ACCESSIBLE HOUSING IN DIFFERENT EUROPEAN COUNTRIES

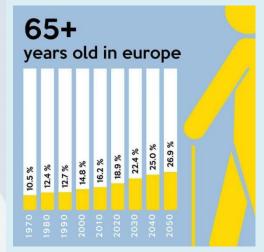
COMPARISON LEAFLET





PURPOSE OF THIS LEAFLET

This leaflet is composed by EFL topic group Accessible Housing. The purpose of this publication is to provide an easy to use handbook to compare accessibility regulations in different European countries. For this leaflet we have chosen five countries: Germany, Finland, France, Netherlands, UK



ACCESSIBILITY IN HOUSING

European population is ageing rapidly. By the year 2060 over half of the European population will be past retirement age. At the same time the number of working age people decreases. This leads to a situation where increasing number of elderly people should cope longer and without 24/7 assistance in their apartments.

This Fundamental change in demography requires radical measures in terms of accessibility improvements: retrofit elevators and stricter new construction regulation. In all European countries demand of accessible housing exceeds the number of available apartments over the next decades.



LEGISLATIVE REGULATIONS

Legislative approach towards accessibility in housing varies a lot in all five countries. France, UK and Finland have judicial requirements for accessible housing concerning all residential buildings. Netherlands and Germany have different criteria that are based on voluntariness or the amount of required accessible apartments depends on project size / height.

Interesting fact is that all these countries, excluding Netherlands, have signed The UN Convention on the Rights of Persons with Disabilities. This convention includes a requirement to promote accessibility to the physical environment, which covers housing too, but only few EU member states have applied these objectives into construction legislation.

NATIONAL DIFFERENCES

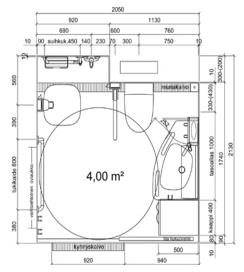
In **France** accessibility requirements are linked to the obligation of building an elevator. Every new construction with an elevator should qualify as accessible.

In **Finland** all new constructions are regulated by accessibility requirements except single family houses. In some cities local governments have set own additional requirements that may exceed the national level. Social housing has in overall stricter regulations than other housing production in Finland.

In **Germany** the National Building Code (MBO) requires that all apartments in one floor should be accessible for use of wheelchair in buildings with more than two apartments. Each federal state have their own Building Codes (LBO) that may vary from the national level.

In **Netherlands** all new construction should be accessible up to the front door of each apartment if the total height of the building exceeds 12,5 meter and if total floor space exceeds 3500 m². More specific technical requirements for built environment and buildings are part of the voluntary design code NEN 1814.

The **UK** has a national, legislative minimum standard, but also optional additional standards that local government can choose to enforce.



Example of an accessible bathroom, "Gaius Original W" by Korpinen Oy

KEY FEATURES IN ACCESSIBLE HOUSING DESIGN

ENOUGH FREE SPACE BESIDE A BED ADEQUATE FREE SPACE AND SUPPORT HANDLES LOTS OF NATURAL LIGHT AND CLEAR CONTRASTS



NO THRESHOLD AT ENTRANCE, STORAGE SPACE FOR MOVING AIDS SLIDING DOORS INSTEAD OF HINGED DOORS EASE LIVING AND SAVE SPACE

ACCESSIBLE
KITCHEN IS USABLE
ALSO WITH
WHEELCHAIR

ACCESSIBILITY AND DESIGN FOR ALL DATABASES IN INTERNET

European Institute for Design and Disability EIDD http://dfaeurope.eu/

Centre of accessible environments CAE http://www.cae.org.uk/

Nullbarriere.de - barrierefrei behindertengerecht planen – bauen – wohnen http://www.nullbarriere.de (only in German)

Esteetön.fi, The Accessibility Centre ESKE http://www.esteeton.fi (mainly in Finnish)

	FINLAND	GERMANY	UK	FRANCE	NETHERLANDS
ROOM / SPACE	LEGISLATORY MINIMUM REQUIREMENTS IN RESIDENTIAL BUILDINGS				
Entrance hall	1300x1300 mm minimum free space between walls or fixtures	1200x1200 mm minimum free space between walls or fixtures	minimum width of any hallway 900 mm	hallway minimum width 900 mm; length 1700 mm if entrance door opens by pushing / 2200 mm if entrance door opens by pulling	
		1200x1200 mm minimum free space between walls or fixtures	clear width of 1200 mm between unit fronts to opposite wall	clear width of 1500 mm between unit fronts to opposite wall	minimum floor area 5m² and height 2600 mm
	•	1200x1200 mm minimum size for the shower, different space between the other fixtures	1100x1000 mm free space	Ø = 1500 mm free space	minimum overall dimensions 1600x1800 mm (toilet) and 2200x900 mm (bathroom)
Living room		900 mm minimum free space between walls or fixtures and between fixtures	Ø = 1500 mm free space or a turning eclipse of 1700x1400 mm	no requirements	minimum floor area 5m² and height 2600 mm
	minimum area 7 m², window area min 10 % of the floor area	1200 mm minimum free space on one side between walls and bed, 900 mm on the other sides	750x750 mm free space	free space of minimum \emptyset = 1500 mm; min 900 mm of free space on each long side of the bed; min 1200 mm of free space on the short side of the bed	minimum floor area 5m² and height 2600 mm
	,	minimum free width 900 mm (excluding doorframe)	minimum width of any hallway is 800 mm	door width is minimum 800 mm (free width when door is open is minimum 770 mm)	minimum width 850 mm and height 2300 mm
	obligatory from 3 storey high buildings, internal dimensions 1100x1400 mm	generally obligatory with special feature	internal dimensions 1100x1400 mm; landings 1500x1500 mm; lift controls at height of 900 mm / 1200 mm from floor and 400 mm from the lifts internal front wall.	opening is minimum 800 mm, dimensions of the lift is minimum is 1000x1250 mm	obligatory from 12,5 meter high buildings; min internal dimensions 1050x1350 mm or 1050x2050 mm (more than 6 apartments); landing area 1500x1500 mm
		minimum width 900 mm (handrails included), handrail on both sides and special marks on the steps	minimum width 900mm; rise max 170mm; step depth min 250mm	minimum width 1000 mm (handrails excluded); rise max 170 mm; step depth min 280 mm. For single family houses: minimum width 800 mm; rise max 180 mm; step depth min240 mm	minimum width 800 mm; min free height above 2300 mm; rise max 183mm; step depth 220 mm
Entry	In apartment blocks barrier free, maximum threshold height of 20 mm	general maximum threshold height of 20 mm	maximum threshold height of 15mm	maximum threshold height of 20 mm	maximum threshold height of 20 mm
	maximum slope 8 %; with handrails on both side	maximum slope 6 %; with handrails on both side	no gradient exceeding 1:60 and/or no cross fall exceeding 1:40	maximum slope 5%	Maximum slope of 5%, minimum width 1100 mm, guide edge over total length with min height of 40 mm
Disabled parking	minimum width of 3600 mm	no requirements	minimum width of 3300 mm	minimum width of 3300 mm	no requirements

