



# Building code changes and home modifications

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# New regulations for all new homes – the questions

- When will they come into force?
- Will every state make it mandatory?
- Are there any exceptions?
- Why did we need regulation?
- What features are mandatory?
- What is Silver and what is Gold?
- What about existing homes?
- What will it mean for home mods and allied health professionals?



# First, some context

- 20 year history of advocacy and citizen action
- National Dialogue on Universal Housing Design
- Livable Housing Australia
- Livable Housing Design Guidelines – voluntary code
- All new homes to Silver by 2020
- Specialised, group and bespoke homes – no mainstream
- Only regulations can address fierce industry resistance



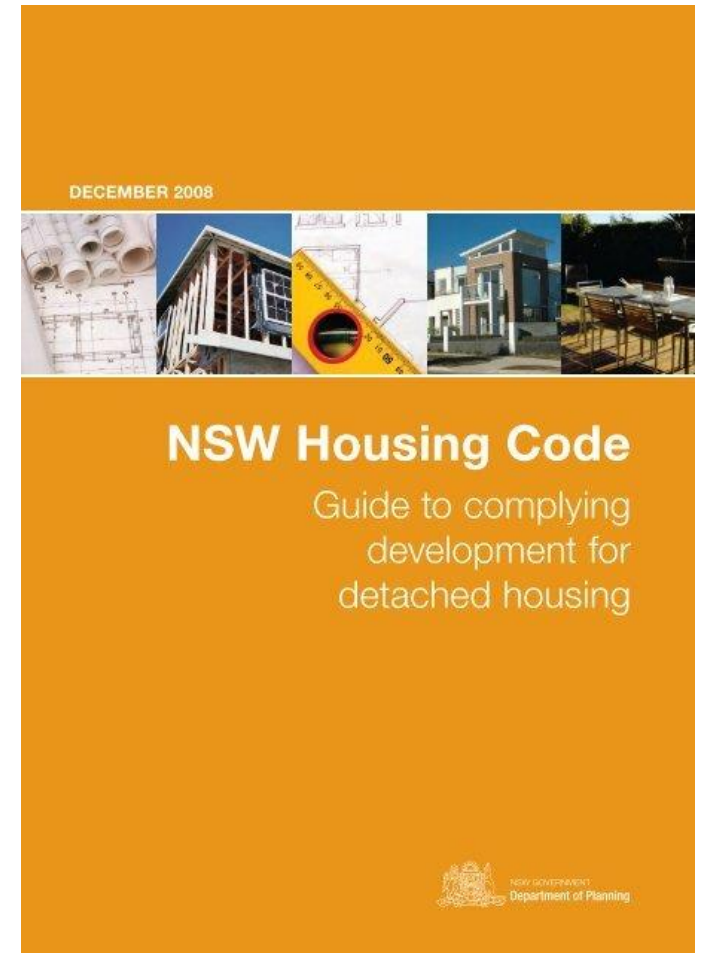
# How did the decision get made?

- Building Ministers' Meeting: reps from states and territories
- Research by Australian Building Codes Board
- Regulation Impact Statement (RIS)
- Open for public comment
- Lobbying by advocacy groups
- Lobbying by industry groups
- Evidence or politics?



# Will every state make it mandatory?

- Decision by majority rules
- “...provides flexibility for jurisdictions to implement in a way that best meets the needs of their communities.”



