



ACCESSIBILITY AUDIT for

Report No.
C - 1.1(A)

Non-residential Facilities

Deficiencies summarised by
Location and Feature

Authority Rank A (BCA)

produced with



automated compliance
assessment & reporting
for disability access



Table of Contents

Section	Page	Section	Page
Building/Facility A	1	Building/Facility G	15
Accessway: DOORWAYS	1	Accessway: DOORWAYS	15
Accessway: HAND RAILS	1	Accessway: HAND RAILS	16
Accessway: LIFTS	2	Accessway: STEPS, STAIRWAYS	16
Accessway: STEPS, STAIRWAYS	2	EMERGENCY EGRESS	16
Controls: LIGHT SWITCHES	2	HAZARDS	17
HAZARDS	2	Building/Facility GEC-Cnf	17
SANITARY FACILITIES (generally)	2	Accessway: DOORWAYS	17
Sanitary facility: GRAB RAILS AT TOILET PAN	2	Accessway: HAND RAILS	17
Sanitary facility: HAND BASINS	3	Accessway: STEPS, STAIRWAYS	18
Sanitary facility: SANITARY FIXTURES	3	Controls: LIGHT SWITCHES	18
Sanitary facility: TOILET PANS	3	HAZARDS	18
WAY-FINDING	3	SANITARY FACILITIES (generally)	18
Way-finding: SIGNS	3	Sanitary facility: GRAB RAILS AT TOILET PAN	18
Building/Facility AA	4	Sanitary facility: HAND BASINS	18
Accessway: DOORWAYS	4	Sanitary facility: SANITARY FIXTURES	19
Accessway: INCLINED	4	Sanitary facility: TOILET PANS	19
Building/Facility B	5	Building/Facility GEC-Offc	19
Accessway: DOORWAYS	5	Accessway: DOORWAYS	19
Accessway: HAND RAILS	5	Accessway: HAND RAILS	20
Accessway: STEPS, STAIRWAYS	6	Accessway: STEPS, STAIRWAYS	20
Controls: LIGHT SWITCHES	6	HAZARDS	20
EMERGENCY EGRESS	6	Building/Facility GIC	21
HAZARDS	6	Accessway: DOORWAYS	21
SANITARY FACILITIES (generally)	6	Controls: LIGHT SWITCHES	21
Sanitary facility: HAND BASINS	7	EMERGENCY EGRESS	21
Sanitary facility: SANITARY FIXTURES	7	HAZARDS	21
Sanitary facility: TOILET PANS	7	Sanitary facility: GRAB RAILS AT SHOWER	22
SEATING	7	Sanitary facility: GRAB RAILS AT TOILET PAN	22
WAY-FINDING	7	Sanitary facility: HAND BASINS	22
Building/Facility C-Aud	8	Sanitary facility: SANITARY FIXTURES	22
Accessway: DOORWAYS	8	Sanitary facility: SHOWERS	22
Accessway: HAND RAILS	8	Sanitary facility: TOILET PANS	22
Accessway: INCLINED	8	WAY-FINDING	23
Accessway: STEPS, STAIRWAYS	9	Way-finding: SIGNS	23
Building/Facility C-School	9	Building/Facility H	23
Accessway: DOORWAYS	9	Accessway: DOORWAYS	23
Building/Facility D	10	Accessway: HAND RAILS	24
Accessway: DOORWAYS	10	Accessway: INCLINED	24
Accessway: HAND RAILS	10	Accessway: STEPS, STAIRWAYS	24
Accessway: STEPS, STAIRWAYS	10	HAZARDS	25
EMERGENCY EGRESS	11	Hazards: GLASS IMPACT	25
Building/Facility E	11	SANITARY FACILITIES (generally)	25
Accessway: DOORWAYS	11	Sanitary facility: GRAB RAILS AT TOILET PAN	25
Accessway: HAND RAILS	12	Sanitary facility: HAND BASINS	25
Accessway: INTERNAL	12	Sanitary facility: SANITARY FIXTURES	26
Accessway: STEPS, STAIRWAYS	12	Sanitary facility: TOILET PANS	26
EMERGENCY EGRESS	12	WAY-FINDING	26
EMERGENCY EGRESS	13	Building/Facility H-Aud	26
HAZARDS	13	Building/Facility H-Aud	27
Building/Facility F	13	Accessway: DOORWAYS	27
Accessway: DOORWAYS	13	EMERGENCY EGRESS	27
Accessway: HAND RAILS	14	Building/Facility H-NthEast	27
Accessway: STEPS, STAIRWAYS	14	Accessway: DOORWAYS	27
		Accessway: HAND RAILS	27
		Accessway: INCLINED	28

