

JOHN DOE PTY LTD

ADDRESS OF BUILDING

**ONSITE INSPECTION
DISABILITY ACCESS REPORT**

Prepared for

John Doe

John Doe Pty Ltd

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Prepared by

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Creating an
Accessible World



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Statement of Limitation

This document contains advice and recommendations made by Access Solutions National Pty. Ltd. (ASN) in relation to statutory requirements for the provision of access for people with a disability. The herein contained advice and recommendations are for the sole use of the recipient of this document and the recipient understands that it contains confidential information and agrees to inform present and future employees who view or have access to its content of its confidential nature.

The advice and recommendations provided by ASN are provided based upon the stated plans reviewed and is not applicable to any other plans such as revised / amended plans. Any contained herein or non-stated element within a plan that ASN deems to meet statutory requirements does not apply to the actual construction of the reviewed plan. The recipient also agrees not to duplicate or distribute or permit others to duplicate or distribute any material contained herein without ASN's express written consent.

ASN retains all title, ownership and intellectual property rights to the material and trademarks contained herein, including all supporting documentation, and files.

BY ACCEPTANCE OF THIS DOCUMENT, THE RECIPIENT AGREES TO BE BOUND BY THE AFOREMENTIONED STATEMENT.





Company Background

Access Solutions National Pty. Ltd. (ASN), founded in July 2004 by Dale Sheppard (www.asnpl.com.au) is a flexible company that works collaboratively with organisations, as a consultant or secondary advisor.

We're committed to providing accurate advice and creative solutions to increase the opportunities for people with a disability. ASN adopts a holistic approach to access and currently provides services to State and Local Government Agencies, Inter-state organisations through to individuals with a disability.

Mission Statement:

ASN strives to be the industry leader in providing advice and development of creative and innovative concepts that revolutionise the disability industry, whilst providing accurate and up-to-date information that facilitates an inclusive mindset increasing the number of accessible opportunities for people with a disability.

Services Provided:

- >> Disability Access Consulting (desktop & onsite)
- >> Access Inspection
- >> Access Appraisals
- >> Deemed-to-Satisfy Reports
- >> Alternative Solution Reports
- >> Peer Reviews

Professional Development

- >> Disability Awareness
- >> Compliance Requirements
- >> Realistic RACES

Office Location: 15 Castleridge Crt Narre Warren South VIC 3805

Insurances, Accreditations & Memberships:

- >> Accredited Access Consultant MN175 – Association of Consultants in Access Australia
- >> Registered Member of Australian Institute of Training & Development (AITD) - MN54099
- >> Registered Member of Australian Institute of Building Surveyors (AIBS) - MN4433
- >> Occupational Health & Safety Certification
- >> Assessment & Workplace Training Certification
- >> Professional Indemnity Insurance - \$10M - Please [click here](#) to view our PI certificate of currency.
- >> Public & Product Liability Insurance - \$20M - Please [click here](#) to view our PL certificate of currency.
- >> WorkCover Insurance - Please [click here](#) to view our WC certificate of currency.





Overview

Background

John Doe Pty Ltd engaged Access Solutions National P/L (ASN) to conduct onsite disability access inspection of the existing building located at building address goes here. The particular focus of this onsite disability access inspection is to identify non-conformance to current legislative requirements for a Class 5 building. ASN is to provide specialist advice and recommendations to not only ensure compliance is achieved but to also increase the general disability accessibility across the building. The building is being reviewed against the disability access requirements, to and within, as prescribed in the Disability Discrimination Act (DDA), Access to Premises Standard, National Construction Codes (NCC) and the Australian Standards.

General Scope of Works

ASN shall undertake a disability access inspection of the existing building, to assess the disability access and accessibility throughout all aspects of the building. ASN to provide advice on all aspects relating to equality of access to and within the existing building. ASN to identify matters arising with regard to equality of access and ways to use the existing infrastructure to create equality of access in-line with Disability Discrimination Act (DDA), Access to Premises, National Construction Codes (NCC) and the Australian Standards. ASN is to submit a detailed report providing guidance on the various identified access issues, inclusive of commentary on suggestive rectification design solutions / upgrade works to ensure disability access is adequately provided.

Note: A disability access audit is an onsite inspection of an existing building, and is a high-level review of the main disability access issues identified while onsite.

