


ACCESSIBILITIES THROUGH DIFFERENT ABILITIES DESIGN GUIDELINE

ACCESSIBILITY PROVISIONS REQUIREMENT

2024/ITN/01 – 23 JULY 2024



Industry Technical Note (ITN)

TOPIC	SUPPLEMENTARY REPORT ON THE ACCESSIBILITY PROVISIONS REQUIREMENT		
ISSUED BY	BUILDING DEVELOPMENT		
ISSUE DATE	23 JULY 2024	EXPIRY DATE	-
REVISION NO.	01		

PURPOSE:
The Authority on Building Control and Construction Industry (ABCI) would like to hereby inform all relevant stakeholders that effective from the date of issuance of this Industry Technical Note (ITN), the appointed Qualified Person for commercial developments will be required to submit an additional report upon two stages of the development process (during the Building Approval application and during the Occupation Permit application) via the Onebiz system.

ABCI would like to clarify that during the Building Approval application (submission of plans) the QP is required to prepare the design in accordance with accessibility considerations and during the Occupation Permit application (completion of building), the QP is required to show the provisions of accessibility.

To assist the QP's in ensuring their application is complete, ABCI has prepared a checklist as a guide in ensuring accessibility provided in the design / on site is in line with the Different Abilities Design Guidelines. This will ensure the requirements under Accessibility in Built Environment under the Objectives and Performance Requirements for Design and Construction of Buildings (Fifth Schedule, Building Control Regulations) are in accordance.

For information, the checklist for the Report on Accessibility Provisions can be downloaded via website <https://www.abci.gov.bn> under the tab Info Industri > Borang Permohonan.

ABCI hereby informs that a grace period shall be given until 31 August 2024 whereby any Building Approval and Occupational Permit applications submitted on the 01 September 2024 onwards shall be deemed incomplete without the supplementary report.

ABCI would like to add that the provision for accessibility in new buildings has been included as a National Key Performance Indication (KPI) under the Wawasan Brunei 2035 Framework.

For further inquiries, please contact:
Email: ukk.abci@mod.gov.bn
Whatsapp Hotline ABCI: +673 814 0365

- END -

Ref. 2024/ITN/01

A grace period shall be given until **31 August 2024** whereby any *Building Approval* and *Occupational Permit* applications submitted on the **01 September 2024** onwards shall be deemed incomplete without the supplementary report.

DIFFERENT ABILITIES COMPLIANCE

YEAR	AVERAGE PERCENTAGE OF COMPLIANCE	NO. OF BUILDING PLANS ASSESSED	ARRIVING AT THE BUILDING (9)	ACCESSIBILITY AROUND AND WITHIN THE BUILDING (22)	SANITARY PROVISIONS (8)	USAGE OF SPACE, FACILITIES AND ELEMENTS WITHIN THE BUILDING (4)	ANTHROPOMETRICS AND SIGNAGE (4)
2019	33%	30	66.7%	21.8%	47.5%	0 (unable to assess via plans submitted)	13.3%
2020	15%	19	44.4%	9%	12.5%	0 (unable to assess via plans submitted)	0
2021	17%	13	62.5%	11.5%	10.6%	0 (unable to assess via plans submitted)	0
2022	16%	4	33.3%	10.2%	37.5%	0 (unable to assess via plans submitted)	0
2023	31%	31	66.7%	17.3%	52%	0 (unable to assess via plans submitted)	17.8%
2024 (JAN-JUN)	27.5%	12	57.4%	21.2%	25%	0 (unable to assess via plans submitted)	27.1%

PROVISIONS FOR DIFFERENT ABILITIES REQUIREMENTS FORM



AUTORITI KAWALAN BANGUNAN DAN INDUSTRI PEMBINAAN (ABCI)
KEMENTERIAN PEMBANGUNAN, NEGARA BRUNEI DARUSSALAM
AUTHORITY FOR BUILDING CONTROL AND CONSTRUCTION INDUSTRY (ABCI)

DIFFERENT ABILITIES

BORANG BAGI PENYEDIAAN KEPERLUAN UNTUK KELAINAN UPAYA

Provisions for Different Abilities Requirements Form

Building Control Act (Cap. 256) - Part IV: Disability and Other Performance Requirements For Buildings

Keterangan Projek Project Particulars

Tajuk Projek

Project Title

Butir Projek

Project Details

No. LOT/LTS/PLOT/UNIT
LOT/LTS/PLOT/UNIT No.

Kampung
Kampung

Daerah
District

☐ Brunei Muara

☐ Tutong

☐ Temburong

☐ Belait

Senarai Semak Bagi Penyediaan Keperluan Khas Kelainan Upaya Yang Disediakan (berpanduan DAGD, 2018)

Provisions for Different Abilities checklist (as per DAGD, 2018)

ARRIVING AT THE BUILDING

Access to Buildings, Approach To Buildings, Passenger Lighting and Boarding Points, Parking Provision	REMARKS (to indicate on plan and refer to dwg no.)
1 Clause 3.1.3 Directional signage indicating accessible entrances	YES / NO
2 Clause 3.1.4 Accessible route leading to accessible entrance from drop off / parking lot	YES / NO
3 Clause 3.1.5 Width of accessible entrance door is no less than 850mm	YES / NO
4 Clause 3.3.1 Sheltered lighting and boarding point	YES / NO
5 Clause 3.3.2 Level difference - kerb ramp available	YES / NO
6 Clause 3.3.3 No level difference - warning indicator with contrasting colour	YES / NO
7 Clause 3.5.1 Parking Provision & no. of accessible parking lots provided	YES / NO
8 Clause 3.5.2 Size of accessible parking lot provided	YES / NO
9 Clause 3.5.3 Clear directional signs to direct drivers with different abilities provided	YES / NO
10 Clause 3.5.7 Symbol of Access marked on the accessible parking lot	YES / NO

