

Specification 27 Accessible adult change facilities

S27C1 Scope

[2019: Spec F2.9: 1]

This Specification contains the requirements for [accessible](#) adult change facilities.

S27C2 General requirements

[2019: Spec F2.9: 2]

- (1) Each [accessible](#) adult change facility must—
 - (a) be constructed so that all [required](#) equipment and fixtures are contained within the same room; and
 - (b) if it is a unisex facility, be located such that it can be entered without crossing an area reserved for one sex only.
- (2) In each [accessible](#) adult change facility, the following must be provided:
 - (a) A hoist complying with [S27C3](#)¹.
 - (b) A toilet pan, seat, backrest and grabrails complying with [S27C4](#)².
 - (c) A washbasin and tap complying with [S27C5](#)³.
 - (d) Fixtures and fittings as specified in [S27C6](#)⁴.
 - (e) A change table complying with [S27C7](#)⁵.
 - (f) Changing rails complying with [S27C8](#)⁶.
 - (g) An automated sliding entrance door complying with [S27C9](#)⁷.
 - (h) Signage complying with [S27C10](#)⁸.
 - (i) Operating instructions for the hoist and change table in accordance with [S27C11](#)⁹.
 - (j) Circulation spaces complying with [Figures S27C2a](#), [S27C2b](#) and [S27C2c](#).
- (3) The floor surface must have a slip resistance classification of not less than R10 or P3 when tested in accordance with AS 4586.
- (4) For the purposes of [Figures S27C2a](#), [S27C2b](#) and [S27C2c](#), the following applies:
 - (a) The Roman numerals shown in [Figures S27C2a](#), [S27C2b](#) and [S27C2c](#) indicate the following [required](#) circulation spaces:
 - (i) Turning space: a full circle of 1125 mm radius.
 - (ii) Each side of the pan: 900 mm (measured from each edge of the pan).
 - (iii) In front of the pan: 2350 mm (measured from the wall behind the pan, and therefore includes the pan itself).
 - (iv) For a washbasin: the width of the basin (450 mm) increasing to a width of 1350 mm measured at a distance of 750 mm out from the wall against which

the washbasin is mounted then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).

- (v) For changing rails: the width of the rails increasing to a width of 1350 mm at a distance of 750 mm out from the wall to which the rails are fixed then continuing at that width for a further 800 mm (to a total of 1550 mm out from the wall).
- (b) All required circulation spaces must extend for a minimum height of 2000 mm above finished floor level.
- (c) Required circulation spaces may be overlapped.

Figure S27C2a Required circulation spaces — Turning space, each side of the pan and in front of the pan

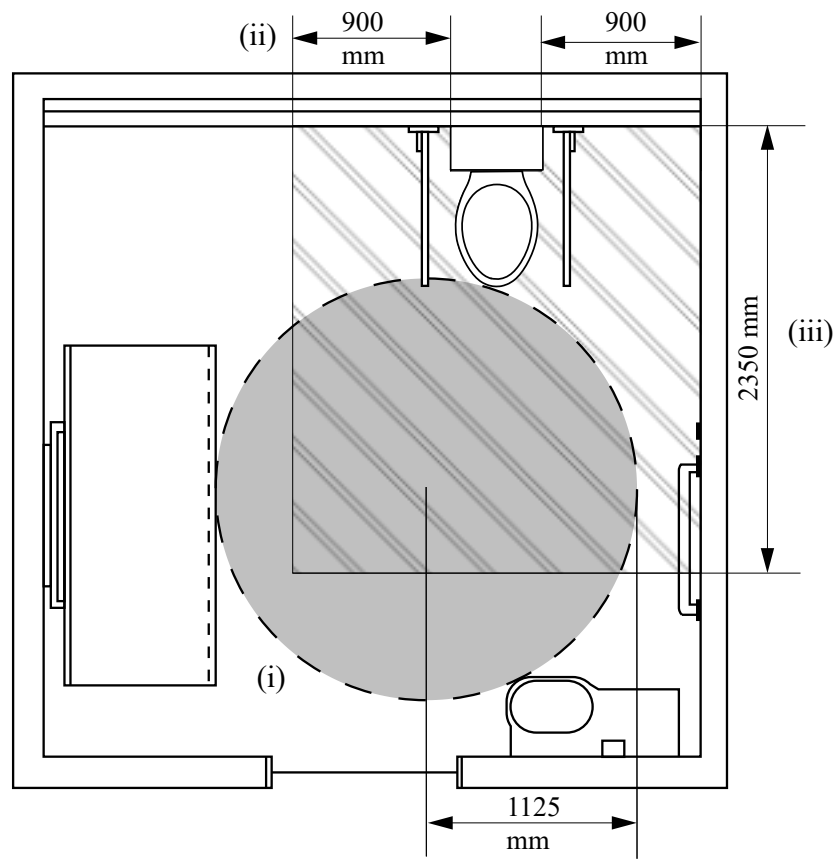


Figure S27C2b Required circulation spaces — Turning space and circulation space for a washbasin

