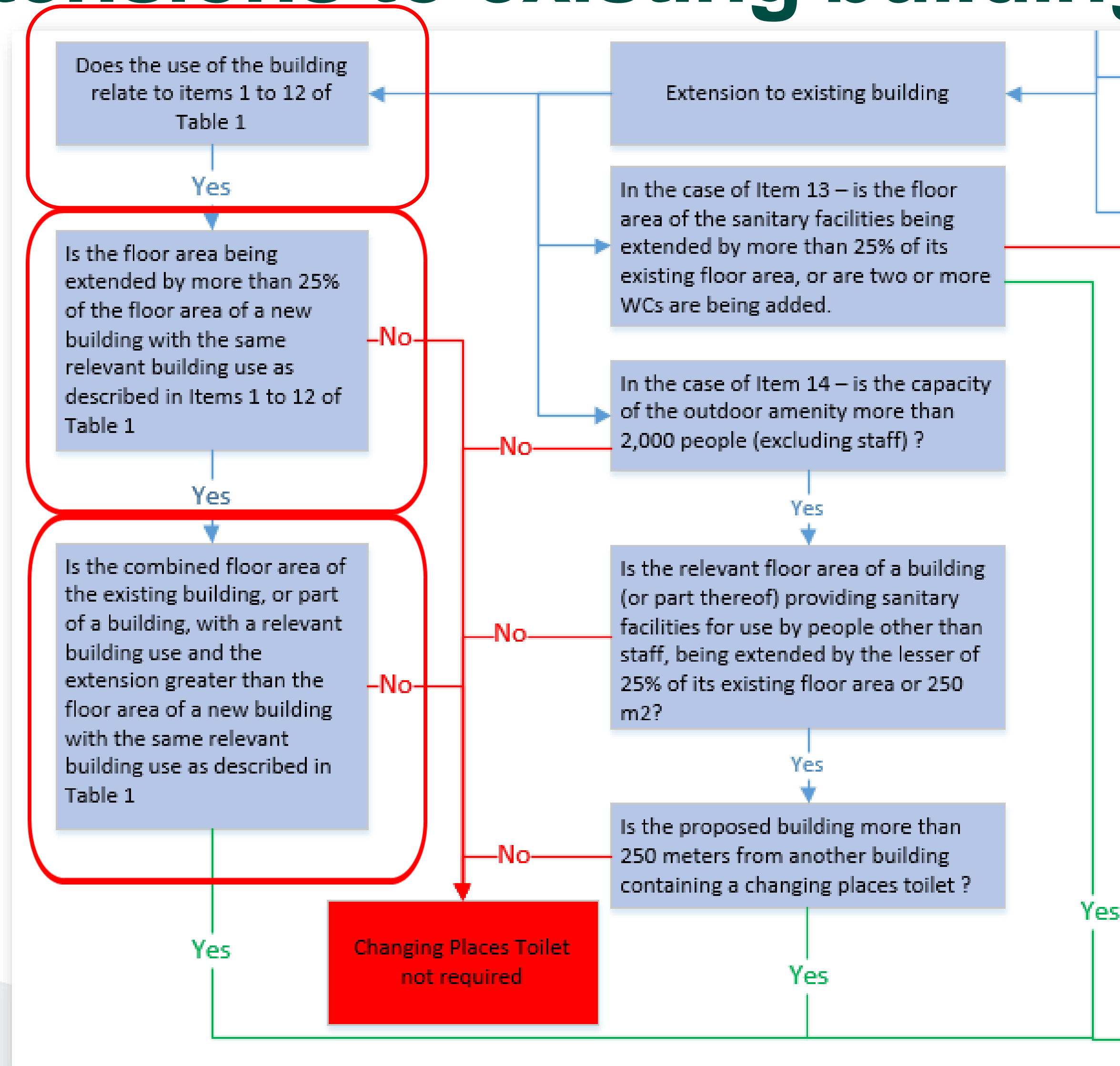