ACCESSIBILITY AROUND AND WITHIN THE BUILDING

Horizontal Circulation, Vertical Circulation	REMARKS (to indicate on plan and refer to dwg no.)
1 Clause 4.1.1.1b Changes in levels are marked with contrasting colour bands and detectable warning surfaces	YES / NO
2 Clause 4.1.2.1 Grating and Gaps on accessible routes do not exceed 12mm	YES / NO
3 Clause 4.2 Minimum width of accessible routes are no less than 1500mm	YES / NO
4 Clause 4.2.3.2 Wall finishes are smooth or have trailing bars	YES / NO
5 Clause 4.2.4 Protruding objects do not reduce the clear width required	YES / NO
6 Clause 4.4.1.1 Doorways are level	YES / NO
7 Clause 4.4.1.2 At least one power-operated or automatic door provided at main entrance	YES / NO
8 Clause 4.4.5 Glass doors are marked with motifs	YES / NO
9 Clause 4.4.9 Door Handle Types	YES / NO
10 Clause 4.5.1 Ramp gradients do not exceed 1:12	YES / NO
11 Clause 4.5.4 Detectable warning surfaces for ramps or slopes provided	YES / NO
12 Clause 4.6.3.1 Ramp width is no less than 1500mm	YES / NO
13 Clause 4.6.4.1 Ramp surface is slip resistant	YES / NO
14 Clause 4.6.6 Ramp handrail provided	YES / NO
15 Clause 4.8 Lifts are provided	YES / NO
16 Clause 4.8.1.2 Lift is connected to a blinking light in the lift car	YES / NO
17 Clause 4.8.2.1 Braille and tactile markings are provided on the lift control buttons	YES / NO
18 Clause 4.8.3 Grab bars are provided in lift car	YES / NO
19 Clause 4.9.2 Lift size dimension exceeds 1200mm x 1400mm	YES / NO
20 Clause 4.11.3 Detectable warning surfaces are provided at the top, bottom and intermediate landings of staircases	YES / NO
21 Clause 4.11.4 Staircase handrail is between 800mm - 1000mm	YES / NO
22 Clause 8.5.5.3 Braille and tactile information are available at staircases	YES / NO

SANITARY PROVISIONS

Accessible Individual Washrooms, Accessible Water Closet Compartments	REMARKS (to indicate on plan and refer to dwg no.)
1 Clause 5.2.1a Minimum clear dimensions between opposite walls (1750mm x 1750mm)	YES / NO
2 Clause 5.2.1b Clear space of 900mm x 1500mm or more adjacent to the water closet	YES / NO
3 Clause 5.3.1 Clear internal dimensions of 1500mm x 1750mm	YES / NO
4 Clause 5.6.1.1a Door swings outwards or is designed as a sliding/folding door	YES / NO
5 Clause 5.6.1.1b Door minimum clear opening of 850mm	YES / NO
6 Clause 5.6.2 Grab bars are provided	YES / NO
7 Clause 5.6.4 Emergency Call Bell is provided (push button or pull chord connected to call bell / buzzer) with notice "Emergency Call"	YES / NO
8 Clause 5.6.5 Wash basin mounted 800mm - 840mm from the floor and has knee space of at least 750mm wide by 200mm deep by 680mm high	YES / NO

USAGE OF SPACE, FACILITIES AND ELEMENTS WITHIN THE BUILDING

Controls & Operating Mechanisms, Operation of Taps & Other Controls, Service & Information Counters	REMARKS (to indicate on plan and refer to dwg no.)
1 Clause 6.2.2.3 Height of sockets between 450mm to 1200mm	YES / NO
2 Clause 6.3.1 Taps have levers or are sensor operated	YES / NO
3 Clause 6.4.1 Part of service counter does not exceed 800mm	YES / NO
4 Clause 6.8 Hearing Enhancement Systems are provided with the international symbol of access on display	YES / NO

ANTHROPOMETRICS AND SIGNAGE

International Symbol of Access	REMARKS (to indicate on plan and refer to dwg no.)
1 Clause 8.1.1.2 The International Symbol of Access is permanent and conspicuous displayed to direct or indicate location of various facilities	YES / NO
2 Clause 8.2.2.3a Symbol of access available outside the building	YES / NO
3 Clause 8.2.2.3b Symbol of access available at areas where facilities are provided	YES / NO
4 Clause 8.3 Directional Signs are provided in lobby/passageways/points where there is a change in direction to direct towards various facilities	YES / NO

ANY OTHER PROVISIONS PROVIDED

NOTE: Senarai semak ini tidak terhad kepada perkara yang tersenarai dan telah disediakan sebagai panduan sahaja. Pemaju melalui rekabentuk yang disediakan oleh Qualified Person (Arkitek) adalah diperlukan untuk menyediakan keperluan khas bagi orang kelainan upaya mengikut Peraturan Kawalan Bangunan. Different Abilities Design Guidelines, 2018 telah disediakan sebagai panduan untuk mematuhi keperluan di bawah Akta Kawalan Bangunan (Penggal 256) dan Peraturan Kawalan Bangunan.

NOTE: The provisions required are not limited to the items listed on this checklist and has been prepared as guide only. Developers through the design prepared by the Qualified Person (Architects) are required to ensure accessibility for those with different abilities as required in the Building Control Regulations. The Different Abilities Design Guidelines, 2018 was prepared as a guideline on how to ensure compliance to the Building Control Act (Cap. 256) and Building Control Regulations.

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V001/001

Form can be downloaded via website
<https://www.abci.gov.bn>
under the tab **Info Industri > Borang Permohonan**



DIFFERENT ABILITIES REQUIREMENT

**ARRIVING AT
THE BUILDING**



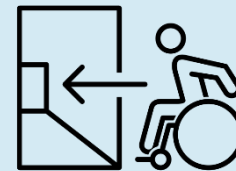
**ACCESSIBILITY
AROUND AND
WITHIN THE
BUILDING**



**SANITARY
PROVISIONS**



**USAGE OF
SPACE,
FACILITIES AND
ELEMENTS
WITHIN THE
BUILDING**



**ANTHROPOME-
TRICS AND
SIGNAGE**



DIFFERENT ABILITIES REQUIREMENT



ARRIVING AT THE BUILDING

- Directional signage indicating accessible entrances
- Accessible route leading to accessible entrance from drop off / parking lot
- Width of accessible entrance door is no less than 850mm
- Sheltered alighting and boarding point
- Parking Provision & no. of accessible parking lots provided
- Size of accessible parking lot provided

