

DEPARTMENT OF PARLIAMENTARY SERVICES

PARLIAMENT HOUSE, CANBERRA

ACCESSIBILITY REVIEW

Morris-Goding Accessibility Consulting

DRAFT

Prepared by:

David Goding Eden Fong

Morris Goding Accessibility Consulting

T 02 9692 9322 F 02 9692 8433 0407 246 115 M Α The Cooperage Studio 1.06 56 Bowman Street Pyrmont NSW 2009 P PO Box 460 Pyrmont NSW 2009 W www.mgac.com.au

TABLE OF CONTENTS

1.	EXE	ECUTIVE SUMMARY		
2.	INT	INTRODUCTION		
	2.1.	General		
	2.2.	Regulatory and Historical Context	5	
	2.3.	Applicable Statutory and Regulatory Standards		
	2.4.	Previous Assessments	6	
3.	FIRST PRIORITY			
	3.1.	Definition		
	3.2.	Recommendations	7	
4.	SECOND PRIORITY			
	4.1.	Definition	16	
	4.2.	Recommendations	16	
5.	THIF	THIRD PRIORITY		
	5.1.	Definition	19	
	5.2.	Recommendations	19	

1. EXECUTIVE SUMMARY

The Access Review Report is a key element in the Disability Access and High Safety Project for Parliament House, Canberra, and an appropriate response to the AS1428 series, Building Code of Australia (BCA), and ultimately the Commonwealth Disability Discrimination Act (DDA).

Morris-Goding Accessibility Consulting has prepared the Access Report to provide advice and strategies to maximise reasonable provisions of access for people with disabilities.

The Report has sought to prioritise issues that have been previously identified so as to ensure the achievement, of equality, independence and functionality for people with a disability in a timely and efficacious manner.

The main recommendations that have arisen from the review include:

- ➤ Upgrade of the paths of travel, the taxi tank, and signage facilities in the main basement public car park area;
- Upgrade of some potential slip and trip hazards within the building;
- ➤ Continuing upgrade of accessible sanitary facilities to ensure that they are functional for people with a disability;
- Conducting investigations into possibilities for providing suitable doors along paths of travel;
- ➤ The immediate development and implementation of comprehensive staff management plans and procedures for the facilitation of non-discriminatory access to Parliament House and its facilities so as to ameliorate particular instances of *prima facie* non-compliance; and
- ➤ Conducting investigations into upgrading, over the longer term, the accessibility of the areas, facilities and amenities for Parliamentarians and visitors.

2. INTRODUCTION

2.1. General

The Department of Parliamentary Services of the Parliament of Australia has engaged Morris-Goding Accessibility Consulting to provide an access review of Parliament House, Canberra ACT 2600. The access review is an integral part of the Disability Access and Height Safety Project, which is being overseen by DPS.

The following Report has been made with reference to a site inspection which was conducted by Morris Goding in conjunction with Guida Moseley Brown Architects and the Department of Parliamentary Services itself on Monday, 18 April 2011.

The requirements for the Report are to identify and prioritise issues requiring action so as to ensure the provision in a timely and efficacious manner access for people with a disability which is safe, equitable, independent and functional.

The Report considers the building's user groups, including Parliamentarians, staff, visitors, and members of the public. The Report considers:

- People with a sensory impairment (hearing and vision);
- People with a mobility impairment (ambulant and wheelchair); and
- > People with a dexterity impairment

The Report attempts to eliminate, as far as possible, discrimination against persons on the ground of disability and ensure, as far as practicable, that people with a disability have the same rights of access to premises as the rest of the community.

2.2. Regulatory and Historical Context

The Disability Discrimination Act 1992 ('DDA') is the framework national legislation in relation to disability discrimination. Amongst other things, the DDA provides that it is unlawful to discriminate against people with a disability with respect to access to premises. The primary enforcement mechanism for the DDA is via complaints by aggrieved persons to the Australian Human Rights Commission.

The Disability (Access to Premises – Buildings) Standards 2010 were created under the auspices of the DDA. The Premises Standards set out the minimum requirements for non-discriminatory access to buildings. The Premises Standards entered into force on 1 May 2011.

Further, in concert with the commencement of the Premises Standards, the Building Code of Australia ('BCA') has been amended to reflect the provisions of the Premises Standards. The new accessibility provisions in the BCA similarly came into force on 1 May 2011.

