

The Building Regulations 2010

Corrections to the Approved Documents

This document contains corrections to the following
Approved Document:

2015 edition including 2016 amendments

Approved Document M – Volume 1: Dwellings

March 2016

For use in England*

Introduction

This document sets out corrections to guidance previously published in Approved Document M (Access to and use of buildings) Volume 1: Dwellings 2015 edition. These corrections are incorporated in the on-line available Approved Document M Volume 1 in March 2016. Previous hard copy versions will need to be amended as per the changes listed in this document.

The Approved document takes effect on March 1 2016 for use in England*. The 2015 edition will continue to apply to building work started before 1 March 2016, or to work subject to a building notice, full plans application or initial notice submitted before 1 March 2016.

* This approved document gives guidance for compliance with the Building Regulations for building work carried out in England. It also applies to building work carried out on excepted energy buildings in Wales as defined in the Welsh Ministers (Transfer of Functions) (No. 2) Order 2009.

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Approved Document M: Access to and use of buildings Volume 1: Dwellings

2015 edition

List of corrections

March 2016

Category 1 — Visitable dwellings

- Page 1** Before 'Approved Document 1' **insert** 'Section 0:'.
0.2 **delete** 'new dwellings' **insert** 'newly erected dwellings'
- Page 2** 0.11 'Dwelling' should be in green text.
- Page 4** 1.5 After 'possible' **insert** ','
- Page 5** 1.8f After 'extends' **insert** 'a minimum of'
- Page 7** 1.15b after 'close to a doorway' **delete** 'or at a change of direction'
- Page 8** 1.17a. After '...or where there are no habitable rooms on the entrance storey, on the principal storey' **insert** 'or the entrance storey'.
- Page 9** Dia 1.4 **delete** note 3.
Dia 1.4 In Notes 1: **delete** 'All dimensions unless otherwise stated' and **insert** 'Dimensions for illustration purposes only'.

Category 2 — Accessible and adaptable dwellings

- Page 13** 2.11f After 'suitable' **insert** 'grippable'
Place brackets around (or to both sides where the flight is wider than 1000mm)
After 'extends' **insert** 'a minimum of 300mm'
- Page 17** Dia 2.3 **insert** 'Note 1: 300mm nib only required where door opens inward (shown dotted)'.
- Page 19** 2.26 After 'up to 1.5kN/m²' **insert** 'Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls'.
- Page 21** Dia 2.6 **delete** 'additional strip of grey shading under sink in 2.6A'.
In Notes: 1 **delete** 'All dimensions unless otherwise stated' and **insert** 'Dimensions for illustration purposes only'.
In Notes: 3. After 'within' **delete** 'bathroom' and **insert** 'WC / Cloakroom'.
2.29. After clause b., **insert** new sub clause 'c. Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.'