Section	Page
Building/Facility H-SthEast	28
Accessway: DOORWAYS	28
Accessway: HAND RAILS	29
Building/Facility K	29
Accessway: DOORWAYS	29
Building/Facility L	30
Accessway: DOORWAYS	30
Accessway: HAND RAILS	30
Accessway: LIFTS	31
Accessway: STEPS, STAIRWAYS	31
Controls: LIGHT SWITCHES	31
HAZARDS	31
SANITARY FACILITIES (generally)	31
Sanitary facility: GRAB RAILS AT TOILET PAN	31
Sanitary facility: GRAB RAILS AT TOILET PAN	32
Sanitary facility: HAND BASINS	32
Sanitary facility: SANITARY FIXTURES	32
Sanitary facility: TOILET PANS	32
Way-finding: SIGNS	32
Building/Facility M-Aud	33
Accessway: DOORWAYS	33
Accessway: HAND RAILS	33
Accessway: INCLINED	34
Accessway: STEPS, STAIRWAYS	34
Controls: LIGHT SWITCHES	34
EMERGENCY EGRESS	34
SANITARY FACILITIES (generally)	34
Sanitary facility: GRAB RAILS AT TOILET PAN	34
Sanitary facility: HAND BASINS	35
Sanitary facility: SANITARY FIXTURES	35
Sanitary facility: TOILET PANS	35
WAY-FINDING	35
Way-finding: SIGNS	35
Building/Facility M-School	36
Accessway: DOORWAYS	36
Accessway: HAND RAILS	36
Accessway: INCLINED	37
Accessway: STEPS, STAIRWAYS	37
EMERGENCY EGRESS	37
HAZARDS	37
Building/Facility P-Gym	38
Accessway: DOORWAYS	38
Accessway: HAND RAILS	38
Accessway: STEPS, STAIRWAYS	39
Controls: LIGHT SWITCHES	39
EMERGENCY EGRESS	39
SANITARY FACILITIES (generally)	39
Sanitary facility: GRAB RAILS AT SHOWER	39
Sanitary facility: GRAB RAILS AT TOILET PAN	39
Sanitary facility: HAND BASINS	40
Sanitary facility: SANITARY FIXTURES	40
Sanitary facility: SHOWERS	40
Sanitary facility: TOILET PANS	40

Section	Page
Building/Facility PL	41
Accessway: DOORWAYS	41
Accessway: GRATES	41
Controls: LIGHT SWITCHES	41
EMERGENCY EGRESS	42
SANITARY FACILITIES (generally)	42
Sanitary facility: GRAB RAILS AT SHOWER	42
Sanitary facility: GRAB RAILS AT TOILET PAN	42
Sanitary facility: HAND BASINS	42
Sanitary facility: SANITARY FIXTURES	42
Sanitary facility: SHOWERS	43
Building/Facility P-Sprts	43
Accessway: DOORWAYS	43
Accessway: HAND RAILS	44
Accessway: INCLINED	44
Accessway: STEPS, STAIRWAYS	44
Controls: LIGHT SWITCHES	44
EMERGENCY EGRESS	44
SANITARY FACILITIES (generally)	45
Sanitary facility: GRAB RAILS AT TOILET PAN	45
Sanitary facility: HAND BASINS	45
Sanitary facility: SANITARY FIXTURES	45
Sanitary facility: TOILET PANS	45
WAY-FINDING	45
Way-finding: SIGNS	46
Building/Facility RLC	46
Accessway: DOORWAYS	46
Accessway: HAND RAILS	46
Accessway: STEPS, STAIRWAYS	47
Building/Facility S	47
Accessway: DOORWAYS	47
Accessway: EXTERNAL	48
Accessway: HAND RAILS	48
Accessway: INTERNAL	49
Accessway: STEPS, STAIRWAYS	49
EMERGENCY EGRESS	49
HAZARDS	49
Building/Facility Sa	50
Accessway: DOORWAYS	50
Accessway: HAND RAILS	50
Accessway: STEPS, STAIRWAYS	51
EMERGENCY EGRESS	51
HAZARDS	51
Building/Facility SAL	52
Accessway: DOORWAYS	52
Building/Facility T-Admin	52
Accessway: DOORWAYS	52
Building/Facility T-Admin	53
Accessway: DOORWAYS	53
Accessway: HAND RAILS	53
Accessway: STEPS, STAIRWAYS	53
Controls: LIGHT SWITCHES	53
EMERGENCY EGRESS	54
HAZARDS	54
SANITARY FACILITIES (generally)	54
Sanitary facility: GRAB RAILS AT TOILET PAN	54
Sanitary facility: HAND BASINS	54
Sanitary facility: TOILET PANS	54
Way-finding: SIGNS	54