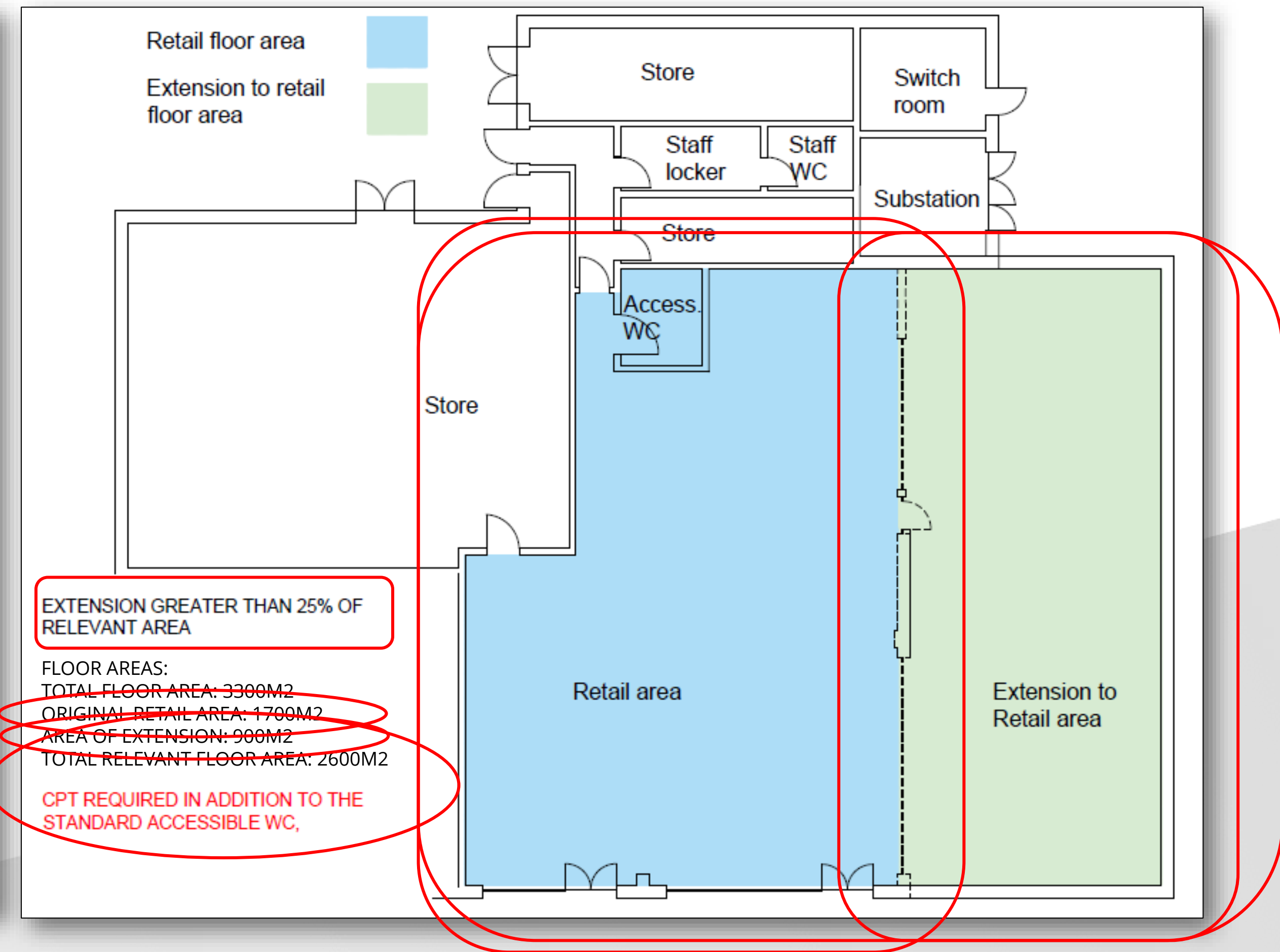
