

UNDERSTANDING BASIC ACCESSIBILITY LEGISLATION

Booklet

Mar 2023



Introduction

A. Background of Legislation

In March 2020, the Building Control Act was amended to require existing non-barrier-free buildings with public access to provide at least basic accessibility features for Persons with Disabilities (PwDs), if addition and alteration (A&A) works are carried out in any part of the building.

Which building does it apply to?

This requirement applies to existing non-barrier free buildings:

- (i) Except those which are used solely for residential purposes or as factories;
- (ii) With gross floor area (GFA) of more than 500m²; and
- (iii) Accessible by the public

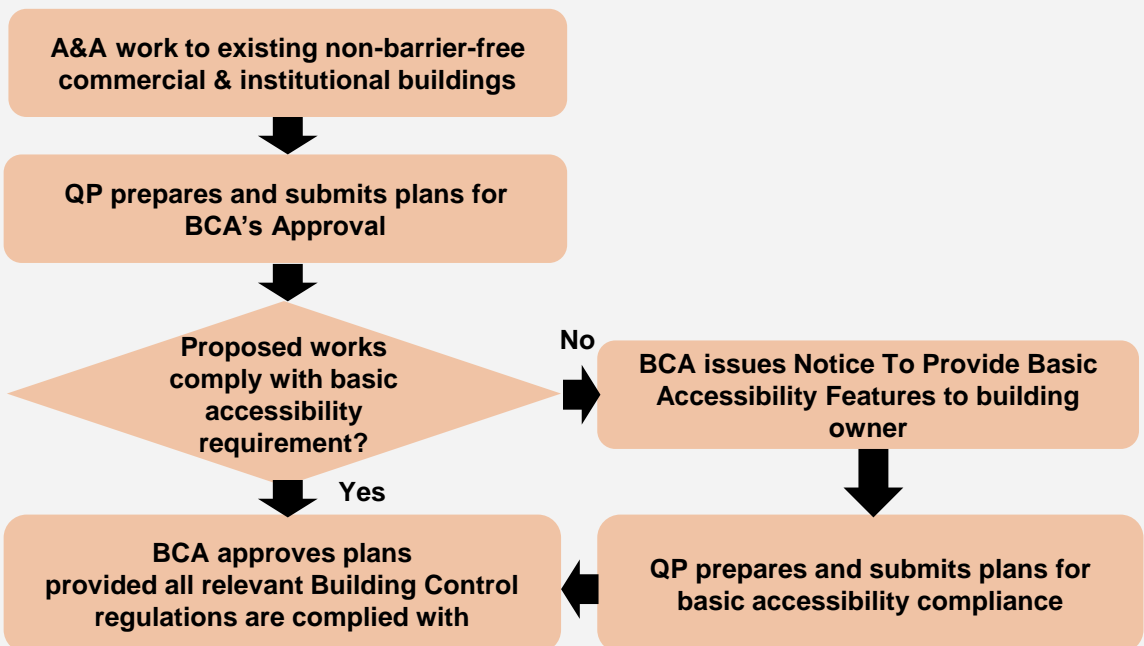
Existing buildings with GFA of 500m² or less will be exempted from this requirement.

Basic Accessibility Compliance

When planning for A&A works in an existing non-barrier free building, the building owner should include the basic accessibility works in the relevant plans to be submitted to BCA for approval.

Should the A&A works not meet the basic accessibility requirements, a **Notice To Provide Basic Accessibility Features** will be issued to the owner to comply with the requirement within a given time period.

