

Irish Agrément Board Certificate No. 01/0130

***Easi-Sump*<sup>®</sup> & *Easi-Sump*<sup>®</sup> *Cap-Link*<sup>™</sup>  
Radon Soil Gas Control System**

**Supporting Accessibility Guidelines**

**(a) Accessibility of a Building :**

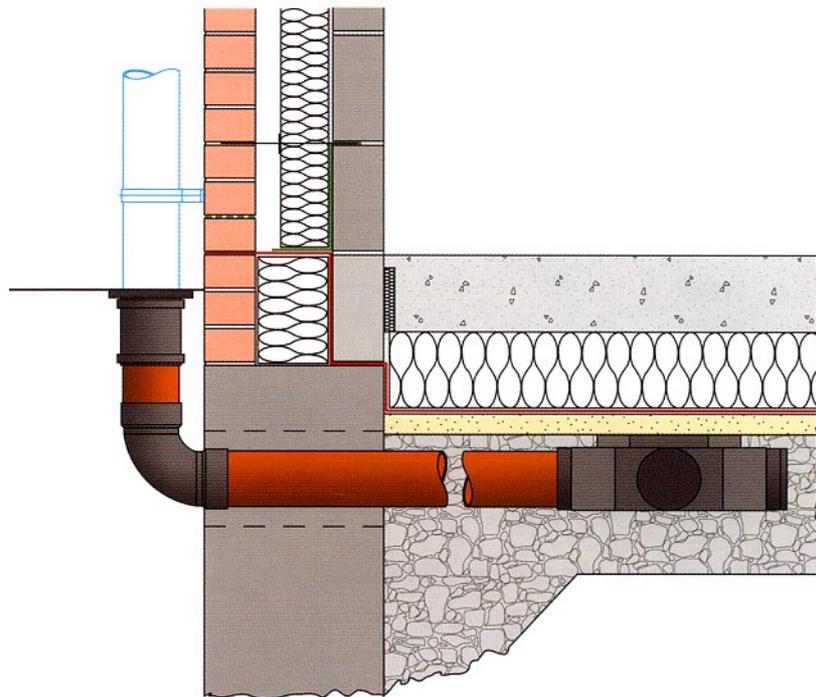
Ease of independent approach, entry and/or use of a building and its services and facilities, by all of the building's potential users ~ with an assurance of individual Health, Safety and Welfare during the course of those activities.

which must be overlaid by .....

**(b) Accessibility of the Built & Virtual Environments :**

Ease of independent mobility throughout the built and virtual environments, and/or use of the facilities, services and information available in those environments, by any person or group of people ~ with an assurance of individual Health, Safety and Welfare, and group Wellbeing, during the course of those activities.

2002-01-14



**Figure 1** - Detail at Junction of Ground Floor & External Masonry Wall

- ◆ **All Building Entrances and Fire Exits Should Have Level Access / Egress :**  
If there is a threshold sill at an entrance / exit doorset, it should not have a height greater than 10mm.
- ◆ **Radon Resisting Membranes :**  
Under no circumstances should a Radon Resisting Membrane exit a building below external ground level.
- ◆ **Accessibility I : Uneven External Ground Level or Where the Final Level of External Ground Cannot be Precisely Determined :**  
The approach to the level circulation space (clear area of 1.800m x 1.800m) in front of an entrance, or the route away from the level circulation space outside an exit, may be easily sloped or ramped (max. gradient 1:20) in order to deal with the 75mm difference between internal and external levels shown in **Figure 1** above.  
Installation of a damp proof course (DPC) in the external leaf of the cavity wall, at a position approximately 150mm above external ground level in a separate horizontal joint, is an option for the architect to decide upon.  
A projecting canopy over the door opening and associated external circulation space, or recessing the door opening and associated external circulation space under a floor above, will provide weather protection.  
To aid surface water run-off, the external circulation space associated with a door opening may incorporate a very slight slope (max. gradient 1:50) away from the opening.  
You now have level access / egress.
- ◆ **Accessibility II : Where Even External Ground Level Can be Precisely Determined :**  
Considering a very slight slope (max. gradient 1:50) to aid surface water run-off, drop the internal level shown in **Figure 1** above by a dimension to be calculated by the architect.  
Install a damp proof course (DPC) in the external leaf of the cavity wall, at a position 150mm above external ground level.  
You now have level access / egress.

## Design for People with Activity Limitations

### **Some Principles (P) & Application Rules (A)**

The following guidelines apply to design generally, but specifically to the approach, entry and exit routes of a building .....

1. In building design and detailing, opportunities to depart from the 'straight line' and 'right-angle' should be fully explored. A building's internal spaces should be designed or modified to be of human scale ; its general arrangement, layout and facilities should be easily understood by building users ; and a ready connection with the exterior should be provided throughout its extent. The building's associated external spaces should be properly designed, and should relate to the internal plan and function. It should be possible for a person to find his/her orientation in a building without difficulty. The building's circulation spaces should be well lit, and should be designed to positively encourage social interaction. Good architectural design and immediately understandable sensory cues should be used in preference to signage. Adequate provision should be made for people to personalize their educational / living / work spaces, and to control the environmental conditions within those spaces.
2. (P) A building shall, in all cases, have unrestricted accessibility, and shall be flexible, and easy to adapt at any later stage in the life cycle of that building. Provision shall be made in the design for the upgrading of construction elements, e.g. services, in order to enhance future building function and performance.
3. (P) The approach route(s) to a building - from the public street or roadway, and an adequate number of suitable car parking spaces serving the building - shall be of adequate width, and be level or at a gentle slope. The surface of the approach route(s) shall be suitable for pedestrian and wheelchair traffic ; it (they) shall also be slip resisting, and properly lit during use.  
(A) A sloping approach route to a building should not, in any case, have a gradient steeper than 1:20.
4. (P) Those parking spaces serving the building and intended for the use of people with activity limitations shall be accessible under cover to and from the building, and shall be of sufficient size to permit a comfortable transfer between wheelchair and car.
5. (P) The evacuation routes from a building - to pre-determined 'places of safety' - shall be of adequate width, and be level or at a gentle slope. The surface of each evacuation route shall be suitable for pedestrian and wheelchair traffic ; they shall also be slip resisting, and properly lit at all times.  
(A) A sloping evacuation route from a building should not, in any case, have a gradient steeper than 1:20.
6. (P) The entrance(s) to, and exits from, the building shall be accessible, without assistance, for people using standard indoor wheelchairs (ISO 7193). External doorsets, and the level circulation space on each side of a door opening, shall be designed to facilitate the manoeuvrability of a wheelchair associated with easy use of the doorset.  
(A1) In order to facilitate manoeuvrability of larger wheelchairs and motorized scooters, the circulation space on each side of an external door opening should have a clear area not less than 1.800m x 1.800m.  
(A2) For the purpose of surface water run-off, the external circulation space may incorporate a very slight slope away from the door opening ; in no case should this gradient exceed 1:50.  
(A3) The circulation space on the external side of the door opening should have good ambient lighting. Focused lighting, e.g. at keyholes, may also be necessary.  
(A4) If there is a threshold sill at an entrance / exit doorset, it should not have a height greater than 0.010 m.  
(A5) The resistance to opening of external doorsets, including fire resisting doorsets, should not exceed 12 Nm.
7. (P) Signage shall have high visibility, and shall incorporate Braille or raised lettering. Preference shall be given to graphic presentation of information which is easily understood. Text information shall be provided in appropriate languages.