

Achieving Accessibility Outcomes – Acceptable and Alternative Solutions

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Table of Contents

1. Accessibility in the Built Environment - Performance Requirement
2. Accessibility for Shophouse Unit
3. Design of Staircase Next to Ramp Landing (Alternative Stepped Approach)
4. Provision of Shower Facilities in Purpose-built Worker Dormitories
5. Accessible Letter Boxes
6. Companion Guide to Code on Accessibility 2025
7. Accessibility Fund (AF)

Accessibility in the Built Environment – Performance Requirement

Code on Accessibility Chapter 2 – Clause 2.1.1

(Building Control Regulations, Fifth Schedule)

- ✓ Barrier-free access route to building or carpark
- ✓ Barrier-free access to all spaces for work or visit
- ✓ Accessible sanitary facilities
- ✓ Appropriate wayfinding guides.

Clause 2.1.1 in Code

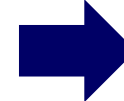
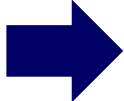
- ✓ All areas or levels must be made accessible for **persons with disabilities (PwD)** and other intended users, including **employees, visitors and the public,**
- ✓ Functional Intent: *Persons with disabilities – **wheelchair users, persons with ambulant mobility impairment and persons with sensory impairment** – and families with young children must be able to easily gain access to buildings and use their facilities, both as visitors and people who live or work in them.*

Principles

- ✓ Unless exempted by Code, all buildings must provide accessibility.
- ✓ For buildings less than 5 storeys, accessibility is still required:
 - ✓ Lift may not be provided if there’s genuine spatial/structural constraint
 - ✓ Minimally, basic wheelchair accessibility must be provided at first storey.
 - ✓ Accessibility for elderly and persons with sensory impairment (visual, hearing disabilities) to be provided on all floors.

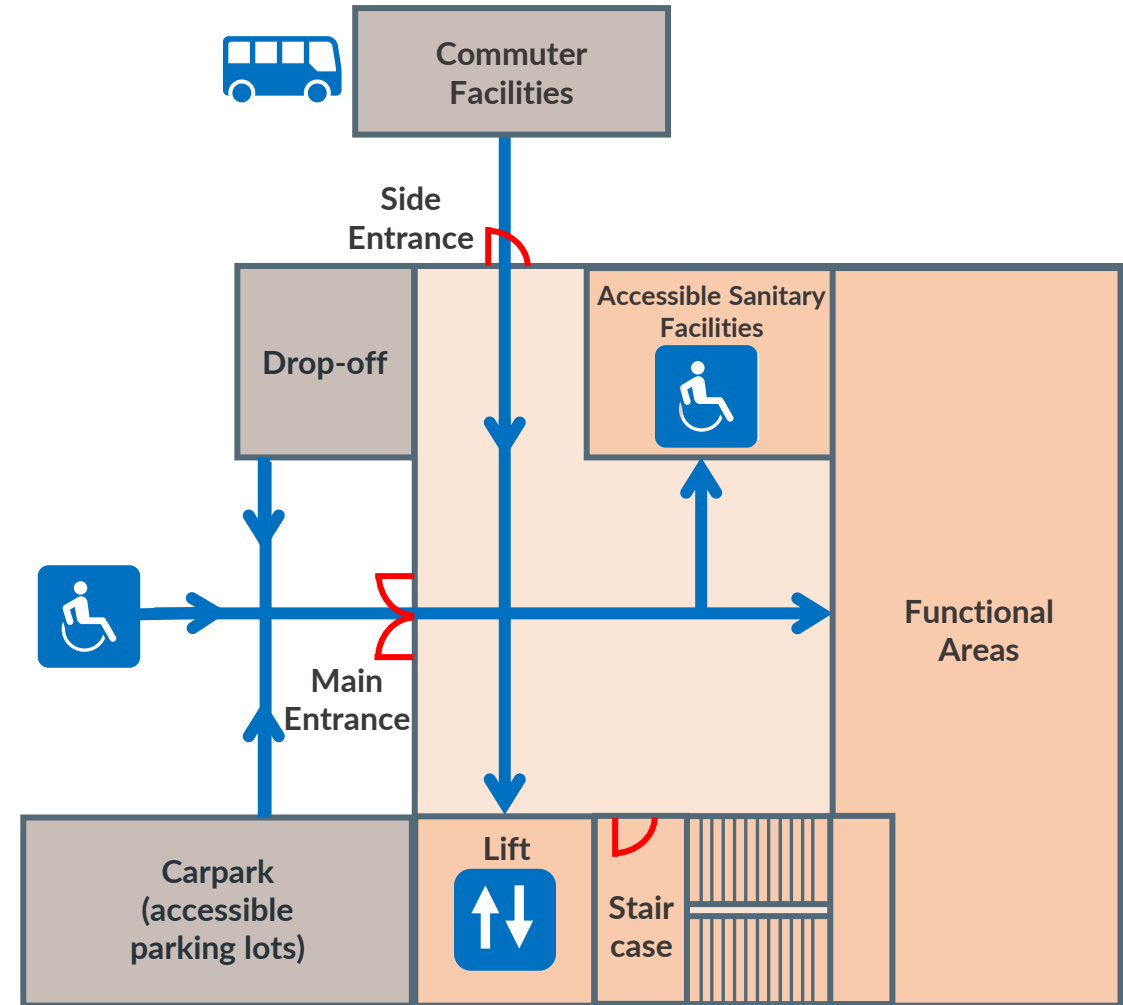
IMPORTANT:
Indication of barrier-free access route to key amenities.

KEY PRINCIPLE:
Even with constraints, accessibility must be provided to the maximum extent possible.



Accessible Route Plan

- **Cl. 2.4.2 – Accessibility Planning:** A plan showing the accessible route connecting the building's accessible spaces must be provided for building plan approval.
- **Cl. 3.1.1 & 3.1.2 – Accessible Entrances:** Main entrance including other entrances that connect to adjacent buildings, commuter facilities, park connectors or covered linkways.
- **Cl. 3.1.4 – Arrival by Vehicle:** Where drop-off and accessible parking lots are provided, accessible route leading to an accessible entrance must be provided.



