

OFFICE OF THE CHIEF ENGINEER
LOCAL SELF GOVERNMENT DEPARTMENT
3RD FLOOR, REVENUE COMPLEX
PUBLIC OFFICE COMPOUND,
THIRUVANANTHAPURAM -33

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No.DB1-7778/2010/CE/LSGD

Dated : 19.05.2012

From

The Chief Engineer

To

All the Corporation Engineer (Through Website)
All the Municipal Engineer (Through Website)
All the Executive Engineer (Through Website)

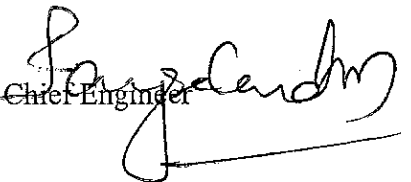
Sub: LSGD – barrier Free environment for the disabled provisions to be incorporated in the building as per the KMBR and KPBR – compliance - Reg-

Ref: 1) Letter No. E2-2506/12(6) dated 28.04.2012 from the Chief Town Planner, Department of Town and Country Planning.
2) GO (MS) No. 179/2009/LSGD dated 17.09.2009.
3) GO (MS) No. 41/2011/LSGD dated 14.02.2011.

As per the reference 2nd and 3rd cited, provisions for the disabled as mandated in KMBR and KPBR are applicable to all Urban and Rural Local Self government institutions in the State. In this context, the Chief Town Planner had requested to provide information with details on whether public building built by Local Self Government institutions after 04.02.2010 (ie the date of publication of the notification amending the building rules, effecting the above provisions for the disabled In all local bodies in the state) conform to the above stipulations provided in the building rules pertaining to provisions for the disabled. These information are for onward transmission to the State commissioner For Persons with Disabilities for perusal. Since next review meeting at Government level is scheduled in may this year. So you are directed to treat this matter as most urgent and furnish the above details on or before 25.05.2012.

Yours faithfully,

Encl:- copy of reference 2nd and 3rd

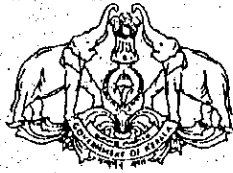

Chief Engineer

Copy to:- The Chief Town Planner
Department of Town and Country Planning,
Office of the Chief town Planner,
'Nest' Panjappura Junction, Extra Police Road,
Palayam, Thiruvananthapuram

DVL/DB1/12

KMBR Amdt

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Government of Kerala
കേരള സർക്കാർ
2010



Reg. No. രജി. നമ്പർ
KL/IV(N)/12/2009-2011

KERALA GAZETTE

കേരള ഗസറ്റ്

EXTRAORDINARY

അസാധാരണം

PUBLISHED BY AUTHORITY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്

Vol. LV വാല്യം 55	Thiruvananthapuram, Thursday തിരുവനന്തപുരം, വ്യാഴം	4th February 2010 2010 ഫെബ്രുവരി 4 15th Magha 1931 1931 മാഘം 15	No. 278 നമ്പർ

GOVERNMENT OF KERALA

Local Self Government (RD) Department

NOTIFICATION

G. O. (Ms.) No. 179/2009/LSGD.

Dated, Thiruvananthapuram, 17th September, 2009.

S. R. O. No. 120/2010.—In exercise of the powers conferred by sections 381, 382, 383A, 398 and 406 read with section 565 of the Kerala Municipality Act, 1994 (20 of 1994), the Government of Kerala hereby make the following rules, further to amend the Kerala Municipality Building Rules, 1999 issued under G. O. (Ms.) No. 188/99/LSGD dated 1st October, 1999 and published as S. R. O. No. 777/99 in the Kerala Gazette Extraordinary No. 1786 dated 1st October, 1999, namely:—

RULES

1. *Short title and commencement.*—(1) These rules may be called the Kerala Municipality Building (Amendment) Rules, 2009.

(2) They shall come into force at once.

33/550/2010/DTP.

2. *Amendment of the Rules.*—In the Kerala Municipality Building Rules, 1999,—

(1) In sub-rule (1) of rule 2, after clause (bd) the following clause shall be inserted, namely:—

“(bda) ‘Persons with disability’ means, persons with disability as defined in clause (1) of section 2 of the persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 (1 of 1996)”.

(2) After rule 40, the following rule shall be inserted, namely:—

“40A. *Facilities for persons with disabilities.*—All buildings under occupancy groups A2, B, C, D, E and F which have access to the public and all apartment buildings/residential flats under occupancy group A1 shall be provided with the following facilities for persons with disabilities:

(1) Every such building shall have easy access to the main entrance through a ramp.

(2) Every public building exceeding 1000 sq. m. and residential flats exceeding 2500 sq. m. built up area shall have lift or separate approach through a ramp (intended for persons with disabilities) to each floor:

Provided that, the entrance door width for such lifts shall not be less than 90 cm.

(3) The maximum gradient of any ramp approach intended for the persons with disabilities shall not exceed 1 in 12 and shall be finished with non-slippery material. The minimum width of ramp shall be 120 cm. and provided with handrails of 80 cm. height. The slope of all such ramps shall be constant within a building.