Section	Page	Section	Page
Building/Facility T-Aud	55		
Accessway: DOORWAYS	55		
Accessway: HAND RAILS	55		
Accessway: STEPS, STAIRWAYS	56		
EMERGENCY EGRESS	56		
Building/Facility T-School-NW	56		
Accessway: DOORWAYS	56		
Building/Facility T-School-SE	57		
Accessway: DOORWAYS	57		
Accessway: HAND RAILS	58		
Accessway: INCLINED	58		
Accessway: LIFTS	58		
Accessway: STEPS, STAIRWAYS	59		
Controls: LIGHT SWITCHES	59		
EMERGENCY EGRESS	59		
HAZARDS	59		
SANITARY FACILITIES (generally)	59		
Sanitary facility: GRAB RAILS AT TOILET PAN	60		
Sanitary facility: HAND BASINS	60		
Sanitary facility: SANITARY FIXTURES	60		
Sanitary facility: TOILET PANS	60		
Way-finding: SIGNS	60		
Building/Facility T-School-SW	61		
Accessway: DOORWAYS	61		
Accessway: STEPS, STAIRWAYS	61		
Building/Facility U	62		
Accessway: DOORWAYS	62		
Accessway: STEPS, STAIRWAYS	62		
EMERGENCY EGRESS	63		
SANITARY FACILITIES (generally)	63		
Sanitary facility: GRAB RAILS AT TOILET PAN	63		
Sanitary facility: SANITARY FIXTURES	63		
Sanitary facility: TOILET PANS	63		
Building/Facility U-Fnctn	64		
Accessway: DOORWAYS	64		
Accessway: STEPS, STAIRWAYS	64		
Controls: LIGHT SWITCHES	64		
EMERGENCY EGRESS	64		
EMERGENCY EGRESS	65		
SANITARY FACILITIES (generally)	65		
Sanitary facility: GRAB RAILS AT TOILET PAN	65		
Sanitary facility: HAND BASINS	65		
Sanitary facility: SANITARY FIXTURES	65		
Sanitary facility: TOILET PANS	65		
Building/Facility VA	66		
Accessway: DOORWAYS	66		
EMERGENCY EGRESS	66		
Building/Facility VB	67		
Accessway: DOORWAYS	67		
Building/Facility XCp 5	67		
Accessway: STEPS, STAIRWAYS	67		
Building/Facility XCp GEC NW	68		
HAZARDS	68		

A report summary, and guidance on using this report is provided at the end.

Feature Deficiency & Variance range Image Hyperlinks	No. of Instances
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Building A

