

NEW



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Building Code of Australia **Lift Regulations**



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New Building Code of Australia (BCA) elevator regulations

Let Easy Living Home Elevators make it simple

Are you building or renovating? You may need to comply with the new Building Code of Australia (BCA) regulations. The changes relate to disability access, ensuring greater and dignified access to and use of buildings for people with a disability, and to provide certainty to the building industry.

When is this effective?

On 15 March 2010, the Australian Government launched the Disability (Access to Premises – Buildings) Standards 2010 (the Premises Standards) which will clarify accessibility requirements under the Disability Discrimination Act (DDA) and enable consistency between building law and the DDA. The Premises Standards came into operation on 1 May 2011. The Building Code of Australia will be harmonised with the Premises Standards, effective from 1 May 2011, across all states and territories.

Any application for a building approval for a new building or upgrade of an existing building on or after the 1st of May 2011 will trigger the application of the Premises Standards.

What is the purpose?

The purpose of the Premises Standards (and corresponding changes to the Building Code of Australia and state and territory building law) is:

- to ensure greater and dignified access to and use of buildings for people with a disability, and
- also provide certainty to the building industry. In that if the Standards are complied with they cannot be subject to a successful complaint under the DDA in relation to those matters covered by the Premises Standards.

What are the changes?

Andrew Batynski, the principal consultant of ABN Elevator Consultants has summarised recent Australian Standards, Building Code Australia and Disability (Access to Premises – Buildings) Standards 2010 changes in regards to lift services and how architects and building designers can achieve compliance with the new code.

Recent Australian Standards, Building Code Australia and Disability (Access to Premises — Buildings) Standards 2010 changes in regards to lift services can be summarised as follows:

The Disability (Access to Premises — Buildings) Standards 2010 for lift requirements has been incorporated to the current BCA 2011 issue, the following limitations apply:

- 1). AS 1735.7 Stairway platform lift – must not be used to serve a space in a building accommodating more than 100 , in a high traffic public use area such as a theatre, cinema, auditorium, transport interchange, or be used where it is possible to install another type of passenger lift; or connect more than 2 storeys; or where more than 1 stairway lift is installed, serve more than 2 consecutive storeys; or when in the folded position, encroach on the minimum width of a stairway
- 2). AS 1735.14 Low-rise platform lift - Must not travel more than 1000 mm.
- 3). AS 1735.15 Lift for persons with limited mobility – Must not for an enclosed type, travel more than 4 m; or for an unenclosed type, travel more than 2 m; or be used in high traffic public use areas in buildings such as a theatre, cinema, auditorium, transport interchange, shopping complex or the like.
- 4). AS 1735.16 Lift for persons with limited mobility – Must not travel more than 12 m.

And comply with the following **applications of features to passenger lifts** as per E3.6b

- a). Handrail complying with the provisions for a mandatory handrail in AS 1735.12 – All lifts except for a stairway platform lift complying with AS 1735.7; and a low-rise platform lift complying with AS 1735.14.
- b). Lift floor dimension of not less than 1400 mm x 1600 mm - All lifts which travel more than 12 m.
- c). Lift floor dimensions of not less than 1100 mm x 1400 mm - All lifts which travel not more than 12 m except a stairway platform lift complying with AS 1735.7.
- d). Lift floor dimensions of not less than 810 mm x 1200mm - A stairway platform lift complying with AS 1735.7.
- e). Minimum clear door opening complying with AS 1735.12 - All lifts except a stairway platform lift complying with AS 1735.7.
- f). Passenger protection system complying with AS 1735.12 - All lifts with a power operated door.

- g). Lift landing doors at the upper landing - All lifts except a stairway platform lift complying with AS 1735.7.
- h). Lift car and landing control buttons complying with AS 1735.12 - All lifts except— a stairway platform lift complying with AS 1735.7; and a low-rise platform lift complying with AS 1735.14
- i). Lighting in accordance with AS 1735.12 - All enclosed lift cars.
- j). Automatic audible information within the lift car to identify the level each time the car stops- All lifts serving more than 2 levels.
- k). Audible and visual indication at each lift landing to indicate the arrival of the lift car - All lifts serving more than 2 levels.
- l). audible information and audible indication is to be provided in a range of between 20–80 dB(A) at a maximum frequency of 1 500 Hz - All lifts serving more than 2 levels.
- m). Emergency hands-free communication, including a button that alerts a call centre of a problem and a light to signal that the call has been received - All lifts except a stairway platform lift complying with AS 1735.7.

Lift services design also have to comply or be considered with the following clauses:

- E3.2- Stretcher facility in lifts.
- E3.3 - Warning against use of lifts in fire.
- E3.4 - Emergency lifts
- E3.5 – Landings
- E3.6- Passenger Lifts (summary included above)
- E3.7 – Fire service control.
- E3.8 – Aged care buildings.

If further assistance is required please do not hesitate to contact Andrew Batynski of ABN Lift Consultants.

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