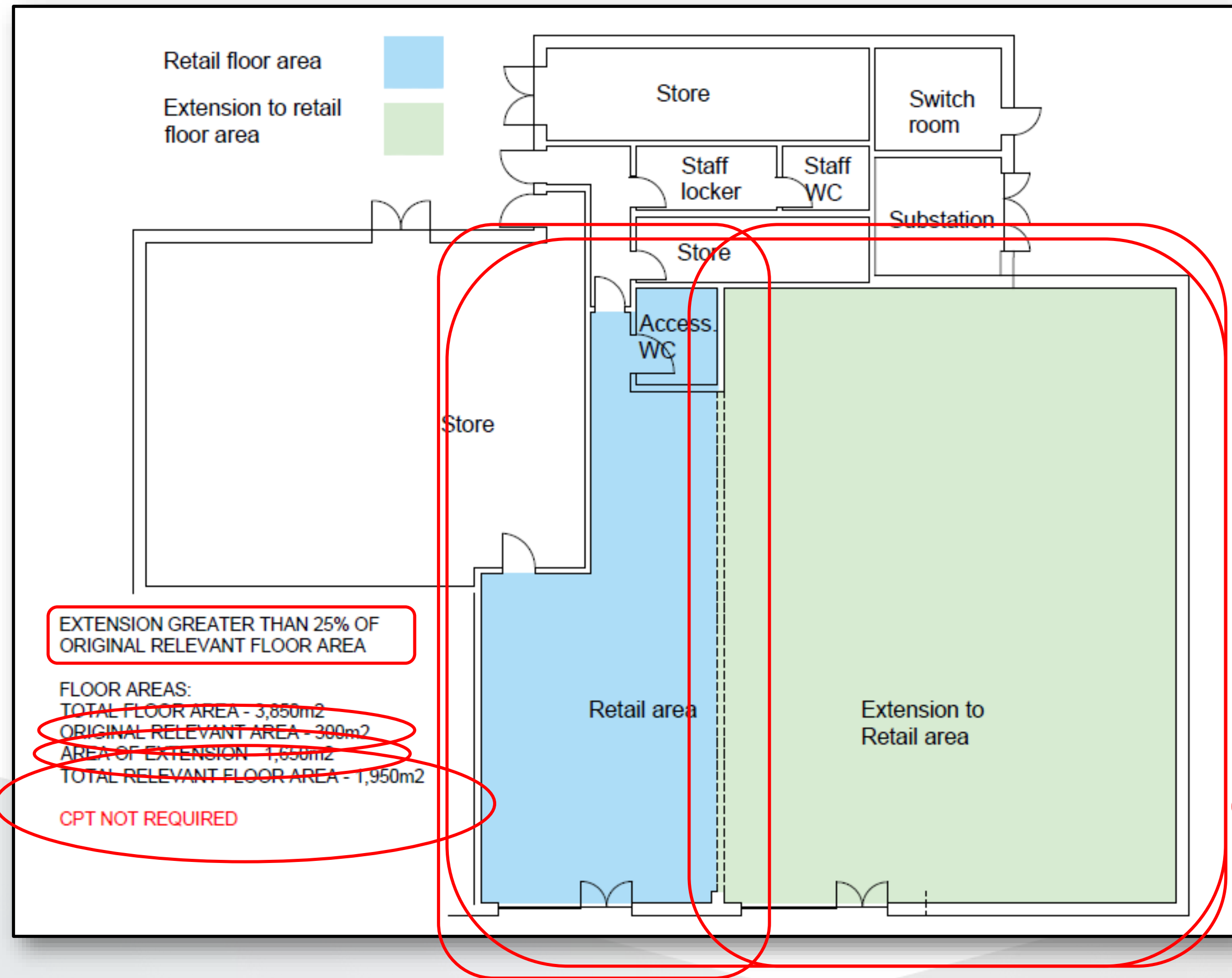
# Material Change of Use