BCA 2011 and the DDA Premises Standards 2010 are each only applicable to *new* building work – that is, building work for which construction approval was sought on or after 1 May 2011. The above notwithstanding, however, the present Access Report has been compiled with a view to making recommendations for the amelioration of the risk

of a complaint or incident arising due to unequal access or inadequate functionality for people with a disability.

It has also previously been noted by others elsewhere that the built fabric of Parliament House is of substantial historical and heritage significance. The present Access Report has been compiled with the highest possible degree of sensitivity to heritage considerations. It is to be stressed, however, that mere heritage status does not, in and of itself, immediately and categorically preclude the provision of accessibility. Rather, different solutions should first be canvassed for the maximisation of accessibility.

2.3. Applicable Statutory and Regulatory Standards

The following accessibility codes may be applicable in future upgrades.

- ➤ AS 1428.1(2001) General requirements for access New building work
- ➤ AS 1428.1(2009) General requirements for access New building work
- ➤ AS 1428.2(1992) Enhanced and additional requirements
- ➤ AS 1735.12(1999) Lift access for people with disabilities
- ➤ Building Code of Australia ('BCA')
- ➤ Disability (Access to Premises Buildings) Standards 2010 (current as at 1 May 2011)

2.4. Previous Assessments

Whilst the present report has been made with reference to a site visit by MGAC on 18 April 2011, the Report also seeks to thematically and practically reconcile the recommendations contained in the following previous accessibility assessments of Parliament House:

Authors	Title	Date
Mandy Richardson & Rwth	Functional Access Assessment of	January
Stuckey, CRS Australia	Parliament House – Canberra	2009
Martin Ciolek & Joshua	Audio Frequency Induction Loops	December
Covington, Broadcasting and	Audit in Parliament House v 0.1	2008
Infrastructure Support		
Eric Martin & Associates	Parliament House, Canberra:	August
	Building Compliance Audit for	2003
	Persons With Disabilities	
Eric Martin & Associates	Parliament House, Canberra: Access	August
	Policy for Future Projects	2003

3. FIRST PRIORITY

3.1. Definition

The items set out below are identified as being of the highest priority either because they relate to safety hazards for people with a disability, or because they represent conspicuous and substantial instances of inequality for people with a disability, or both. It is recommended that the following issues are addressed at the earliest available opportunity.

3.2. Recommendations

No	Item	Recommendation(s)	Photo		
Ingress	Ingress & Egress				
1	Matting	Provide fixed matting at the public main ceremonial entrance, at the Senate main entrance, and (where applicable) at the entry threshold at doorways connecting to courtyard. Any new matting is to conform to the maximum vertical level differences in AS 1428.1(2009). Permanent recessed matting is recommended.			
		Rationale: Safety. The present loose matting is difficult for wheelchair users to traverse and represents a trip hazard generally.	Loose matting at public main entrance		
2	Main entrances- signage – House of Representatives and Senate	Provide clear signage at the House of Representatives and Senate main doorways directing users to the staff call button and providing instructions for all users. Rationale: As the staff call button is the designated alternative solution to the provision of an entry doorway which is independently operable by people with a disability, its availability should be made abundantly clear.	Help button on totem post (at right) is not obvious – signage required.		
3	Security gates	Devise and implement a management plan requiring staff at security entry points to assist a person in a wheelchair pass through the security gates if and when required. Devise and implement a management plan for the provision at the earliest possible opportunity of security gates with a minimum clear width of 850mm (1000mm preferred) at each secured main entrance.	N/A		

No	Item	Recommendation(s)	Photo
		Rationale: A security gate is akin to a doorway. A clear width of 850mm is required under AS1428.1(2009) for doorways that are required to be accessible.	
Emerge	ency Egress		
4	Emergency egress plan	Prepare and implement an emergency management plan for the implementation of strategies to facilitate emergency egress for people with a disability. Any such plan should incorporate use of fire wardens. The conducting of drills at regular intervals in which such plans are deployed, assessed, and refined is recommended. A twice-yearly drill has been suggested in previous access reviews.	N/A
Paths o	f Travel		
5	Stairways – stair nosings	Provision of permanent indicative contrasting strips that are compliant with AS 1428.1 on each stair tread of the two forecourt stairways is strongly recommended. The current strips are painted strips and, as such, require regular maintenance. Rationale: Safety – A contrasting nosing is critical for people with limited vision to locate the riser.	Forecourt stairways – painted strips have a tendency to wear out over time.
6	Stairways - TGSIs	Provide warning tactile ground surface indicators (TGSIs) at minimum at the op of stairways. TGSI provision at the top and bottom of stairs is preferred. Rationale: Safety for people with a visual impairment.	N/A
7	Ramp handrails	Provide continuous handrails on either side of the series of ramps which lead from the tour bus bays in the public car park to the main entry lift.	Above: Lack of handrails at car park ramps

