GOVERNMENT OF WESTERN AUSTRALIA

Department of **Local Government Industry Regulation and Safety**

Building and Energy

Technical Note

Technical Advice Line 1300 360 897 **www.lgirs.wa.gov.au/building-and-energy**

Accessible sanitary facilities

This technical note provides technical information for plumbing work in accessible sanitary facilities. Australian standard, AS 1428 Design for access and mobility parts 1 and 2 are referenced in section E of the Plumbing Code of Australia 2025 (PCA). These standards list requirements of the lay out and clearances for plumbing fixtures in access bathrooms.

Accessible requirements

AS1428 has requirements for sanitary facilities for people with disability and people with ambulant disabilities. Ambulant applies to people who have a mobility disability but are able to walk.

AS 1428.1, 2021, clause 12.5 lists installation requirements for water supply taps, plumbing fixtures and fittings to assist people with disabilities.



Photo 1: Typical accessible bathroom facilities

Note: contrasting seat colour

AS 1428.1:2021 sets a zone for location of the flexible hose connection between 100 mm to 800 mm from the internal corner and of 700 mm to 1100 mm from finished floor level.

The shower hose must be a minimum length of 1500 mm as shown in diagram 1.

There is a likelihood that the shower head will fall and remain below the rim of the toilet pan creating a high hazard backflow risk.

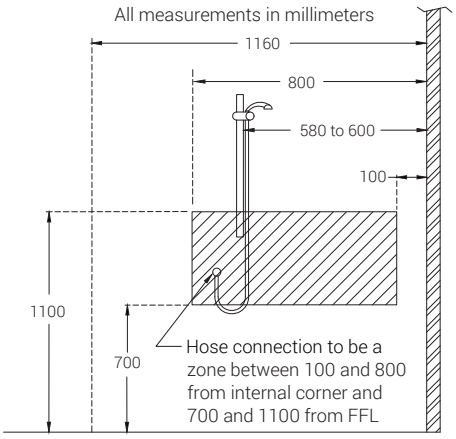


Diagram 1: Shower recess

It is recommended that the provisions for access facilities is discussed at the building design stage or before construction commences. Reconfiguration of the plumbing fixtures or moving the outlet for the shower hose horizontally along the wall away from the toilet pan may avoid a high hazard backflow risk (see diagram 2).

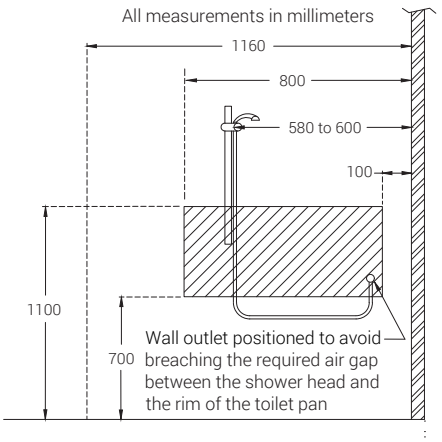


Diagram 2: Shower outlet located to avoid cross connection with toilet pan

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Cross-connection hazard

The installation of a high hazard rating backflow prevention device, for example a reduced pressure zone device is not a solution and must not be used on the water supply to the shower outlet. The performance requirements of the PCA under B1P1 and B2P1 state that only drinking water must be supplied to outlets for personal hygiene.



Photo 2: Non-compliant facility with shower head remaining below rim of the toilet pan

If reconfiguration of the plumbing fixtures does not solve the backflow issue, another solution is the installation of a proprietary fitting as shown below in photo 3. This device retracts the shower head after use and removes the cross-contamination hazard.

The use of a bracket or clip to restrain the hose to avoid backflow issues is not acceptable as it may affect the usability of the shower for people in wheelchairs.



Photo 3: Proprietary fitting with retractable arm

Note:

The Plumbing Code of Australia allows performance solutions to determine the hazard level of cross connection through the use of a risk assessment or matrix.

Toilet pan clearances

AS 1428.1:2021, clause 12.2 sets out requirements for toilet pans, see diagrams 3 and 4.

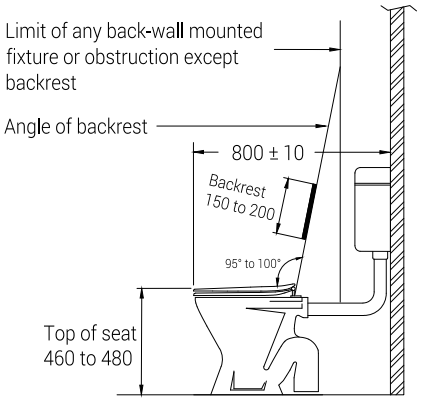


Diagram 3: Toilet pan side veiw

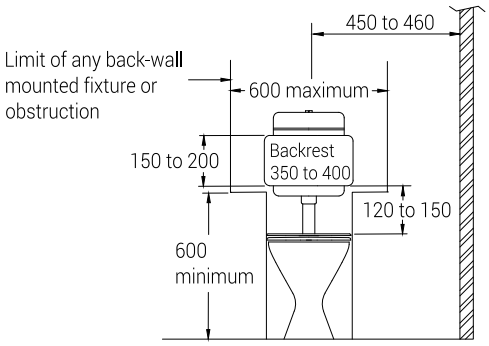


Diagram 4: Toilet pan front view

Water taps and temperature control

Water taps in access facilities must have lever handles with a minimum clearance of 50 mm, sensor plates, or similar controls.

It is not mandatory to provide heated water to accessible facilities although where cold and heated water are supplied they must discharge through a mixing outlet.

The PCA, B2D5 requires that heated water at outlets of sanitary fixtures used primarily for personal hygiene in access facilities must not exceed 45^{0}C. This provision only applies to fixtures in those facilities and not at other sanitary fixtures for personal hygiene within the same building.

The control of heated water delivery temperature to accessible facilities must be either, a thermostatic mixing valve complying with AS 4032.1 or a thermostatically controlled tap in accordance with AS 4032.4.

Water temperatures may be required to be lower in other regulated circumstances. In child care centres for example, under the Child Care Services (Child Care) Regulations 2006, heated water must be thermostatically controlled at a temperature of less than 42^{o} C.

Notes

The technical note series is issued by the Building and energy to assist the plumbing industry to comply with the Plumbers Licensing and Plumbing Standards Regulations 2000 (the Regulations) applicable to plumbing work in Western Australia.

Each technical note is to be read in conjunction with Part 6 of the Regulations that currently adopt the Plumbing Code of Australia (PCA) as the standards that apply to the carrying out of plumbing work in WA. The PCA contains specific deemed to satisfy provisions and applies AS/NZS 3500:2025, parts 1, 2 and 4 to plumbing work. PCA, schedule 11 applies variations to certain matters to suit the state's building approach and other local conditions.

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