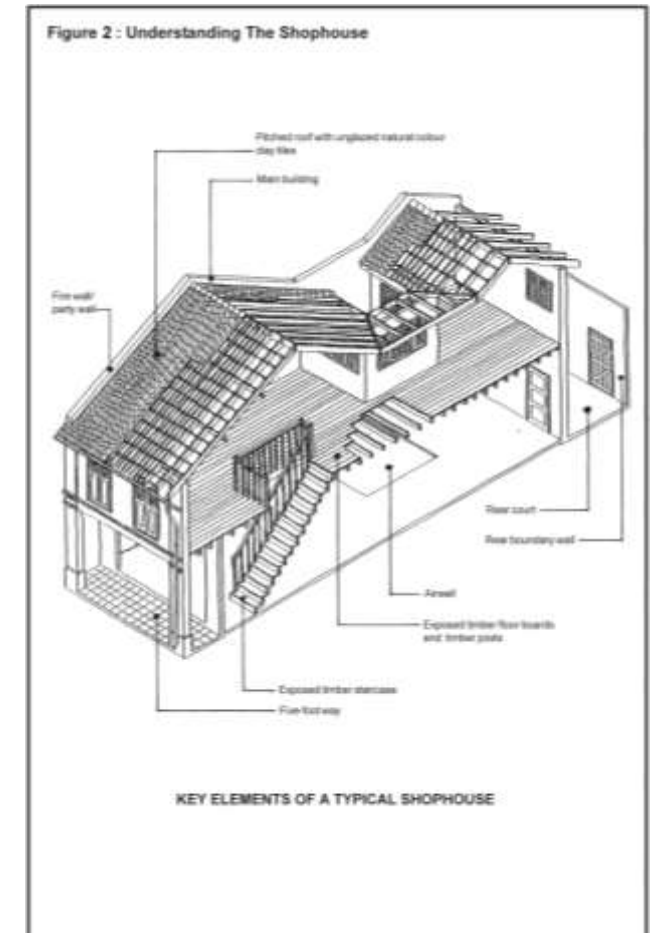
Disclaimer: Graphics shown in this slide are for illustration purposes only and are not actual site conditions/ drawn to scale .

Accessibility for Shophouse Unit

- **Cl. 3.1** – PwD must be able to identify and approach accessible entrances independently.
- **Cl. 3.1.1** – Main entrance of building must be accessible.

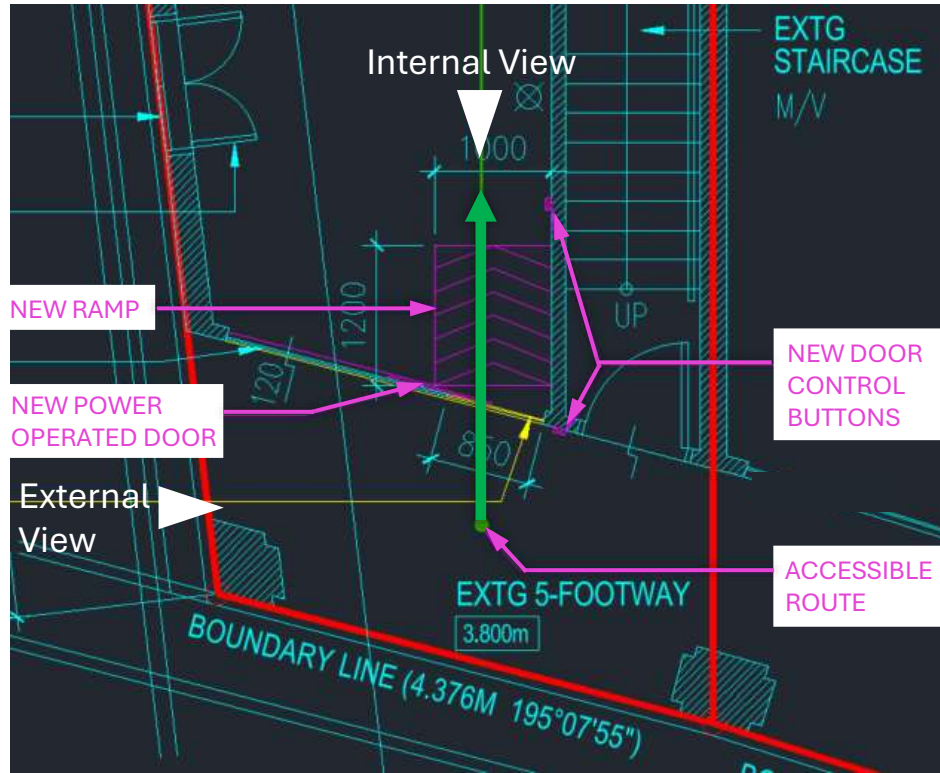
Common challenges for shophouses:

- Narrow plot with limited space and structural constraints
- Level difference with 5-footway
- Conserve historic features like façade and fenestration

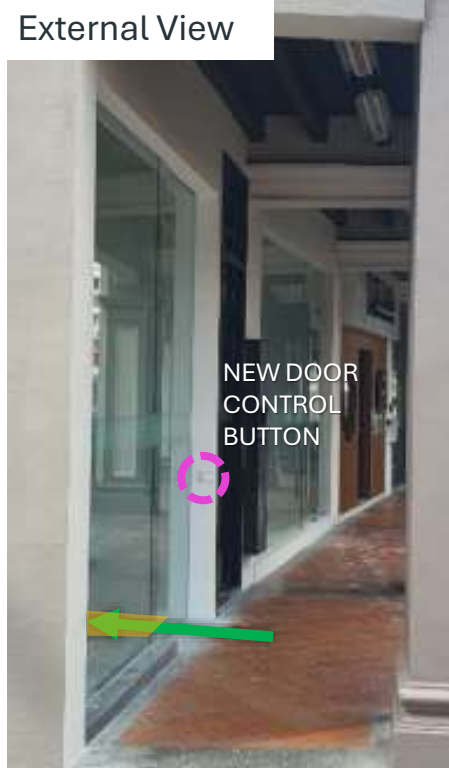


Accessibility for Shophouse Unit

Good Example: Permanent Ramp with power-operated door



1st storey floor plan



Accessibility for Shophouse Unit

Possible mitigating measures:

When levelled entry (due to threshold, kerb, etc.) is not possible*, provision of temporary or portable ramps with information to seek staff assistance.