No	Item	Recommendation(s)	Photo
			Above: Break in handrails at ramps
8	Ramp gradients	Provide a path of travel with gradients of not steeper than 1:14 throughout from the coach bays in the public car park to the main entry lift. Currently, the uppermost ramps at the series of ramps in the public car park have a gradient in excess of 1 in 14.	Uppermost ramps in public car park have steep gradients
9	Kerbing	 Provide a minimum 30 per cent luminance contrast between the kerb and the roadway at basement car parks; or Provide higher maintenance illumination levels along main pedestrian paths of travel. Rationale: Given the general low level of illumination in the car parks, the kerbs are a potential tripping hazard for people with low vision. 	Lack of legible delineation at some kerbs in public car park area
10	Paths of travel – cover plates	Provide a seamless 1:8 gradient threshold ramped transition across the cover plates at various pedestrian bridge links which connect the building's central wing with the Representative and Senate wings. Currently, the cover plates present a 5mm vertical rise on one side, which is a potential trip hazard.	Cover plate
11	Paths of travel – marble flooring	Conduct investigations into the possibility of increasing slip resistance at marble flooring – eg, application of sealant. Rationale: Marble flooring is potentially slippery, especially when wet.	

No	Item	Recommendation(s)	Photo
			Marble flooring at Marble Foyer.
12	Doorways - automation	Ensure the doors connecting the Parliamentary Education room with the Queens Terrace and doors connecting to rooftop domain are power operated. Currently doors are heavy to operate. Investigations to be undertaken for heavyweight entry doorways that connect to key or high-traffic areas – eg, the double doors at the bridge links – to be power operated. Ensure fully automated hinged doors are programmed to remain open for a reasonable period of time – 15 seconds is recommended.	Parliamentary Education double doors Typical powered entry doorway from Reps/Senate car parks
Passen	ger Lifts		
13	Passenger lifts – carpet	Ensure carpet pile height in lifts is not greater than 11mm; or replace altogether with hardstand surface.	N/A
Taxi			
14	Taxi Bay - location	Ensure one taxi pick-up/setdown point is accessible. Ensure any accessible public taxi pick-up/set-down point is located wholly located on a level area. Currently, the entire taxi rank is located on an area which is at an unsuitable grade. Rationale: Safety and accessibility for wheelchair users. Taxi stands are akin to accessible car parking in that a level surface is required for boarding and disembarkation.	Taxi rank and adjacent footpath are both entirely at unsuitable grade.
15	Taxi Bay - TGSIs	Provide directional tactile ground surface indicators (TGSIs) from the accessible taxi bay to the main entry lift.	N/A
		Rationale: Directional TGSIs are not mandatory in this instance. However, due to the high potential for confusion in the basement car park	

No	Item	Recommendation(s)	Photo
		area, immediate provision is recommended.	
Accessi	ible Parking		
16	Accessible parking setout	Ensure all accessible car parking bays have a clear width of 3.2m. Currently some have a clear width of less than 3.2m. Ensure all accessible car parking bays each have a minimum internal length of 5.4m. Currently all have a length of 5.0m.	
		Any reconfiguration of accessible car parking is to maintain minimum of 2 per cent accessible parking up to 1000 spaces or part thereof, and 1 per cent for each 100 spaces thereafter.	Example of a current staff accessible car parking bay
		Any additional accessible car parking is to comply with AS 2890.6(2009) – that is, a 2.4m-wide bay and an adjacent 2.4m-wide hatched shared area.	
17	Staff accessible parking – paths of travel	On every basement level where there is staff accessible car parking, ensure car park main entry doorways each have a minimum clear width of 850mm. Currently 770mm clear width.	
Sanitar	y Facilities		
18	Accessible toilet door	Provide a minimum 300mm internal latch-side clearance at the entry doorway to the accessible toilet at the public car park on basement level. This can be achieved by re-hanging the door. Currently, the internal latch-side clearance is less than 100mm.	View into the basement
			public accessible toilet. The door latch is at far right.

