The Building Regulations 2010

Corrections to the Approved Documents

This document contains corrections to the following Approved Document:
2015 edition including 2016 amendments
Approved Document M – Volume 1: Dwellings

March 2016
Introduction

This document sets out corrections to guidance previously published in Approved Document M (Access to and use of buildings) Volume 1: Dwellings 2015 edition. These corrections are incorporated in the on-line available Approved Document M Volume 1 in March 2016. Previous hard copy versions will need to be amended as per the changes listed in this document.

The Approved document takes effect on March 1 2016 for use in England*. The 2015 edition will continue to apply to building work started before 1 March 2016, or to work subject to a building notice, full plans application or initial notice submitted before 1 March 2016.

* This approved document gives guidance for compliance with the Building Regulations for building work carried out in England. It also applies to building work carried out on excepted energy buildings in Wales as defined in the Welsh Ministers (Transfer of Functions) (No. 2) Order 2009.
Category 1 — Visitable dwellings

Page 1 
Before ‘Approved Document 1’ insert ‘Section 0’.

0.2 delete ‘new dwellings’ insert ‘newly erected dwellings’

Page 2 
0.11 ‘Dwelling’ should be in green text.

Page 4 
1.5 After ‘possible’ insert ‘,’

Page 5 
1.8f After ‘extends’ insert ‘a minimum of’

Page 7 
1.15b after ‘close to a doorway’ delete ‘or at a change of direction’

Page 8 
1.17a. After ‘...or where there are no habitable rooms on the entrance storey, on the principal storey’ insert ‘or the entrance storey’.

Page 9 
Dia 1.4 delete note 3.

Dia 1.4 In Notes 1: delete ‘All dimensions unless otherwise stated’ and insert ‘Dimensions for illustration purposes only’.

Category 2 — Accessible and adaptable dwellings

Page 13 
2.11f After ‘suitable’ insert ‘grippable’

Place brackets around (or to both sides where the flight is wider than 1000mm)
After ‘extends’ insert ‘a minimum of 300mm’

Page 17 
Dia 2.3 insert ‘Note 1: 300mm nib only required where door opens inward (shown dotted)’.

Page 19 
2.26 After ‘up to 1.5KN/m²’ insert ‘Additional sanitary facilities beyond those required to comply with this guidance need not have strengthened walls’.

Page 21 
Dia 2.6 delete ‘additional strip of grey shading under sink in 2.6A’.

In Notes: 1 delete ‘All dimensions unless otherwise stated’ and insert ‘Dimensions for illustration purposes only’.

In Notes: 3. After ‘within’ delete ‘bathroom’ and insert ‘WC / Cloakroom’.

2.29. After clause b., insert new sub clause ‘c. Provision for a potential level access shower is made within the bathroom if not provided elsewhere within the dwelling.’
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Notes:
1. Dimensions for illustration purposes only.
2. Doors should open outwards.
3. Stack and drainage positions to be shown clear of access zones where located within WC / Cloakroom.

Example 2.6A

Example 2.6B

Diagram 2.6  Examples of WC/cloakroom layouts

Page 22  In Dia 2.7 In Notes: 1 delete ‘All dimensions minimum unless otherwise stated’ and insert ‘Dimensions for illustration purposes only’.

In Notes: 2. After ‘within’ delete ‘bathroom’ and insert ‘WC / Cloakroom’.

After Note 2 insert ‘Note 3: Alternative door positions shown dotted.’

Category 3 — wheelchair user dwellings

Page 26  3.11f After ‘1000mm’ insert ‘.’

Delete ‘between 850mm and 1000mm high extending 300mm horizontally beyond the end of each flight’ insert ‘This grippable handrail is 850-1000mm above the pitch line of the flight and extends at least 300mm beyond the top and bottom nosings.’

Dia 3.1 delete Note 2.

Page 28  3.14 l) d After ‘Power assisted opening is provided where the opening force of the door’ delete ‘exceeds 20 Newtons’, insert ‘is more than 30N from 0° to 30° or more than 22.5N from 30° to 60° of the opening cycle’.

Page 33  Dia 3.4 Correct ‘300mm’ dimension on right hand side door nib /recess to ‘200mm’.

Page 37  Dia 3.8 Make 2200mm dimension dotted (as per corner diagram to the right) and move note on ‘height adjustable or lowerable... etc’ closer to dimension line.

To right of units marked ‘c’, ‘g’, and ‘h’ which are greyed out add: ‘Notes: 1. Shaded units represent additional requirements for a wheelchair accessible layout over an equivalent wheelchair adaptable layout. 2. Unit length should be measured through mid-line of the worktop, not the front or rear edge.’

Page 38  3.34 In first line delete ‘paragraph 3.22’ and insert ‘paragraph 3.32’.