Definitions

Throughout this report ASN refer to specific terminology and advice contained herein is broken into two (2) sections Mandatory & Advisory. A glossary of terminology is provided in the glossary and ASN's advice is defined as follows:

- **Mandatory (MR):** a specific Act, Code or Standard clause referenceable requirement
- **Advisory (AR):** a requirement, recommendation, professional opinion or the like to increase accessibility and / or safe guard against potential disability discrimination.

ASN have conducted the onsite disability access audit of the site and relating to the National Construction Codes - NCC (Formally the Building Codes of Australia) disability access requirements for the deemed to satisfy provisions and have documented the contained herein findings, advice and recommendations based on, but not limited to:

- >> Disability Discrimination Act 1992
- >> National Construction Code (NCC)
- >> The Disability (Access to Premises – Buildings) Standards 2010 (DATP)
- >> Australian Standard AS 1428.1 (2009) Design for access and mobility Part 1: General requirements for access—New building work
- >> Australian Standard AS 1428.2 (1992) - 'Design for access and mobility' - Enhanced and additional requirements - Buildings and facilities
- >> Australian Standard AS 1428.4.1 (2009) - Design for access and mobility: Tactile indicators
- >> Australian Standard AS 2890.6: Parking Facilities Part 6: Off-street parking for people with disabilities





Throughout this report ASN refer to, predominately, requirements within the NCC and the AS1428.1 – 2009. It is advised that as these findings relate to existing building infrastructures that the applicable references may be of superseded Australian Standards and or codes. ASN provides our advice in such a fashion to ensure the most current and relevant comparison is used. Also note that where measurements have been nominated, they relate to disability access provisions only. Other codes and standards may require additional requirements.

The findings of the onsite access audit are shown below. Please note that where ASN state an Act, Code or Standard requirement (MR) it is a statutory requirement and must be met as a minimum. Recommendations and professional opinions (AR) are not statutory requirements and are provided as enhancements to achieve increased accessibility.

The below sections on the Disability Discrimination Act and the Access to Premises Standards prior to the audit findings are provided to give a legislative contextual base for the provisions of disability access to and within the built environment.





Disability Discrimination Act 1992

DDA Objectives

The objectives of the Disability Discrimination Act 1992 (the DDA) are to make it unlawful to discriminate against persons with a disability in connection with employment, the provision of goods, facilities and services or the management of premises. The legal requirements of the Act affect the majority of existing commercial and public building occupiers.

The DDA provides protection for all people with disability across Australia and ensures everyone is treated equally and fairly, including any carers, friends, co-workers or relatives of people with disability.

DDA Areas

Areas covered within the DDA include:

- >> Education
- >> Access to premises
- >> Provision of goods, services and access to facilities
- >> Purchasing land
- >> Club & association activities
- >> Sporting activities
- >> Government programs
- >> Disability Standards

The Attorney-General has the power to make Disability Standards under the DDA to specify the rights and responsibilities of people with a disability, and these Standards provide further details on how DDA compliance can be achieved, providing certainty for everyone.

There are three Standards under the DDA:

- >> Disability Standards for Education 2005 (Education Standards)
- >> Disability Standards for Accessible Public Transport 2002
- >> Disability (Access to Premises-Buildings) Standards 2010 (Premises Standards)





Access to Premises Standards

Adoption of Standards

The Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards) are adopted under the DDA.

Objectives

The Premises Standards aim to ensure that dignified, equitable, cost-effective and reasonably achievable access to buildings, facilities and services within buildings, is provided for people with a disability. The trigger for consideration of the Premises Standards is when a building approval is required by State or Territory legislation and in Victoria this is when a building permit is required.

The Premises Standards also provides a level of certainty to property developers, building owners and practitioners that if access is provided in accordance with the Access Code during building works being the subject of a building approval it will not be unlawful under the DDA.

The overall aim of the Premises Standards is twofold. First it is to provide the building and design industry with detailed information about how they can design and construct their buildings in a way that meets their responsibilities under the DDA.

Secondly it is to improve access to buildings for people with a disability to ensure the greatest possible participation in the social, economic, cultural and political life of the community. This is the primary document that will eventually form the Premises Standards. It consists of two major parts. The first part deals with all the regulation requirements for the Premises Standards, who they apply to, scope, definitions, concessions and a review timetable.

Schedule 1 Access Code for Buildings

The second part is Schedule 1 Access Code for Buildings. This is the part that contains all the requirements for access to buildings. It is written in the style of the access provisions of the BCA and includes all the detail of where and in what buildings access is required.