** Due to structural constraint or conservation guideline*



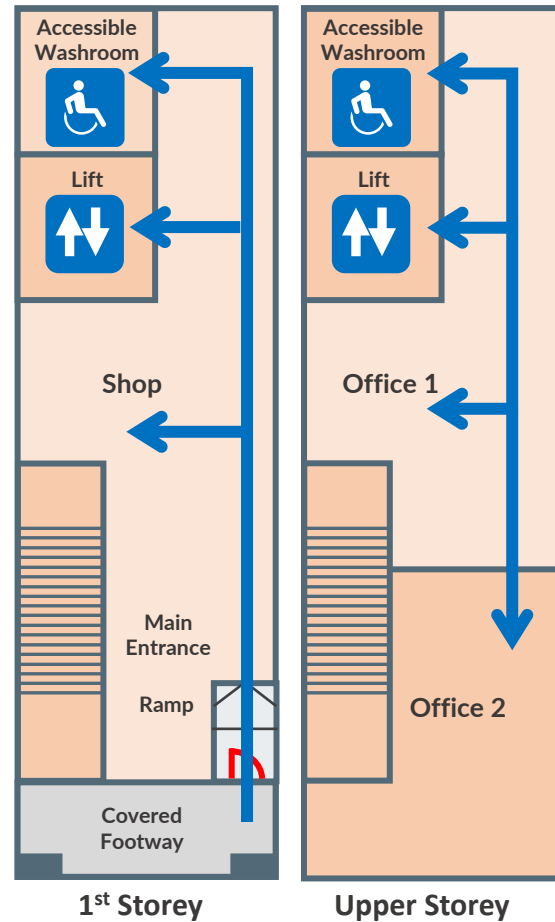
Key considerations:

- Signage with alert system at entrance to call for assistance, e.g. call-bell.
- Training of staff personnel to assist PwD.
- Manage feedback from visitors
- Upkeep and storage of temporary ramps.
- Temporary ramps generally unsuitable for large level differences.

Accessibility for Shophouse Unit

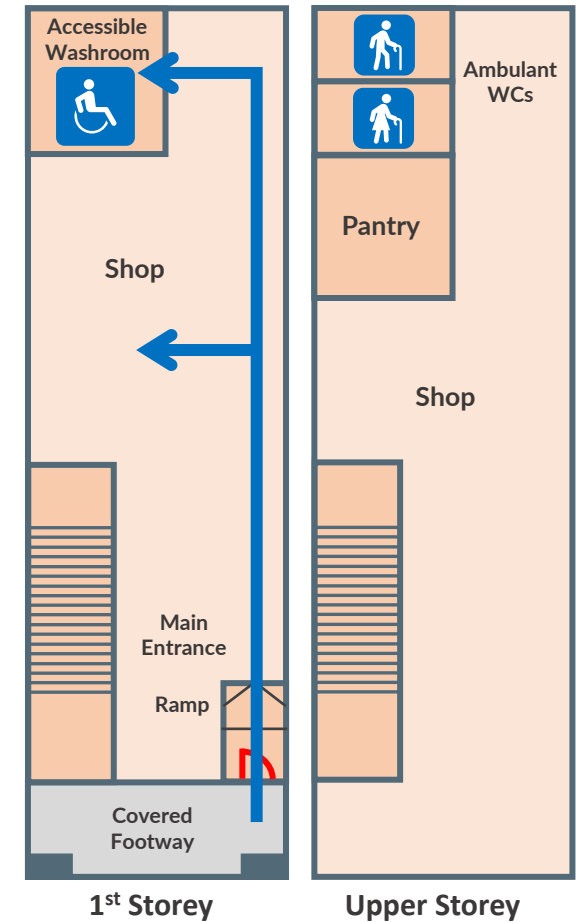
Scenario A: With lift provision

- ✓ Accessibility to be provided to all storeys including:
- ✓ Main entrance, lift lobby and accessible washrooms on all storeys



Scenario B: Where lift is not possible due to structural constraint

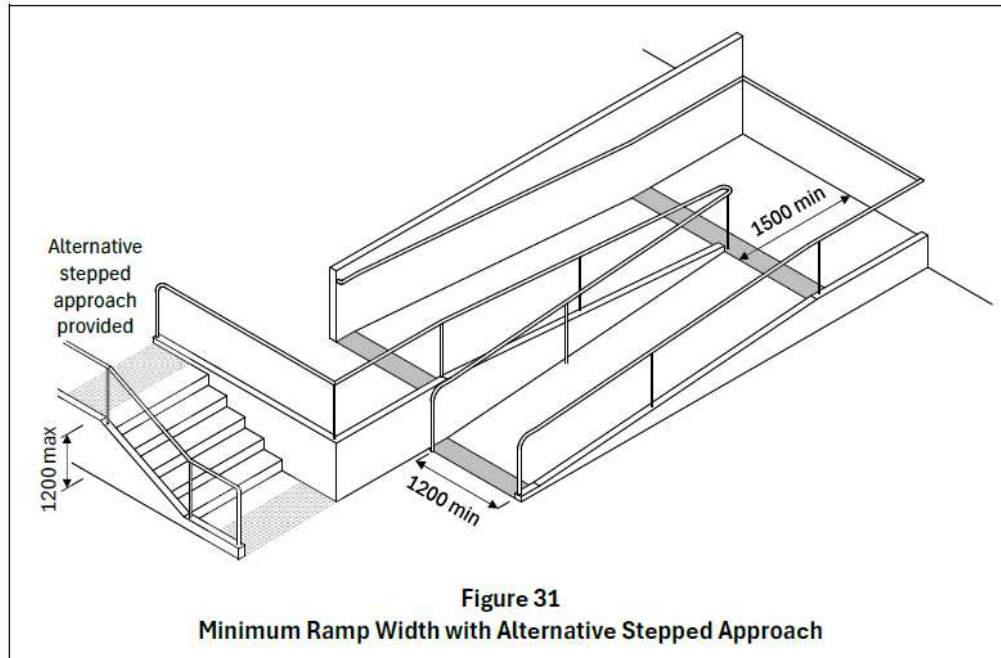
- ✓ Minimally, basic wheelchair accessibility must be provided at 1st storey
- ✓ Wheelchair accessibility to upper storeys (including mezzanines and attics) may be exempted*
- ✓ Accessibility for elderly and persons with sensory impairment (visual, hearing disabilities) to be provided all floors (e.g. ambulant friendly toilet, tactile and braille signs at staircases)