B. Basic Accessibility Compliance Process

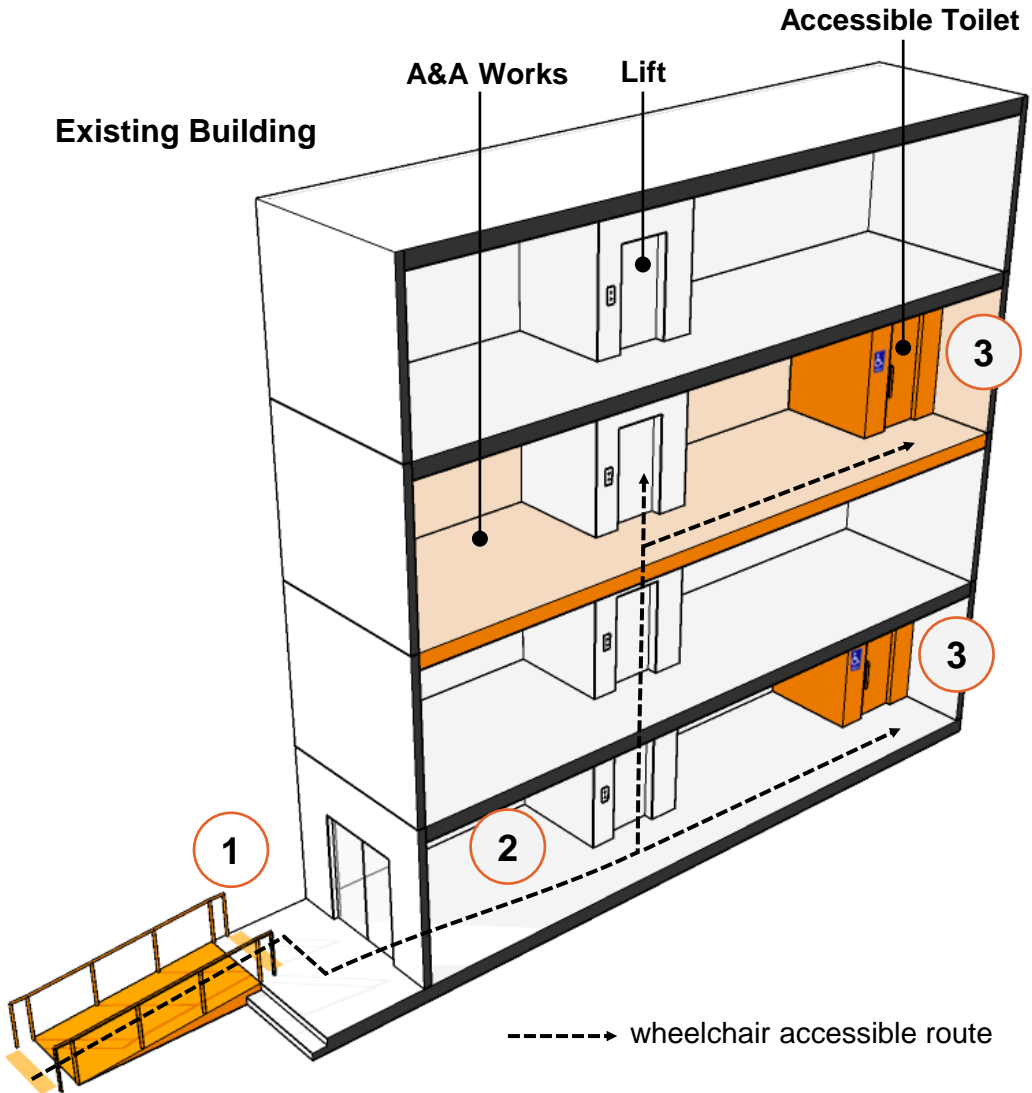


Introduction

B. What is Basic Accessibility?

Basic accessibility features include:

- ① a wheelchair accessible entrance
- ② a wheelchair accessible route at the entrance level
- ③ a wheelchair accessible toilet at the entrance level or within the area of A&A works



Example: Where A&A works are carried out at the 3rd storey of an existing building, basic accessibility features 1, 2 and 3 have to be provided.

Key Points of Consideration

1

Ramps are preferred over platform lifts and stairlifts

Accessible ramps allow safe and independent use by wheelchair users to access the building. Mechanical systems like platform lifts and stairlifts may take up less physical space, but users may require assistance to operate these facilities.

2

Stairlifts are not encouraged

For public and commercial buildings, stairlifts are not encouraged as they usually require active supervision by building owner to ensure safe usage and to prevent unauthorized use. Stairlifts also require regular servicing and maintenance which can be costly to operate in the long run.

