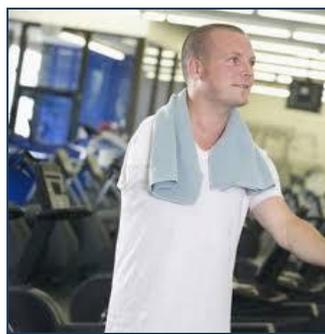


*Assessing door furniture for use in buildings accessed by the public, where the design is unusual*

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The GAI view of any set of lever furniture with regard to its use on accessible routes would be an interpretation of regulations and standards, as we understand them.

Where the furniture is proposed for a public place, the access requirements will be for a variety of persons with a variety of access needs. Documents covering this are listed below.

- The legal right to have access into and through buildings is established in the **Equality Act**
- The guidance on how this might be achieved is given in **Approved Document M**
- More detailed (and sometimes more up-to-date) recommendations are found in **BS 8300**.

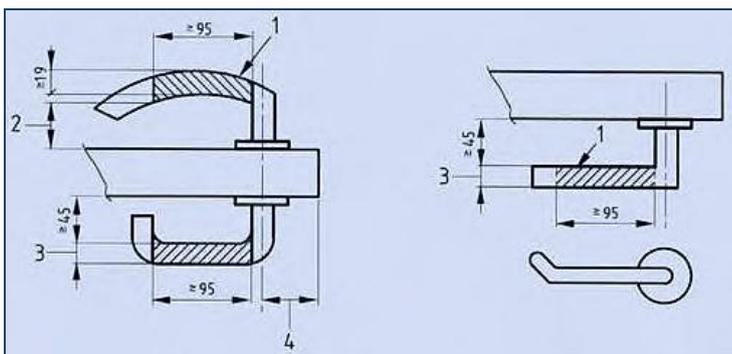
The two latter documents are not mandatory or regulatory, in that a building owner/manager may choose to provide alternative means of access to those recommended in the guidance. Under such circumstances, the alternative provision should be covered in the Access Statement for the building, with the rationale for such alternatives. This alternative provision is often the answer when dealing with historic buildings.

With regard to any door furniture proposed, it should be compared with the recommendations in BS 8300. See the details below for the design requirements and the reasons for them. Several designs will meet the dimensional requirements in full, and yet more will come very close. If the furniture falls short in some regard, the building operator must decide in conjunction with Building Control if the features it lacks pose a significant problem in the proposed application.

Door furniture should also be included in the fire risk assessment for those buildings which include accommodation. In the event of a fire alarm sounding, would someone emerging from a bath or shower with wet and soapy hands be able to operate the it? One might suggest that they could dry their hands first, but if they were panicking, they would not be capable of such rational thought processes. The essence of panic is the loss of the ability to reason. It is the job of the building's Responsible Person (under the RRO) to decide if any such a risk is posed, and where it is, if it is acceptable or could and should be mitigated.

Continued/ . . .

*Extract from BS 8300:2009 - Design of buildings and their approaches to meet the needs of disabled people – Code of practice*



**Key Dimensions**

1. Handgrip zone – min 95 mm
2. 45 mm from face of door
3. Lever section min. 19 mm
4. Backset min. 54 mm
5. Lever either -
  - a) return to door OR
  - b) with upturn

*Explanation of recommendations, as taught in the GAI Education Program*

- |   |   |
|---|---|
| <ol style="list-style-type: none"> <li>1. Handgrip zone – min 95 mm</li> </ol>  | <p><b>Allows <u>whole</u> hand to hold lever</b></p> <p><i>Gives more security</i></p>  |
| <ol style="list-style-type: none"> <li>2. 45 mm from face of door</li> </ol>  | <p><b>Avoids scraping/banging knuckles</b></p> <p><i>Swollen or arthritic knuckles need space</i></p>   |
| <ol style="list-style-type: none"> <li>3. Lever cross-section min. 19 mm</li> </ol>   | <p><b>Easy to hold without gripping</b></p> <p><i>Some conditions make gripping painful</i></p>   |
| <ol style="list-style-type: none"> <li>4. Backset min. 54 mm</li> </ol>   | <p><b>Clears frame-stop on closing face</b></p> <p><i>Safety for all users</i></p>  |
| <ol style="list-style-type: none"> <li>5. Lever either -           <ol style="list-style-type: none"> <li>a) return to door OR</li> <li>b) with upturn</li> </ol> </li> </ol> | <p><b>Stops hand sliding off <u>and</u> prevents clothing catching</b></p> <p><i>Helps prevent loss of balance leading to falling over.</i></p> |

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