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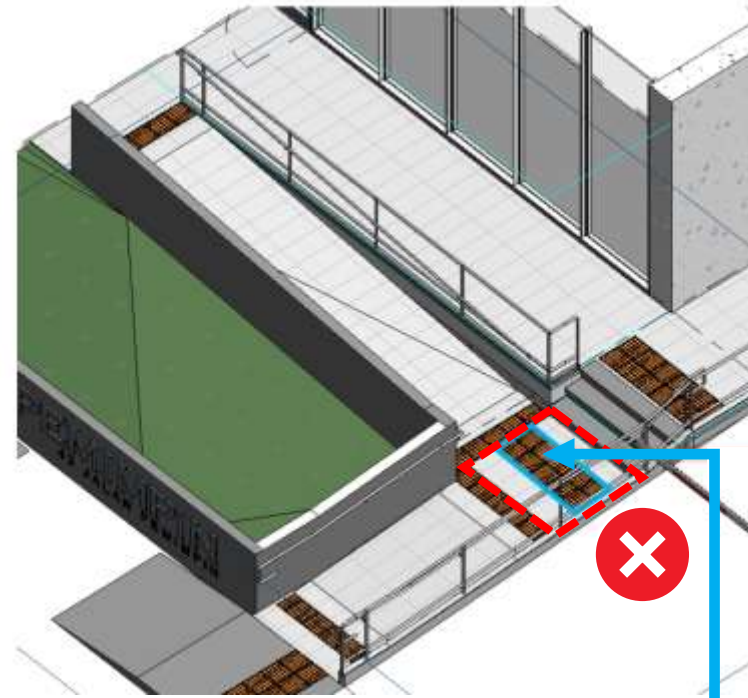
Design of Staircase Next to Ramp Landing (Alternative Stepped Approach)

Note The clear width of the ramp may be reduced to 1200 mm if an alternative stepped approach is provided adjacent to the ramp and the total rise does not exceed 1200 mm as shown in Figure 31.



Examples of poor design:

Inappropriate applications for TGSi

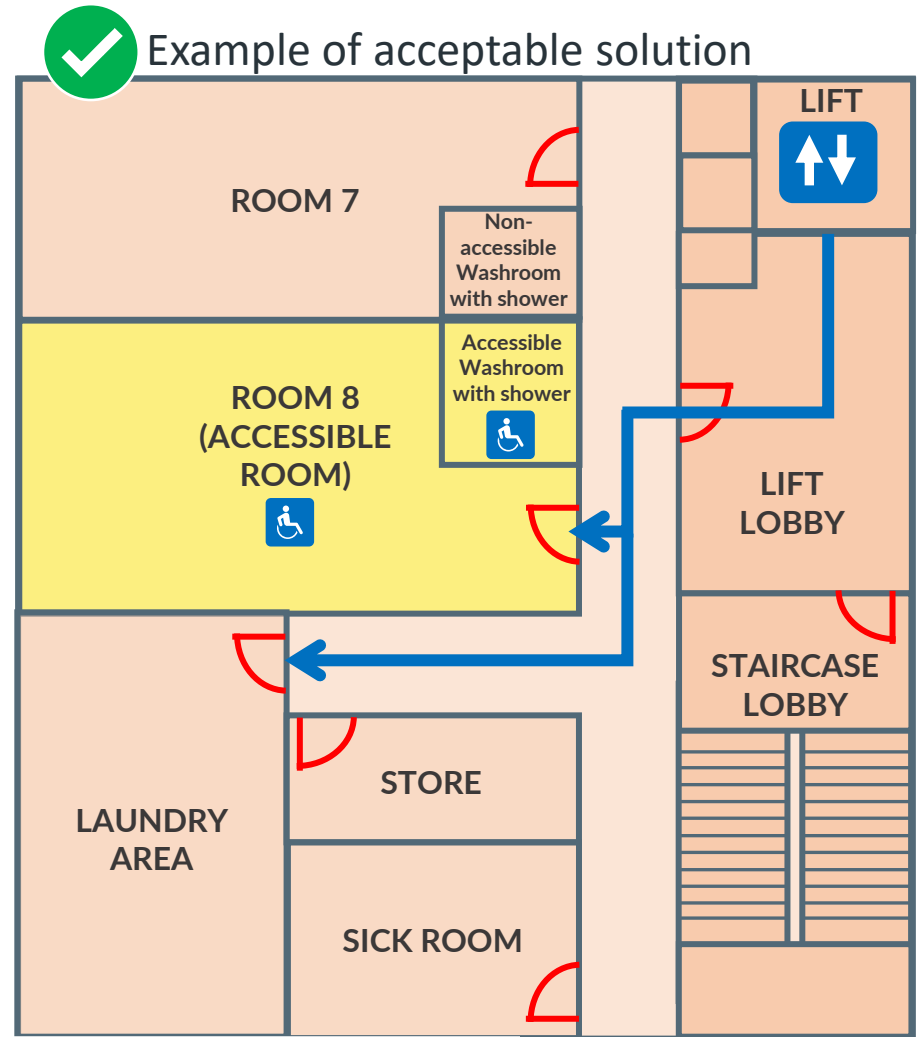


Inconsistent application of warning surfaces



Provision of Shower Facilities in Purpose-built Worker Dormitories

- **Cl. 7.7** – Must include accessible facilities for residents who are temporarily injured and require wheelchair.
- **Cl. 7.7.2** – At least one accessible room with shower facilities must be provided.



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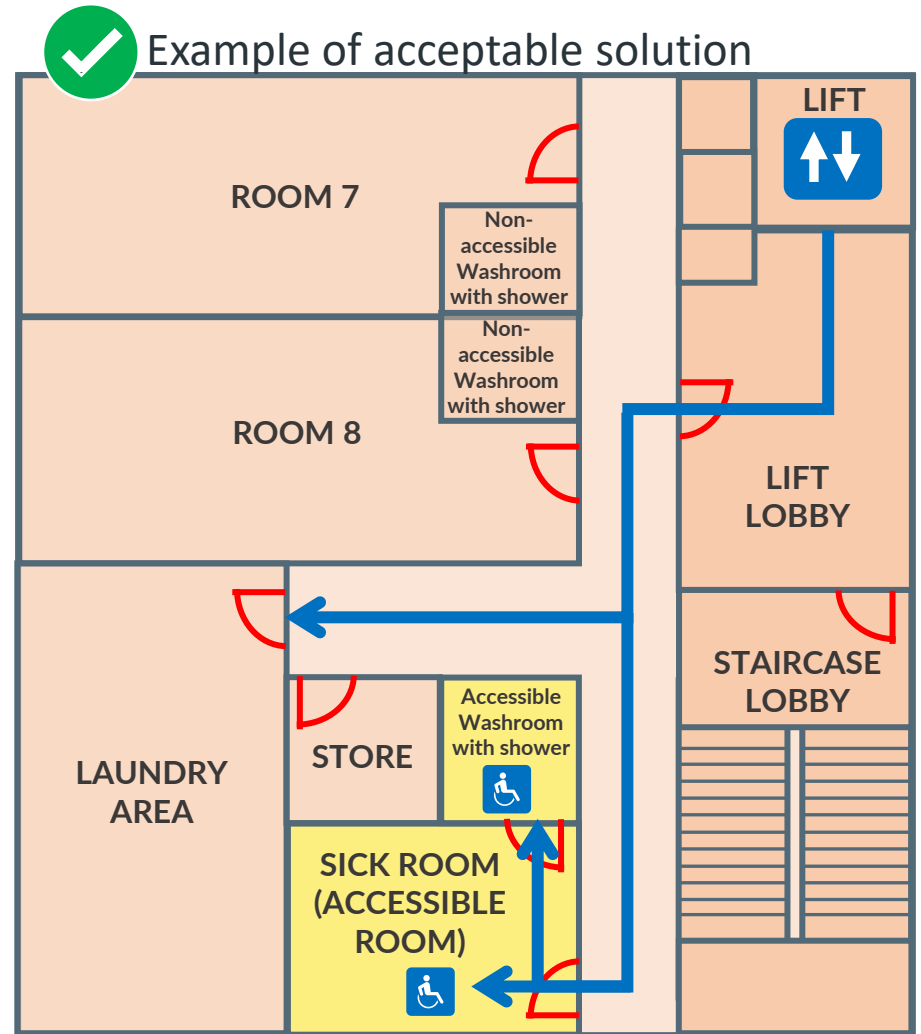
Provision of Shower Facilities in Purpose-built Worker Dormitories

