



ABCB LIVABLE HOUSING DESIGN STANDARD

SUMMARY EXPLAINER

AIMS OF THE LIVABLE HOUSING DESIGN STANDARD

The Livable Housing Design Standard has been implemented to ensure a home is:

- Easier to enter
- Easier to navigate in and around
- Easier to respond to the changing needs of occupants
- Able to allow people to age in their homes with minimal structural alterations



IMPORTANT FACTS

The ‘ABCB Livable Housing Standard’ is NOT the same as the ‘Livable Housing Australia Design Guidelines’

- **Apartments (Class 2) must comply with the ‘ABCB Livable Housing Standard’ EXCEPT for Part 1 ‘Dwelling Access’**

- **Dwellings (Class 1a) and Apartments (Class 2) have slightly differing access requirements**
- **Dwellings (Class 1a) must comply with all of ‘ABCB Livable Housing Standard’.**



DWELLING (CLASS 1A) ACCESS EXEMPTIONS

A Dwelling (Class 1a) is not required to provide a step free access if the following cannot be provided:

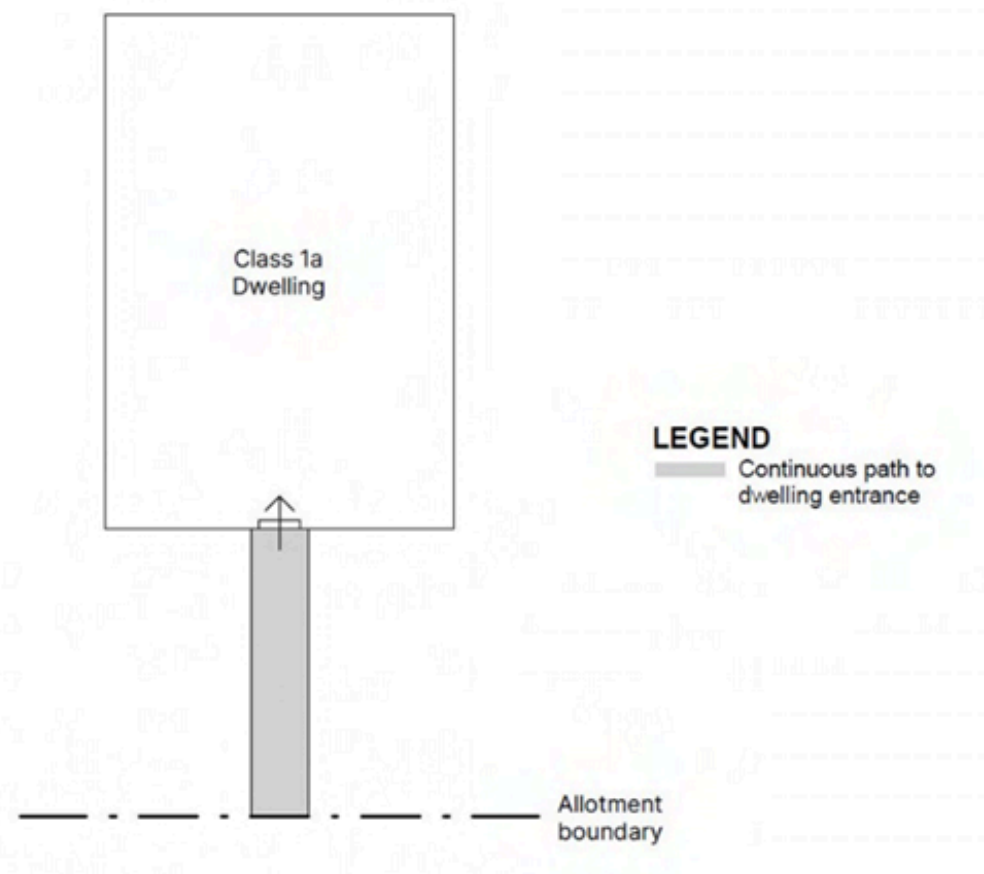
- Step-free access via a car parking space is provided
- The slope of the ground the path would be built on exceeds 1:14
- The access path cannot meet the AS 1428.1 length and gradient requirements of a 1:14-1:20 ramp
- There is insufficient space on premises to provide an AS 1428.1 compliant walkway or ramp
- Any path of travel would require a ramp which is steeper than 1:14-1:20



