



SUPPLEMENT No. 3
TO
THE SOVEREIGN BASE AREAS GAZETTE
No. 1178 of 9th August 2000
SUBSIDIARY LEGISLATION

CONTENTS:

*The following SUBSIDIARY LEGISLATION is published in this
Supplement which forms part of this Gazette : -*

The Streets and Buildings Regulation (Consolidation) Ordinance —	No.
Regulations made by the Administrator under subsection (1) of section 22	33

No. 33**THE STREETS AND BUILDINGS REGULATION
(CONSOLIDATION) ORDINANCE 1984**

(Ordinances 7 of 1984, 2 of 1987, 13 of 1987,
18 of 1988, 10 of 1996 and 7 of 1999).

**REGULATIONS MADE BY THE ADMINISTRATOR
UNDER SUBSECTION (1) OF SECTION 22**

In exercise of the powers vested in him by subsection (1) of section 22 of the Streets and Buildings Regulation (Consolidation) Ordinance, the Administrator hereby makes the following Regulations:-

Short title.

P.Is Nos. 29/84,
33/85, 69/87 and
67/96.

Regulation 2 of the
principal Regulations
amended.

The Principal
Regulation
amended.

1. These Regulations may be cited as the Streets and Buildings (Consolidation) (Amendment) Regulations 2000 and shall be read as one with the Streets and Buildings (Consolidation) Regulations 1984 as amended (hereinafter referred to as "the principal Regulations").

2. Regulation 2 of the principal Regulations is hereby amended by inserting in the appropriate alphabetical position the following new definitions:

“ “ disabled person ” means a person who, by reason of a physical weakness or deficiency has permanent or temporary difficulty in gaining access to buildings or roads;

“ educational institution ” includes a nursery school, elementary school, gymnasium, lyceum, college, tutorial school, vocational school and university.”

3. The principal Regulations are hereby amended by inserting immediately after Regulation 37A thereof the following new Part and new Regulations:

**PART XIIB – USE OF BUILDINGS BY DISABLED
PERSONS**

37B.- (1) This Regulation shall apply to the following buildings –

- (a) public buildings and buildings which the public are permitted to enter;
- (b) shopping centres;
- (c) buildings which contain shops or offices or both;
- (d) blocks of flats with five or more housing units or buildings with more than five parking spaces;
- (e) educational institutions including halls of residence for students, sports grounds and swimming pools attached to or forming part thereof;
- (f) clinics, surgeries and therapeutic or diagnostic centres;

- (g) industrial buildings exceeding 600 m² in area or with employed persons exceeding ten in number and to complexes of workshops the total area of which exceeds 600 m²;
- (h) any other buildings where the appropriate authority deems that the application of this Regulation is required:

Provided that in exceptional cases, where the ground floor of an existing building is covered by a building permit, and the full application of the provisions of this Regulation is not possible, the appropriate authority shall relax the full application of this Regulation to the extent that it is impossible to apply.

(2) No building to which this Regulation applies shall be erected, unless –

- (a) all levels of the building are accessible to disabled persons;
- (b) the main entrance and doors meet the following specifications:-
 - (i) the entrance has a clear width of at least 0.90 metres measured between the door frames;
 - (ii) doors have handles and automatic closing devices and are fitted with reinforced transparent glass positioned to afford good visibility to all users;
 - (iii) there is a width of at least 0.30 metres between the edge of the fitted glass and the edge of that side of the door nearest to the handle;
 - (iv) all internal doors are at least 0.90 metres in width.
- (c) where there are staircases or over two stairs there are double handrails with a distance of one metre between them, at a height of 0.70 metres and 0.90 metres respectively, with a diameter of the handrail of 0.05 metres and on one side such handrail protrudes by 0.40 metres from the first and last stair;
- (d) the common corridors are at least 1.25 metres in width;
- (e) the dimensions of lobbies of the stairwells and elevator wells are at least 1.50 metres x 1.50 metres:

Provided that in the cases of clinics and surgeries the minimum dimensions are 2.10 metres x 2.10 metres;

- (f) there is a suitably constructed ramp securely connecting the main entrance of the building to a public road or pavement, constructed of non-slip material and which has the following characteristics:
 - (i) a minimum unobstructed width of 1.20 metres;
 - (ii) a gradient of 1:15 for a ramp up to 5 metres in length and of 1:20 for a ramp exceeding 5 metres in length;
 - (iii) a raised edge on either side of the ramp with a minimum height of 0.15 metres, and a handrail at a height of between 0.80 metres and 0.90 metres on each side and with a diameter of 0.05 metres;
 - (iv) at the beginning and end of each ramp, a landing of a

minimum unobstructed length of 1.20 metres and a width equal to the width of the ramp:

Provided that, where the total length of such ramp exceeds 10 metres, an intermediate landing of a minimum length of 1.50 metres shall be provided:

Provided further that where there is a change in the direction of the ramp there is an intermediate landing with a minimum width of 1.40 metres and length of 1.60 metres;

- (g) where there are pavements they are shaped and connected to the road surface for easy access, have a non-slip surface and marked as being for disabled persons, all in a manner to the satisfaction of the appropriate authority;
- (h) where there are elevators –
 - (i) entry to and exit from the elevator is accessible to disabled persons;
 - (ii) the entrance door of the elevator has a clear width of at least 0.80 metres;
 - (iii) the elevator has clear internal dimensions of at least 1.40 metres in length and 1.10 metres in width:

Provided that where the building is used as a clinic, the clear internal dimensions of the elevator are at least 2.20 metres in length and 1.10 metres in width;

- (iv) the control buttons have embossed markings and are placed at a height of between 0.90 metres and 1.30 metres and at a distance of 0.40 metres from the door and provide sound and visual indications;
- (v) there is a telephone apparatus fixed at a height of between 1.05 metres and 1.30 metres and at a distance of 0.40 metres from the door which is connected to the telecommunications network and programmed to communicate with the person responsible for the maintenance of such elevator, the police or the fire service;
- (i) there is a common lavatory and wash basin for use by both sexes, suitably constructed, with the following characteristics:
 - (i) the dimensions are 2 metres x 2 metres and the centre of the lavatory bowl is situated at a distance of at least 0.50 metres from the nearest side wall and the lavatory bowl is of such a design, size and shape as to permit its proper use by any disabled person;
 - (ii) the door of the lavatory opens outwards:

Provided that the additional space required by these Regulations for disabled persons for the purpose of hygiene shall not be taken into account in the calculation of the building coefficient;

- (j) in the case of buildings to which the public are to be admitted as spectators such as swimming pools, theatres, cinemas, indoor sports arenas and the like,

seats are arranged so as to provide easy access by disabled persons and provision is made so that 1% of the total number of seats, with a minimum of four seats, are suitably arranged for use by disabled persons and have easy access to emergency exits;

- (k) where the number of parking places required for a building does not exceed 100, 10% of such places are reserved and marked for use exclusively by disabled persons, with an additional 5% of such parking places where the total number of parking places is in excess of 100. Each such reserved parking place shall have a minimum dimension of 5 metres x 3.30 metres with access to the main or other entrance of the building.”.

37C. In all industrial buildings and complexes of workshops, whether or not they come within Regulation 37B above, lavatories shall be so arranged as to be capable of being used by disabled persons.

Dated this 31st day of July 2000.

By the Administrator's Command,
D.J. BONNER,
Chief Officer,
Sovereign Base Areas.

(112/A)