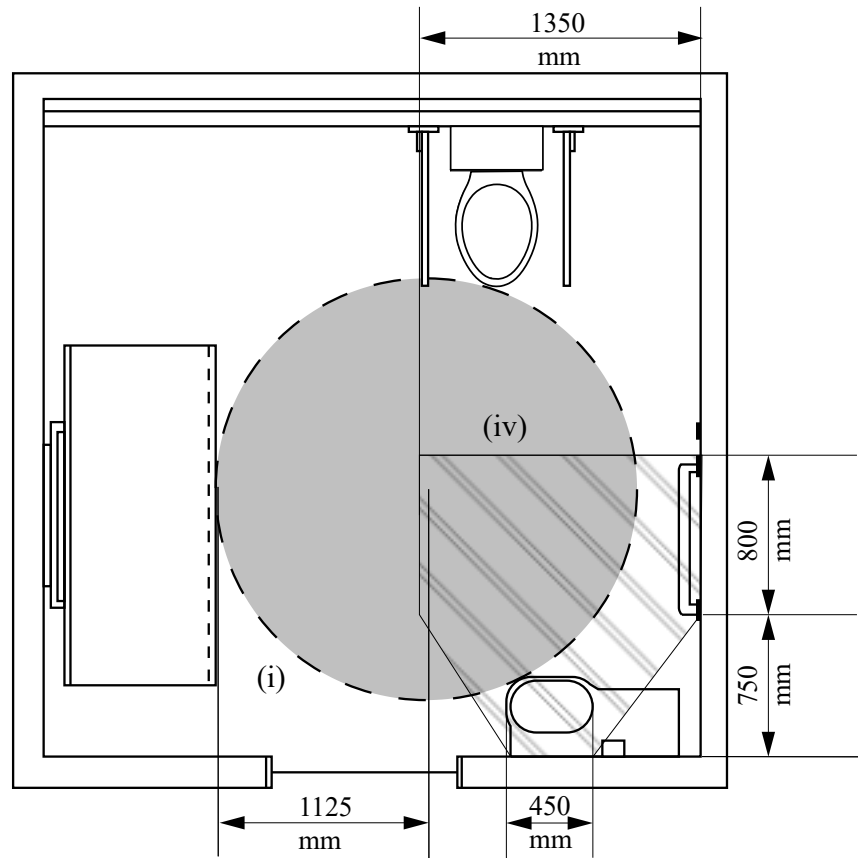
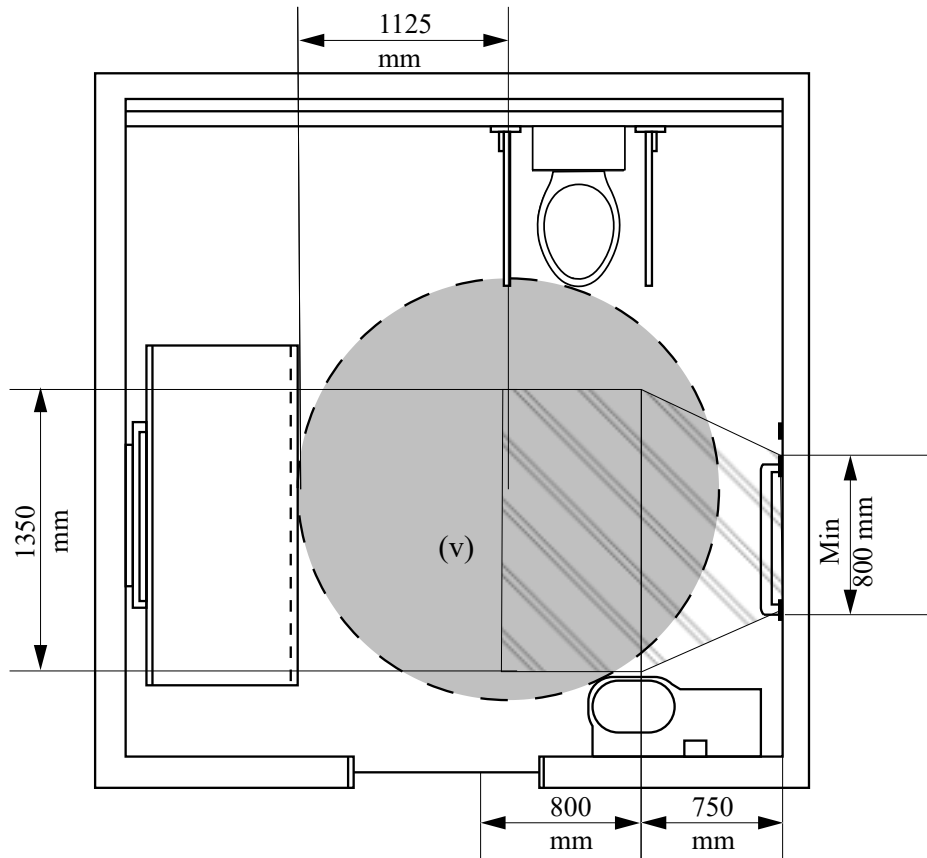