# Extensions to existing buildings



# Extensions



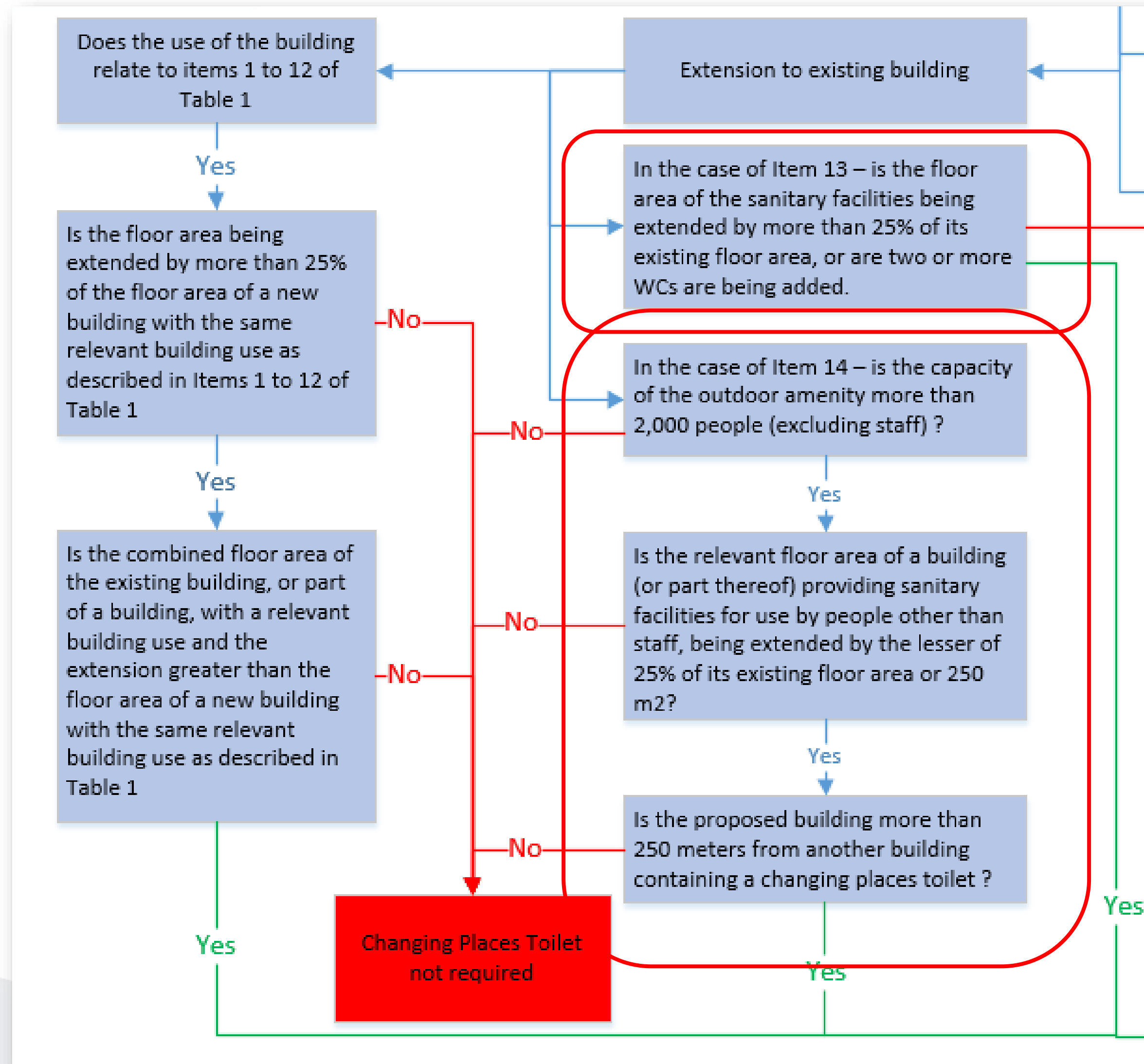


# Extensions to Buildings



SHOP	ORIGINAL FLOOR AREA	EXTENSION	EXTENSION (%)	COMBINED FLOOR AREA	EXCEED %	EXCEED AREA GIVEN IN TABLE 1	IS A CPT REQUIRED ?
A	300	1650	550%	1950	YES	NO	NO
B	1700	900	53%	2600	YES	YES	YES