DWELLING ACCESS OPTIONS

Option 1

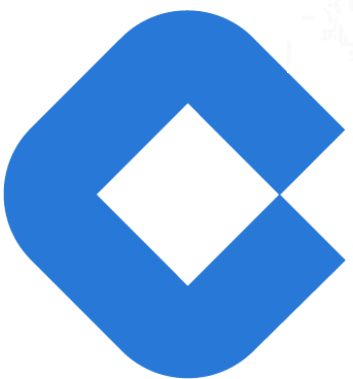
Access path from
property boundary



OR

Option 2

Access from garage
or carport



ACCESS VIA THE PROPERTY BOUNDARY

- **An access path must be provided between the property boundary and dwelling entry**
- **The access path must be at least 1000 mm wide and step free with crossfall requirements**
- **Any gates within the access path must be at least 820 mm wide**
- **Gradient of 1:14 – 1:20 walkways with 1200 top and bottom landings**
- **Only one 1:10 gradient step ramp can be incorporated into the access path**



ACCESS VIA GARAGE OR CARPARK/CARPORT

- **An access path can be provided between a carpark/carport and dwelling entry in lieu of an access path from the boundary**
- **All carpark/carport access path requirements are the same as a property boundary access path**
- **Access via the garage requires an entrance door which complies with dwelling entrance requirements (820 mm wide doorway)**
- **Where step free access is provided via the garage. The dwelling does not require a compliant entrance door**



IMPORTANT FACTS & EXEMPTIONS

Important facts – Refer to the ‘NCC Livable Housing Design Guidebook’ for details

- **Decks and verandahs are allowed to form part of the access way**
- **The driveway is allowed to form part of the access way**
- **Parking spaces can be incorporated into the access path subject to minimum size requirements**

Access path exemptions allowed for the following reasons;

- **Steepness of site**
- **If space on site is insufficient**
- **The site has the above access issues and uses a shared carpark/carport which is not directly connected to the dwelling**

An exemption is not allowed if access can be provided via a rear entry



DWELLING ENTRY REQUIREMENTS

One dwelling entrance from the front/side/rear entry OR garage must meet the following requirements

- **Minimum clear door width of 820 mm (excluding door thickness)**
- **Maximum 5mm difference is allowed between internal and external finished floor levels**
- **Threshold ramp (1:8 gradient) is required for any level difference greater than 5mm**
- **A landing of 1200 x 1200 mm must be provided on the external side of the entry**