In general, this Access Code tells those responsible for buildings when and where access is required and then refers to technical specification documents such as AS1428.1-2009 to describe how to design and build in an accessible way.





National Construction Codes (NCC)

The National Construction Code (NCC) is an initiative of the Council of Australian Governments developed to incorporate all on-site construction requirements into a single.

The NCC is produced and maintained by the Australian Building Codes Board (ABCB) on behalf of the Australian Government and each State and Territory government.

The NCC is a uniform set of technical provisions for the design and construction of buildings and other structures, and plumbing and drainage systems throughout Australia. It allows for variations in climate and geological or geographic conditions.

THE NCC – FORMAT

The NCC is published in three volumes. The Building Code of Australia (BCA) is Volume One Volume Two of the NCC and the Plumbing Code of Australia (PCA) is Volume Three of the NCC.

THE GOAL

The goal of the NCC is to enable the achievement of nationally consistent, minimum necessary safety (including structural safety and safety from fire), health, amenity sustainability objectives efficiently.

LEGISLATIVE ARRANGEMENTS - GENERAL

The BCA is given legal effect by building regulatory legislation in each State and Territory. This legislation consists of an Act of Parliament and subordinate legislation which empowers the regulation of certain aspects of buildings and structures, and contains the administrative provisions necessary to give effect to the legislation.

Any provision of the BCA may be overridden by, or subject to, State or Territory legislation. The BCA must therefore be read in conjunction with that legislation. Any queries on such matters should be referred to the State or Territory authority responsible for building regulatory matters.

STATE AND TERRITORY VARIATIONS AND ADDITIONS

Each State's and Territory's legislation adopts the BCA subject to the variation or deletion of some of its provisions, or the addition of extra provisions, deletions and additions are contained in Appendices to the BCA.





Disability Access Commentary

Introduction

In order to understand the extent to which disability access provisions are applicable and the intent of such, ASN provides the following commentary on disability access to and within the building for the inspected site. It is important to note that the majority of the time ASN refers to the minimum required standards (MR) and acknowledges that at times the minimum doesn't actually provide the best accessibility. Therefore, all of the contained herein must be considered as the minimum and must be implemented and ASN advises that it is best practice to exceed these minimums, where possible (AR).

Building Information

Inspected building, to the best of ASN's knowledge, attracts the following classification and disability access requirements.

» Existing Building – Class 5

Therefore, the disability access requirements, as per the NCC are – none required. However, as the purpose of the inspection is to identify the issues for a change of use the following sections relate to the disability access requirements for Class 5 buildings.

NCC Assessment

The NNC deemed to satisfy provisions shown below are considered the minimum requirements for disability access for the building/s shown above in the building information section. The performance requirements have also been provided for reference purposes in case the deemed to satisfy provisions cannot be met and reliance upon an alternative solution has been or will be established.

Performance Requirements

The following performance requirements relating to disability access have been extracted from the NCC for buildings – Class 5

» DPI

Access must be provided, to the degree necessary, to enable –

(a) People to

- (i) approach the building from the road boundary and from any accessible carparking spaces associated with the building; and
- (ii) approach the building from any accessible associated building; and
- (iii) access work and public spaces, accommodation and facilities for personal hygiene

Please note that there are other performance requirements that relate to disability access and ASN's have concluded that if compliance to DP1 is achieved, as it is truly intended, then disability access provisions will be sufficient.





Deemed to Satisfy Provisions

The following deemed to satisfy provisions have been extracted from the NCC for buildings – Class 5

- » D3.1 – Disability access to be provided as per Table D3.1
- » Table D3.1 requires disability access – To and within all areas normally used by the occupants.

Please note that there are other deemed to satisfy provisions that relate to disability access and ASN's have concluded that if compliance to D3.1 is achieved, as it is truly intended, then disability access provisions will be sufficient.

Multi-Tenancy Buildings & Access Standards Requirements

Not applicable in this case.

