



Llywodraeth Cymru
Welsh Government

The Building Regulations 2010

Amendments to the Approved Documents

This document contains amendments to:
Approved Document M –
Access to and use of buildings

Coming into effect 3 January 2023

For use in Wales

Amendments to Approved Documents

Building Regulations 2010

INTRODUCTION

This document contains revisions to the following Approved Document:

- Approved Document M: Access to and use of buildings 2004 edition incorporating 2010 amendments

In exercise of their powers under section 6 of the Building Act 1984, Welsh Ministers have approved the revisions set out in this document.

The amendments to the approved document take effect on 3 January 2023. The amendments do not apply in any case where a building notice or an initial notice has been given to, or full plans deposited with, a local authority and either the building work to which it relates:

- (a) Started before that day; or
- (b) by 3 March 2023.

Please note that “building notice”, “initial notice” and “full plans” have the meanings given in the Building Regulations 2010.

Approved Document M: Access to and use of buildings (2004 edition incorporating 2010 amendments)

List of amendments 3 January 2023

Main changes made by the 2023 amendments

The guidance in paragraphs 5.6 and 5.7 have been amended to mandate for the provision of changing places toilets within appropriately sized, publicly accessible buildings.

Clarification is also provided on how the how the capacities should be derived in these buildings.

Provision of toilet accommodation

Design considerations

Replace 5.6 with the following:

5.6 The provision of an enlarged cubicle in a separate-sex toilet washroom can be of benefit to ambulant disabled people, as well as parents with children and people (e.g. those with luggage) who need an enlarged space. In large building developments, separate facilities for baby changing and an enlarged unisex toilet incorporating an adult changing table are desirable. Changing places toilets, facilities designed for individuals with complex and multiple impairments who may require the assistance of up to two assistants, should be provided in addition to any wheelchair accessible accommodation in separate sex toilet washrooms, wheelchair accessible unisex toileting facilities and baby changing facilities.

Further guidance on layout and equipment is available from the Changing Places Consortium campaign website: www.changing-places.org and by reference to guidance in section 18.6, diagram 48 and annexes F and G of BS 8300-2-2018

Note: For specific guidance on the provision of sanitary accommodation in sports buildings, refer to 'Access for Disabled People'.

Provisions

After 5.7 d. **insert** the following as sub-paragraph (e):

5.7 e. at least one changing places toilet is provided in the following types of building:

- i. retail premises with a gross floor area of 5,000m² or more;
- ii. assembly, recreation and entertainment buildings (see note) with a capacity for 1,000 or more people; or a collection of smaller buildings associated with a site used for assembly, recreation or entertainment, such as zoos, theme parks and venues for sport and exhibitions, with a capacity of 2,000 people or more;
- iii. cinemas/theatres/concert halls with a capacity of 350 or more;
- iv. schools with a gross floor area of more than 4,000m², which will contain community facilities;
- v. hospitals
- vi. sport and leisure buildings with a gross floor area more than 4000m²;
- vii. hotels, which are open to the public for the purpose of assembly, recreation or entertainment or leisure with a gross floor area more than 4,000m²

Note: Places of assembly, recreation and entertainment can be defined as buildings such as:

- Amusement arcades;
- Art galleries;
- Cinemas;
- Concert halls;
- Conference centres;
- Further education colleges;
- Hotels that provide function, sport or leisure facilities;
- Libraries open to the public;
- Museums;
- Places of worship;
- Theatres;
- University buildings open to the public.

Or any other buildings or sites as defined by these thresholds, which are open to the public and used for the purposes of assembly, recreation and entertainment.

Capacities should be derived from the combined total of a building's publicly accessible facilities. Alternatively, the capacity number may be taken as the number of fixed seats provided, if the occupants of the building will normally be seated.

Approved Document B, Volume 2 provides a method for estimating the capacity of a building where this is not known.

Page 94: **Insert** the following British Standard.

BS 8300-2-2018: Design of an accessible and inclusive environment. Buildings. Code of practice