ARRIVING AT THE BUILDING



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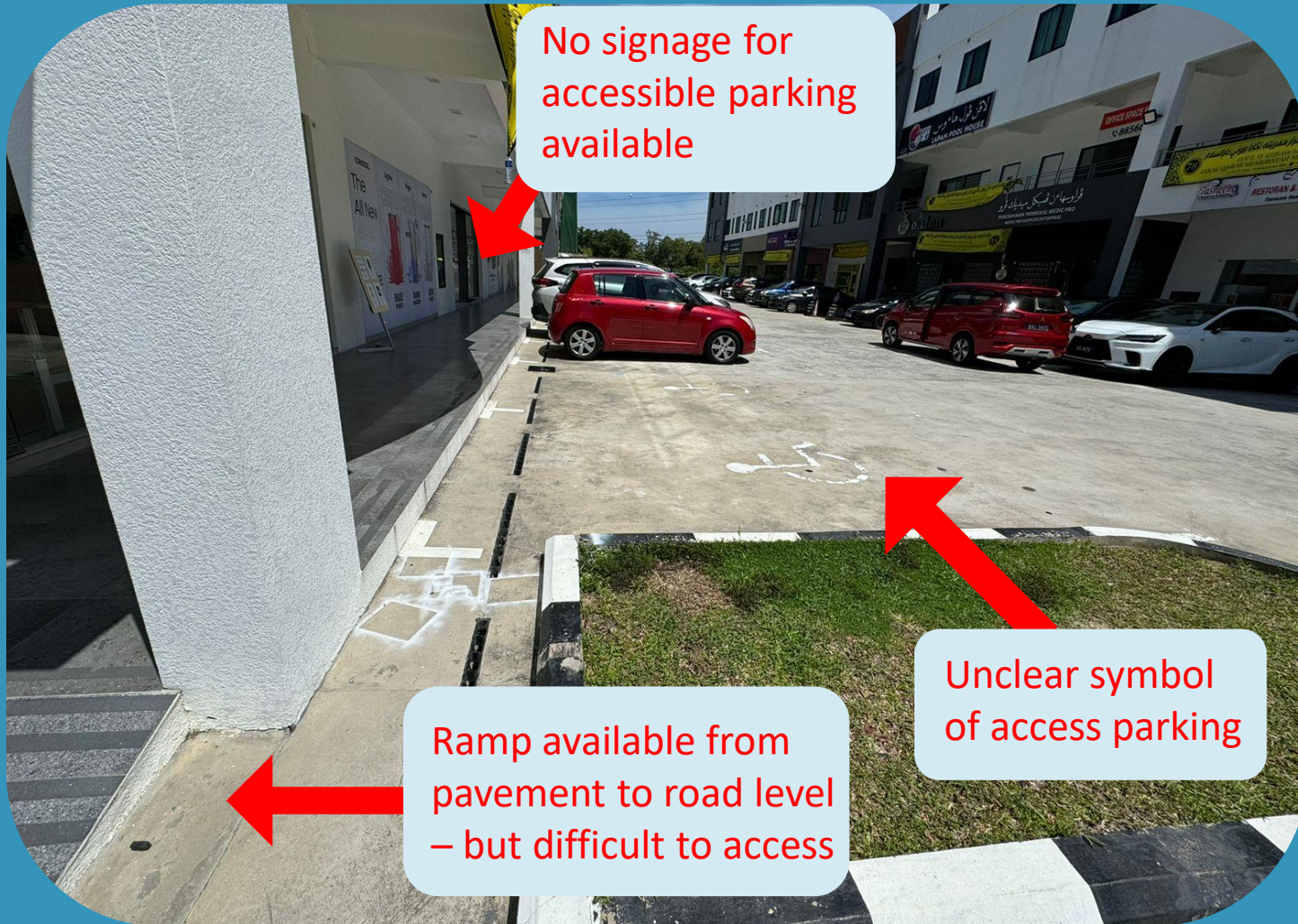
ARRIVING AT THE BUILDING