Access Inspection Methodology

Building Access Inspection – Stage 1

Building elements reviewed during the onsite inspection were, but not limited to:

- | | | |
|--------------------------------|-------------------------|--------------------------|
| » Carparking Facilities | » Step Ramps | » Doorways |
| » Pathways & Accessways | » Ramps | » Circulation Spaces |
| » Allotment Boundary | » Walkways | » Horizontal Circulation |
| » Wayfinding | » Stairways | » Vertical Access |
| » Kerb Ramps | » Sanitary Facilities | » Egress |
| » Lighting | » Luminance Contrast | » Hearing Augmentation |
| » Finishes Including Abutments | » Signage & Information | » Street Furniture |

Note: All onsite inspections are carried out in line with the ASN OH&S manual.

Report Generation – Stage 2

Onsite access inspection findings are compiled into a report generated for clients use and in line with agreed format.

Equipment

All of ASN's disability access inspections rely upon current technologies and professional grade testing instrumentation. ASN predominately uses the following pieces of equipment. Note: ASN regularly calibrates the inspection equipment as per the manufacturers manuals.

Standard equipment used, but not limited to:

- | | | |
|-----------------------------|---------------------|----------------------------------|
| » Manual tape measure | » Digital Measure | » Digital Level (% measurements) |
| » Digital Vernier | » Digital Lux Meter | » Decibel Meter |
| » Tristimulus Colorimeter * | » iPad | » Digital Force Gauge |

ASN makes use of expert judgement while undertaking onsite audits when initially assessing luminance contrast. Should the luminance contrast be close to compliant (in our expert judgement) ASN will perform a tristimulus colorimeter (Konica Minolta CR400) test. This instrument and our testing methodology is compliant with AS1428.1 – 2009 and AS1428.4.1 – 2009 requirements.





Onsite Inspection Findings

The following pages coupled with the above, comprise as ASN's onsite audit report that specifically focuses on the statutory requirements for disability access. It is essential that the content contained herein is read and understood. ASN avails ourselves to provide clarification on any of the items raised within this report and should none be required / received ASN reserves the right to consider these items as read, understood and accepted by our client.

Due to the technical nature of some disability access provisions as required by the NCC (deemed to satisfy) there maybe areas within the audited building that are exempted, addressed with an alternative solution or have been interpreted as not required to be accessible. Therefore, any of these such areas within the existing building will not be contained within the below issues of non-conformances table below.

To reiterate, within the below table, ASN refer to specific Acts, Codes and Standards and advice is broken into two (2) sections Mandatory & Advisory. ASN's advice is defined as follows:

- **Mandatory (MR)** : a specific Act, Code or Standard clause referenceable requirement
- **Advisory (AR)**: a requirement, recommendation, professional opinion or the like to increase accessibility and / or safe guard against potential disability discrimination.

Each non-conformance will have:

- >> a photo of the issue;
- >> a description of the issue;
- >> the specific legislation and clause that is breached;
- >> advice regarding actions required to address the non-conformance;
- >> there may be recommendations that provide further advice and / or guidance regarding actions required to address the non-conformance; and
- >> there may be notes that provide further commentary regarding the non-conformance and / or the advice and recommendations.





Onsite Audit Completion Statement

The below statement is provided by the disability access consultant who undertook to onsite disability access audit to confirm that the audit has been completed and to their best abilities, qualifications, expertise and knowledge. It is essential that attention is made towards any notes contained below.

Onsite Disability Access Audit Completed Details

☒ Completed

The below notes are provided in addition to the non-conformances as provided within the issues table above and are to be read as accompanying the advice and recommendations contained herein.

Notes

No additional notations for this onsite disability access audit.

Audit Completed By

Dale Sheppard

Audit Completion Date

14/05/2019

Auditor Signature

Dale Sheppard

Director

Access Solutions National Pty. Ltd. (ASN)

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Conclusion

ASN provides the contained herein advice and recommendations and remains available to discuss any of the commentary and or general clarifications relating to this project. If ASN have missed or not provided any information, please feel free to contact us and we will amend our reports.

As there are numerous items, non-conformances, identified it is advised and recommended to strategically approach the rectification works by identifying the items where there will be the greatest amount of benefit to all occupants.

Please ensure that you have read and understood the contained herein as ASN will not be held liable for any works as the assessment of the proposed works as outlined within this report, which includes advice, recommendations and conditions, as well as reliance on conditions to be implemented by the relevant parties to ensure the performance requirements and deemed to satisfy provisions under the NCC (and the Premises Standards).

Please note that other parties may take the view that appropriate access is not being provided within the building and consequently, a complaint to the Australian Human Rights Commission under the Disability Discrimination Act 1992 (DDA) could still be made. However, having a formalised report considering the needs of people with disability will be considered favourably by the Australian Human Rights Commission as part of any complaint resolution.