No	Item	Recommendation(s)	Photo
19	Accessible toilets - design	Corridors outside accessible toilets should be upgraded to comply with AS 1428.1. The dimensions and fixtures of any new or upgraded accessible toilets should at minimum comply with AS 1428.1(2001). Compliance with AS 1428.1(2009) is preferred. If an accessible toilet cannot be easily upgraded, it should immediately be rebadged as an ambulant toilet, and directional signage to the nearest compliant accessible toilet is to be installed.	Some corridors outside toilets are too narrow. Some accessible toilets will require reconfiguration of fixtures for functionalityeg washbasin is encroaching on pan circulation in above toilet.
20	Accessible toilets - allocation	Where there is a bank of male and female toilets but no accessible toilet, provide clear directional signage directing users to the nearest accessible toilet.	N/A
Signage	e and Communication	ons	
21	Great Hall	Provide directional signage directing users to the on-grade entrances to the upper viewing terrace of the Great Hall. Rationale: There are ramps leading to the upper viewing terrace in the Great Hall, all of which have non-compliant gradients. Users should be directed away from these ramps on safety grounds. Further, the on-grade entrances in any case constitute the only direct accessible path of travel to the wheelchair viewing spaces.	Ramp from corridor to Great Hall viewing terrace

No	Item	Recommendation(s)	Photo
22	Stairways /Lifts	Ensure any signage at stairways directing users to the passenger lifts includes the international symbol of access (wheelchair logo).	Lift
			Directional signage to the lift in Marble Foyer
			PACLAGE AND
			Directional signage to lift at public basement car park (near coach bays)
23	Accessible Toilets	Identification signage at all accessible toilet should be upgraded to comply with the BCA, including Braille, raised text and tactile pictogram. Rationale: Failure to provide Braille an information in tactile formats disadvantages people with a visual impairment. Correct	8
		signage has also been a standard BCA requirement even prior to 1 May 2011.	Above: Identification signage at public car park accessible toilet.
			6
			Above: Identification signage at ground level accessible toilet

No	Item	Recommendation(s)	Photo
24	Hearing Augmentation	Devise and implement a management plan whereby portable hearing devices are made readily available for use and meetings are allocated to a compliant committee/meeting room if and when required by a user. Devise and implement a management plan for the provision at the earliest available opportunity of a suitable permanent system of hearing augmentation in all committee and meeting rooms. The audit conducted by Broadcasting Infrastructure Support is to be used as a guide. Coverage of 100% of the floorspace in any given meeting room is preferred. Where less than 100% coverage is provided, signage indicating the extent and location of coverage is be provided. Comment: It is readily arguable that a hearing augmentation upgrade is a high priority irrespective of whether hearing augmentation was required under old codes, given that the raison d'être of the building is to be a place where people meet and converse, and given the building's high profile.	N/A
Miscel	laneous		
25	Parliamentary Offices	Devise a management plan whereby meetings involving a visitor in a wheelchair can take place in a designated area to which suitable access has already been provided. Devise a management plan whereby any staff members with a disability are allocated to offices which are accessible. Comment: It is understood that all Senate, House, and Ministerial office entry doors have a clear width of 770mm. Whilst instances of Parliamentarian wheelchair users have been few, there is a distinct possibility of a visitor	N/A

No	Item	Recommendation(s)	Photo
26	Post Office	Devise and implement a management plan for staff assistance to be rendered to a person with a disability at the Parliament House public post office if and when required.	
		Rationale: Accessible postal services are not mandated under any access code. However, the inability of a person in a wheelchair to – for example – purchase, fill out, and send a postcard could constitute an instance of unequal access.	Post office raised bench for writing (standing only)

4. SECOND PRIORITY

4.1. Definition

It is recommended that the issues set out below are to be of second priority in any proposed upgrade. The recommendations set out below are either mandated in various codes that have come into force subsequent to the completion of Parliament House, or constitute a lesser safety hazard for people with a disability, or both. Additionally, in many instances, the existing building fabric also inherently precludes immediate action. It is recommended that the following issues are addressed in the short-to-medium term.