Figure S27C2c Required circulation spaces — Turning space and circulation space for changing rails



S27C3 Hoist

[2019: Spec F2.9: 3]

The hoist must—

- (a) provide a constant charge in-line room coverage hoist system (also known as an “XY” system or gantry) including 2 parallel fixed rails and a moving traverse rail; and
- (b) provide coverage over the entire room; and
- (c) have a maximum safe working load of not less than 180 kg; and
- (d) be capable of sustaining a static load of not less than 1.5 times the rated load; and
- (e) have a minimum lifting height of 2100 mm.

S27C4 Toilet pan, seat, backrest and grabrails

[2019: Spec F2.9: 4]

- (1) The toilet pan must be of the centrally located (“peninsula-type”) design.

- (2) The toilet pan must be installed so that—
 - (a) the front edge of the pan is 800 mm (± 10 mm) from the rear wall; and
 - (b) the top of the seat is between 460 mm and 480 mm above finished floor level; and
 - (c) there is a minimum clearance of 900 mm, measured horizontally, between each side of the pan and any adjacent wall or privacy screen.
- (3) The toilet seat must—
 - (a) be of the full-round type (not open-fronted) with minimal contours to the top surface; and
 - (b) be securely fixed in position when in use; and
 - (c) have seat fixings that provide lateral stability to the seat when the seat is in use; and
 - (d) be load-rated to 150 kg; and
 - (e) have a minimum luminance contrast of 30% against the pan, wall or floor; and
 - (f) remain in the fully upright position when raised.
- (4) A hand-operated flushing control must—
 - (a) be located on the centreline of the toilet, at a height above finished floor level of—
 - (i) not less than 600 mm; and
 - (ii) not more than 1100 mm; and
 - (b) not be located within the area required for any grabrails or backrest; and
 - (c) have the button mounted so that it is proud of the wall surface, and activates the flushing operation before the button becomes level with the surrounding surface.
- (5) An automatically activated flushing system need not comply with the requirements of (4).
- (6) The backrest must—
 - (a) be capable of withstanding a force, in any direction, of not less than 1100 N; and
 - (b) have a minimum height, between the lower edge of the backrest and the top of the seat, of between 120 mm and 150 mm; and
 - (c) have a vertical height, between the upper and lower edges of the backrest, of between 150 mm and 200 mm; and
 - (d) have a width of between 350 mm and 400 mm; and
 - (e) be positioned such that the face of the backrest achieves an angle of between 95° and 100° back from the seat, when the seat is in use.
- (7) Grabrails must be installed adjacent to each side of the pan and must be—
 - (a) of the drop-down type; and
 - (b) located such that—
 - (i) the top of each rail is between 800 mm and 810 mm above finished floor level; and

- (ii) the rails are between 750 mm and 770 mm apart, measured centre-to-centre, and equidistant to the centreline of the pan; and
- (c) at least 850 mm long; and
- (d) with a diameter of between 30 mm and 40 mm; and
- (e) securely fixed to withstand a force, in any direction, of not less than 1100 N; and
- (f) provided with a toilet paper dispenser on one side; and
- (g) capable of being lifted up or swung away when not in use, so as to allow unimpeded access to the toilet pan.

S27C5 Washbasin and tap

[2019: Spec F2.9: 5]

- (1) The washbasin must be installed so that the rim of the basin is between 800 mm and 830 mm above finished floor level.
- (2) Exposed heated water supply pipes must be insulated or located so as not to pose a hazard.
- (3) Water supply or sanitary drainage pipes must not encroach on the space under the basin.
- (4) The washbasin must have an integrated shelf not less than 300 mm long.
- (5) Water taps must have a single lever flick-mixer handle or a sensor plate or the like.
- (6) Where lever handles are provided, they must be installed with a clear space of not less than 50 mm between the tap and any adjacent surface.
- (7) Heated water must be provided and temperature controlled in accordance with Part B2¹⁰ of NCC Volume Three.