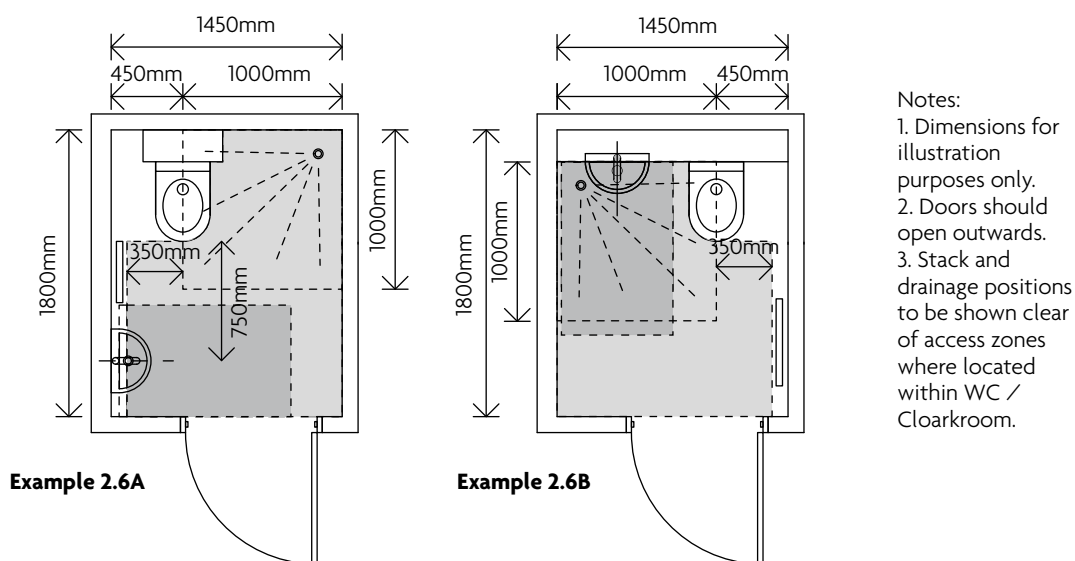


Diagram 2.6 Examples of WC/cloakroom layouts

Page 22 In Dia 2.7 In Notes: 1 **delete** 'All dimensions minimum unless otherwise stated' and **insert** 'Dimensions for illustration purposes only'.

In Notes: 2. After 'within' **delete** 'bathroom' and **insert** 'WC / Cloakroom'.

After Note 2 **insert** 'Note 3: Alternative door positions shown dotted.'

Category 3 — wheelchair user dwellings

Page 26 3.11f After '1000mm)' **insert** '.'

Delete 'between 850mm and 1000mm high extending 300mm horizontally beyond the end of each flight' **insert** 'This grippable handrail is 850-1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.'

Dia 3.1 **delete** Note 2.

Page 28 3.14 l) d After 'Power assisted opening is provided where the opening force of the door' **delete** 'exceeds 20 Newtons', **insert** 'is more than 30N from 0° to 30° or more than 22.5N from 30° to 60° of the opening cycle'.

Page 33 Dia 3.4 Correct '300mm' dimension on right hand side door nib /recess to '200mm'.

Page 37 Dia 3.8 Make 2200mm dimension dotted (as per corner diagram to the right) and move note on 'height adjustable or lowerable... etc' closer to dimension line.

To right of units marked 'c', 'g', and 'h' which are greyed out add: 'Notes: 1. Shaded units represent additional requirements for a wheelchair accessible layout over an equivalent wheelchair adaptable layout. 2. Unit length should be measured through mid-line of the worktop, not the front or rear edge.'

Page 38 3.34 In first line **delete** 'paragraph 3.22' and **insert** 'paragraph 3.32'.

Page 40 3.36 In first line **delete** 'toilet' and **insert** 'WC'

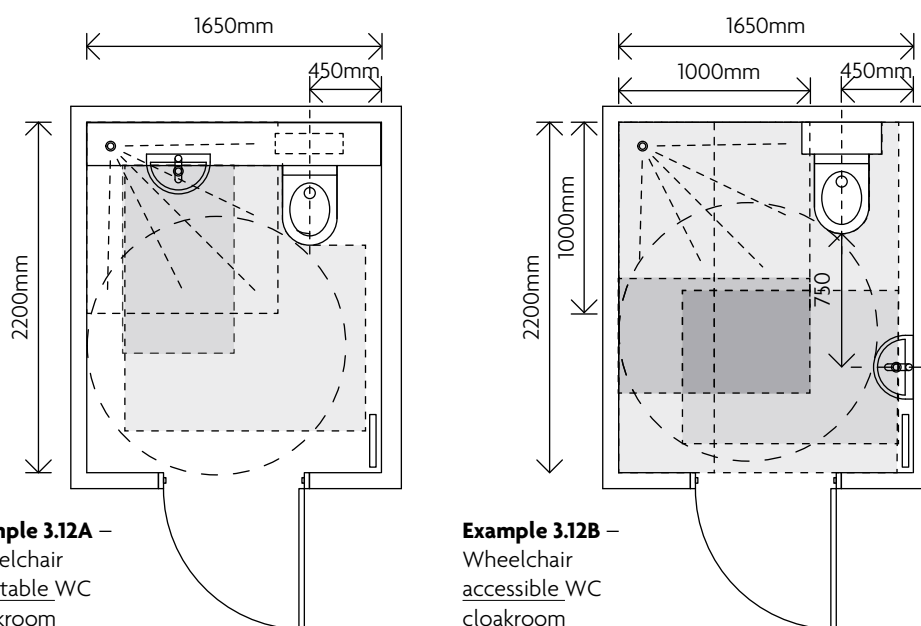
In Notes: 3 **delete** '8.5-12.5m²' and **insert** 'at or above 8.5m² and below 12.5m²,

Page 43 Dia 3.11 Amend diagram – Hatched zone to left hand side of WC pan should be within grey access zone and within the 450-500mm dimension indicated. Hatched zone should extend beyond front line of WC pan by 400mm.