4.2. Recommendations

No	Item	Recommendation(s)	Photo		
Paths o	Paths of Travel				
1	Gratings	Ensure openings of storm grates that are located along path of travel are not more than 13mm in width. Rationale: Safety and functionality for both wheelchair users and people with limited mobility (eg, cane users).	Grating at forecourt		
2	Forecourt	Consideration to be given to providing a suitable hardstand path of travel across the main entry forecourt. Currently, the majority of the forecourt consists of loose gravel. Comment: It is conceded that the red loose gravel has design and/or heritage significance. However, the provision of one continuous accessible path of travel which is sympathetic to the scheme does not appear to be impossible.			
3	Kerb ramps	Provide splayed sides at kerb ramps at basement car parks as safety measure. The provision of a level landing a minimum of 1500mm in depth at the top of each kerb ramp is additionally preferred where possible.	Some kerb ramps currently lack splayed sides.		

No	Item	Recommendation(s)	Photo	
4	Internal Courtyards	Provide a continuous accessible path of travel to each unique type of internal courtyard. Provision of powered door operation is recommended. Currently, all doorways leading to all of the internal courtyards are very heavy and lack suitable level landings on the external side.	Double door leading to a courtyard.	
5	Carpet	Consideration to be given to ensuring that carpet at all high-traffic areas has a pile height of not greater than 11mm – including the Parliament Shop. Comment: A pile height of not greater than 11mm is required for new buildings under the DDA Premises Standards 2010. Although not mandatory for an existing building, provision of an 11mm pile height is recommended for functionality for wheelchair users in the longer term.		
6	Path of travel into House of Representatives chamber	Devise a management plan for the future installation of a stair platform lift to leading to the House of Representatives chamber. Comment: The ability to enter the chamber would be considered a basic accessibility issue. The ability to use the chamber is a more complex issue. See also under Chamber Tiered Seating in Third Priority section below.	Stair platform lift connecting corridor with Senate chamber	
Passei	nger Lifts			
7	Passenger lifts - illumination	Ensure maintenance illumination levels in all passenger lifts is minimum of 100 lux, compliant with AS 1735.12.	N/A	
Emergency Egress				
8	Emergency egress stairways	Where applicable, provide nosing strips on each tread of each emergency egress stairway. Nosing strips are to comply with AS 1428.1.	Above: Staff car park stairway which doubles	

No	Item	Recommendation(s)	Photo	
			are emergency egress.	
Access	ible Parking			
9	Staff accessible parking	Ensure any ramp leading from accessible car parking bays to the car park main entry doorway complies with AS 1428.1(2009) as far as practicable.	The above ramp has inappropriate handrails and kerbing.	
Sanitar	Sanitary Facilities			
10	Accessible Showers	Ensure any accessible showers comply with AS1428.1(2009). Rationale: Provision of accessible showers is only mandatory in limited circumstances. Parliament House does not fall into any of the required categories. Therefore, upgrade is recommended primarily to ensure functionality for users.	N/A	

5. THIRD PRIORITY

5.1. Definition

It is recommended that the issues set out below be considered as having third priority status in any proposed upgrade. The issues noted below were identified in previous accessibility assessments of Parliament House. However, they are not explicitly covered in any current mandatory building code. Adoption of these recommendations will ameliorate the risk to Parliament House of a complaint of disability discrimination to the Australian Human Rights Commission. It is recommended that the following issues are given due consideration over the longer term.

5.2. Recommendations

No	Item	Recommendation(s)	Photos	
Ingress	Ingress & Egress			
1	Rest seating	Provide fixed public rest seating near the security gate area at the public main entrance to Parliament House which fronts the main forecourt. Any rest seating should possess backrests and armrests. Provide armrests at any rest seating at the public basement car park area. Rationale: Rest seating is desirable for people with limited mobility in the event that there are long queues for entry into the building.	Above: rest seating in car park lacks armrests.	
Emerge	ency Egress			
2	Emergency egress stairways	Consideration to be to ensuring any doorway leading to an emergency egress stairway has a minimum clear width of 850mm. This is so as to provide a safety refuge for a wheelchair user in the event of an emergency. Comment: Emergency refuges are accessibility best practice only and are not mandated under any access code.	N/A	
Paths of Travel				
3	Stairways - general	High-use stairways to comply as far as practicable with AS 1428.1(2009).	N/A	