- **Cl. 7.7** – Must include accessible facilities for residents who are temporarily injured and require wheelchair.
- **Cl. 7.7.2** – At least one accessible room with shower facilities must be provided.

Acceptable Solution:

Communal sick room made accessible with accessible sanitary & shower facilities*

**Note: Not all toilet facilities in the development need to be provided with accessible shower facilities*



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Accessible Letter boxes

Unacceptable accessible route width for residential developments



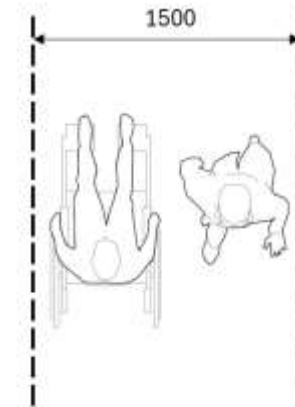
- Insufficient corridor width leading to letterbox area



- Letterbox area at 1st storey – clear width less than 1.5m

Table 3
Accessible Route Widths

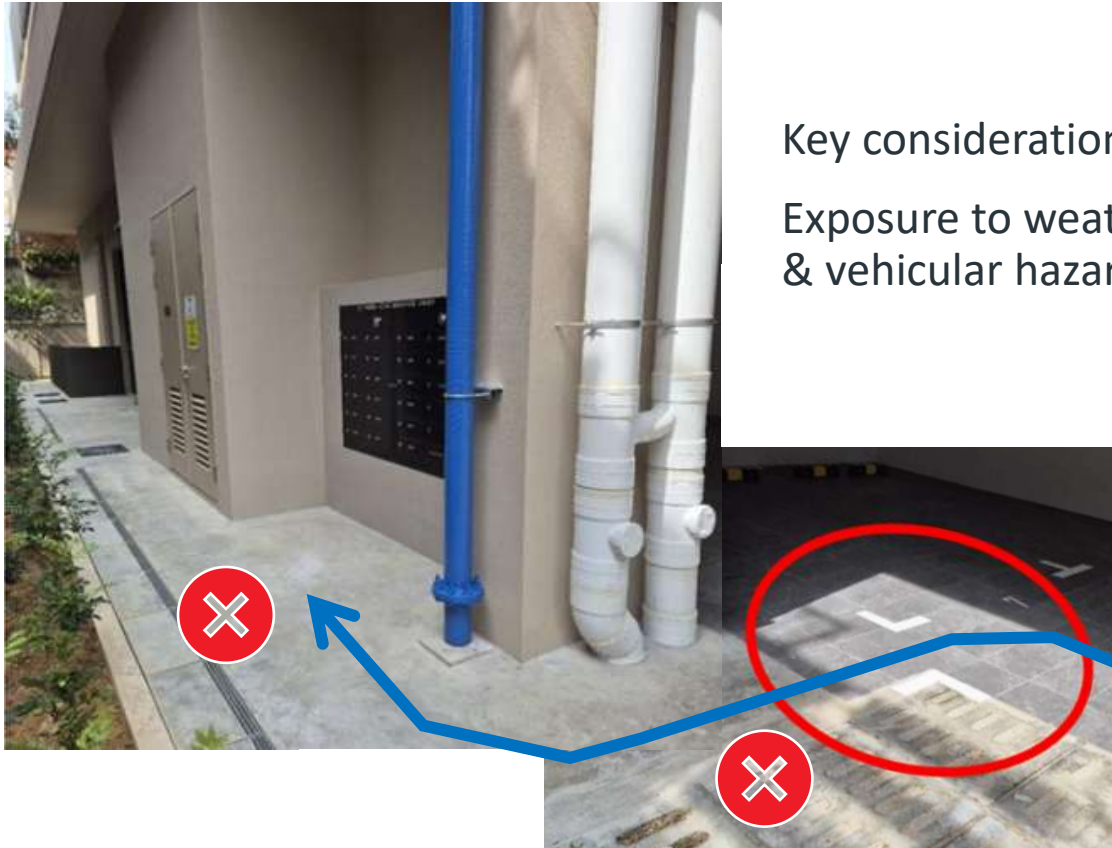
Building type	Minimum width of primary accessible route
Residential; Office buildings, including business parks; Hotels, boarding houses, chalets and backpacker hotels; Serviced apartments; Hostels, halls of residence or dormitories; Preschools, primary and secondary schools; Factories, workshops, industrial buildings, warehouses; Purpose-built workers' dormitories	<div style="border: 2px solid red; padding: 5px; display: inline-block;">1500 mm*</div> <small>*Passing spaces in accordance with clause 4.2.1.2 must be provided.</small>
All other uses	1800 mm



Min. width of wheelchair and a person passing

Accessible Letter boxes

Examples of poor location of letter boxes



Key considerations:
Exposure to weather elements
& vehicular hazards

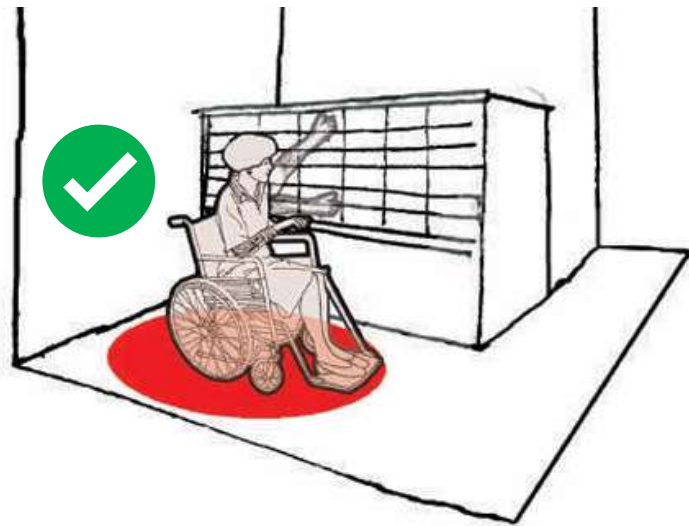


Accessible Letter boxes

Companion Guide for Code on Accessibility in the Built Environment 2025

S.10 Letter Boxes

- S.10.1 Sufficient circulation space to allow for a 360 ° wheelchair turn should be provided in front of the letter box.
- S.10.2 The operative components of letter boxes should be within the reach ranges of height between 450 mm and 1200 mm for wheelchair users.
- S.10.3 Spare letter boxes at varying heights should be provided to cater for different users, for future conversion as needed.