The following deficiencies were identified for Building A

1. Accessway: DOORWAYS

1.1	Operation: Door (not fire door) requires too much force to open (>19.5 N) by 12.5 N to 19.5 N (64.1% to 100.0%)	4
	file:///C:/Usb/UsbPhotos/2399.JPG file:///C:/Usb/UsbPhotos/2399.JPG	
1.2	Size: Doorway opening is too narrow (< 800 mm) by 10 mm to 100 mm (1.3% to 12.5%)	19
	file:///C:/Usb/UsbPhotos/1749.JPG file:///C:/Usb/UsbPhotos/1764.JPG file:///C:/Usb/UsbPhotos/2399.JPG	
1.3	Size: Fixed furniture intrudes into circulation space at latch edge of doorway, door-swing side	2
1.4	Size: Insufficient space at latch edge of doorway, door-swing side	2
	file:///C:/Usb/UsbPhotos/2399.JPG	
1.5	Size: Insufficient space at latch edge of doorway, non-door-swing side	3
1.6	Size: Insufficient space in front of doorway, door-swing side	1
	file:///C:/Usb/UsbPhotos/1767.JPG	
1.7	Threshold landing is too high above the accessway (> 3 mm or > 5 mm bevelled) by 15 mm	1
	file:///C:/Usb/UsbPhotos/1749.JPG file:///C:/Usb/UsbPhotos/1767.JPG	
1.8	Threshold step is too high (> 3 mm or > 5 mm bevelled) by 15 mm to 16 mm (28.6% to 300.0%)	2
	file:///C:/Usb/UsbPhotos/1700.JPG file:///C:/Usb/UsbPhotos/1767.JPG	
1.9	Visibility: Luminance contrast between door leaf/frame and surrounding surface is insufficient	28
	file:///C:/Usb/UsbPhotos/1700.JPG file:///C:/Usb/UsbPhotos/1749.JPG file:///C:/Usb/UsbPhotos/1764.JPG file:///C:/Usb/UsbPhotos/1767.JPG file:///C:/Usb/UsbPhotos/1767.JPG file:///C:/Usb/UsbPhotos/2371.JPG file:///C:/Usb/UsbPhotos/2373.JPG file:///C:/Usb/UsbPhotos/2376.JPG file:///C:/Usb/UsbPhotos/2377.JPG file:///C:/Usb/UsbPhotos/2387.JPG file:///C:/Usb/UsbPhotos/2389.JPG file:///C:/Usb/UsbPhotos/2399.JPG file:///C:/Usb/UsbPhotos/2399.JPG file:///C:/Usb/UsbPhotos/2402.JPG file:///C:/Usb/UsbPhotos/2402.JPG file:///C:/Usb/UsbPhotos/2405.JPG file:///C:/Usb/UsbPhotos/2406.JPG file:///C:/Usb/UsbPhotos/2407.JPG file:///C:/Usb/UsbPhotos/2408.JPG file:///C:/Usb/UsbPhotos/2409.JPG file:///C:/Usb/UsbPhotos/2410.JPG file:///C:/Usb/UsbPhotos/2410.JPG file:///C:/Usb/UsbPhotos/2411.JPG file:///C:/Usb/UsbPhotos/2413.JPG	





















Summary

There are 33 Doorways having one or more of the above 9 types of deficiencies, totalling 62, at the following 27 locations:
 (Note: the numbers of Locations and Doorways requiring rectification will not necessarily correspond - see end of Report)

Lvl.1, Airlock North	Lvl.1, Airlock South West	Lvl.1, Board Room	Lvl.1, Breakout, West of Passage
Lvl.1, Conference Room	Lvl.1, Female Toilet East	Lvl.1, Female Toilet West	Lvl.1, General Office North
Lvl.1, General Office South	Lvl.1, Male Toilet	Lvl.1, Male Toilet West	Lvl.1, Meeting Room 1
Lvl.1, Meeting Room 2	Lvl.1, Mothers'Rm, West of Passage	Lvl.1, PABX, West of Passage	Lvl.1, Passage
Lvl.1, Plant 026	Lvl.1, Reception	Lvl.1, Reception Foyer	Lvl.1, Staff Room 003
Lvl.1, Store 027	Lvl.1, Store, West of Passage	Lvl.1, Unid 021	Lvl.1, Vestibule South
Lvl.1, Wheelchair access toilet	Lvl.1, Wheelchair access toilet, East, female	Lvl.1, Wheelchair access toilet, East, male	

