



Building code changes and home modifications

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First, some context

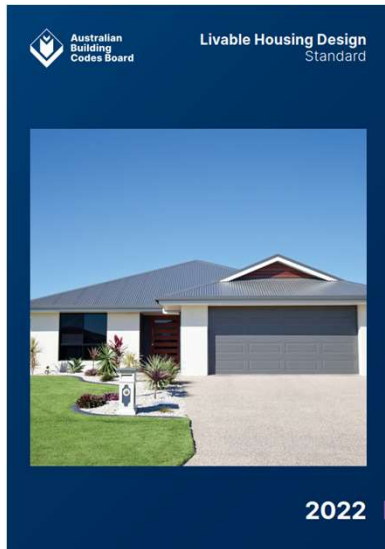
- ▶ 20 year history of advocacy and citizen action
- ▶ National Dialogue on Universal Housing Design
- ▶ Livable Housing Australia
- ▶ Livable Housing Design Guidelines – voluntary code
- ▶ All new homes to Silver by 2020
- ▶ Specialised, group and bespoke homes – no mainstream
- ▶ Industry resistance
- ▶ Need to mandate



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Livable Housing Design Standard



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Regulations for all new homes – the questions

- ▶ When did it come into force?
- ▶ Has every state made it mandatory?
- ▶ Are there any exceptions?
- ▶ Why did we need regulation?
- ▶ What features are mandatory?
- ▶ What is basic standard and what is enhanced?
- ▶ What about existing homes?
- ▶ What will it mean for home mods and allied health professionals?



**National
Construction
Code**

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When did it come into force?

- ▶ September 2022 Nationally
- ▶ Each state chooses when to adopt
- ▶ Houses and apartments (Class 1a and Class 2)
- ▶ Basic LHA “Silver” level - mandated
- ▶ Enhanced is LHA “Gold” level - voluntary

Will there be exceptions?

- ▶ Yes.
- ▶ Lots of misinformation about being too hard to do



What's mandated?

- ▶ Step free path/parking access
- ▶ Level threshold and clear door opening 820mm
- ▶ Internal doors 820mm
- ▶ Corridors 1000mm
- ▶ Toilet entry level with 1200mm circulation space
- ▶ Step free shower – no hob or set down
- ▶ Wall reinforcement for later grab rails

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What about existing homes?

- ▶ Millions of homes remain inaccessible
- ▶ Approx 170,000 new homes each year
- ▶ Estimate 1.5m accessible homes in ten years if everyone adopted



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Home modifications vs renovations

- ▶ Modifications not design-led
- ▶ Issues of stigmatisation
- ▶ Not aesthetically pleasing
- ▶ Advertise incapacity
- ▶ Sense of home lost
- ▶ Concern for re-sale value
- ▶ OT assessment – ad hoc
- ▶ Renovations design-led
- ▶ Consider whole family
- ▶ Retain control, sense of home
- ▶ More choice, decision making
- ▶ Include smart tech ?
- ▶ Consider energy performance?
- ▶ DIY and Bunnings

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What does the Standard mean for OTs?

- ▶ Create more value for less money and effort?
- ▶ More builders will know what to do
- ▶ Can get better outcomes?
- ▶ Less work-arounds and make-dos?
- ▶ Opportunities to work with designers?
- ▶ Can offer clients better options?
- ▶ Stronger arguments for builder resistance?
- ▶ Not worry about AS1428 and AS4299 – use as reference



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Were the questions answered?