S27C6 Fixtures and fittings

[2019: Spec F2.9: 6]

- (1) A vertical mirror must be provided at the washbasin, with a reflective surface that—
 - (a) is not less than 600 mm wide; and
 - (b) has its bottom edge not more than 900 mm above finished floor level; and
 - (c) has its top edge not less than 1850 mm above finished floor level.
- (2) If a second vertical mirror is provided in the facility, it must have a reflective surface that—
 - (a) is not less than 600 mm wide; and
 - (b) has its bottom edge not less than 600 mm above finished floor level; and
 - (c) has its top edge not less than 1850 mm above finished floor level.
- (3) Towel dispensers, hand dryers, soap dispensers and the like must be operable using one hand, and must be installed with their output or operative components—
 - (a) between 900 mm and 1100 mm above finished floor level; and

- (b) not less than 500 mm from any internal corner.
- (4) A soap dispenser must be installed above the integrated shelf required by S27C5(4)¹¹.
- (5) A clothing hook must be installed so that it is located—
 - (a) at a height of between 1200 mm and 1350 mm above finished floor level; and
 - (b) adjacent to the washbasin; and
 - (c) not less than 500 mm from any internal corner.
- (6) A sling hook with a minimum projection of 50 mm from the wall must be installed beside the change table at a height of 1500 mm above finished floor level.
- (7) Disposal bins must be provided as follows:
 - (a) A sanitary disposal bin in the corner adjacent to the toilet pan.
 - (b) An incontinence pad disposal bin in the corner adjacent to the change table.

i Explanatory information

The purpose of the sling hook is to store the sling when it is not in use.

S27C7 Change table

[2019: Spec F2.9: 7]

- (1) The change table must be—
 - (a) permanently installed, with one of the long edges up against a wall and with a retractable safety rail on the opposite side; and
 - (b) motorised for the purposes of height adjustment; and
 - (c) height adjustable between 450 mm and 900 mm above finished floor level; and
 - (d) not less than 700 mm wide; and
 - (e) not less than 1800 mm long.
- (2) The change table must have a maximum safe working load of not less than 180 kg, including when raising or lowering the table.
- (3) The change table must not encroach on any required circulation space.
- (4) A dispenser for sanitary wipes must be provided.
- (5) A shelf not less than 400 mm long and 150 mm wide must be provided.

S27C8 Changing rails

[2019: Spec F2.9: 8]

Changing rails must be installed as two horizontal and parallel rails fixed to a wall, not less than 800 mm long, each with a diameter between 30 mm and 40 mm, and—

- (a) the lower rail must be installed between 800 mm and 810 mm above finished floor level; and
- (b) the upper rail must be installed between 1000 mm and 1010 mm above finished floor level; and
- (c) the rails must be able to withstand a force of not less than 1100 N in any direction.

S27C9 Door and door controls

[2019: Spec F2.9: 9]

The entrance door and associated door controls must be automated and must comply with the following:

- (a) The threshold must incorporate a smooth transition without a step or lip.
- (b) The minimum clear opening width must be—
 - (i) 1100 mm in locations where beach wheelchairs are likely to be used; or
 - (ii) 950 mm in all other locations.
- (c) The doorway must achieve a luminance contrast of at least 30% between—
 - (i) door leaf and door jamb; or
 - (ii) door leaf and adjacent wall; or
 - (iii) architraves (where used) and adjacent wall; or
 - (iv) door leaf and architrave (where used); or
 - (v) door jamb and adjacent wall.
- (d) The operation of the door must be calibrated such that—
 - (i) it has a gentle opening and closing movement; and
 - (ii) there is sufficient dwell time for a user to safely travel through the doorway.
- (e) The door must be fitted with a fail-safe opening mechanism that opens the door if an obstruction is detected during its closing movement.
- (f) Door controls must be located internally and externally—
 - (i) between 900 mm and 1200 mm above finished floor level; and
 - (ii) not less than 500 mm from any internal corner.
- (g) Door control buttons must—
 - (i) have a minimum diameter of 25 mm; and
 - (ii) be proud of the surrounding surface; and
 - (iii) activate the door operation before the button becomes level with the surrounding surface; and
 - (iv) be of a contrasting colour to the surrounding plate.