2. Accessway: HAND RAILS

2.1	Continuity: Insufficient horizontal end-continuation of LHS hand rail at bottom landing (< 300 mm past incline line)	1
	file:///C:/Usb/UsbPhotos/2399.JPG file:///C:/Usb/UsbPhotos/2391.JPG	
2.2	Continuity: LHS hand rail (in direction of ascent) does not allow a 270° clear grip for its whole length	2
	file:///C:/Usb/UsbPhotos/1749.JPG	
2.3	Continuity: No horizontal end-continuation of LHS hand rail at bottom landing	4
	file:///C:/Usb/UsbPhotos/1699.JPG file:///C:/Usb/UsbPhotos/1749.JPG file:///C:/Usb/UsbPhotos/2368.JPG file:///C:/Usb/UsbPhotos/2390.JPG file:///C:/Usb/UsbPhotos/2391.JPG	
2.4	Continuity: No horizontal end-continuation of RHS hand rail at bottom landing	3
	file:///C:/Usb/UsbPhotos/1699.JPG file:///C:/Usb/UsbPhotos/2390.JPG file:///C:/Usb/UsbPhotos/2391.JPG	
2.5	Continuity: RHS hand rail (in direction of ascent) does not allow a 270° clear grip for its whole length	2
2.6	Cross-sectional shape: LHS hand rail is not circular for at least the top 270°	8
	file:///C:/Usb/UsbPhotos/1699.JPG file:///C:/Usb/UsbPhotos/1749.JPG file:///C:/Usb/UsbPhotos/2368.JPG file:///C:/Usb/UsbPhotos/2390.JPG file:///C:/Usb/UsbPhotos/2391.JPG	
2.7	Cross-sectional shape: LHS hand rail is not circular or ovoid for at least its top 270°	4
	file:///C:/Usb/UsbPhotos/1699.JPG file:///C:/Usb/UsbPhotos/2390.JPG file:///C:/Usb/UsbPhotos/2391.JPG	
2.8	Cross-sectional shape: LHS hand rail is rectangular, not circular or ovoid for at least its top 270°	4
	file:///C:/Usb/UsbPhotos/1749.JPG file:///C:/Usb/UsbPhotos/2368.JPG	
2.9	Cross-sectional shape: RHS hand rail is not circular for at least its top 270°	8
	file:///C:/Usb/UsbPhotos/1699.JPG file:///C:/Usb/UsbPhotos/2368.JPG file:///C:/Usb/UsbPhotos/2390.JPG file:///C:/Usb/UsbPhotos/2391.JPG	
2.10	Cross-sectional shape: RHS hand rail is not circular or ovoid for at least its top 270°	4
	file:///C:/Usb/UsbPhotos/1699.JPG file:///C:/Usb/UsbPhotos/2390.JPG file:///C:/Usb/UsbPhotos/2391.JPG	

Feature	No. of Instances
Deficiency & Variance range Image Hyperlinks 2.11 Cross-sectional shape: RHS hand rail is rectangular, not circular or ovoid for at least its top 270°	2
Summary <i>There are 10 Handrails having one or more of the above 11 types of deficiencies, totalling 42, at the following 3 locations: (Note: the numbers of Locations and Handrails requiring rectification will not necessarily correspond - see end of Report) A hand rail is counted for each occurrence at each side of each landing and flight</i>	42
Lvl.1, Stair West, Gen. Office South Lvl.1, Stairwell North, Level 1 Lvl.1, Verandah, North Building A, General Office South	
3. Accessway: LIFTS 3.1 Door(s) of lift is(are) not automatically operated sliding type	1
 	
Summary <i>The Lift having the above deficiency is at the following location:</i>	1
Lvl.1, General Office North	
4. Accessway: STEPS, STAIRWAYS 4.1 Risers on steps/stairway are open	2
 	
4.2 TGSIs at top and bottom landings are absent	3
  	
4.3 Treads do not have contrasting nosing strip	4
     	
Summary <i>There are 4 Steps/Stairways having one or more of the above 3 types of deficiencies, totalling 9, at the following 4 locations: (Note: the numbers of Locations and Steps/Stairways requiring rectification will not necessarily correspond - see end of Report)</i>	9
Lvl.1, Stair West, Gen. Office South Lvl.1, Stairwell North, Level 1 Lvl.1, Verandah, North Building A, General Office South Lvl.1, Vestibule South	
5. Controls: LIGHT SWITCHES 5.1 Operability:(in wheelchair accessible toilet) does not have a large touch/rocker pad	1
5.2 Visibility: (in wheelchair accessible toilet) has insufficient luminance contrast with its background	1
Summary <i>The Light Switch having one or more of the above 2 types of deficiencies, totalling 2, is at the following location: (Note: the numbers of Locations and Light Switches requiring rectification will not necessarily correspond - see end of Report)</i>	2
Lvl.1, Wheelchair access toilet	
6. HAZARDS 6.1 Trip hazard	1
	