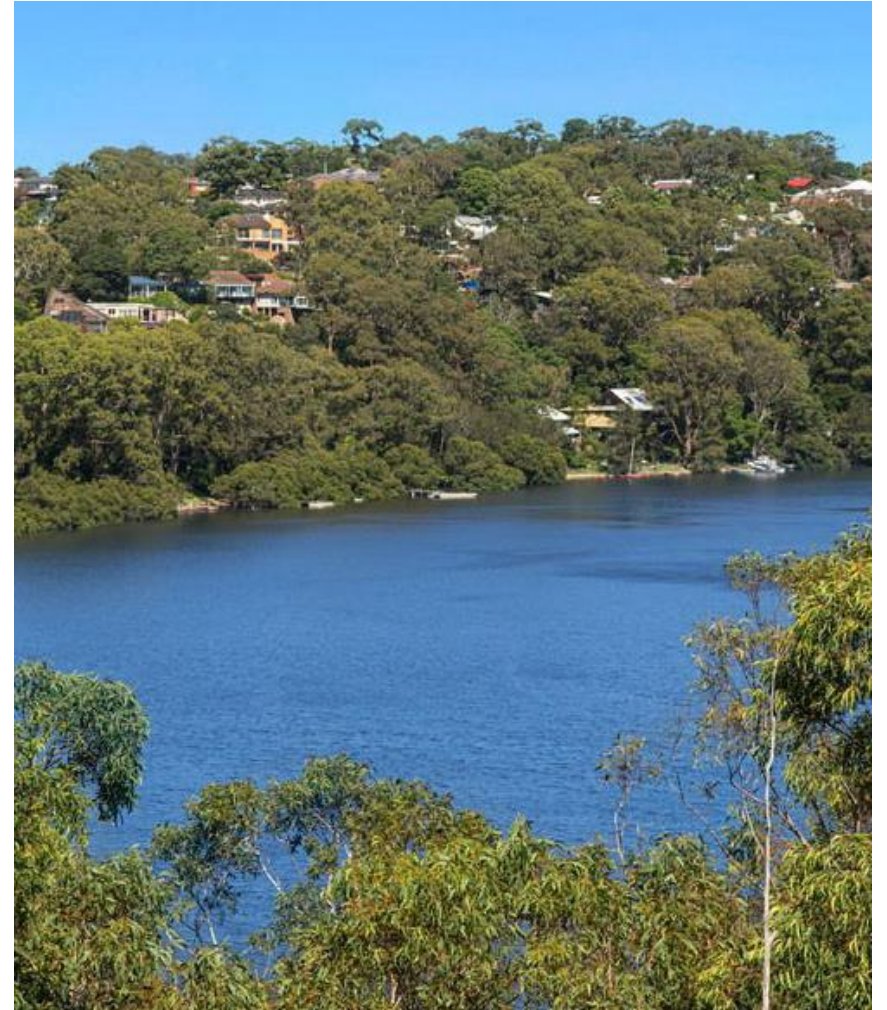
# When will they come into force?

- September 2022
- Houses and apartments (Class 1a and Class 2)
- Public comment open for Silver level requirements
- Building Ministers' agreed to create guidance for Gold level



# Will there be exceptions?

Yes.



# What's mandated?

- Step free path/parking access
- Level threshold and clear door opening 820mm
- Internal doors 820mm
- Corridors 1000mm
- Toilet entry level with 1200mm circulation space
- Step free shower – no hob or set down
- Wall reinforcement for later grab rails





# What about existing homes?

- Millions of homes remain inaccessible
- Approx 170,000 new homes each year
- Estimate 1.5m accessible homes in ten years: 50% of stock by 2050.
- 10m private dwellings overall



# Home modifications vs renovations

- Modifications not design-led
- Issues of stigmatisation
- Not aesthetically pleasing
- Advertise incapacity
- Sense of home lost
- Concern for re-sale value
- No system OT assessment – ad hoc
- Done in haste
- Renovations design led
- Smart technology?
- DIY and Bunnings
- Consider whole family
- Energy performance
- Retain control and sense of home
- Designers reluctant – “disabled” design not good architecture



# What does Silver level mean for allied health?

- OTs create more value for less money and effort?
- More builders will know what to do
- Can get better outcomes?
- Less work-arounds and make-dos?
- Opportunities to work with designers?
- Can offer clients better options?
- Advise on DIY options?



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People with reduced mobility and vision are considered most often in articles related to articles on inclusive design. More recently people with neurodiverse conditions are taking headlines. But what about people who are deaf? Including captioning and Auslan interpreters at events and on screens is more commonplace, so what else do they need? The Washington Post has an interesting feature ...

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# The questions again – were they answered?

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# Thank You!



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