In Notes: 3. After ‘required under all basins’ **insert** ‘other than essential traps and drainage connections providing these do not impede approach by a wheelchair user.’

Page 44 Dia 3.12 In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

Notes: 3. After ‘within’ **delete** ‘bathroom’ and **insert** ‘WC / Cloakroom’.



Notes:

1. Dimensions for illustration purposes only.
2. Doors must be capable of opening outwards – in wheelchair adaptable bathrooms the door may open inwards providing that the door can be easily rehung to open outwards (e.g. door stops are planted and easily moved).
3. Stack and drainage positions to be shown clear of access zones where located within WC / Cloakroom.

Diagram 3.12 Example of wheelchair adaptable WC/cloakroom layout with potential to be wheelchair accessible

Page 45 Dia 3.14 In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

Page 47 Dia 3.15 Example 3.15A; **delete** dimension ‘800mm’ **insert** dimension ‘950mm’.

In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

Page 48 Dia 3.16 Basin access zones in all figures go fully beneath basin as in Dia 3.11.

Dia 3.16A Dotted line between 1200 and 800mm dims should finish at edge of shower.

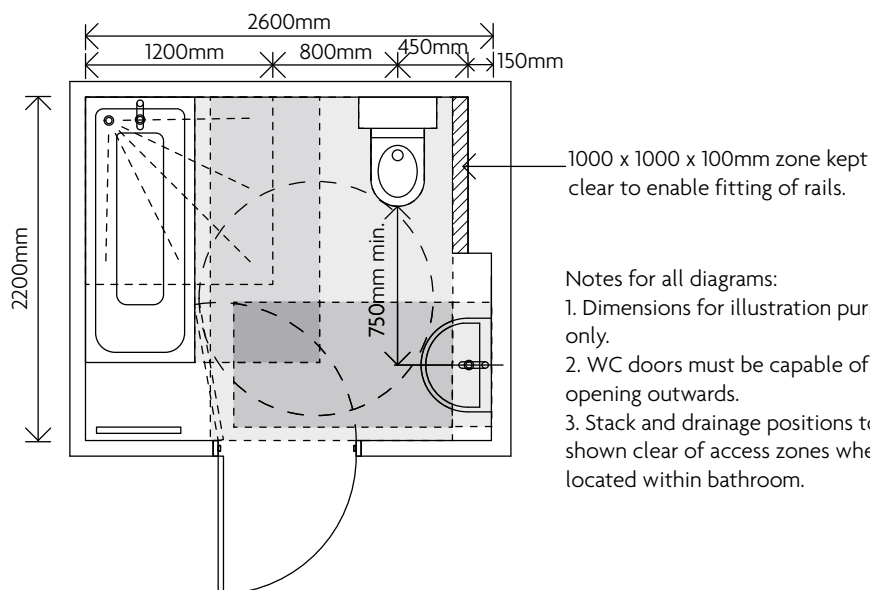
In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

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New diagram 3.16, in 3.16A and C the hatched zone to the right hand side of the WC (as per diagrams 3.16B, but indicated with an arrow and note) is missing and needs to be inserted.