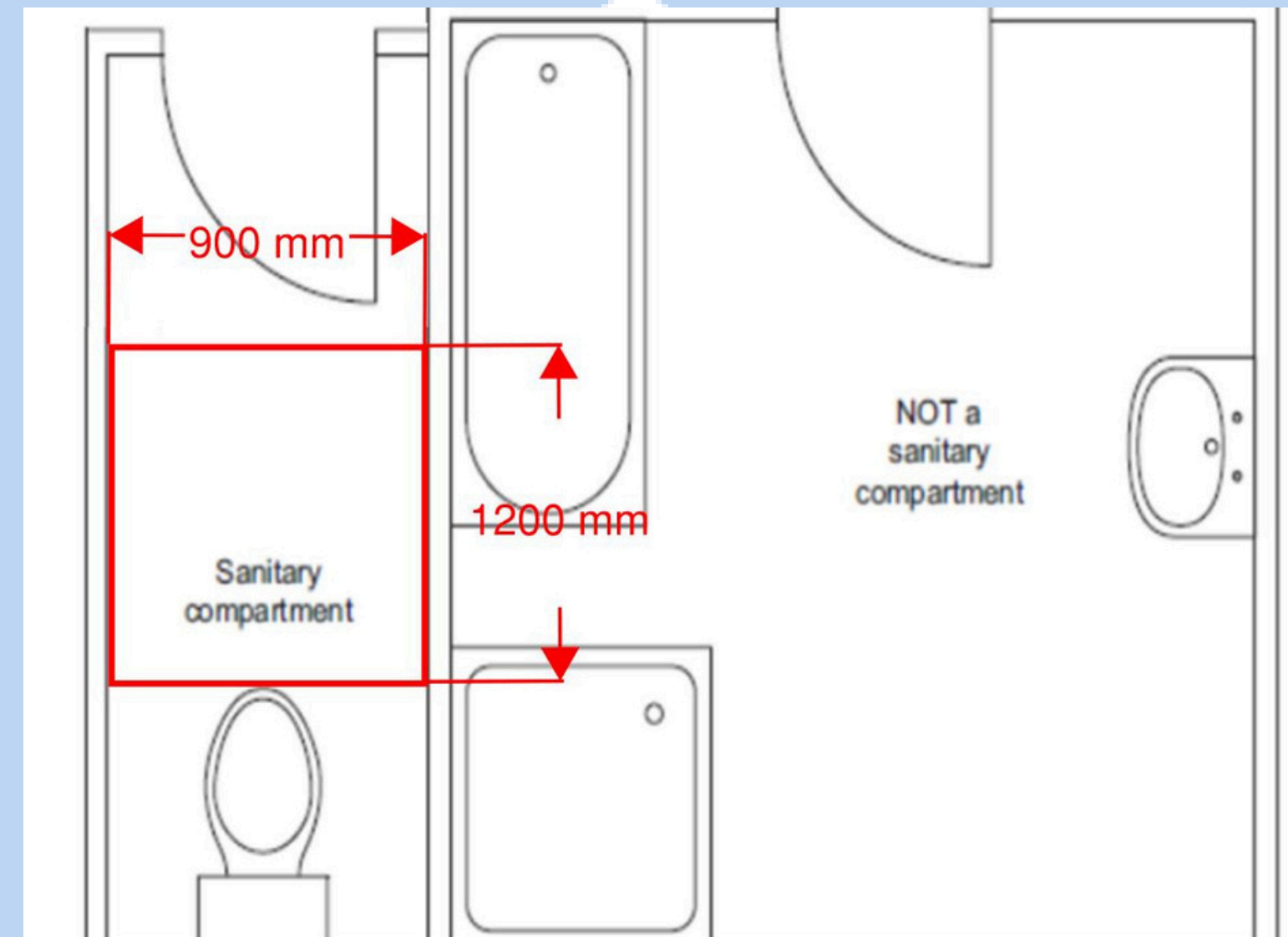
INTERNAL ACCESS REQUIREMENTS

- **Internal access must be provided to all habitable rooms, a laundry, a sanitary compartment and a room containing a shower.**
- **All internal entrance floor corridors to the above rooms/areas must provide a minimum of 1000 mm clear width (wall to wall).**
- **All internal doorways on the path to the above rooms/areas must meet the following requirements -**
 - **Minimum clear door width of 820 mm (excluding door thickness)**
 - **Maximum 5mm difference is allowed between internal and external finished floor levels**
 - **Threshold ramp (1:8 gradient) is required for any level difference greater than 5mm**



SANITARY COMPARTMENT REQUIREMENTS

- Sanitary compartments only count when they have a toilet pan or urinal
- At least one sanitary compartment must be provided on the entry level of a dwelling
- The identified sanitary compartment must provide a 1200 x 900 mm clear circulation space in front of the toilet pan and separate of the door swing in any position
- Toilet pan, shower (and bath if provided) have wall reinforcement requirements



SHOWER COMPARTMENT REQUIREMENTS

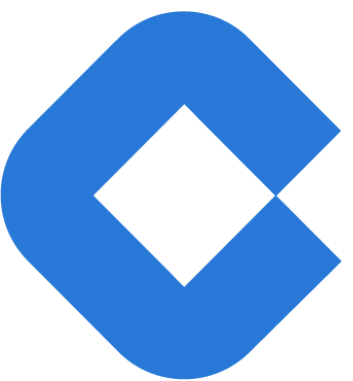
- **At least one shower allowing independent access must be provided within the dwelling**
- **The shower is not required to be on the entry level (unlike the toilet pan)**
- **The shower must be hob less to provide step free entry**



DOES THIS APPLY TO EXISTING HOMES?

ANSWER = YES, if the building alterations of the existing dwelling exceed 50% of the existing building volume then upgrades will be triggered under Building Regulation 233.

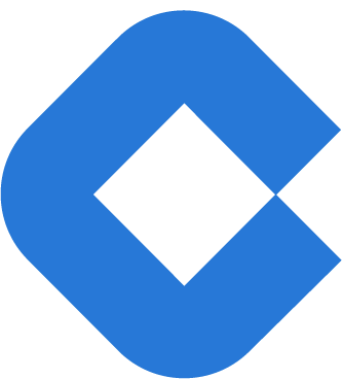
Speak with your building surveyor to determine if a performance solution report may be accepted for matters that cannot be brought up to compliance.



ADDITIONAL RESOURCES & REFERENCES

The following ABCB resources can assist with understanding of the ABCB Liveable Housing Design Standard

- **NCC Livable Housing Design Handbook (2023)**
- **ABCB Housing Provisions Standard (2022)**
- **ABCB Standard for Livable Housing Design (2022)**
- **ABCB Voluntary Standard for Livable Housing Design – Beyond Minimum (2023)**
- **ABCB National Construction Code (2022)**



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