- ▶ When did it come into force?
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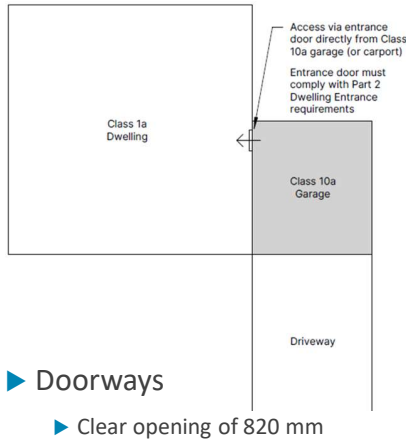
Bit more about entrances

- ▶ Dwelling access
 - ▶ Safe and easy access from
 - ▶ The allotment boundary
 - ▶ A designated parking space – including garage
 - ▶ Exemptions
 - ▶ Steep sites
 - ▶ Insufficient space
 - ▶ Garage/carport on different floor level
 - ▶ No garage
- ▶ Step-free access path
 - ▶ Connect to the door
 - ▶ Be at least 1000 mm wide
 - ▶ Gates – clear opening 820 mm
 - ▶ Path may include ramps, step ramps, decks, verandas or a driveway

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Entrance to the home

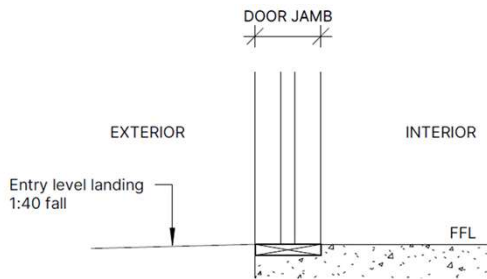


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4 Types of entry - Threshold Option 1

Figure 4.6 Channel drain at entrance door

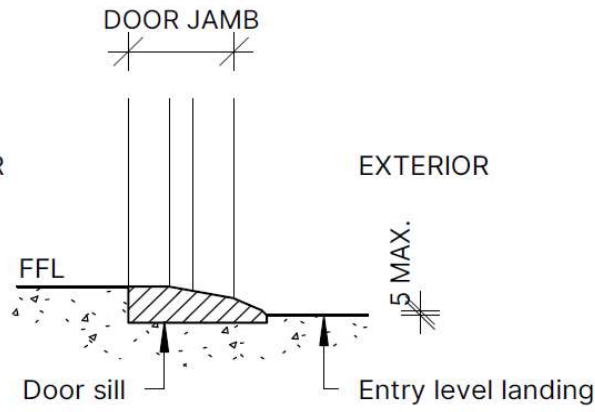


Source ABCB Livable Housing Design Handbook.

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Option 2: Threshold Sill



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Option 3: Threshold ramp

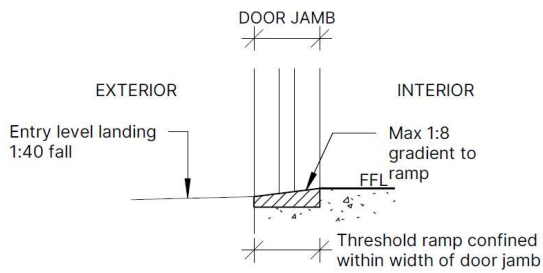


Figure 5.2 Example of a ramped threshold within a door jamb

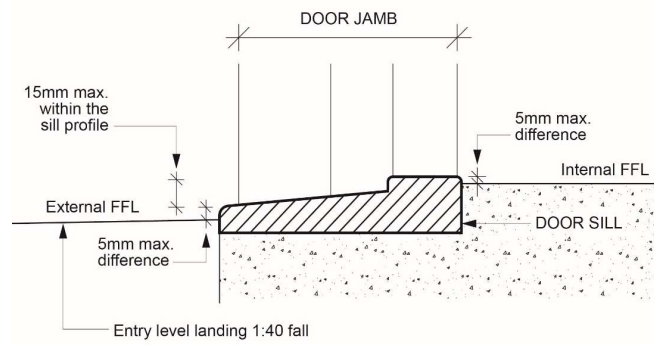


Source ABCB Livable Housing Design Handbook.

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Threshold Option 4

- ▶ No lip or upstand greater than 15 mm
- ▶ 5 mm max height difference with adjoining finished surface.