Example 3.16A

– wheelchair accessible bathroom with choice of bath or shower

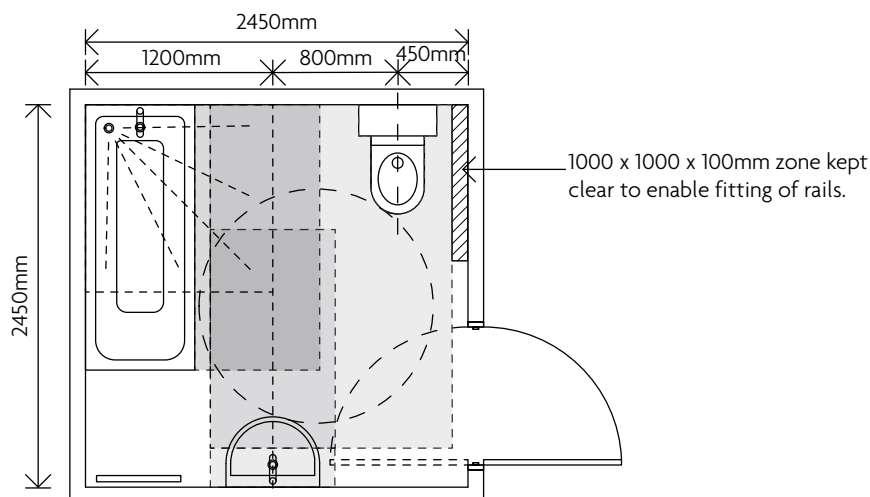


Notes for all diagrams:

1. Dimensions for illustration purposes only.
2. WC doors must be capable of opening outwards.
3. Stack and drainage positions to be shown clear of access zones where located within bathroom.

Example 3.16B

– wheelchair accessible bathroom with choice of bath or shower



Example 3.16C

– wheelchair accessible bathroom with shower only – suitable where bath provided in wheelchair accessible bathroom elsewhere

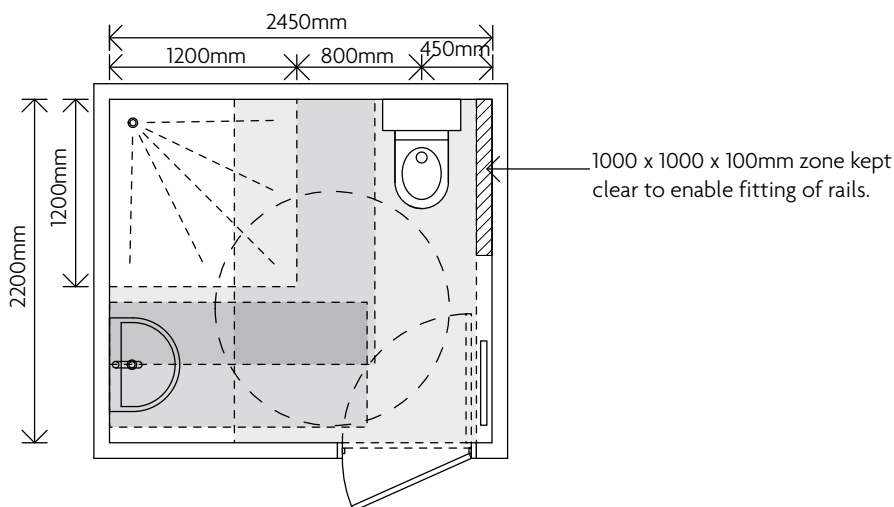


Diagram 3.16 Examples of wheelchair accessible bathrooms

Page 49 Dia 3.17 Shower edge should be shown dotted in 3.17B. Amend dimensions 3.17A to also show bath length 1700mm.

In Notes 1: **delete** 'All dimensions minimum unless otherwise stated' and **insert** 'Dimensions for illustration purposes only'.