Accessible letterboxes

Accessible letterboxes are configured such that a wheelchair user would be able to reach the topmost and lowermost letterbox.



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Family-friendly facility – Child Protection Seat

6.4 Child Protection Seat

Functional Intent

Child protection seats must be provided at appropriate locations for caregivers of infants or young children to seat the child while they are using the water closet. The child protection seat must be robust and safe for use.

Examples of unacceptable placement of child protection seat

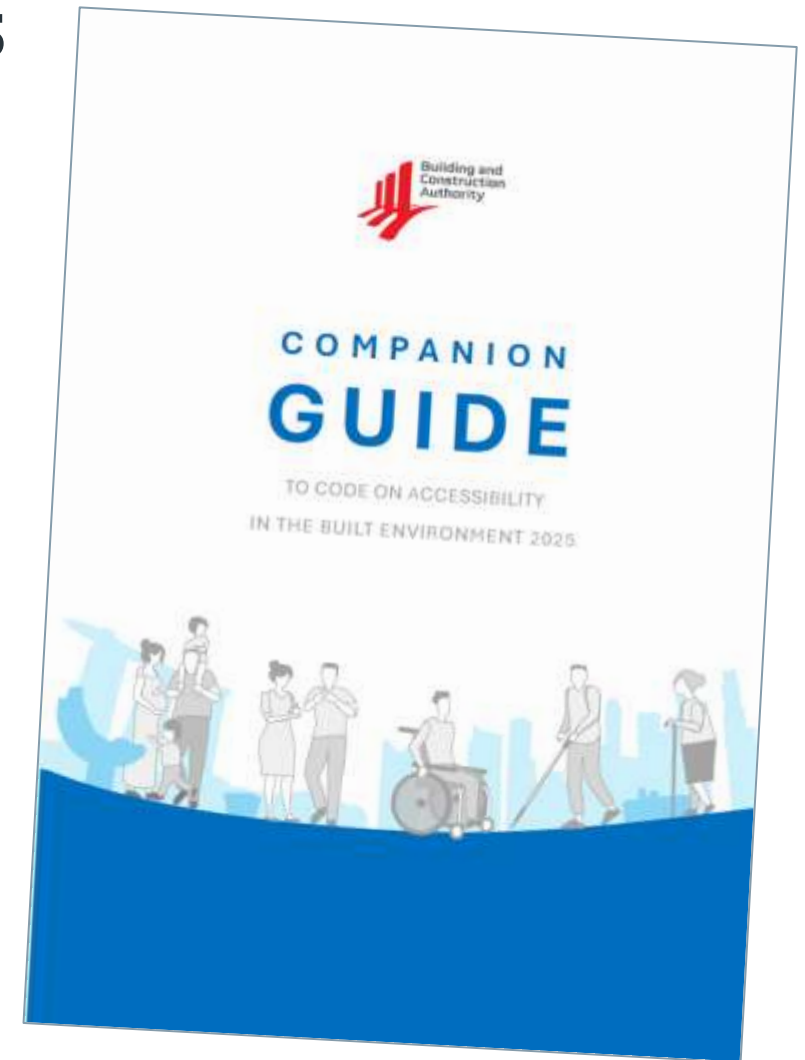


Examples of reasonable solutions



Companion Guide to Code on Accessibility 2025

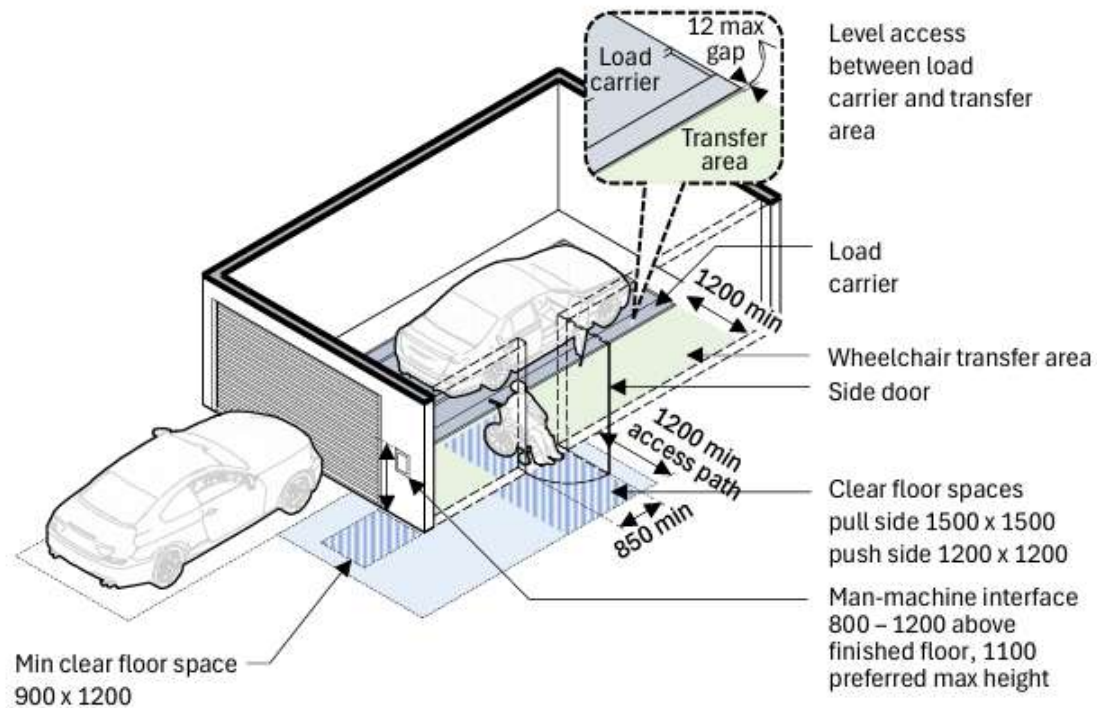
- Published in March 2026.
- Provides guidance on **non-mandatory design recommendations** that promote user-centric accessibility.
- Organised to complement the Code, with cross-references to relevant Code sections provided throughout.
- Collated current best practices based on inputs from Code Review Committee and other user experts and stakeholders.