3

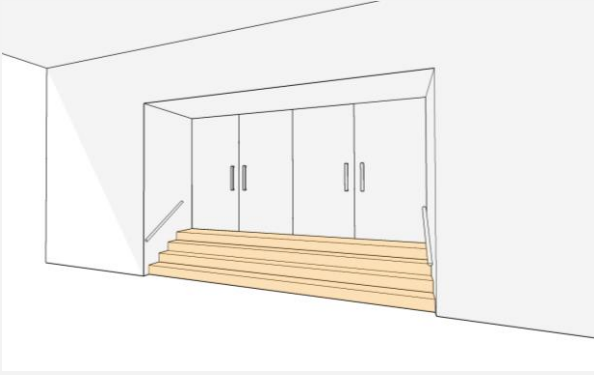
Accessible toilet should be located in a common area

The accessible toilet should be located in a common area so that it can be accessed by more users who need to use it.

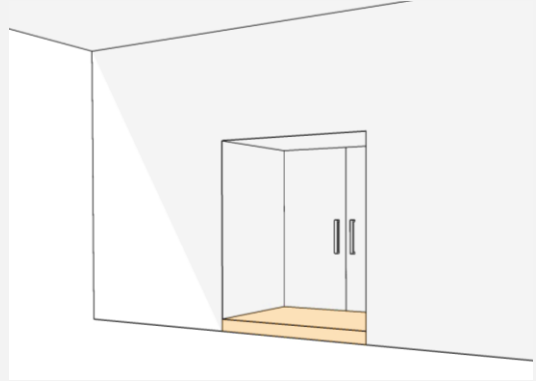
Common Challenges in Existing Buildings

Main Entrances

Steps at entrance

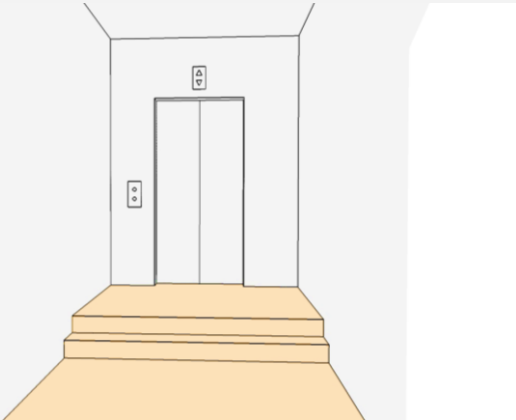


Kerb at entrance

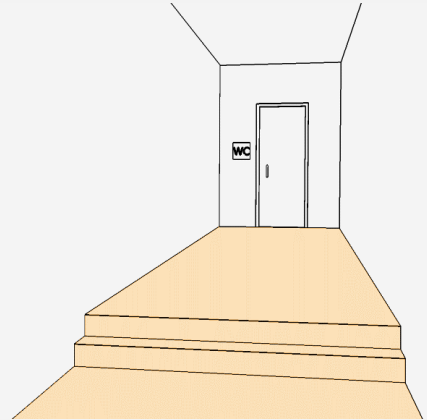


Routes at Entrance Level

Steps at lift lobby



Steps leading to common toilet

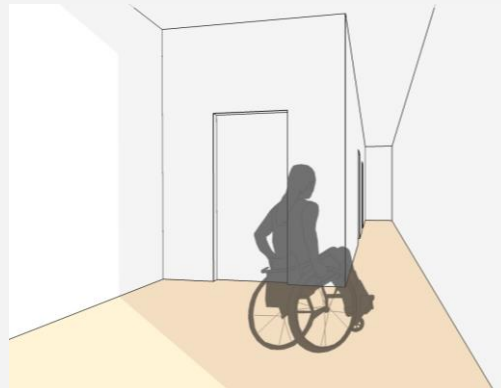


Toilets

Building has no common toilet



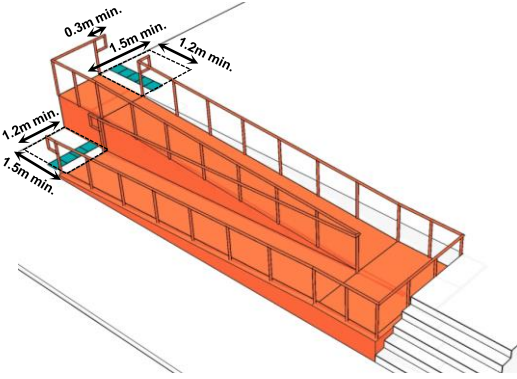
Lack of space for an accessible toilet