# Extensions to existing buildings



# Technical provisions – Section 1.4



## Guidance with respect to the provision of a CP toilet includes:

- General Provisions (1.4.3)
- Provisions for Changing Places Toilets (1.4.3.6)
- Sanitary Facilities – General (1.4.4)
- Room size and layouts
- Diagram 26 – general arrangement
- Diagrams 27(a), 27(b) and 27(c) - layout, circulation areas, fixtures and fittings
- Existing buildings

### 1.4 Sanitary Facilities for Buildings Other than Dwellings

#### 1.4.1 Objective

The objective is to provide independently accessible sanitary facilities that meet the needs of people with a wide range of disabilities.

#### 1.4.2 Introduction

For the purposes of this part, specific guidance for the provision of sanitary facilities is given in 1.4.3. Detailed guidance for the provision of sanitary facilities is given in 1.4.4 to 1.4.10.

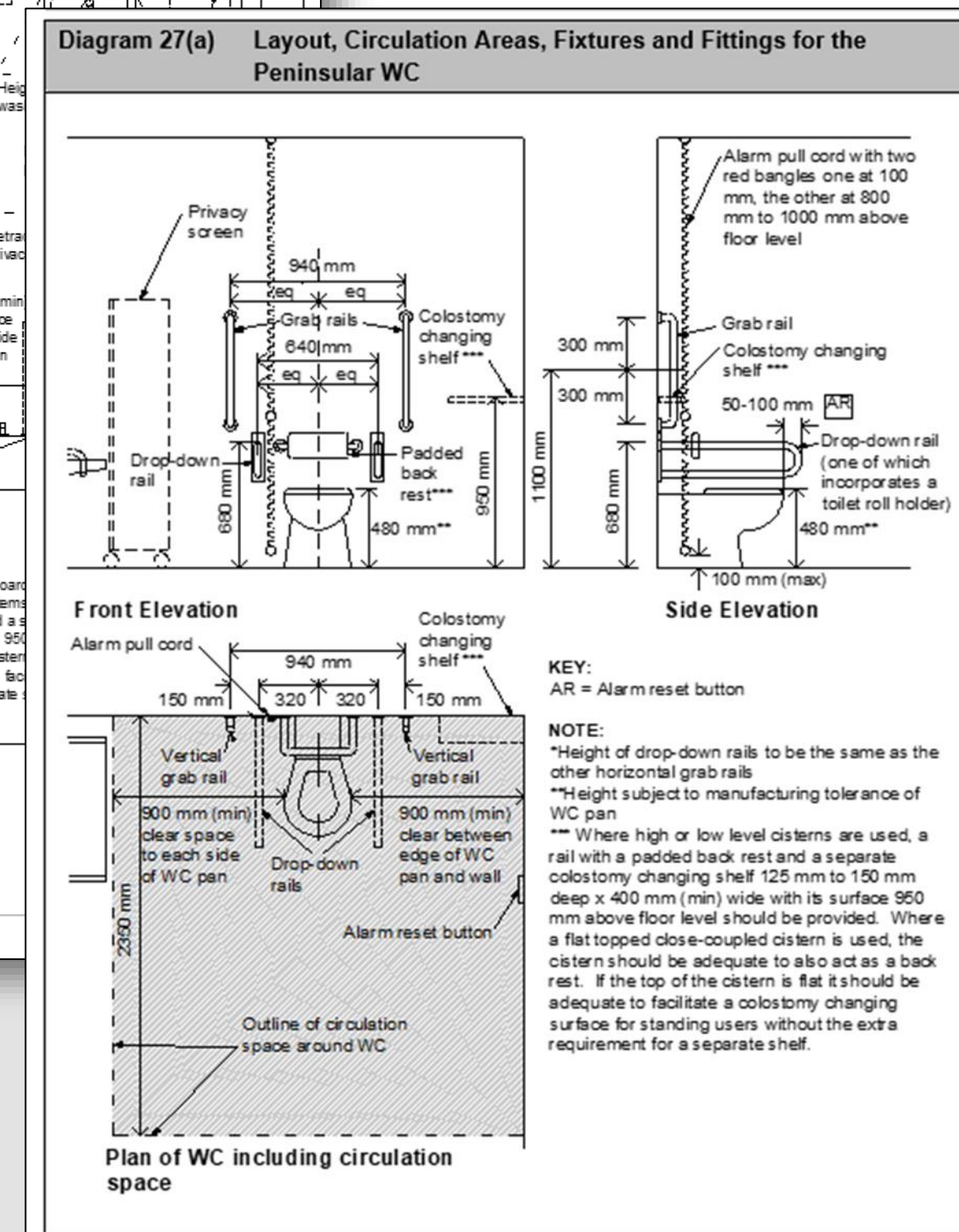
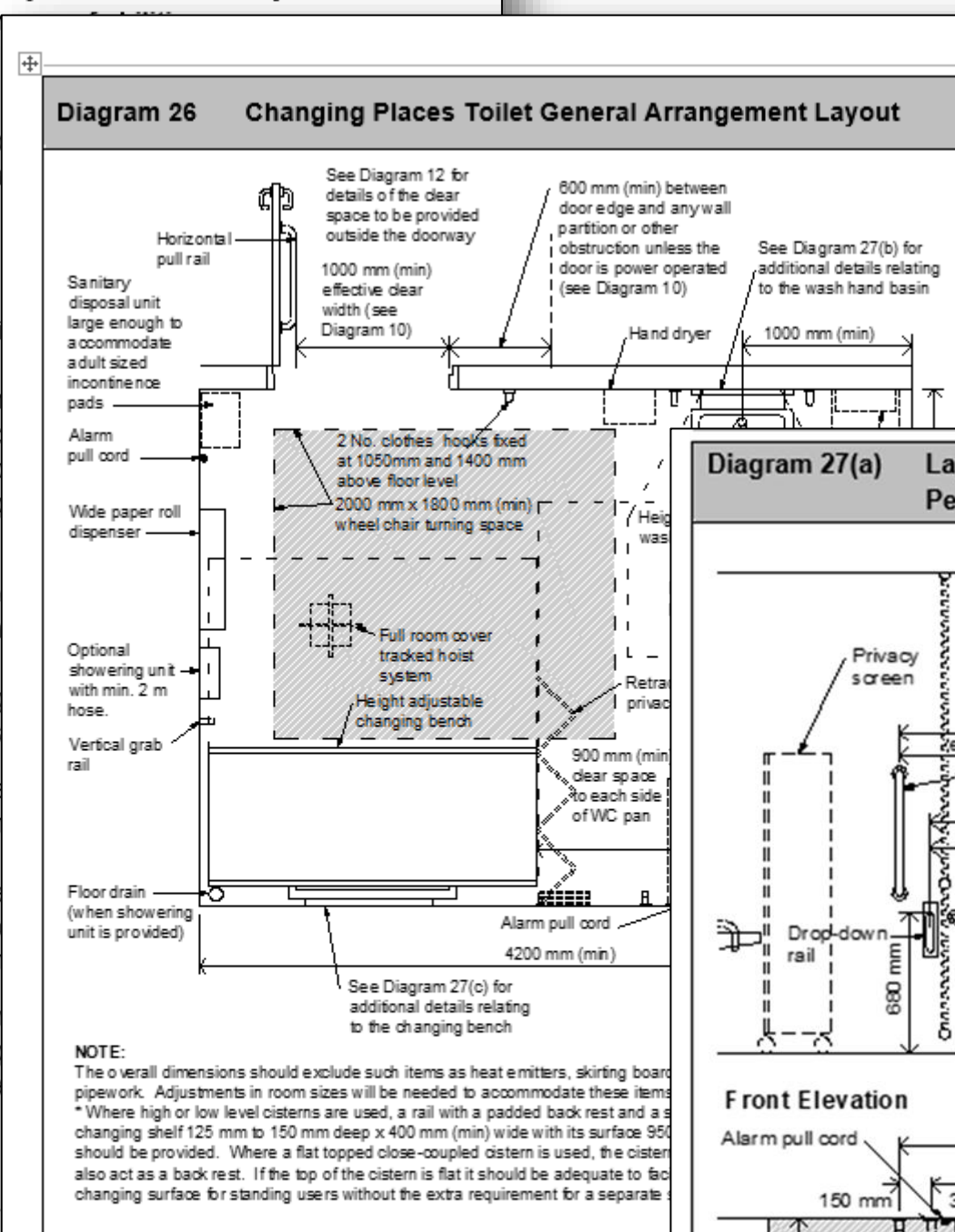
#### 1.4.3 General Provisions