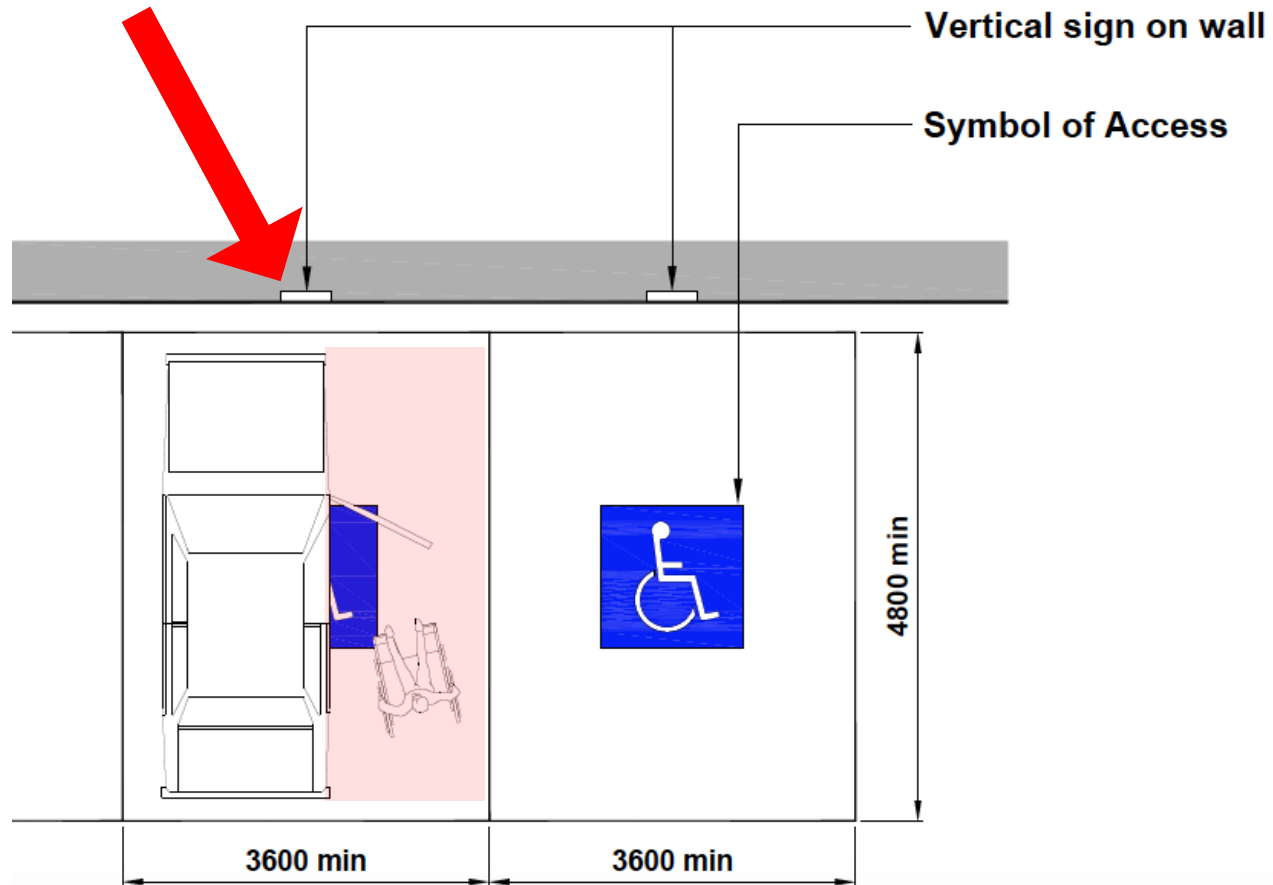
ARRIVING AT THE BUILDING



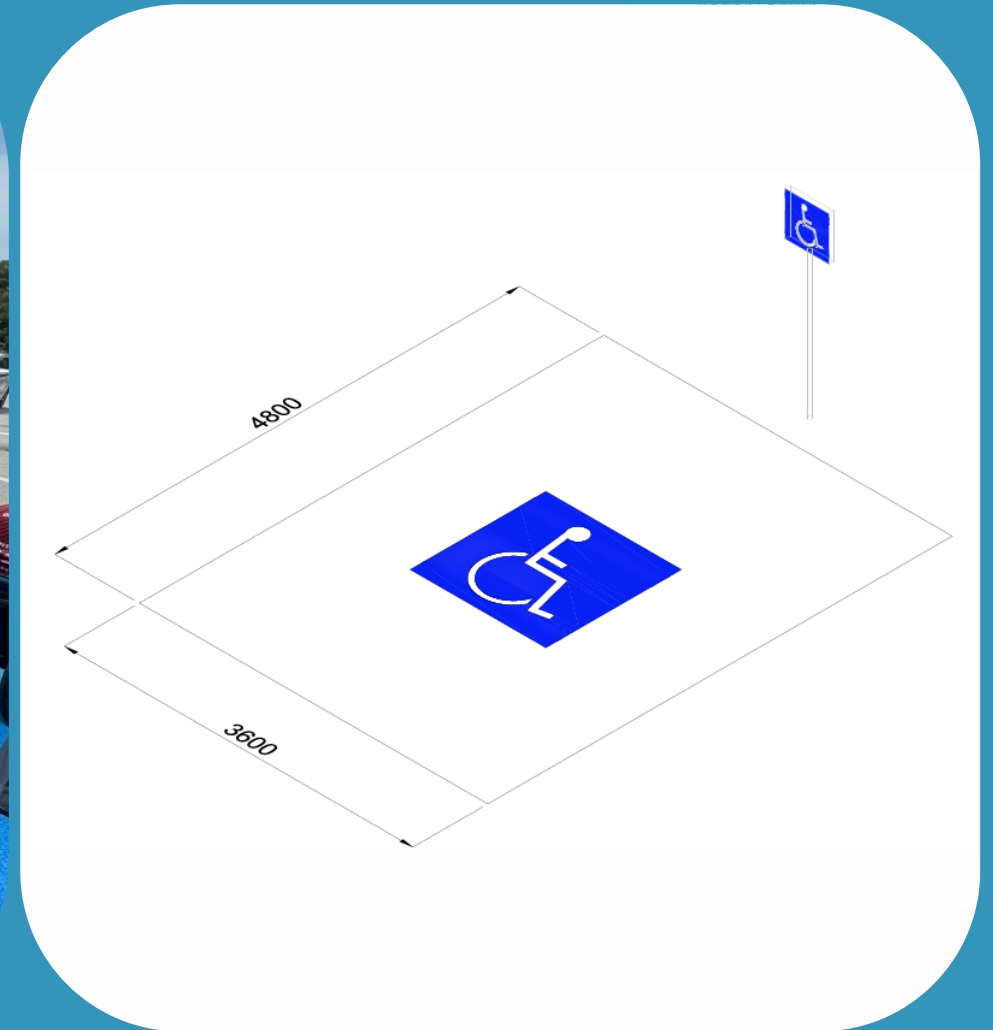
ARRIVING AT THE BUILDING



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DIFFERENT ABILITIES REQUIREMENT



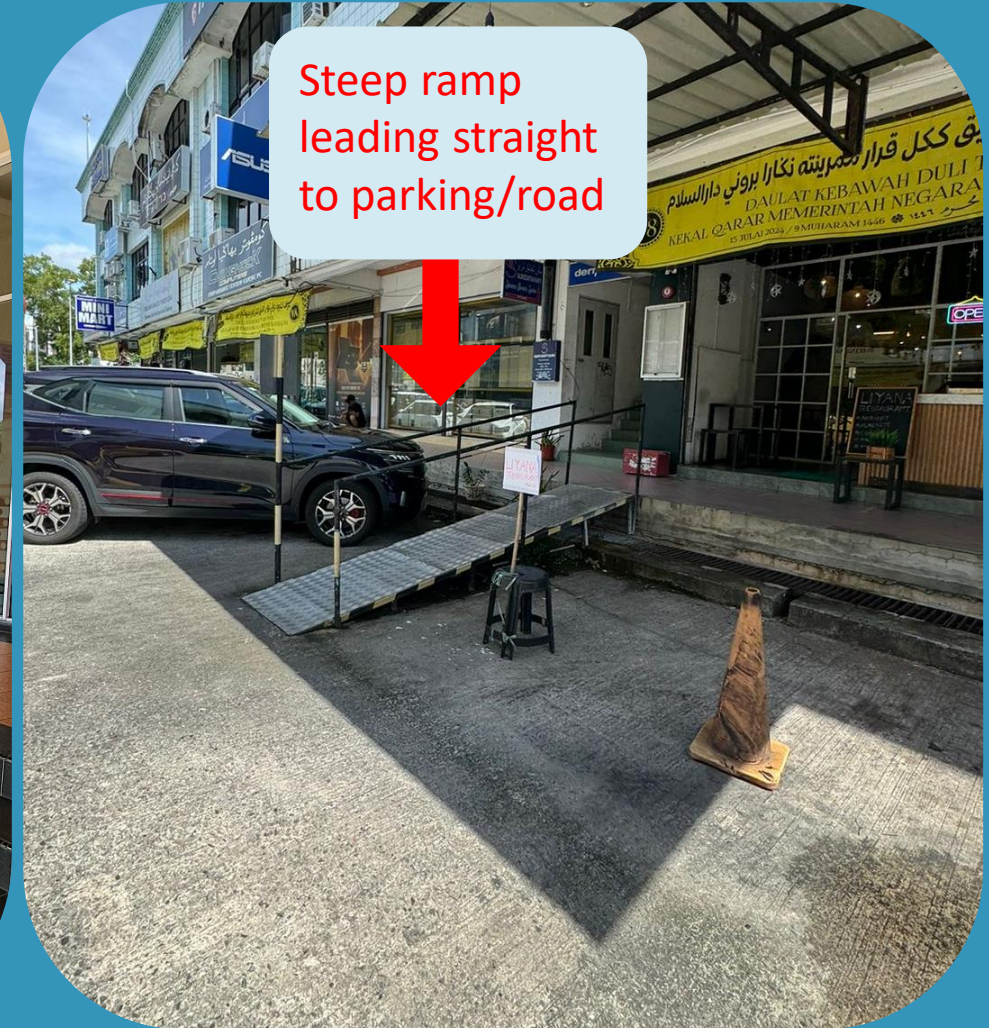
ACCESSIBILITY AROUND AND WITHIN THE BUILDING