Summary <i>The Hazard having the above deficiency is at the following location:</i>	1
Lvl.1, General Office South	
7. SANITARY FACILITIES (generally) 7.1 Length of space is insufficient (<2000 mm) by 500 mm	1
7.2 Loose item intrudes into circulation space	1
    	
7.3 Width of space is insufficient (<1600 mm) by 150 mm to 200 mm (9.4% to 12.5%)	2
Summary <i>There are 3 Sanitary Facilities having one or more of the above 3 types of deficiencies, totalling 4, at the following 3 locations: (Note: the numbers of Locations and Sanitary Facilities requiring rectification will not necessarily correspond - see end of Report)</i>	4
Lvl.1, Wheelchair access toilet Lvl.1, Wheelchair access toilet, East, female Lvl.1, Wheelchair access toilet, East, male	
8. Sanitary facility: GRAB RAILS AT TOILET PAN 8.1 Side grab rail: end of horizontal or horizontal part is too far from front of toilet pan (>150 mm) by 170 mm	2
	

Feature Deficiency & Variance range Image Hyperlinks	No. of Instances
<p>Summary There are 2 Grab Rails at toilet pan having one or more of the above 1 types of deficiencies, totalling 2, at the following locations: (Note: the numbers of Locations and Grab Rails at toilet pan requiring rectification will not necessarily correspond - see end of Report)</p> <p>Lvl.1, Wheelchair access toilet</p>	2
<hr/>	
<p>9. Sanitary facility: HAND BASINS</p> <p>9.1 Hand basin in wheelchair accessible toilet does not project far enough forward from wall (< 490 mm) by 120 mm</p>	1
<p>Summary The Handbasin having the above deficiency is at the following location:</p> <p>Lvl.1, Wheelchair access toilet</p>	1
<hr/>	
<p>10. Sanitary facility: SANITARY FIXTURES</p> <p>10.1 Clothes hook is too high (> 1350 mm) by 400 mm</p>	1
<p><small>file:///C:/usb/usbPhotos/2369.JPG file:///C:/usb/usbPhotos/2370.JPG file:///C:/usb/usbPhotos/2372.JPG file:///C:/usb/usbPhotos/2373.JPG</small></p>	
<p>10.2 Soap dispenser in the wheelchair accessible toilet is absent</p>	1
<p><small>file:///C:/usb/usbPhotos/2369.JPG file:///C:/usb/usbPhotos/2370.JPG file:///C:/usb/usbPhotos/2372.JPG file:///C:/usb/usbPhotos/2373.JPG</small></p>	
<p>10.3 Toilet paper dispenser/holder is too low (< 460 mm) by 30 mm</p>	1
<p><small>file:///C:/usb/usbPhotos/2369.JPG file:///C:/usb/usbPhotos/2370.JPG file:///C:/usb/usbPhotos/2372.JPG file:///C:/usb/usbPhotos/2373.JPG</small></p>	
<p>Summary The Sanitary Fixture having one or more of the above 3 types of deficiencies, totalling 3, is at the following location: (Note: the numbers of Locations and Sanitary Fixtures requiring rectification will not necessarily correspond - see end of Report)</p> <p>Lvl.1, Wheelchair access toilet</p>	3
<hr/>	
<p>11. Sanitary facility: TOILET PANS</p> <p>11.1 Toilet pan is too close to side wall (< 450 mm) by 30 mm</p>	1
<p><small>file:///C:/usb/usbPhotos/2369.JPG</small></p>	
<p>11.2 Toilet pan is too far from rear wall (front of seat > 810 mm) by 40 mm</p>	1
<p><small>file:///C:/usb/usbPhotos/2369.JPG</small></p>	
<p>11.3 Toilet seat is too low (< 460 mm) by 10 mm</p>	1
<p><small>file:///C:/usb/usbPhotos/2369.JPG</small></p>	
<p>Summary The Toilet Pan having one or more of the above 3 types of deficiencies, totalling 3, is at the following location: (Note: the numbers of Locations and Toilet Pans requiring rectification will not necessarily correspond - see end of Report)</p> <p>Lvl.1, Wheelchair access toilet</p>	3
<hr/>	
<p>12. WAY-FINDING</p> <p>12.1 Sign/information is too high</p>	1
<p><small>file:///C:/usb/usbPhotos/2371.JPG file:///C:/usb/usbPhotos/2402.JPG</small></p>	
<p>12.2 Signs are insufficiently numerous</p>	1
<p><small>file:///C:/usb/usbPhotos/2371.JPG file:///C:/usb/usbPhotos/2402.JPG</small></p>	
<p>Summary The Way-Finding feature having one or more of the above 2 types of deficiencies, totalling 2, is at the following location: (Note: the numbers of Locations and Way-Finding features requiring rectification will not necessarily correspond - see end of Report)</p> <p>Lvl.1, Wheelchair access toilet</p>	2
<hr/>	
<p>13. Way-finding: SIGNS</p> <p>13.1 Room identification sign incorrectly located (where opportunity for correct location exists)</p>	1
<p><small>file:///C:/usb/usbPhotos/2371.JPG file:///C:/usb/usbPhotos/2402.JPG</small></p>	
<p>Summary The Sign having the above deficiency is at the following location:</p> <p>Lvl.1, Wheelchair access toilet</p>	1