The number and location of sanitary facilities is dictated by the nature of the building, the people who will use the building, gender and the need for independent access. Refer to Part G/TGD G for the specific provisions for the case of places of work, designers should refer to the Health and Welfare at Work (General Application) Regulations 2007 (SI 299 of 2007).

Section 1.4.3 requires the provision of accessible sanitary facilities where people other than staff are provided in a building. The provision of sanitary facilities in a building where people other than staff are provided for people other than staff where provision is required.

However, in the case of buildings where sanitary facilities are used by people other than staff, at least one accessible sanitary facility should be provided in the buildings listed in Table 1. The following guidance represents the minimum requirements to ensure that sanitary facilities where provided are accessible to all in that group e.g. customers.

The guidance is based on providing a minimum clear width of 1800 mm for a wheelchair. This space should be provided, however some powered wheelchairs require larger turning spaces.





# Technical provisions – Section 1.4.3.6



## 1.4.3.6 - Provisions for Changing Places Toilets:

The provisions for changing places toilets are as follows:

- (a) At least one changing places toilet should be provided in the buildings listed in Table 1 having regard to the use and size of the building.
- (b) Where a changing places toilet is provided:
  - (i) It should be suitably located having regard to the use and operation of the building
  - (ii) It should be in addition to, and not instead of, the provision of standard and unisex accessible WCs, accessible bathrooms/shower rooms and other changing and/or showering facilities;
  - (iii) It should meet the minimum provisions set out in 1.4.10.

and/or changing facilities should be provided as per 1.4.9 in addition to communal separate-sex facilities. Where it is not practicable to provide both communal and individual facilities, an individual unisex and accessible showering and/or changing facility as per 1.4.9 should be provided. A choice of layouts suitable for left-hand and right-hand transfer should be provided when more than one changing and/or showering facility is provided.

### 1.4.3.6 Provisions for Changing Places Toilets

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- (a) At least one changing places toilet should be provided in the buildings listed in Table 1 having regard to the use and size of the building.
- (b) Where a changing places toilet is provided:
  - (i) It should be suitably located having regard to the use and operation of the building<sup>17</sup>

<sup>17</sup> For further information see 'Universal Design Guidelines for Changing Places Toilets' (When published by the National Disability Authority).

- (ii) It should be in addition to, and not instead of, the provision of standard and unisex accessible WCs, accessible bathrooms/shower rooms and other changing and/or showering facilities;

- (iii) It should meet the minimum requirements set out in 1.4.10.

