

Property Services : Planning & Building Advice Information Sheet

ACCESS TO BUILDINGS – RAMPS AS1428

The Property Services Unit within Synod of Victoria assists all parts of the Church to manage properties for purchase, sale, build, lease and maintenance. The UCA Property Services team offers advice as an internal resource to ensure that risks are managed.

The advice below is provided, current as at 1st January 2018.

Access for people with disabilities works for everyone - parents with prams and older persons. The Australian Standard AS1428 provides the minimum design for building work to enable access for persons with disability. Where possible, step free paths should be provided. Paths should be at least 1200mm wide with a firm, slip resistant surface. Removing trip hazards is essential by ensuring that there is no more than a maximum of 5mm lip between adjoining surfaces. It is often necessary to install a ramp for suitable access.

The gradient of a ramp must provide for a safe incline or decline for the user.

- The standard ramp gradient is 1:14. New ramps and stairs must be set back at least 900mm from a property boundary.
- A threshold ramp at a door threshold is 1:8 gradient, maximum rise is 35mm, maximum length 280mm and must be located within 20mm of the door leaf which it serves.
- A step ramp can be used for one step at 1:10 gradient, maximum rise 190mm, maximum length of 1900mm. Step ramps do not require the tactile ground surface indicators.
- A kerb ramp should be aligned to the direction of travel with an opposable kerb ramp. The gradient should be no steeper than 1:8 and no longer than 1520mm.
- A walkway has a gradient no steeper than 1:20 gradient.

All ramps, stairways and steps must be fitted with handrails on both sides (and at kerbs if not next to a wall). Balustrading and handrails must comply with AS1428.

Where a building is of heritage significance and changes to access would be detrimental to the heritage building features assistance of the Planning Authority should be made to consider alternative access features.

As part the UCA, OH&S policy, The Uniting Church in Australia requires that all contractors working on or at property undertake an Online Health & Safety Induction Course. This is available on line at <http://www.inductme.com.au/uca>

For further support from The Uniting Church in Australia Property Services team, please call 9251 5949 or email property@victas.uca.org.au