Should you require anything further or explanation of anything contained herein please feel free to contact me.

Kind Regards,

Dale Sheppard

Director

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Summary Issues Table – Onsite Findings

Photo		Issue Description	Advice & Recommendations
External			
1.0		<p>Issue Description:</p> <p>Other</p> <p>Legislation Reference:</p> <p>N/A N/A</p>	<p>Advice:</p> <p>Refer to notes section.</p> <p>Recommendations:</p> <p>Refer to notes section.</p> <p>Notes:</p> <p>Rope barriers do not have good contrast and create a difficult area in terms of navigating through the space.</p>
2.0		<p>Issue Description:</p> <p>Insufficient luminance contrast on the doorway.</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.1</p>	<p>Advice:</p> <p>Provide at least 30% luminance contrast between either the door leaf vs door jamb or door leaf vs adjacent wall or architrave vs wall or door leaf vs architrave or door jamb vs adjacent wall. Noting that the minimum width for the luminance contrast is to be 50mm. (MR)</p> <p>Recommendations:</p> <p>A quick way to determine the luminance contrast is to obtain the LRV values from suppliers and use the Bowman-Sapolinski equation to calculate the percentage. Or have ASN conduct testing to obtain clarification of luminance contrast.</p> <p>Notes:</p> <p>Gate entrance into the back of the finance and main ticket building.</p>

3.0		<p>Issue Description:</p> <p>No access to the building or part of the building.</p> <p>Legislation Reference:</p> <p>NCC Table D3.1</p>	<p>Advice:</p> <p>Provide a continuous accessible path of travel to the building or part of the building, that is required to be accessible. The path must meet AS1428.1 requirements. (MR)</p> <p>Recommendations:</p> <p>As this is the minimum requirement it must be provided.</p> <p>Notes:</p> <p>Gravel pathway not considered traversible for people with mobility devices.</p>
4.0		<p>Issue Description:</p> <p>Insufficient luminance contrast on the doorway.</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.1</p>	<p>Advice:</p> <p>Provide at least 30% luminance contrast between either the door leaf vs door jamb or door leaf vs adjacent wall or architrave vs wall or door leaf vs architrave or door jamb vs adjacent wall. Noting that the minimum width for the luminance contrast is to be 50mm. (MR)</p> <p>Recommendations:</p> <p>A quick way to determine the luminance contrast is to obtain the LRV values from suppliers and use the Bowman-Sapolinski equation to calculate the percentage. Or have ASN conduct testing to obtain clarification of luminance contrast.</p> <p>Notes:</p> <p>Gate doorway to the rear of the main ticket and finance building.</p>

5.0		<p>Issue Description:</p> <p>Gradient is greater than 1:40 within the doorway circulation space.</p> <p>Measured at: N/A</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.3.1</p>	<p>Advice:</p> <p>As the maximum gradient is 1:40, re-grade the ground surface to be no steeper than 1:40. (MR)</p> <p>Recommendations:</p> <p>This item maybe addressed via a performance solution depending on the number, frequency and particular needs of the occupants. This can be discussed further with ASN.</p> <p>Notes:</p> <p>N/A</p>
6.0		<p>Issue Description:</p> <p>No access to the building or part of the building.</p> <p>Legislation Reference:</p> <p>NCC Table D3.1</p>	<p>Advice:</p> <p>Provide a continuous accessible path of travel to the building or part of the building, that is required to be accessible. The path must meet AS1428.1 requirements. (MR)</p> <p>Recommendations:</p> <p>As this is the minimum requirement it must be provided.</p> <p>Notes:</p> <p>N/A</p>

Ground

7.0



Issue Description:

Insufficient luminance contrast on the doorway.

Legislation Reference:

AS1428.1 - 2009
Clause 13.1

Advice:

Provide at least 30% luminance contrast between either the door leaf vs door jamb or door leaf vs adjacent wall or architrave vs wall or door leaf vs architrave or door jamb vs adjacent wall. Noting that the minimum width for the luminance contrast is to be 50mm. (MR)

Recommendations:

A quick way to determine the luminance contrast is to obtain the LRV values from suppliers and use the Bowman-Sapolinski equation to calculate the percentage. Or have ASN conduct testing to obtain clarification of luminance contrast.