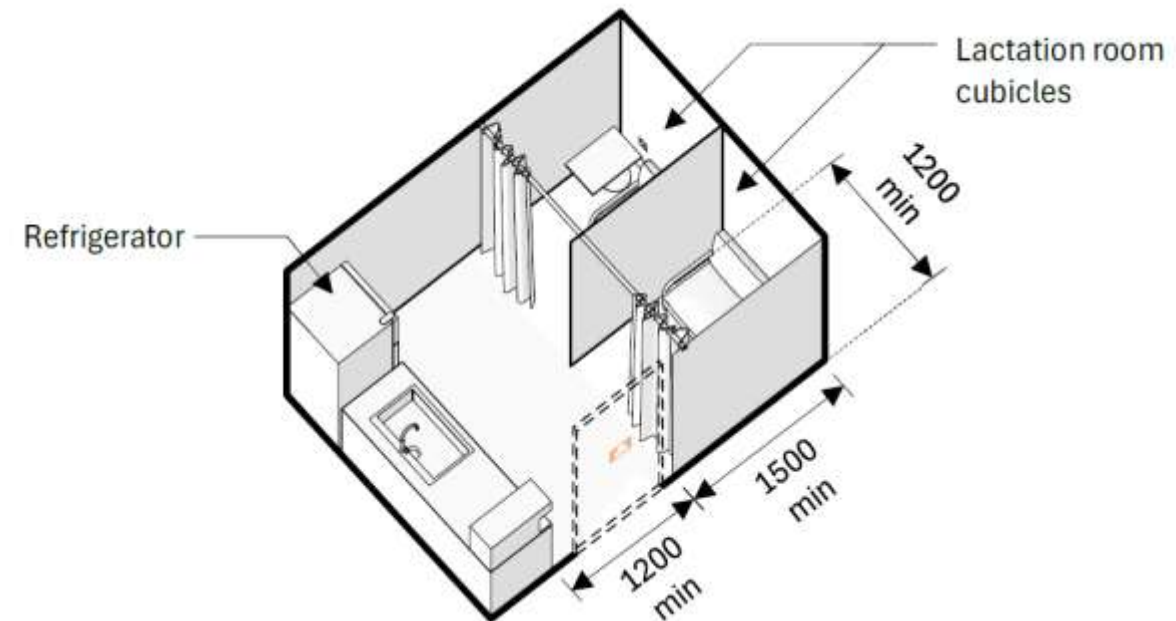
Companion Guide to Code on Accessibility 2025

Additional Design Scenarios not mentioned in Code

- Accessibility guidelines for Mechanised Car Park Systems (MCPS)
- Additional design recommendations and illustrations of lactation facilities



(a) Provision of Side Door for Entry / Exit



Companion Guide to Code on Accessibility 2025

- Guidelines for colour contrast

Table 7
Examples of Colour Schemes with Acceptable Contrast

Background colour	Foreground colour	Example
Black	White	Contrast
	Yellow	Contrast
White	Red	Contrast
	Blue	Contrast
	Black	Contrast
Red	White	Contrast
	Yellow	Contrast
Yellow	Red	Contrast
	Blue	Contrast
	Black	Contrast
Blue	White	Contrast
	Yellow	Contrast

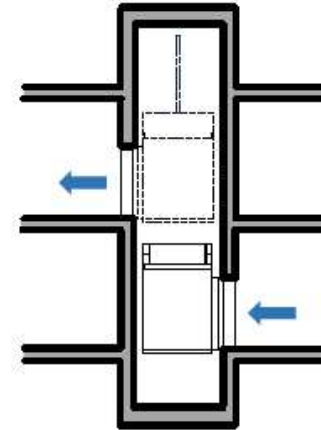


Table 8
Poor Colour Contrast

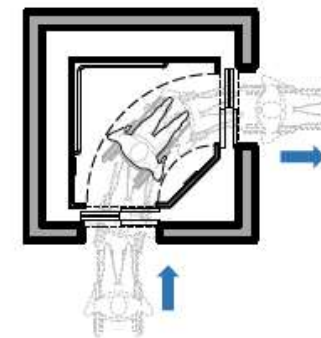
Background colour	Foreground colour	Example
Red	Green	Contrast
Green	Red	Contrast
Blue	Orange	Contrast
Orange	Blue	Contrast
Green	Magenta	Contrast
Magenta	Green	Contrast
Yellow	Cyan	Contrast
Cyan	Yellow	Contrast



- Considerations for different lift configurations

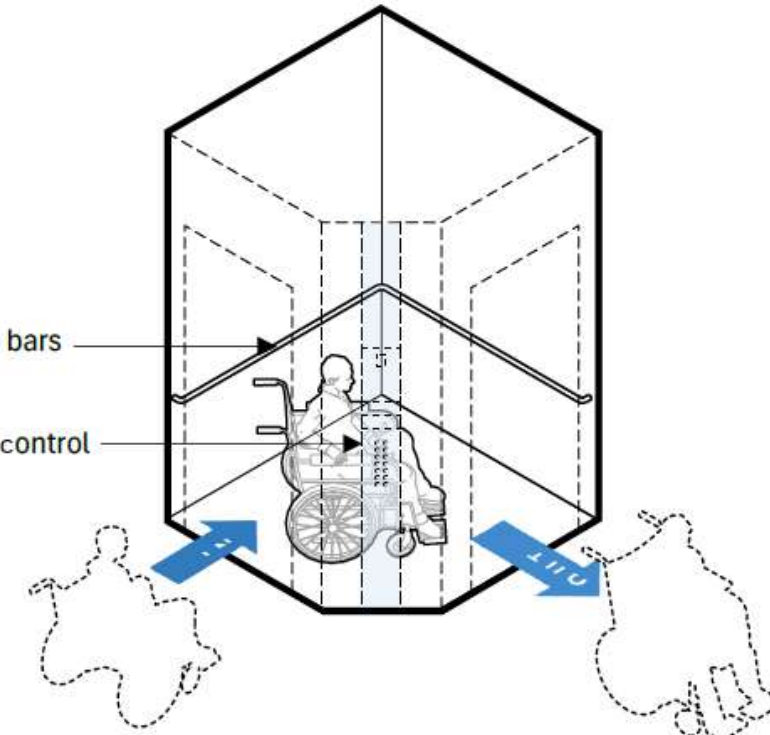


Lift that serves only two landings
Wheelchair users enter and exit different lift doors without the need to back out or perform reverse manoeuvre