- Changes in levels are marked with contrasting colour bands and detectable warning surfaces
- Minimum width of accessible routes are no less than 1500mm
- At least one power-operated or automatic door provided at main entrance
- Ramp gradients do not exceed 1:12
- Ramp width is no less than 1500mm
- Lifts are provided
- Lift size dimension exceeds 1200mm x 1400mm
- Staircase handrail height between 800mm – 1000mm
- Braille and tactile information is available at staircases

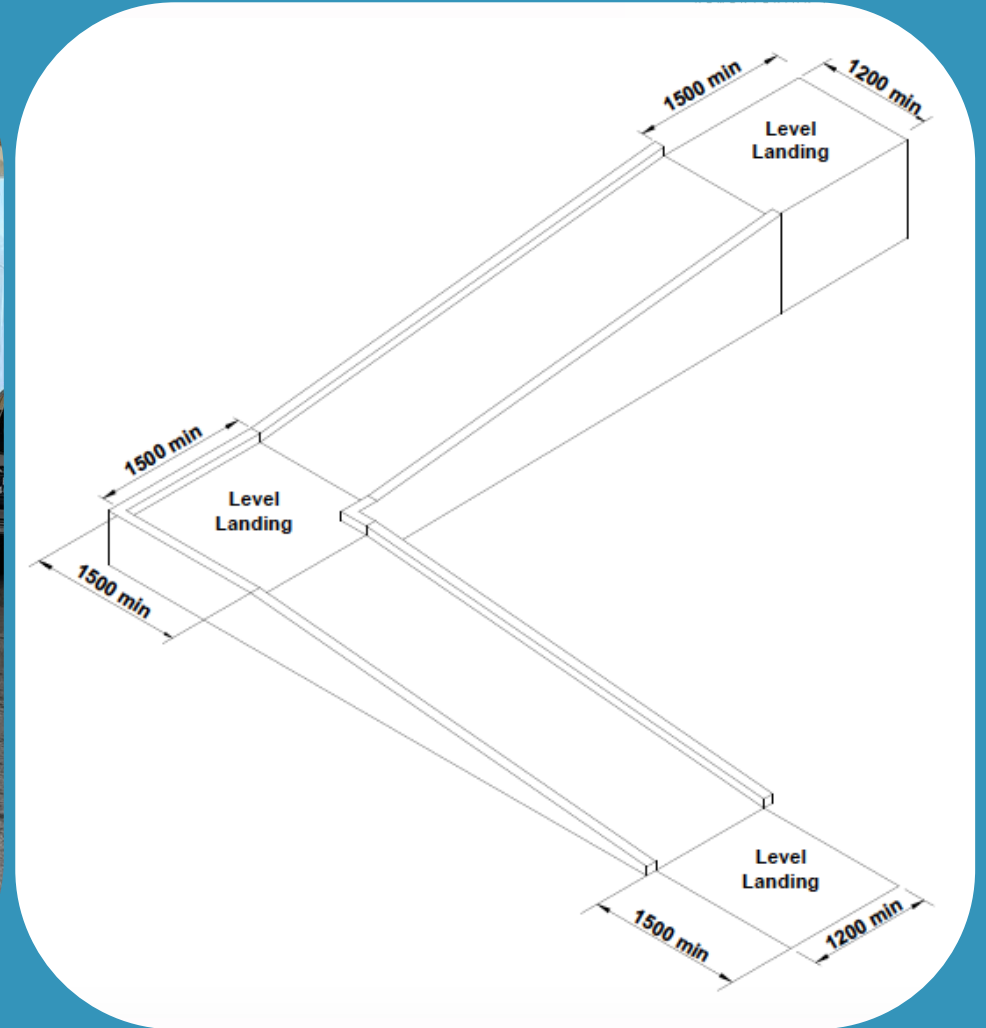
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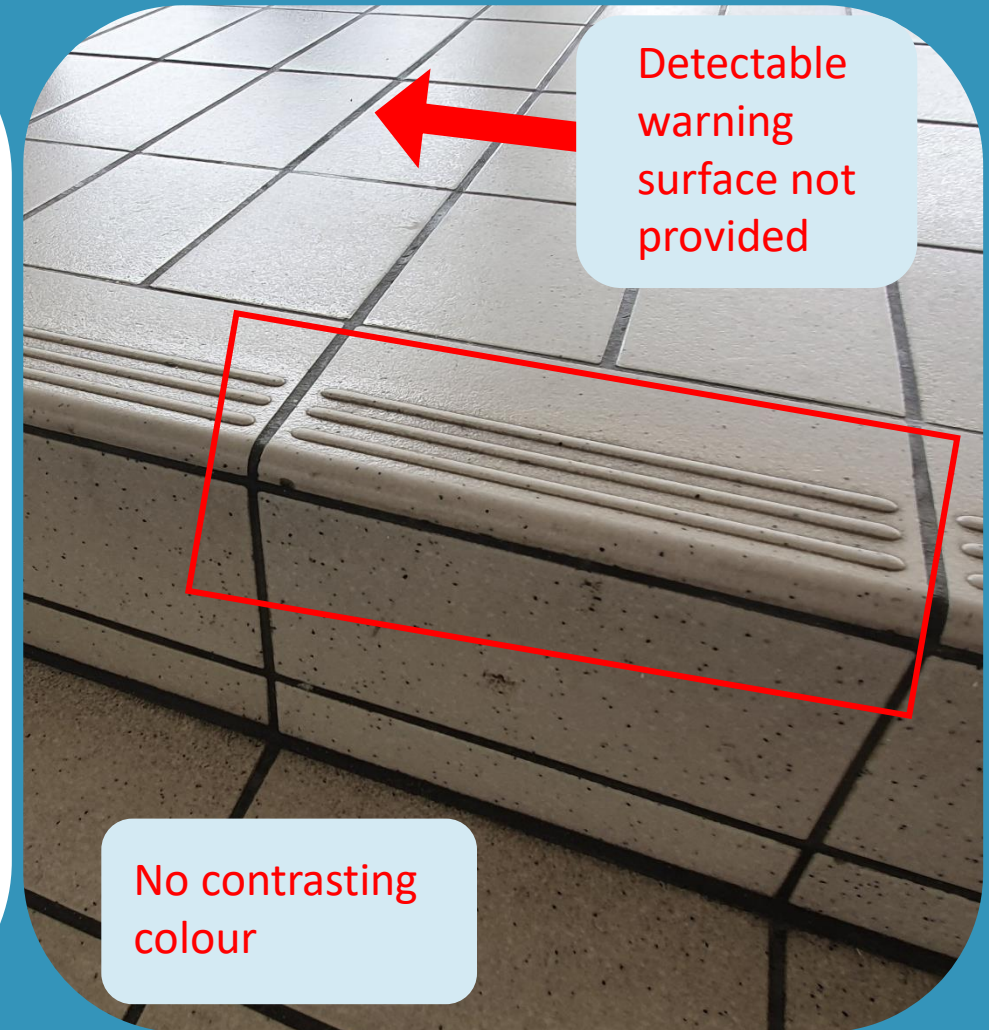
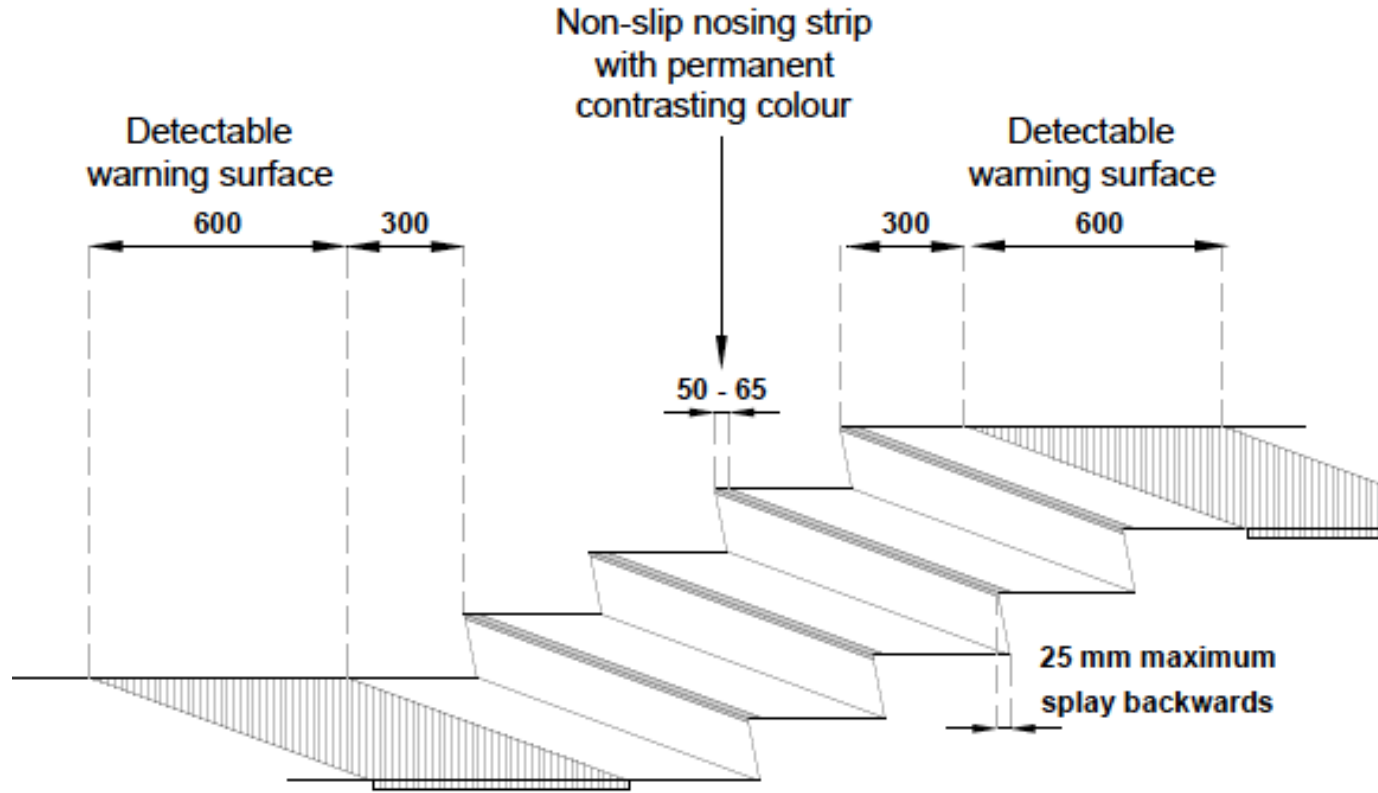
ACCESSIBILITY AROUND AND WITHIN THE BUILDING



ACCESSIBILITY AROUND AND WITHIN THE BUILDING



ACCESSIBILITY AROUND AND WITHIN THE BUILDING



DIFFERENT ABILITIES REQUIREMENT



SANITARY PROVISIONS

- Minimum clear dimensions between opposite walls (1750mm x 1750mm)
- Clear space of 900mm x 1500mm or more adjacent to the water closet
- Door swings outwards or is designed as a sliding/folding door
- Door minimum clear opening of 850mm
- Grab bars are provided
- Emergency Call Bell is provided (push button or pull chord connected to call bell / buzzer) with notice “Emergency Call”
- Wash basin mounted 800mm – 840mm from the floor and has knee space of at least 750mm wide by 200mm deep by 680mm high