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Ranch with Added Porch and Ramp



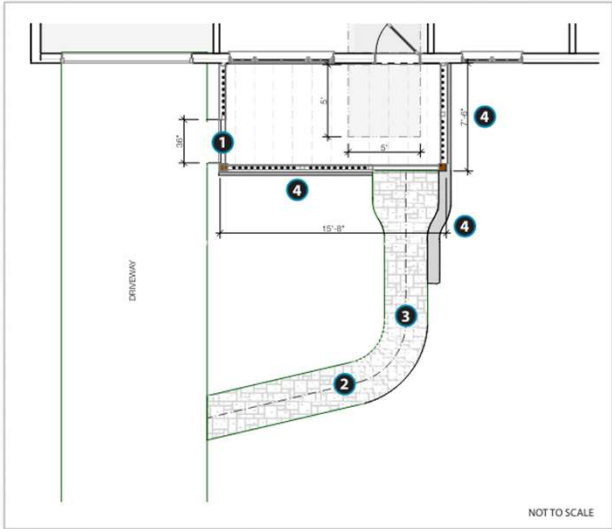
Source: *Remodeling for Accessible Homes*




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Graded Entry



The diagram shows a cross-section of a house with a driveway on the left and a front door on the right. A paved path leads from the driveway to the door. Callout 1 points to the driveway surface. Callout 2 points to the start of the paved path. Callout 3 points to the curved transition area. Callout 4 points to the flat surface of the path leading to the door. Dimensions include 30" for the driveway width, 15'-0" for the path width, and 7'-0" for the door width. The text 'NOT TO SCALE' is at the bottom right of the diagram.



Above: An example of a renovated graded entry.



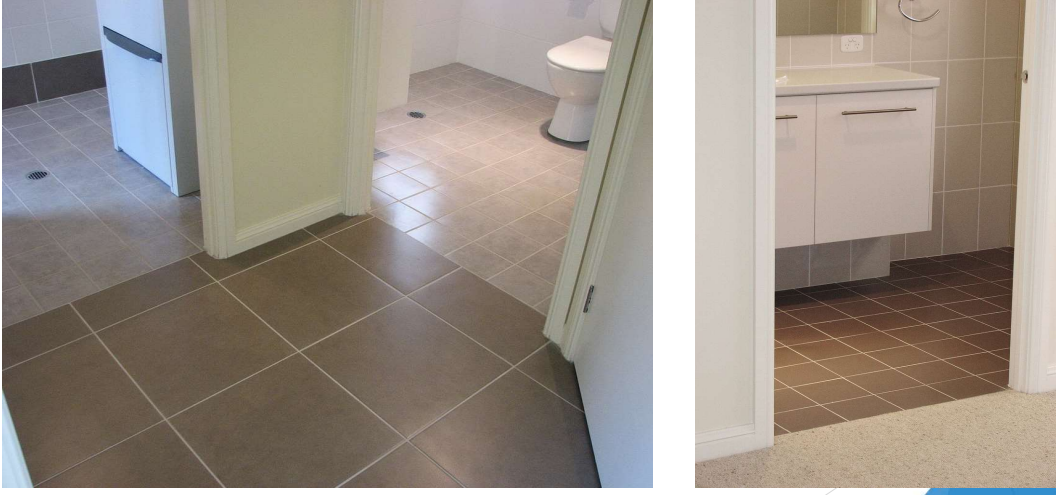
Above: An example of a zero entry front door. (Raymore, Missouri)

Source: *Remodeling for Accessible Homes*

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Level entry to all wet areas



The left photograph shows a doorway leading into a bathroom with a toilet. The floor is tiled and level with the hallway. The right photograph shows a doorway leading into a bathroom with a vanity. The floor is tiled and level with the carpeted hallway.

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Showers



Step-free hobless shower with glazed screen, no door



Step-free hobless shower with no screen

Source ABCB Livable Housing Design Handbook.

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Level access to outdoors



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Online course for builders and OTs

- ▶ Every element of the Standard
- ▶ All technical details simply explained
- ▶ Self-paced, approx 1 hour
- ▶ Certificate at the end
- ▶ Special Expo price – half price until 30 June \$35.00
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Livable Housing Design



Approved by ABCB, and endorsed by
Building Designers Association



<https://universaldesignaustralia.net.au/livable-housing-design-course/>

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Thank you!



Inclusion is for Everyone!

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