Lift grab bars
Side lift control panel

(a) Lift with doors on adjacent sides



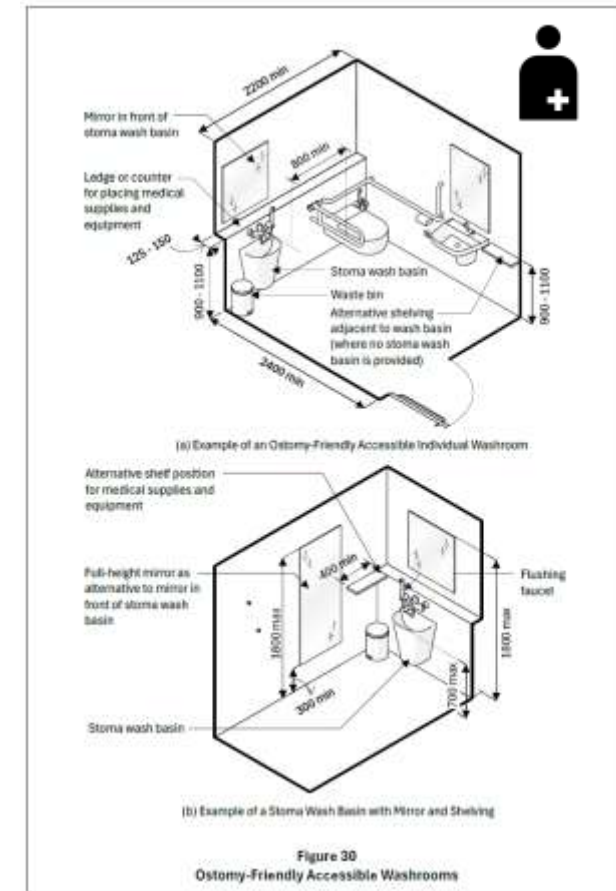
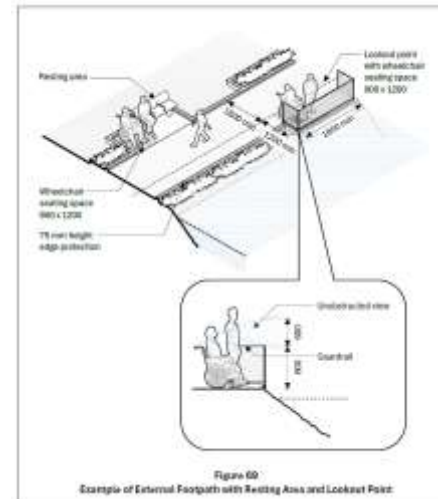
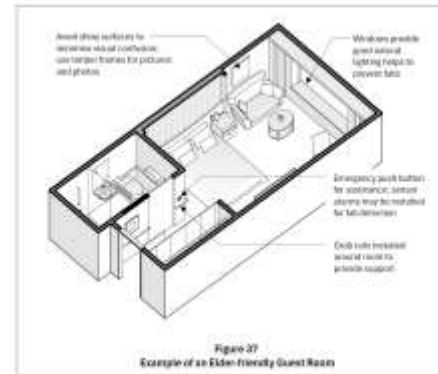
Companion Guide to Code on Accessibility 2025

Download a copy



<https://go.gov.sg/bca-coaguide2025>

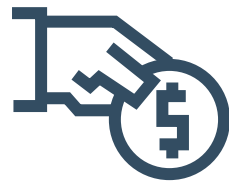
Guidelines for elderly-friendly guest room, external footpath with resting area and lookout point & ostomy-friendly accessible washrooms



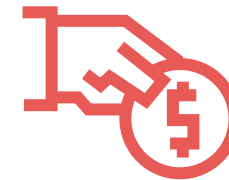
What is the Accessibility Fund?



Capital Incentive for voluntary upgrading in Existing Private Buildings



Co-fund up to **80%** for



Co-fund up to **60%** for

PRE-1990 BUILDINGS (without wheelchair accessible features)

- *Commercial and Institutional less than 500sqm*
- *Residential and Industrial*

PRE-2013 BUILDINGS (without universal design features)

- All building types
- Buildings that have already achieved accessibility



161 Buildings have tapped on the AF

What is the Accessibility Fund?

For private buildings built before the implementation of **Code on Barrier-free Accessibility in Buildings 1990** capped at \$300,000



up to **80%** co-funding for

Basic Accessibility Features:



- Accessible approach to building
- Ramps/lifts for improving accessibility at first storey
- Accessible toilet at first storey or entrance level
- Signage for finding way to accessibility features
- Lifts compliant with SS550 (up to \$200,000 per lift)
- Accessible carpark lot



What is the Accessibility Fund?

For private buildings built before the implementation of **Code on Accessibility in the Built Environment 2013** capped at \$100,000

 up to **60%** co-funding for

Universal Design Features:



- Urinal/WC compartment for ambulant disabled & elderly
- Child-friendly WC, urinal and wash basin
- Lactation room
- Diaper changing station
- Hearing enhancement system
- Braille and tactile features for vision impaired
- Family car park lot



What is the Accessibility Fund?



Families and Young Children

Prefabricated Lactation Pod

- Compact and purpose made
- Considered an equivalent/alternative solution
- Must be made permanent within the building



Prefabricated Lactation pod is an alternative solution to a lactation room.



Who can apply for the Accessibility Fund?

- i. ***Private building owners*** who undertake voluntary accessibility upgrading – For condominiums the fund is only applicable for common area' facilities to improve accessibility
- ii. ***Lessors*** who have ownership rights to upgrade the private building
- iii. ***Lessees*** who can carry out the upgrading works with the approval of the private owners/lessors

****Not applicable for:***

- i. *Covering costs to operate, replace, and maintain existing building facilities and features.*
- ii. *Buildings undergoing major Additions and Alterations are not eligible as they must comply with the prevailing code.*
- iii. *Government entities, public authorities, and organisations performing public function.*



<https://go.gov.sg/bcaud-af>

Summary

- **Understand the baseline requirements for accessibility**
 - All buildings must be provided with accessibility to the greatest extent possible
- **Accessibility planning at the onset**
 - Plan the accessible route, entrances and connections to accessible facilities
- **Acceptable solutions and outcomes**
 - Assess possible solutions, including alternative ways to meet functional intent
- **Resources available to help achieve outcomes**
 - Companion Guide for design best practices
 - Accessibility Fund for existing private buildings



Thank You



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