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HM Government

The Building Regulations 2010

Amendments to the Approved Documents

This document contains amendments to the following Approved Document:

Approved Document M: Access to and use of buildings
Volume 2 – Buildings other than dwellings
2015 edition

July 2020

For use in England

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Introduction

This document sets out amendments to guidance previously published in Approved Document M: Access to and use of buildings, Volume 2 – Buildings other than dwellings, 2015 edition. These amendments will be incorporated in the online version of Approved Document M Volume 2 in January 2021. Previous hard copy versions will need to be amended as per the changes listed in this document.

The changes highlighted in this amendment booklet take effect on 1 January 2021 for use in England. The amendments do not apply where a building notice or an initial notice has been given to, or full plans deposited with, a local authority and either the building work to which it relates:

a. has started before that day; or

b. is started within the period of two months beginning on that day.

Please note that "building notice", "initial notice" and "full plans" have the meanings given in the Building Regulations 2010.

List of amendments

Section 5: Sanitary accommodation in buildings others than dwellings

Page 48 **Replace** paragraph 5.6 with the following.

5.6 The provision of an enlarged cubicle in a separate-sex toilet washroom can be of benefit to ambulant disabled people, as well as parents with children and people (e.g. those with luggage) who need an enlarged space. In large building developments, separate facilities for baby changing and an enlarged unisex toilet incorporating an adult changing table are desirable. Changing places toilets, facilities designed for individuals with complex and multiple impairments who may require the assistance of up to two assistants, should be provided in addition to any wheelchair-accessible accommodation in separate-sex toilet washrooms, wheelchair-accessible unisex toileting facilities and baby changing facilities. Further guidance on layout and equipment is available from the Changing Places Consortium campaign website (www.changing-places.org) and by reference to guidance in section 18.6, diagram 48 and Annexes F and G of BS 8300-2:2018.

NOTE: For specific guidance on the provision of sanitary accommodation in sports buildings, refer to 'accessible sports facilities'.

Page 48 Paragraph 5.7, **insert** the following as new sub-paragraph (e).

e. at least one changing places toilet is provided in the following types of building:

i. assembly, recreation and entertainment buildings (see note) with a capacity for 350 or more people; or a collection of smaller buildings associated with a site used for assembly, recreation or entertainment, such as zoos, theme parks and venues for sport and exhibitions, with a capacity of 2000 people or more;

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ii. shopping centres/malls or retail parks with a gross floor area of 30,000m^2 or more;

iii. retail premises with a gross floor area of 2500m^2 or more;

iv. sport and leisure buildings with a gross floor area more than 5000m^2;

v. hospitals and primary care centres;

vi. crematoria and cemetery buildings.

NOTE: Places of assembly, recreation and entertainment can be defined as buildings such as:

– amusement arcades;

– art galleries;

– cinemas;

– concert halls;

– conference centres;

– further education colleges;

– hotels that provide function, sport or leisure facilities;

– libraries open to the public;

– motorway service areas;

– museums;

– places of worship;

– theatres;

– university buildings open to the public;

or any other buildings or sites as defined by these thresholds, which are open to the public and used for the purpose of assembly, recreation or entertainment. Capacities should be derived from the combined total of a building's publicly accessible facilities. Alternatively, the capacity number may be taken as the number of fixed seats provided, if the occupants of the building will normally be seated. Approved Document B, Volume 2 provides a method for estimating the capacity of a building where this is not known.

The Department for Education will publish separate guidance regarding changing places toilets in schools providing community facilities in 2021.

Page 59 **Insert** the following British Standard.

BS 8300-2:2018
Design of an accessible and inclusive built environment. Buildings. Code of practice.

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List of Approved Documents

The following publications give practical 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: Dwellings
Volume 2: Buildings other than dwellings

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 R
Physical infrastructure for high-speed electronic communications networks

Approved Document 7
Materials and workmanship

The Building Regulations 2010, Approved Documents are available from:

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