Page 40  3.36 In first line delete ‘toilet’ and insert ‘WC’

In Notes: 3 delete ‘8.5-12.5m²’ and insert ‘at or above 8.5m² and below 12.5m²’,
**Page 43**  
Dia 3.11 Amend diagram – Hatched zone to left hand side of WC pan should be within grey access zone and within the 450-500mm dimension indicated. Hatched zone should extend beyond front line of WC pan by 400mm.

In Notes: 3. After ‘required under all basins’ **insert** ‘other than essential traps and drainage connections providing these do not impede approach by a wheelchair user.’

**Page 44**  
Dia 3.12 In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

**Notes:** 3. After ‘within’ **delete** ‘bathroom’ and **insert** ‘WC / Cloakroom’.

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**Diagram 3.12**  
Example of wheelchair adaptable WC/cloakroom layout with potential to be wheelchair accessible

- **Example 3.12A** –  
  Wheelchair adaptable WC cloakroom

- **Example 3.12B** –  
  Wheelchair accessible WC cloakroom

**Notes:**  
1. Dimensions for illustration purposes only.  
2. Doors must be capable of opening outwards – in wheelchair adaptable bathrooms the door may open inwards providing that the door can be easily rehung to open outwards (e.g. door stops are planted and easily moved).  
3. Stack and drainage positions to be shown clear of access zones where located within WC / Cloakroom.

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**Page 45**  
Dia 3.14 In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

**Page 47**  
Dia 3.15 Example 3.15A; **delete** dimension ‘800mm’ **insert** dimension ‘950mm’.

In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.

**Page 48**  
Dia 3.16 Basin access zones in all figures go fully beneath basin as in Dia 3.11.

Dia 3.16A Dotted line between 1200 and 800mm dims should finish at edge of shower.

In Notes 1: **delete** ‘All dimensions minimum unless otherwise stated’ and **insert** ‘Dimensions for illustration purposes only’.
New diagram 3.16, in 3.16A and C the hatched zone to the right hand side of the WC (as per diagrams 3.16B, but indicated with an arrow and note) is missing and needs to be inserted.

Example 3.16A
- wheelchair accessible bathroom with choice of bath or shower

Example 3.16B
- wheelchair accessible bathroom with choice of bath or shower

Example 3.16C
- wheelchair accessible bathroom with shower only – suitable where bath provided in wheelchair accessible bathroom elsewhere

Notes for all diagrams:
1. Dimensions for illustration purposes only.
2. WC doors must be capable of opening outwards.
3. Stack and drainage positions to be shown clear of access zones where located within bathroom.

1000 x 1000 x 100mm zone kept clear to enable fitting of rails.
Dia 3.17 Shower edge should be shown dotted in 3.17B. Amend dimensions 3.17A to also show bath length 1700mm.

In Notes 1: delete ‘All dimensions minimum unless otherwise stated’ and insert ‘Dimensions for illustration purposes only’.

Example 3.17A – wheelchair accessible bathroom with bath and 1000 x 1200mm shower with capacity for larger shower if bath removed

1000 x 1000 x 100mm zone kept clear to enable fitting of rails.

Example 3.17B – wheelchair accessible bathroom with bath and 1200 x 1200mm shower

Notes for all diagrams:
1. Dimensions for illustration purposes only.
2. WC doors must be capable of opening outwards.
3. Stack and drainage positions to be shown clear of access zones where located within bathroom.
Appendix D: Furniture schedule

Page 56

Column 1 In row third from bottom delete ‘Activity’ insert ‘Manoeuvring’.

Column 1 Beneath ‘Wash hand basin’ insert new row and add ‘Hand rinse basin — 350x200mm’

Column 3 Typo in heading delete ‘Fruniture’ insert ‘Furniture’.
List of Approved Documents

The following documents have been published to give guidance on how to meet the Building Regulations. You can find the date of the edition approved by the Secretary of State at www.gov.uk.

- **Approved Document A**
  Structure

- **Approved Document B**
  Fire safety
  Volume 1: Dwellinghouses
  Volume 2: Buildings other than dwellinghouses

- **Approved Document C**
  Site preparation and resistance to contaminants and moisture

- **Approved Document D**
  Toxic substances

- **Approved Document E**
  Resistance to the passage of sound

- **Approved Document F**
  Ventilation

- **Approved Document G**
  Sanitation, hot water safety and water efficiency

- **Approved Document H**
  Drainage and waste disposal

- **Approved Document J**
  Combustion appliances and fuel storage systems

- **Approved Document K**
  Protection from falling, collision and impact

- **Approved Document L1A**
  Conservation of fuel and power in new dwellings

- **Approved Document L1B**
  Conservation of fuel and power in existing dwellings

- **Approved Document L2A**
  Conservation of fuel and power in new buildings other than dwellings

- **Approved Document L2B**
  Conservation of fuel and power in existing buildings other than dwellings

- **Approved Document M**
  Access to and use of buildings
  Volume 1: Dwellings
  Volume 2: Buildings other than dwellings

- **Approved Document P**
  Electrical safety – Dwellings

- **Approved Document Q**
  Security – Dwellings

- **Approved Document 7**
  Materials and workmanship