

13 December 2018

Mr Andy Mannering
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RE: CHANGING PLACES

Tēnā koe Andy

This letter is to confirm our discussion regarding the design of toilet facilities for people with disabilities, that cannot use the normally designed accessible facilities. The discussion was around the difference, within the NZ Building Code (the code), between the “acceptable solution” design and an “alternative solution” design.

The “acceptable solution” is a deemed to comply solution within the building code document (please see extraction below) that a designer can use to show the Building Control Authority (BCO) within each council, how the design will comply with the code. This is only one means of compliance.

The “alternative solution” is any other design, that a designer can use, that will meet the requirements of the code clause G1. The designer needs to prove that their design will meet the objective, functional requirement and performance of the code. I have included extracts of these requirements below. You can see that these are pretty general and do not prescribe how compliance will be met. There may be many ways to comply with the intent of the code.

I understand that the Changing Places facilities are to be constructed in addition to the “traditional” accessible facility rather than as a replacement, as the user needs are very different. I also note that Changing Places is an international group that have been constructing these facilities in other parts of the world, and indeed, we have approved one, under a building consent, at Hamilton Gardens. The fact that these have been successfully approved, gives weight to being able to consider these as an alternative solution using in-service history and ultimate usability of the end user, as means for approving these designs. This adds weight to the case that the design will meet the requirement of the code

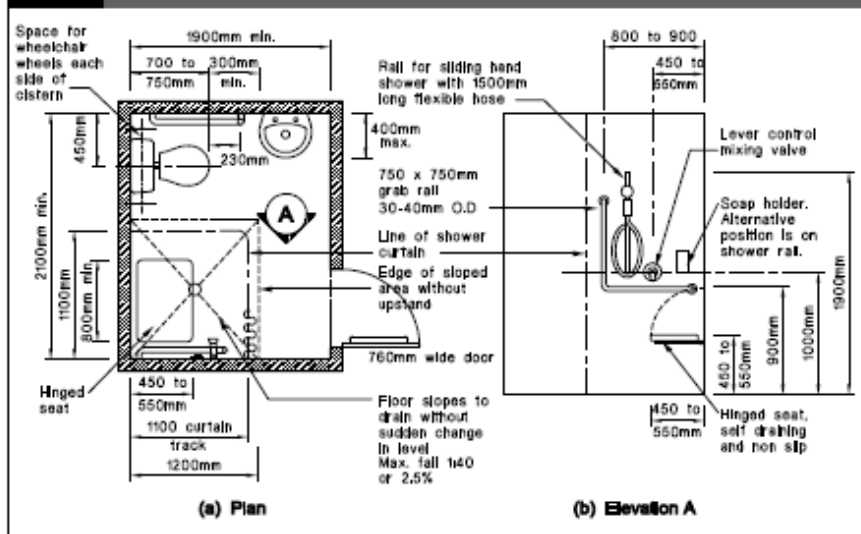
I trust this helps clarify the building code requirements and gives some assistance to you

E noho rā



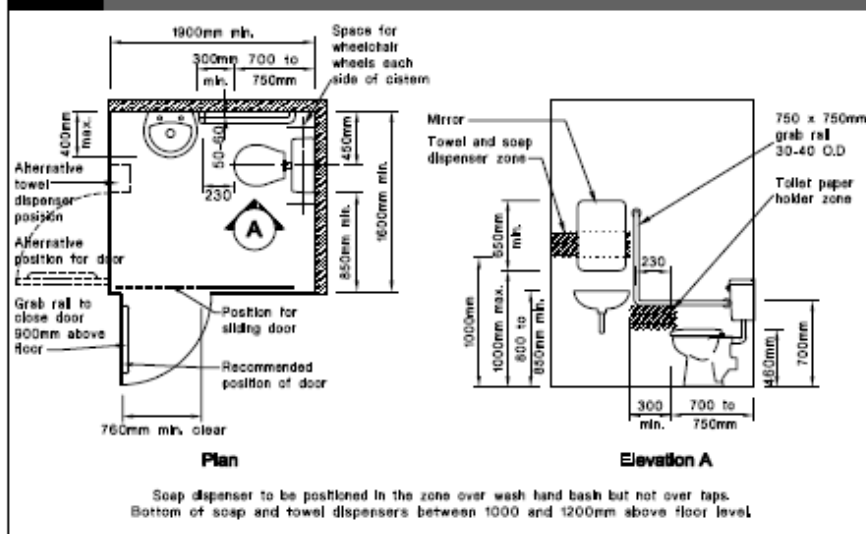
Alister Arcus
Senior Building Project Advisor | Building Unit

Figure 5: Accessible Toilet and Shower Compartment
Paragraph 4.2.2, Tables 1 and 2



Amend 4
Jul 2001

Figure 6: Accessible Toilet Compartment
Paragraph 4.2.2 and Table 1



Amend 4
Jul 2001

FIRST SCHEDULE—*continued*

Clause G1—PERSONAL HYGIENE

Provisions	Limits on application
<p>OBJECTIVE</p> <p>G1.1 The objective of this provision is to:</p> <p>(a) Safeguard people from illness caused by infection or contamination,</p> <p>(b) Safeguard people from loss of <i>amenity</i> arising from the absence of appropriate personal hygiene facilities, and</p> <p>(c) Ensure <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.</p>	<p>Objective G1.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.</p>

Definitions G1/VM1 & AS1

PERSONAL HYGIENE

Definitions

Amend 5
Jun 2007

This is an abbreviated list of definitions for words or terms particularly relevant to this Compliance Document. The definitions for any other italicised words may be found in the New Zealand Building Code Handbook.

Accessible Having features to permit use
by a *person with a disability*.

Person with a disability means a *person* who has an impairment or a combination of impairments that limits the extent to which the person can engage in the activities, pursuits and processes of everyday life, including, without limitation, any of the following:

a) a physical, sensory, neurological, or

b) a mental illness.

Amend 5
Jun 2007