**BUILDING CODE OF AUSTRALIA ACCESS REQUIREMENTS**

This applies to all new buildings not retrospectively to existing buildings unless substantial works are being proposed (more than a 50% increase in floor area). Please refer to Part D3 of the BCA. Can be found at <https://ncc.abcb.gov.au/editions/2016-a1/ncc-2016-volume-one/section-d-access-and-egress/part-d3-access-people-disability>

**Extent of access within buildings**

The extent of access required depends on the classification of the building. Buildings and parts of buildings must be accessible as set out in **Table D3.1** unless exempted by **D3.4**.

**Class 1b buildings**

While access requirements do not apply to Class 1a buildings (typically a detached house, town house or terrace house), they do apply to certain Class 1b buildings used for short-term holiday accommodation such as cabins in caravan parks, tourist parks, farm stay, holiday resorts and similar tourist accommodation. This accommodation itself is typically rented out on a commercial basis for short periods and generally does not require the signing of a lease agreement. Short-term accommodation can also be provided in a boarding house, guest-house, hostel, bed and breakfast accommodation or the like.

Where four or more dwellings used for short-term holiday accommodation on the same allotment are constructed or upgraded, a ratio of accessible dwellings is required. Where there is a newly constructed single Class 1b building, **Table D3.1** requires that access be provided to and within at least one bedroom, at least one of each type of room or space for use in common by residents, and to and within all rooms or spaces for use in common on floors served by a lift or accessible ramp.

**Class 2 buildings**

While the access provisions do not apply to the internal parts of sole-occupancy units, **Table D3.1** does require that the common areas on one floor containing sole-occupancy units and at least one of each type of common area such as a games room or gymnasium be accessible. Where a lift or accessible ramp serves other levels, common areas on the levels served must also be accessible. There is no requirement to make private areas provided for the exclusive use of a limited number of residents accessible. For example, a roof top tennis court or spa that is only available to the penthouse suite is not required to be accessible.

**Class 3 buildings**

**Table D3.1** requires that the common areas on one floor containing sole-occupancy units be accessible. Where a lift or accessible ramp serves other levels, common areas on the levels served must also be accessible. **Table D3.1** also requires access to be provided to at least one of each type of room or space used in common by the residents, such as TV lounges and dining rooms. For example, a two storey Class 3 building need not have the upper storey accessible so long as there is no unique room or space available to all residents on the upper storey and that upper storey is not served by a lift or accessible ramp.

A ratio of accessible sole-occupancy units is required. Where more than 2 accessible sole-occupancy units are required in a Class 3 building, they are to be representative of the range of rooms available, taking into account amenity and pricing. For example, in a large hotel required to have 10 accessible rooms, the rooms must be distributed to provide a variety of views, proximity to features and price ranges. No more than 2 accessible sole-occupancy units can be located adjacent to each other. When there is more than one accessible sole-occupancy unit, alternate left and right-handed sanitary facilities must be provided in the accessible sole-occupancy units. This ensures the availability of choice for people who, for example, need to transfer from a wheelchair from one side or the other.

**Class 6 buildings**

**Table D3.1** requires that all areas normally used by the occupants be accessible .An example of this would be in the main area of a retail store or restaurant or anywhere else that provides sale of goods. Toilets would also come under these requirements.

An access way must be provided to a building required to be accessible from the main points of a pedestrian entry at the allotment boundary or from another accessible building if applicable.

More information on access for people with a disability can be found [here](https://ncc.abcb.gov.au/editions/2016-a1/ncc-2016-volume-one/section-d-access-and-egress/part-d3-access-people-disability).