Notes:

N/A

8.0



Issue Description:

The door force exceeds 20N.

Measured at: 24N

Legislation Reference:

AS1428.1 - 2009
Clause 13.5.2 (e)

Advice:



Either reduce the force required to open, swing and hold open the door to a maximum force of 20N, or replace the door closer with one that can achieve the 20N maximum requirement. (MR)



Recommendations:

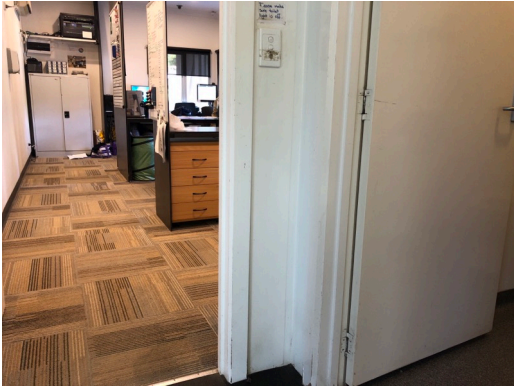

Not all doors require a door closer. Should this doorway not require a closer then removing the closer may be a simple way to rectify this non-conformance.



Notes:

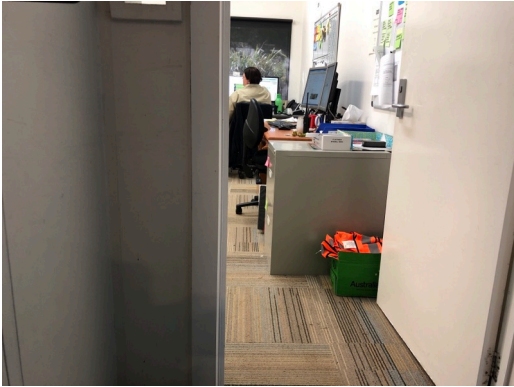
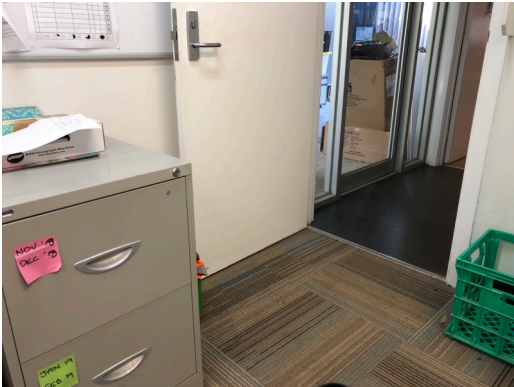
N/A

9.0		<p>Issue Description:</p> <p>Length clearance is less than the minimum requirement.</p> <p>Measured at: 1200mm</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.3.2</p>	<p>Advice:</p> <p>Depending on the structure of the building in relation to this doorway, either increase the length clearance or provide an alternative point of entry into this space within the building. (MR)</p> <p>Recommendations:</p> <p>This item maybe addressed via a performance solution depending on the number, frequency and particular needs of the occupants. This can be discussed further with ASN.</p> <p>Notes:</p> <p>N/A</p>
10.0		<p>Issue Description:</p> <p>Insufficient luminance contrast on the doorway.</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.1</p>	<p>Advice:</p> <p>Provide at least 30% luminance contrast between either the door leaf vs door jamb or door leaf vs adjacent wall or architrave vs wall or door leaf vs architrave or door jamb vs adjacent wall. Noting that the minimum width for the luminance contrast is to be 50mm. (MR)</p> <p>Recommendations:</p> <p>A quick way to determine the luminance contrast is to obtain the LRV values from suppliers and use the Bowman-Sapolinski equation to calculate the percentage. Or have ASN conduct testing to obtain clarification of luminance contrast.</p> <p>Notes:</p> <p>N/A</p>

11.0		<p>Issue Description:</p> <p>Latch side clearance is less than the minimum requirement.</p> <p>Measured at: 280mm</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.3.2</p>	<p>Advice:</p> <p>Depending on the structure of the building in relation to this doorway, either increase the latch side clearance or provide an alternative point of entry into this space within the building. (MR)</p> <p>Recommendations:</p> <p>This item maybe addressed via a performance solution depending on the number, frequency and particular needs of the occupants. This can be discussed further with ASN.</p> <p>Notes:</p> <p>N/A</p>
12.0		<p>Issue Description:</p> <p>No unisex accessible toilet provided.</p> <p>Legislation Reference:</p> <p>NCC Clause F2.4 (a) & Table 2.4 (a)</p>	<p>Advice:</p> <p>Provide new unisex accessible sanitary facilities, as required to achieve compliance with the deemed to satisfy provisions of the NCC. (MR)</p> <p>Recommendations:</p> <p>Where new building works are proposed, these works may attract the definition of New Part and therefore must meet the 2009 requirements of AS1428.1.</p> <p>Notes:</p> <p>N/A</p>