Total deficiencies for Building A: 133

Estimated Rectification Cost for Building A: approx. \$97,500 - \$358,500

Proportion of Total Rectification Cost: approx. 6%

Prioritisation

a. Prioritisation Summary				
Priority Group, Occupancy and Deferment Option rating combined (in diminishing order of possible priority as indicated by the item numbers)				
<i>Priority Group 1 (BCA)</i>	<u>Any Occupant (Occupancy A)</u>	Deferment 1: 9 (15 %) \$5,000 - \$10,750 (approx. 3 % of Facility Tot.)	<u>Personnel (Occupancy P)</u>	Deferment 3: 50 (83 %) \$91,950 - \$340,400 (approx. 95 % of Facility Tot.)
	<u>Maintenance Staff (Occupancy)</u>	Deferment 3: 1 (2 %) \$500 - \$7,500 (approx. 2 % of Facility Tot.)		
b. Occupancy				
Public: 9 (15%) Est.Cost: \$5,000 - \$10,750 (approx. 3% of Facility Tot.)	Admin.& Prof. Staff: 50 (83%) \$91,950 - \$340,400 (approx. 95% of Facility Tot.)	Maintenance Staff: 1 (2%) Est.Cost: \$500 - \$7,500 (approx. 2% of Facility Tot.)		
c. Deferment option rating				
Deferment 1: 9 (15 %) \$5,000 - \$10,750 (approx. 3 % of Total)	Deferment 3: 51 (85 %) \$92,450 - \$347,900 (approx. 97 % of Total)			

Note: "(approx. % of Total)" = less than 1% of Total

Building AA

The following deficiencies were identified for Building AA

1. Accessway: DOORWAYS		
1.1 Size: Insufficient space at latch edge of doorway, non-door-swing side		5
1.2 Size: Insufficient space in front of doorway, non-door-swing side		2
1.3 Threshold landing is required		1
1.4 Visibility: Luminance contrast between door handle and door leaf is absent		1
1.5 Visibility: Luminance contrast between door leaf/frame and surrounding surface is insufficient		3

Summary 12

There are 6 Doorways having one or more of the above 5 types of deficiencies, totalling 12, at the following 5 locations:
(Note: the numbers of Locations and Doorways requiring rectification will not necessarily correspond - see end of Report)

General office area	Office 002	Office 004	Office 005
Toilets 006			

2. Accessway: INCLINED		
2.1 Landing at top is absent		1
 2.2 TGSIs at top and bottom landings are absent		1

Summary 2

There are 2 Inclined Accessways having one or more of the above 2 types of deficiencies, totalling 2, at the following locations:
(Note: the numbers of Locations and Inclined Accessways requiring rectification will not necessarily correspond - see end of Report)

Porch: North-east doorway