(4) *Toilets.*—

A minimum of one special water closet shall be provided for the use of persons with disabilities with essential provision of a washbasin at an easily accessible location with proper signages:

Provided that in the case of such special toilets;

(a) they shall be provided at the ground floor and at every floor in multiples of three;

(b) minimum size of toilet shall be 1.50 m.×1.75 m.;

(c) minimum clear opening of the door shall be 90 cm. wide the door shall swing out, or be sliding or folding type;

- (d) suitable arrangements of vertical/horizontal handrails with 5 cm. clearance from the wall shall be provided in the toilet;
- (e) the water closet seat shall be 50 cm. above from the floor level;
- (f) at least once sink in each floor shall have a knee room of 70 cm. high under the sink; and
- (g) locks of such toilet doors shall be of a type that can be opened from outside in case of emergency.

(5) *Parking facilities:*

- (a) Surface parking for 3% of the required parking in Corporation area and 2% of the required parking in Municipal area subject to a minimum of one car space, shall be provided near the entrance, exclusively for the persons with disabilities with maximum travel distance of 30 metres from the building entrance;
- (b) The width of such parking bay shall be minimum of 3.6 metres.

(6) *Walks and paths:*

- (a) Walks shall be smooth with hard level surface suitable for walking and wheeling. Avoid grates and manholes in walks. If grates cannot be avoided, then bearing bar shall be perpendicular to the travel path and opening between bars shall not be greater than 12 mm. in width;
- (b) The walkway shall not cross vehicular traffic.

(7) In Group A2 Special Residential occupancies one room for every 25 rooms or part thereof shall be set apart for the persons with disabilities.

(8) *Other Special Treatments:*

- (a) All obstructions and projections up to a minimum of 2.1 metre height from the finished floor level shall be avoided;
- (b) Recoil doors shall be avoided, wherever there is access to the general public;
- (c) Appropriate signages shall be provided at salient locations for facilitating the persons with disabilities."

By order of the Governor,
S. M. VIJAYANAND,
Principal Secretary to Government.

Explanatory Note

(This does not form part of the notification, but is intended to indicate its general purport.)

As spelt out in 'The Persons with Disabilities (Equal Opportunities, Protection of Rights and full Participation) Act, 1995 (1 of 1996)', a barrier free environment is essential to facilitate the disabled. The Government of India has directed the State Government to include provisions in building rules in this regard. In the above context, the Government consider it necessary to make further amendments to the Kerala Municipality Building Rules, 1999.

This notification is intended to achieve the above purpose.

(2) Such buildings shall have open area on the rooftop, which receives direct sunlight, where the solar water heating system can be installed. There shall be provisions for continuous water supply to the solar water heating system and for distribution of hot water from the solar water heating system to various distribution points where hot water is required through insulated pipe lines.

(3) The water storage capacity requirement of the solar water heating system shall be decided on each case by the registered Architect/Engineer/Town Planner/Building Designer/Supervisor as the case may be.

(4) The Secretary shall, before issuing occupancy certificate, ensure that all new buildings mentioned in sub-rule (1) have completed installation of solar assisted water heating system / solar assisted lighting system.

CHAPTER XVIII

SPECIAL PROVISIONS FOR PERSONS WITH DISABILITIES

104. *Facilities for Persons with Disabilities.*—All buildings under occupancy groups A2, B, C, D, E and F which have access to the public and all Apartment buildings / residential flats under occupancy group A1 shall be provided with the following facilities for the persons with disabilities:

(1) Every such building shall have easy access to the main entrance through a ramp.

(2) Every public building exceeding 1000 sq. metres and residential flats exceeding 2500 sq. metres built up area shall have lift or separate approach through a ramp (intended for persons with disabilities) to each floor:

Provided that the entrance door width for each lift shall not be less than 90 centimetres.

(3) The maximum gradient of any ramp approach intended for the persons with disabilities shall not exceed 1 in 12 and shall be finished with no slippery material. The minimum width of ramp shall be 120 centimetres and provided with hand rail of 80 centimetres height. The slope of all such ramps shall be constant within a building.

(4) Toilets.—A minimum of one special water closet shall be provided for the use of persons with disabilities with essential provision of a wash basin at an easily accessible location with proper signages:

Provided that, in the case of such special toilets;

- (a) they shall be provided at the ground floor and every floor in multiples of three;
- (b) minimum size of toilet shall be 1.50m.x1.75m;
- (c) minimum clear opening of the door shall be 90cm. wide and the door shall swing out or be sliding or folding type;
- (d) suitable arrangements of vertical/horizontal handrails with 5 cm clearance from the wall shall be provided in the toilet;
- (e) The water closet seat shall be 50 cm. above the floor level;
- (f) at least one sink in each floor shall have a knee room of 70 cm height under the sink; and
- (g) Locks of such toilet doors shall be of a type that can be opened from outside in case of emergency.

(5) Parking facilities: Surface parking for 2% of the required car parking as per these rules subject to a minimum of one car space, shall be provided near the entrance; exclusively for the persons with disabilities with maximum travel distance of 30 metres from the building entrance. The width of such parking bay shall be minimum of 3.6 metres.

(6) Walks and paths: Walks shall be smooth with hard level surface suitable for walking and wheeling. Avoid grates and manholes in walks. If grates cannot be avoided, then bearing bar shall be perpendicular to the travel path and opening between bars shall not be greater than 12 mm in width. The walkway shall not cross vehicular traffic.

(7) In Group A2 Lodging houses occupancies one room for every 25 rooms or part thereof shall be set apart for the persons with disabilities.

(8) The following Other Special Treatments shall be provided, namely:—

- (a) All obstructions and projections up to a minimum of 2.1 metre height from the finished floor level shall be avoided;
- (b) Recoil doors shall be avoided, wherever there is access to the general public;
- (c) Appropriate signages shall be provided at salient locations for facilitating the persons with disabilities