No	Item	Recommendation(s)	Photos	
4	Queens Terrace – plaque	Consideration for the commemorative plaque at the centre of the Queens Terrace to appropriately recessed in compliance with AS1428.1(2009)		
5	Queens Terrace Café – internal ramp	Consideration to be given to providing handrails on either side of the internal ramp within the Queens Terrace Café. Rationale: There is already a continuous accessible path of travel to the majority of the floor area within the Café. The upper area to which the ramp leads contains no features or amenities which are unique, or different to those on the main floor level.	Internal ramp at Queen's Terrace Café	
6	Corridor lighting fixtures	Consideration to be given for the provision of a minimum vertical clearance of 2000mm above FFL under wall lighting fixtures. Rationale: The principal potential safety issue is in relation to a person with a visual impairment using the wall as a means of orientation.		
7	Rooftop domain - viewing platforms	Consideration to be given to providing ramped access to the viewing platforms on the rooftop domain	N/A	
Public	Public Facilities			
8	Payphones	Consideration to be given for one payphone per bank of payphones to be accessible. Comment: Provision of accessible payphones is not mandatory under any access code.	N/A	

No	Item	Recommendation(s)	Photos	
9	Post office	Consideration to be given to providing a lowered writing counter and a lowered post box for wheelchair users at the post office. Comment: Provision of accessible writing counters or post boxes at post offices is not mandatory under any access code.	Post office writing counter (standing only)	
10	Parents' rooms	Provide duplicate clothes-hanging devices between 1200-1350mm above FFL and not less than 500mm from any internal corner. Hooks currently 2000mm FFL Ensure the baby change table is suitably accessible in accordance with AS 1428.1. Comment: Baby change facilities are covered under AS 1428.1(2009) for new developments.	N/A	
11	Water bubblers	Consideration to be given to providing accessible water bubblers/fountains. Comment: The provision of accessible water bubblers is not mandated under any access code.	The majority of water bubblers lack suitable clearances and are in inaccessible locations.	
12	Cloaking desk	Consideration to be given to providing a lowered counter at the cloaking desk near the central Member's Hall. Comment: The provision of an accessible cloaking facility is not mandated under any access code. However, the cloaking counter is a key point where a person in a wheelchair would need to reach his/her belongings.	Cloaking desk	
Membe	Members', Senators' and Executive Facilities			
13	Division bells	In consultation with the relevant authorities, consideration to be given for all division clocks to have visual indicators which activate as necessary when divisions are called. Rationale: To cater for the scenario of a there being a Member or Senator having a hearing	N/A	

No	Item	Recommendation(s)	Photos
		impairment. Visual indicators are alternative solution to providing hearing augmentation throughout the building.	
14	Office Suites	Ensure at least one Member, one Senator, and one Ministerial suite is accessible. The entry doorway to any accessible suite is to have a minimum clear width of 850mm.	N/A
		Comment: Historically, there has already been one instance of an MP in a wheelchair – namely, Graham Edwards, the former Member for Kalgoorlie. Accommodation should be provided for a future Member, Senator or Minister with a disability.	
15	Chamber tiered seating – Senate and House of Representatives chambers	In consultation with the relevant authorities, provide accessible seating within the House of Representatives and the Senate respectively. Any seating solution is to be of equal amenity and dignity as far as practicable.	
		Comment: Parliamentary rules and conventions dictate that individuals are to sit in certain physical locations within the chamber depending on their political rank or position. Consultation is required to determine the provision of accessibility 'to the degree necessary'.	
16	Committee Rooms – Hansard	Consideration to be given to placement of Hansard staff in an accessible room rather than a booth. A technological solution may be suitable.	N/A
17	Phone Booths	Consideration to be given to providing a booth for phone calls in the Parliamentary libraries. Comment: This is not a critical amenity given the common use of mobile telephones.	Phone booth in small Parliamentary Library
18	Members' Dining Room	Consideration to be given for the maximization of accessibility to these facilities.	N/A
19	Meditation cubicles	Consideration to be given for the maximization of accessibility to these facilities.	N/A

No	Item	Recommendation(s)	Photos
Staff Fa	acilities		
20	Kitchennettes	Consideration for one kitchenette in each staff section to be accessible. Any accessible kitchenette should include: An 800mm-long bench which is height-adjustable adjacent to the sink. Operative components of any hot water unit to be located in accessible position. Taps to be lever-action or similar. Comment: Accessible kitchen fixtures are not mandated under any access code for buildings of this type. Upgrades represent accessibility best practice.	Example of a staff kitchen
21	Emergency phones	Consideration to be given to providing a button and speaker emergency facility (preferred) or an ordinary receiver emergency telephone at a suitable height at vestibule areas near basement car parks. Currently, wall-mounted emergency telephones have been provided at an inappropriate height.	N/A