

Accessibility of residential buildings  
for disabled people:  
**main aspects of regulation**

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# Disabled people in France

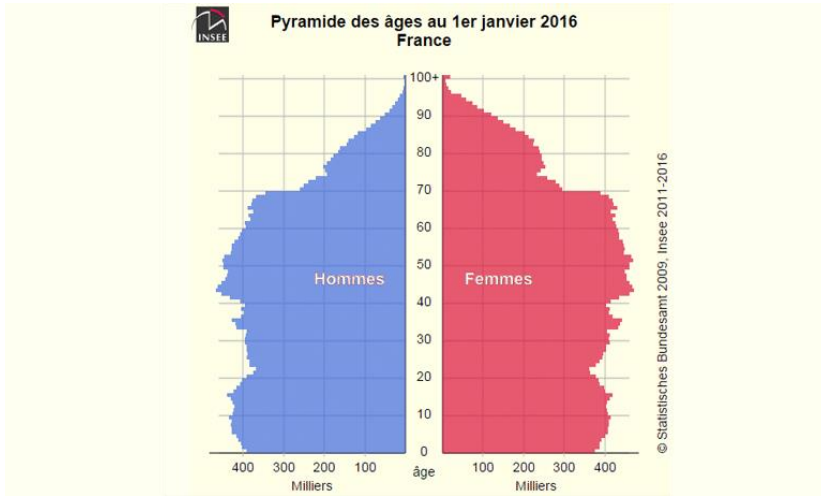
*"Constitutes a disability, any limitation of activity or restriction of participation in society for a person because of a substantial or permanent alteration of one or more **physical, sensory, mental, cognitive or psychic functions**, a polyhandicap or health condition. "*

Source: Law of February 11, 2005, art. 14

Rate of disabled people in the broad sense, **14% (9,6 m people according INSEE)** of which nearly **10% of them (nearly 900 000 people)** use a wheelchair

➤ **In order to maintain disabled people at their home, building and housing must be adapted.**

# The elderly in France



## Life expectancy:

-> Today 78.4 for men / 84.8 for women

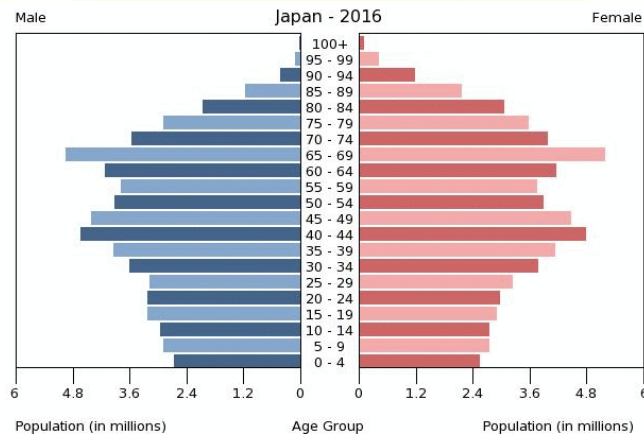
-> 2060 (INSEE): 86 for men / 91.1 for women

**People over 60 yo:** 15 M today / 24 M in 2060

**People over 85 yo:** 1.4 M today / 5 M in 2060

4.3M people, without handicap, have to help their elders.

**To enable elderly people to stay at their home, building and housing must be adapted.**



# History of the accessibility policy

**1960** - first debates on buildings' accessibility

**1975** - Law of June 30th 1975 giving orientations for people with disabilities

*"Art. 49 – Architecture and equipments of residential buildings and establishments open to the public, including school, university and training premises, must be such that they are accessible to persons with disabilities. "*

**2005** – Law of February 2005 for equal rights and opportunities, participation and citizenship of people with disabilities: accessibility rules for roads, transports, new residential buildings and with accessibility of establishments open to the public (ERP)

**2015** - Ratification law related to the accessibility of buildings: introduction of Scheduled Accessibility Agendas (work program on which building managers commit themselves to continuing to make their ERP accessible)

**2018** - Law of 23th November 2018: Introduction of evolving housing to help to keep people at their home.

# Accessibility policy nowadays

Accessibility	New buildings	When carrying out work	Existing constructions
Houses	YES <sup>1</sup>	NO	NO
Collective residential buildings	YES	YES <sup>2</sup>	NO
Buildings open to the public	YES	YES	YES <sup>3</sup>