### 1.4.4 Sanitary Facilities – General

The space provided for manoeuvring and the relative positioning of WCs, wash basins and other accessories is critical to enable wheelchair users or people with mobility impairment to adopt various transfer techniques that allow independent or assisted use of sanitary facilities. The guidance given in the following sections

# Operation and Management



The National Disability Authority have recently commenced the development of a guidance document entitled ‘Universal Design Guidelines for Changing Places Toilets’ that will provide additional information on the day to day Management and Operation of a Changing Places Toilet.

In addition, the National Disability Authority has recently initiated the development of a Code of Practice for Accessible Public Buildings under Section 25 of the Disability Act for the purposes of giving guidance to public bodies of their obligations under this Act.

# Building Control Regulations



- apply generally to new buildings and to existing buildings which undergo an extension, a material alteration or a material change of use.
- demonstrate through building control processes that the works or building concerned have been designed and constructed in compliance with Building Regulations.
- Applications, Notices, Certificates



# Building Control Regulations

## DAC - Exemptions



A Disability Access Certificate is not required for:

- (i) An agricultural building,
- (ii) A domestic dwelling other than a flat,
- (iii) A garage ancillary to a domestic dwelling,
- (iv) Certain other buildings ancillary to a domestic dwelling,
- (v) A building used solely to enable inspection, repair or maintenance of fixed plant, building services, or machinery.

It is also not required for the Material Alteration to a flat, the extension to a flat or a material change of use as defined by Section 3(3) of the Act.

# Building Control Regulations

## DAC - Exemptions



### Building Regulations

#### Class 1 exempted building

A single storey building used as a domestic garage

1. The building shall be detached from any other building.
2. The building shall have a floor area not exceeding 25 square metres.
3. The building shall have a height not exceeding 3 metres, or, in the case of a building with a pitched roof, not exceeding 4 metres.

### Building Control Regulations

#### Article 20(D) (2)(c)

(2) For the purposes of this Part, the following buildings are exempted—

(c) a building used as a domestic garage,

# Building Control Regulations

## DAC - Application



A Disability Access Certificate is required for:

- The construction of a new building, including a building containing a flat,
- The material alteration (excluding minor works) of:
  - (i) a day centre,
  - (ii) a hotel, hostel or guest building, or
  - (iii) an institutional building, or
  - (iv) a place of assembly, or
  - (v) a shopping centre,
- The material alteration of a shop, office or industrial building where additional floor area is being provided, or the building is being subdivided into a number of units for separate occupancy,

to which the requirements of Part M of the Second Schedule to the Building Regulations apply.



# Building Control Regulations

## DAC - Application



A Disability Access Certificate is required for:

- The extension of a building by more than 25 square meters,
- The material change of use where the following uses become so used:
  - (i) a day centre,
  - (ii) a hotel, hostel or guest building,
  - (iii) an institutional building,
  - (iv) a place of assembly,
  - (v) a shop (which is not ancillary to the primary use of the building), or
  - (vi) a shopping centre, becomes so used,

to which the requirements of Part M of the Second Schedule to the Building Regulations apply.

# Building Control Regulations Completion / Occupation



- Grant of DAC
- Certificate of Compliance on Completion

# Building Control Part M / TGD M Supporting Documents



Technical Guidance Document M - Access and Use – Flowchart  
<https://assets.gov.ie/100491/1edb4276-cffd-4041-920a-42f6edf974f0.pdf>

Building Control Officer Training Manual  
<https://assets.gov.ie/100521/4c368244-52a7-4fa1-8cef-3d96e7a463d8.pdf>

TGD Part K Supplementary Information for Stairs  
<https://www.gov.ie/pdf/?file=https://assets.gov.ie/100541/cef78564-31b1-4475-aa01-b400b0527388.pdf#page=null>

Bringing Back Homes  
<https://assets.gov.ie/80527/cd2e9dcf-fc0e-47f8-8ff8-f1be882a0030.pdf>



# Summary



- Building Control System
- Building Regulations
- Part M
- Technical Guidance Document M
- Other Approaches
- 2022 Changes
- Building Control Regulations