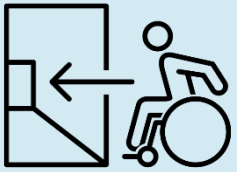
SANITARY PROVISIONS

No directional signage to accessible WC compartment

Labelling of facilities available

Grab bars available but not enough maneuvering space

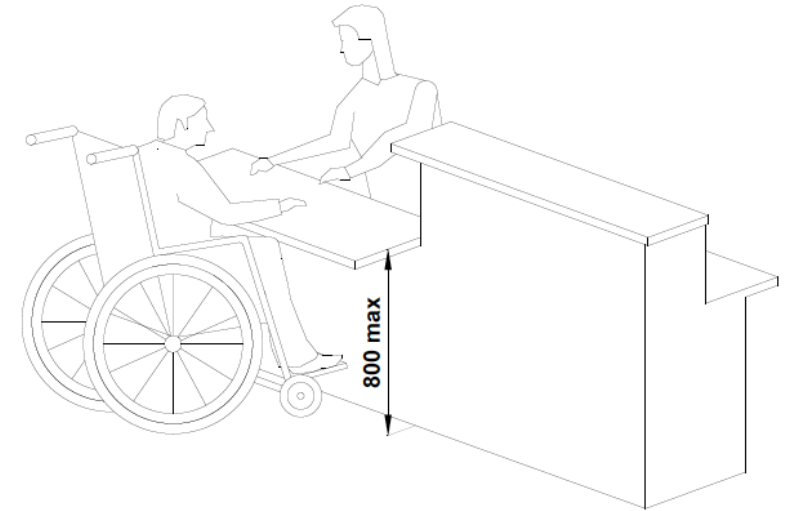
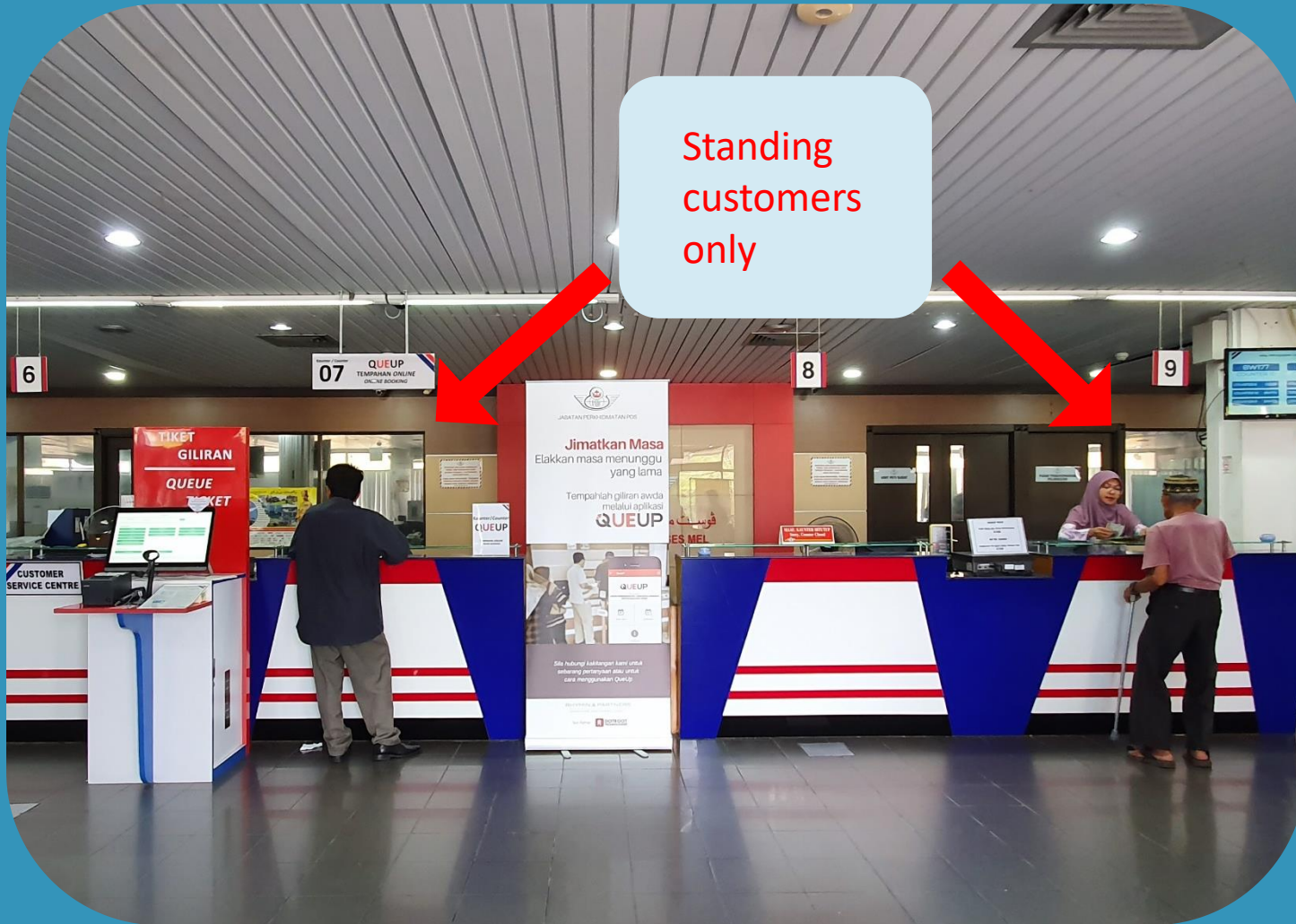
DIFFERENT ABILITIES REQUIREMENT



USAGE OF SPACE, FACILITIES AND ELEMENTS WITHIN THE BUILDING

- Height of sockets between 450mm to 1200mm
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- Part of service counter does not exceed 800mm
- Hearing Enhancement Systems are provided with the international symbol of access on display