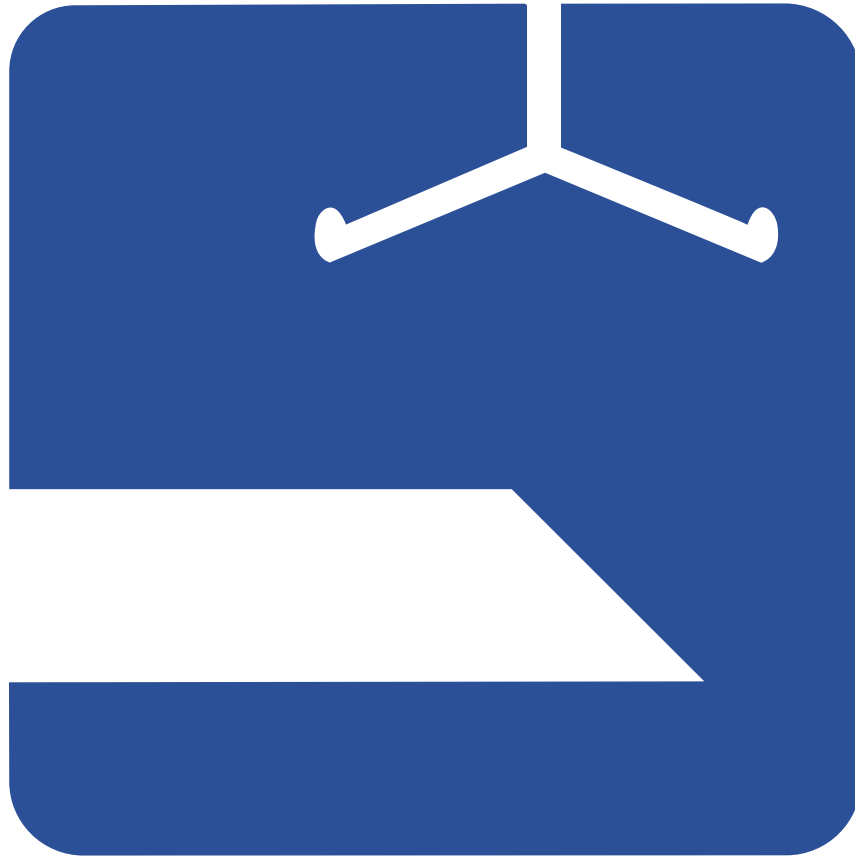
- (h) The surrounding plates of both internal and external door controls must include the words “Push to Open”.
 - (i) The following indicator lights must be provided:
 - (i) “Occupied” and “Vacant” on the external plate.
 - (ii) “Locked” and “Unlocked” on the internal plate.
 - (j) Braille and tactile signage complying with Specification 15¹² must identify the door controls.
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S27C10 Signage

[2019: Spec F2.9: 10]

- (1) External signage must incorporate—
 - (a) the symbol shown in [Figure S27C10](#); and
 - (b) the words “Accessible Adult Change Facility”.
- (2) The symbol required by (1)(a) must have a blue (B21, ultramarine) background with the hoist and table elements shown in white.
- (3) Signage must be braille and tactile signage complying with Specification 15¹³.

Figure S27C10 Accessible adult change facility symbol



S27C11 Operating instructions

[2019: Spec F2.9: 11]

Signage provided within the facility must include the following information for the hoist and change table:

- (a) Operating instructions.
- (b) Safe working load limits.

Links

1. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_cace2815-7987-4308-9f5a-633e10c49720
2. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_d29dea41-99f6-4bf0-96f5-362b5782b0f4
3. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_c6102f90-74af-4c2f-a9b0-c9ed3dac6fe8
4. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_d298af3e-0a3c-4679-8881-050bb55964ca
5. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_d69666f6-01ef-4340-8352-69b57fff936a
6. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_027f92ce-c4d0-4a0d-a362-b6ab72e871c8
7. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_08a894b9-b1ea-4349-bbfc-268f8244c0ae
8. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_5cbc697e-cf79-4c28-986f-35ae04e4b080
9. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_0f60ba0b-d678-4eb4-a609-21007bcf561f
10. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-three/b-water-services/part-b2-heated-water-services#_e37212b0-8db9-430b-b544-6f7718cbbfb4
11. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/f-health-and-amenity/27-accessible-adult-change-facilities#_ab5b95f1-dcb7-43c1-a4cd-065c8435c239
12. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/d-access-and-egress/15-braille-and-tactile-signs#_85733122-8a25-44c7-aa10-71ce63eadbf4
13. https://ncc.abcb.gov.au/editions/ncc-2022/adopted/volume-one/d-access-and-egress/15-braille-and-tactile-signs#_85733122-8a25-44c7-aa10-71ce63eadbf4

