

M4(2) Checklist - Accessible and adaptable dwellings

Introduction

[Building Regulations Approved Document M: access to and use of buildings, volume 1: dwellings](#) contains details of M4(2) accessible and adoptable dwelling requirements. The Table below contains a summary of the key requirements to assist in the design of residential developments, submission of planning applications and submission of Building Regulation applications.

M4(2) Checklist	Yes/No
<u>Access to:</u>	
At the point or points at which an occupant or visitor would expect to get in and out of a car:	
▪ Level access to the principal entrance or suitable alternative entrance	YES
▪ 900mm wide approach route	YES
▪ Ramps between 1:12 and 1:20	YES
▪ Landings 1,200mm long at the head, intermediate and base of ramps	YES
▪ All other external doors including to garden, garage, or parking area must have clear opening width of 850mm(one leaf on double leaf doors), 300mm nib and level threshold	YES
<u>Parking:</u>	
▪ Parking bay 2.4m wide x 4.8m long. Must be capable of being increased to 3.3m wide	YES
▪ Communal parking to flats to have at least one bay (to above dimensions) provided close to the shared entrance. Minimum clear access zone of 900mm to one side and a dropped kerb	N/A
▪ Parking bay must be level or, where unavoidable, gently sloping (1:60 to 1:20)	YES
▪ Surface finishes to be firm and even with no loose laid materials	YES

Entrance:

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| ▪ Canopy at level entrance 900mm wide and 600mm deep | YES |
| ▪ Dusk to dawn timer or motion detection lighting adjacent to entrance | YES |
| ▪ Entrance door minimum 850mm clear opening | YES |
| ▪ If a porch is included it must allow 1,500mm between the two door swings | N/A |

Circulation:

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| ▪ Minimum nib of 300mm to the leading edge of doors (entrance storey only) | YES |
| ▪ Step free to all rooms within entrance storey | YES |
| ▪ 900mm unobstructed corridor widths. | YES |
| ▪ Living area to be included on entrance storey (living room, dining room or kitchen/dining) | YES |
| ▪ Stairs 850mm clear width | YES |
| ▪ 1,200mm minimum clear space in front of kitchen units and appliances | YES |
| ▪ 850mm Height maximum to glazing of principal window in living room | YES |

Bedrooms:

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| ▪ Main double bedroom to have 750mm clear zone to both sides and foot of bed (2m x 1.5m bed) | YES |
| ▪ Other double beds to have 750mm clear zone to one side and foot of bed (1.9m x 1.35m bed) | YES |
| ▪ Single beds and twins to have 750mm clear zone to one side of each bed (1.9m x 0.9m bed) | YES |
| ▪ All bedrooms to have clear access route 750mm from windows and doors. | YES |

Sanitary Facilities:

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| ▪ For 1 or 2 bedroom houses, WC within entrance storey 1,600mm x 850mm or 1,050mm x 1,500mm | N/A |
| ▪ For 3 bedroom and houses, WC within entrance storey capable of taking a future level access shower, 1,450mm x 1,800mm room size | YES |
| ▪ WC doors to open outwards | YES |

Bathrooms:

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| ▪ Every dwelling to have a bathroom including WC, basin and bath on the same floor as the main double bedroom | YES |
| ▪ 1,100mm x 700mm clear access zones in front of WC and basin and to the side of a bath | YES |
| ▪ Provision for future level access shower within the bathroom (1 or 2 bed houses) | N/A |