13.0		<p>Issue Description:</p> <p>Switch or control is not located between 900mm - 1100mm.</p> <p>Measured at: 1200mm</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 14.1</p>	<p>Advice:</p> <p>Reposition switch or control to be within the range of 900mm - 1100mm. (MR)</p> <p>Recommendations:</p> <p>Although this item does not comply, it can easily be demonstrated that users can reach heights outside this range. This item should be addressed when significant building works are proposed. Noting the upper limit reach height is 1350mm.</p> <p>Notes:</p> <p>N/A</p>
14.0		<p>Issue Description:</p> <p>Clear opening width is less than 850mm.</p> <p>Measured at: 775mm</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.2</p>	<p>Advice:</p> <p>Widen the doorway to provide a minimum 850mm clearance between the door leaf face and door stop on the door jamb. (MR)</p> <p>Recommendations:</p> <p>This item maybe addressed via a performance solution depending on the number, frequency and particular needs of the occupants. This can be discussed further with ASN.</p> <p>Notes:</p> <p>N/A</p>

15.0		<p>Issue Description:</p> <p>Clear opening width is less than 850mm. Measured at: 775mm</p> <p>Legislation Reference: AS1428.1 - 2009 Clause 13.2</p>	<p>Advice: Widen the doorway to provide a minimum 850mm clearance between the door leaf face and door stop on the door jamb. (MR)</p> <p>Recommendations: This item maybe addressed via a performance solution depending on the number, frequency and particular needs of the occupants. This can be discussed further with ASN.</p> <p>Notes: N/A</p>
16.0		<p>Issue Description:</p> <p>Insufficient luminance contrast on the doorway.</p> <p>Legislation Reference: AS1428.1 - 2009 Clause 13.1</p>	<p>Advice: Provide at least 30% luminance contrast between either the door leaf vs door jamb or door leaf vs adjacent wall or architrave vs wall or door leaf vs architrave or door jamb vs adjacent wall. Noting that the minimum width for the luminance contrast is to be 50mm. (MR)</p> <p>Recommendations: A quick way to determine the luminance contrast is to obtain the LRV values from suppliers and use the Bowman-Sapolinski equation to calculate the percentage. Or have ASN conduct testing to obtain clarification of luminance contrast.</p> <p>Notes: N/A</p>

17.0		<p>Issue Description:</p> <p>Latch side clearance is less than the minimum requirement.</p> <p>Measured at: 280mm</p> <p>Legislation Reference:</p> <p>AS1428.1 - 2009 Clause 13.3.2</p>	<p>Advice:</p> <p>Depending on the structure of the building in relation to this doorway, either increase the latch side clearance or provide an alternative point of entry into this space within the building. (MR)</p> <p>Recommendations:</p> <p>This item maybe addressed via a performance solution depending on the number, frequency and particular needs of the occupants. This can be discussed further with ASN.</p> <p>Notes:</p> <p>N/A</p>
18.0		<p>Issue Description:</p> <p>Furniture encroaches into a circulation space.</p> <p>Legislation Reference:</p> <p>N/A N/A</p>	<p>Advice:</p> <p>Remove / relocate the furniture to anther area. Ensuring doorways and paths of travel are kept clear. (AR)</p> <p>Recommendations:</p> <p>This item is not technically a building codes issue. However the furniture decreases accessibility and impacts the required circulation requirements.</p> <p>Notes:</p> <p>N/A</p>

19.0



Issue Description:

Switch or control is not located between 900mm - 1100mm.

Measured at: 1450mm

Legislation Reference:

AS1428.1 - 2009
Clause 14.1

Advice:

Reposition switch or control to be within the range of 900mm - 1100mm. (MR)

Recommendations:

Although this item does not comply, it can easily be demonstrated that users can reach heights outside this range. This item should be addressed when significant building works are proposed. Noting the upper limit reach height is 1350mm.

Notes:

N/A