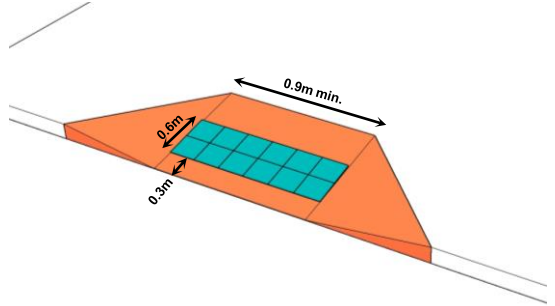
Accessible Features

The following features will allow the building to achieve basic accessibility.

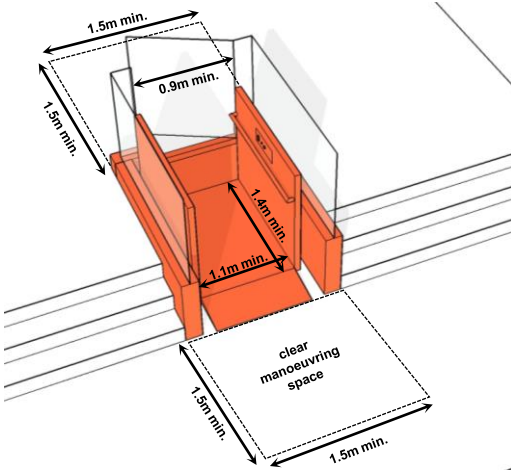
Ramp



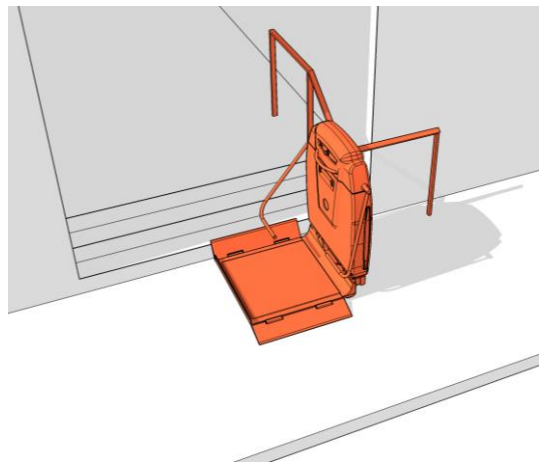
Kerb Ramp



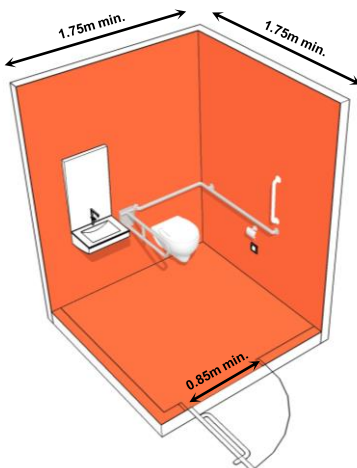
Platform Lift



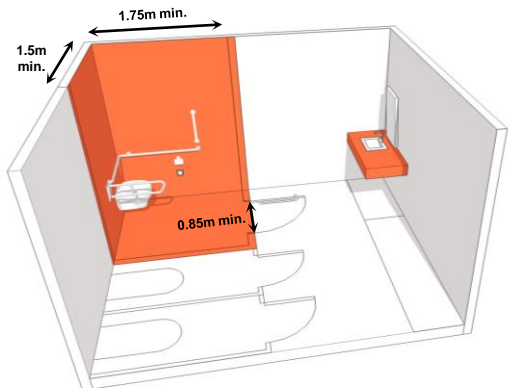
Stairlift



Accessible Individual Washroom



Accessible Water Closet Compartment within Toilet Cluster



Further Information

Refer to the Code on Accessibility in the Built Environment for further information on accessibility requirements. For clarification, please email to BCA_UD@bca.gov.sg or call 1800 3425222.

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