USAGE OF SPACE, FACILITIES AND ELEMENTS WITHIN THE BUILDING



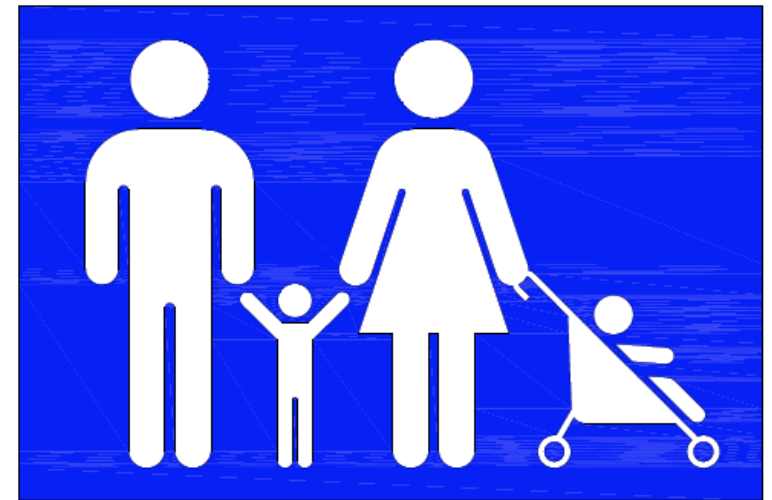
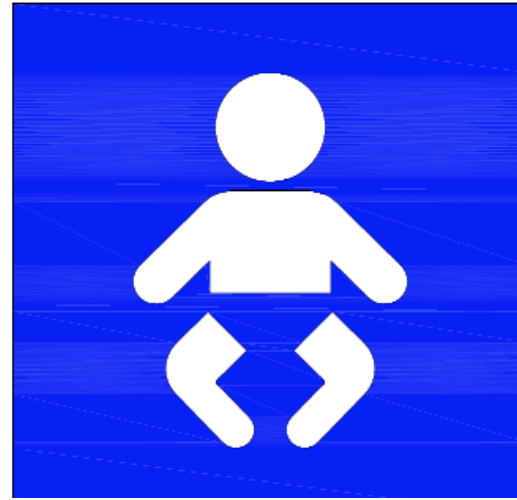
DIFFERENT ABILITIES REQUIREMENT



ANTHROPOMETRICS AND SIGNAGE

- The International Symbol of Access is permanent and conspicuous displayed to direct or indicate location of various facilities
- Symbol of access available outside the building
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- Directional Signs are provided in lobby/passageways/points where there is a change in direction to direct towards various facilities

ANTHROPOMETRICS AND SIGNAGE



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DIFFERENT ABILITIES REQUIREMENT

**ARRIVING AT
THE BUILDING**



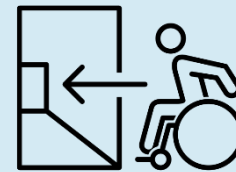
**ACCESSIBILITY
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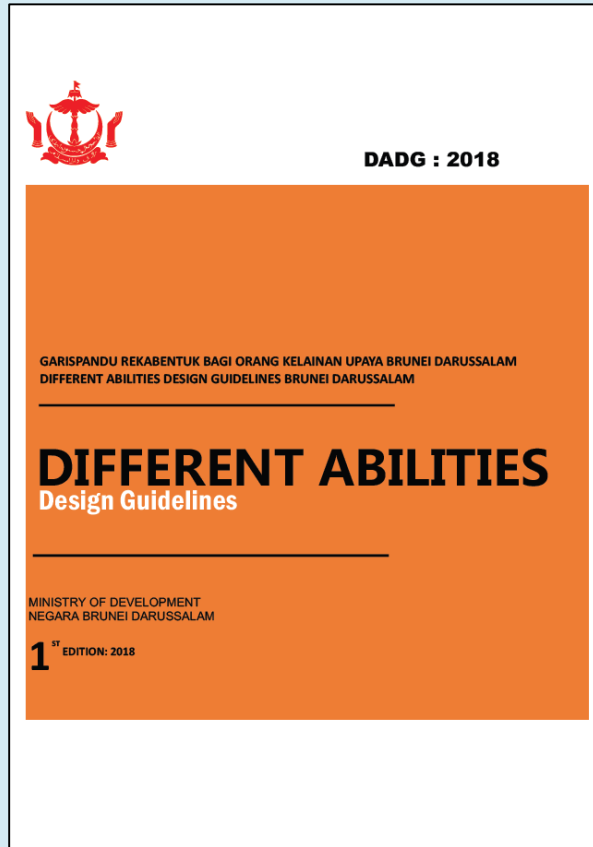
**USAGE OF
SPACE,
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**ANTHROPOME-
TRICS AND
SIGNAGE**



DADG : 2018

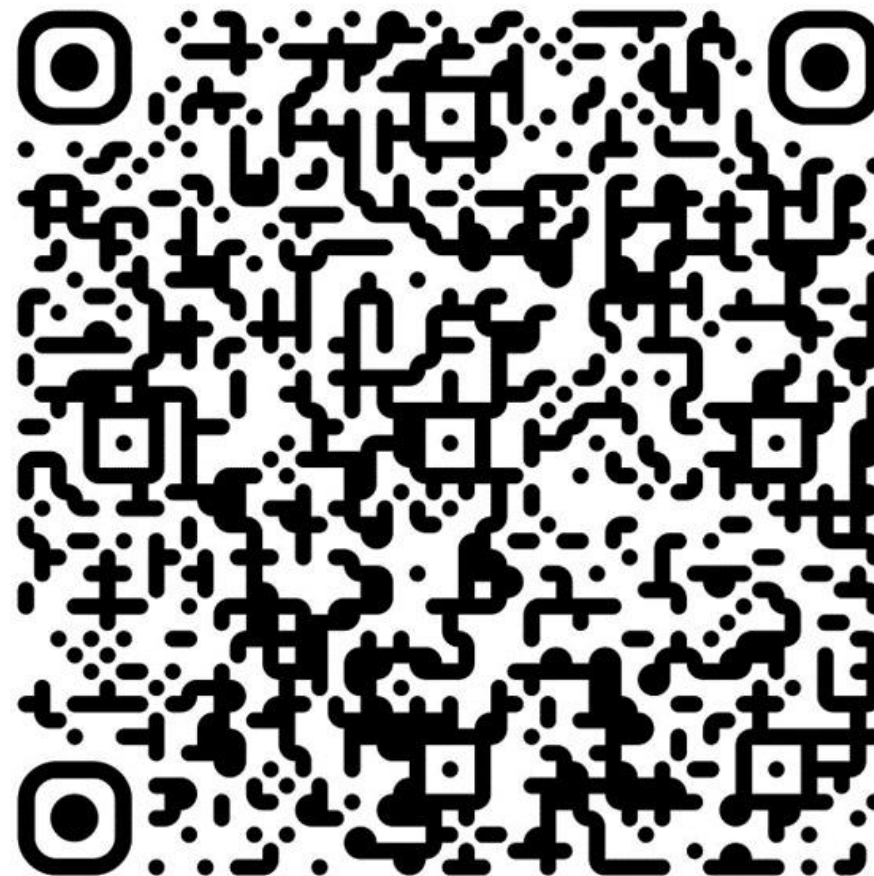


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THANK YOU