

Summary of RIA to Draft Part M 2009 of the Building Regulations

1. Introduction

The review of Part M of the Building Regulations has been very comprehensive, broadening both the scope and the level of detail extensively. A Regulatory Impact Assessment (RIA) was conducted. The following summarises the main points.

2. Costs

The RIA acknowledges that the percentage increase in construction cost attributed to Draft Part M 2009 depends very much on site selection, building size and whether there is a requirement of lifts for vertical transportation.

Based on the average area of a range of non-residential buildings which were granted planning permission from 2005 – 2007 the estimated weighted average cost¹ increase for all non-residential buildings is **1.18 – 2.14%**². In this case costs associated with the provision of a lift for vertical transportation were not considered as being an extra because floor area is greater than 1200m² and provision for a lift will more likely be a necessary requirement already under Part M 2000.

The estimated average cost increase for the same non-residential building types with a 'notional' area of 600m² is **4.3 – 7.6%**². This cost increase includes the requirement for a lift where it is assumed that one is not required under Part M 2000.

Cost increases for some typical building types are shown in the Table 1 below.

TABLE 1. Costs Increases for Some Typical Building Types	
Typical Building Types (2No. storeys assumed)	Estimated % increase in construction costs due to Draft Part M 2009
Office Building of average area granted planning permission from 2005-2007 (1279m ²)	0.9 – 1.6% ² (Lift cost not considered an extra in costing exercise due to large floor area)
'Notional' Office Building circa 600m ² (This is a notional floor area assumed not to require a lift in Part M 2000 but will require a lift in Draft Part M 2009)	3.7 – 6.9% ² (Lift cost included)
Hotel building of average area granted planning permission from 2005-2007 (2432m ²)	0.5 – 0.9% ² (Lift cost not considered an extra in costing exercise due to large floor area)
'Notional' Hotel building circa 600m ² (This is a notional floor area assumed not to require a lift in Part M 2000 but will require a lift in Draft Part M 2009)	3.6 – 6.0% ² (Lift cost included)
Small 'Notional' Apartment Block circa 10No. Apartments ⁴	3.1 – 4.6% ²
100m ² semi-detached dwelling	0.6 – 0.75% ²

3. Benefits

- Improved legal rights of people with disabilities of access to goods, facilities and services in both the public and private sectors.
- Increased opportunity for all people to participate equally in society.
- The benefits to business of adopting a Universal Design approach vary from increases in potential markets to increased customer satisfaction.
- The proposal of including lifts for all multi-storey buildings (with some exceptions) will increase the quality of building stock. The added value of providing lifts for all users of the building will be reflected in sustained levels of rents and provide easier movement and delivery of goods where there is level access and a passenger lift.
- A business that positively contributes to society by incorporating a Universal Design approach is likely to receive a reputation for having a high level of corporate social responsibility.
- Increased tourism where there is suitable accommodation for wheelchair users. The effect of this is amplified considerably when the accompanying family and friends are included.
- Reduction in accidents where there lifts are provided, safer stairs, handrails, better lighting, fewer obstructions and more even floor surfaces.

4. Conclusions

- Upgrading current Building Regulations will endeavour to improve the lives of approximately **20%** of the population.
- This option complements other Government policies with regard to access for people with disabilities.
- Irish Building Regulations regarding access and use will be more comparable with best international practice.
- The estimated costs are small in comparison to the possible benefits.

¹ Some non-residential building types will require more accessible features than others , therefore the weighted average cost reflects the proportional representation of a range of non-residential building types granted planning permission from 2005- 2007 under the main title 'Non- Residential Buildings'.

²These rates are average build costs and do not include VAT, professional fees or allowance for future inflation/ deflation.

³Modern office stock completed 2001-2008 in the Greater Dublin Area between 400m² - 800m² accounts for just 1.1 % of total office completions.

⁴Assumed floor area is based on Dublin City Council Development Plan (Clause 15.9.1 - Not more than 45% of units shall be one bed type)