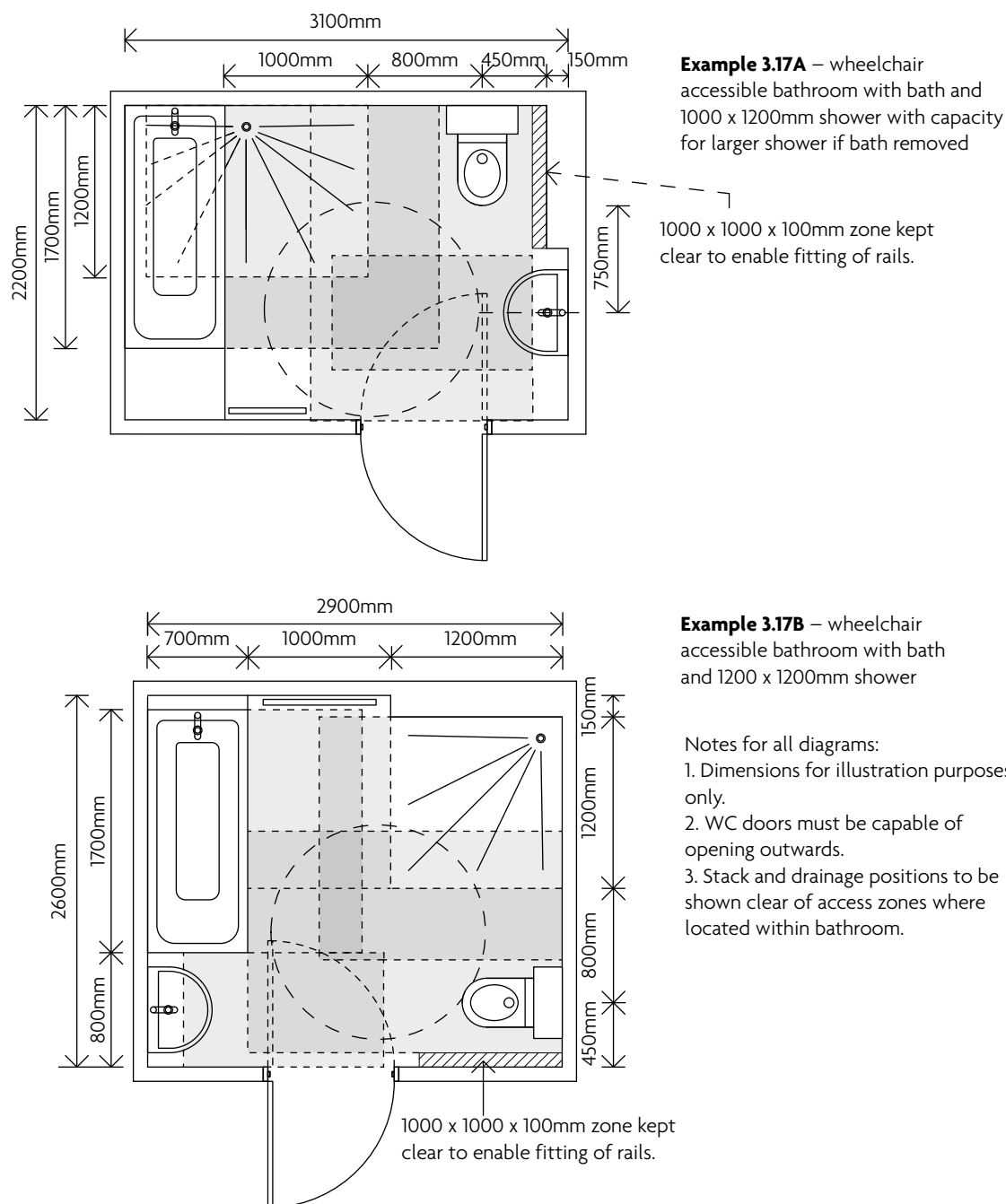


Diagram 3.17 Examples of wheelchair accessible bathrooms with both bath and shower

Appendix D: Furniture schedule

- Page 56** **Column 1** In row third from bottom **delete** 'Activity' **insert** 'Manoeuvring'.
- Column 1** Beneath 'Wash hand basin' **insert** new row and **add** 'Hand rinse basin — 350x200mm'
- Column 3** Typo in heading **delete** 'Fruniture' **insert** 'Furniture'.

List of Approved Documents

The following documents have been published to give guidance on how to meet the Building Regulations. You can find the date of the edition approved by the Secretary of State at www.gov.uk.

Approved Document A

Structure

Approved Document B

Fire safety

Volume 1: Dwellinghouses

Volume 2: Buildings other than dwellinghouses

Approved Document C

Site preparation and resistance to contaminants and moisture

Approved Document D

Toxic substances

Approved Document E

Resistance to the passage of sound

Approved Document F

Ventilation

Approved Document G

Sanitation, hot water safety and water efficiency

Approved Document H

Drainage and waste disposal

Approved Document J

Combustion appliances and fuel storage systems

Approved Document K

Protection from falling, collision and impact

Approved Document L1A

Conservation of fuel and power in new dwellings

Approved Document L1B

Conservation of fuel and power in existing dwellings

Approved Document L2A

Conservation of fuel and power in new buildings other than dwellings

Approved Document L2B

Conservation of fuel and power in existing buildings other than dwellings

Approved Document M

Access to and use of buildings

Volume 1: Dwellings

Volume 2: Buildings other than dwellings

Approved Document P

Electrical safety – Dwellings

Approved Document Q

Security – Dwellings

Approved Document 7

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