- 1. Except for houses built for the own use of their owners.
- 2. Under conditions related to the nature and the amount of work
- 3. With adapted requirements for small buildings (including the possibility of providing all the services at the ground floor rather than making the entire building accessible)

# Accessibility of residential buildings

## **The logic of texts:**

- The accessibility of the « moving chain », from the road to the inside the buildings
- An approach by the needs of each type of disability
- Rules today written with objectives of means (with dimensional rules in particular) but also with objectives of results. In this case, the manufacturers can reach the result by applying reference solutions, or by using solutions of equivalent effect.

## **The accessibility rules :**

- For all buildings: minimum characteristics (width of doors, command heights, ...)
- For all the accessible houses, for apartments on the ground floor or floor connected by an elevator: accessibility of the « living unit » (a living room, a kitchen, a shower room , a bedroom, a lavatory)

# Accessibility of residential buildings

## **Exemptions for existing buildings :**

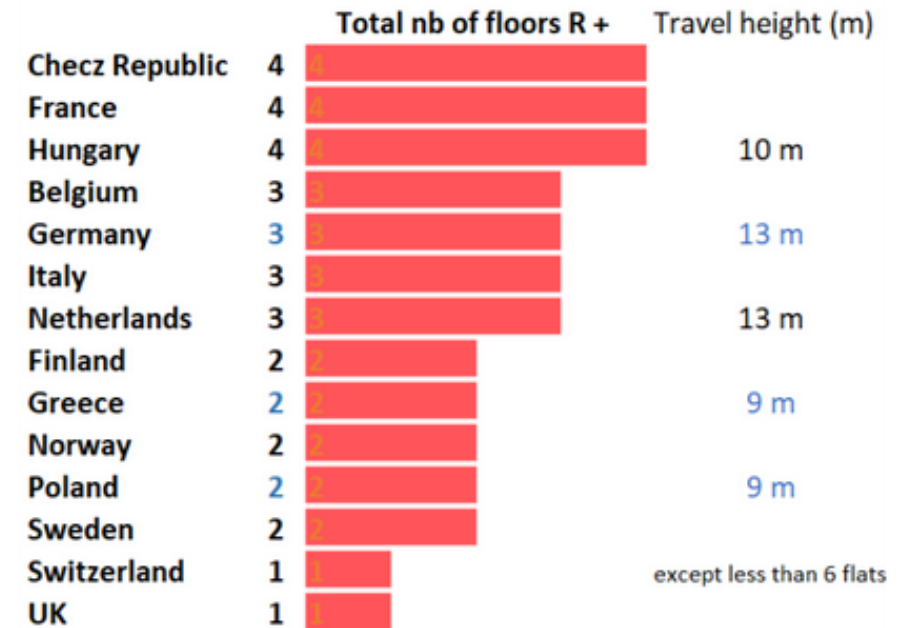
- Clear disproportions between the improvements provided by the technical accessibility requirements and their costs
- Constraints related to the conservation of the architectural heritage
- Technical impossibilities related to the characteristics of the building or the nature of the work to be done
- In case of the refusal of the co-owners for an establishment open to the Public located in a collective residential building.

**But no exemptions for new residential buildings**

# Evolutions of the accessibility policy in 2018

- From 100% of housings on the ground floor or floors connected by elevator to be accessible to 20% to be accessible from the construction
- 
- The remaining 80% are said to be evolving and must become accessible by easy alterations, that is to say not requiring work on the shell and some fluid networks
- 
- Lowering the elevator installation threshold: from R+3 (before the requirement was established from R+4).

Criteria for installing elevators in residential buildings before 2019





# Implementation of accessibility rules in residential buildings

## **Consultation with stakeholders before the adoption of new rules**

- The National Advisory Council for Disabled People (CNCPH), who gathers the main representatives of disabled people
- The Higher Council for Construction and Energy Efficiency (CSCEE) who gathers together all the representatives of the actors of the act of building

## **A control of the respect of the rules**

- Upstream of projects: Departmental Advisory Committee on Safety and Accessibility (CCDSA) for exemptions and solutions with equivalent effect
- During the operation: Technical control
- Following the reception of the works: Control of construction rules (CRC)

Thank you for your attention