









## Summary - List of Buildings Checked for Disability Compliance at Rosherville

Item No	Building Descriptions And Cost (Incl. VAT)	Building m <sup>2</sup>	Number of Floors	Building Identification Pic on Google Earth	Defects	Recommendations
1	Main Office Building / HQ Building	13867m <sup>2</sup>	6 Storeys	   	<p><b>Signage</b></p> <ul style="list-style-type: none"> <li>The parking inside the office area does not have any international blue signage other than the sign provided on the road surface.</li> <li>Sign with pictogram indicating the location of the toilets according to SANS 10400 S (4.2) are provided however the sign is too high and the wrong colour.</li> <li>There is a lack of legal pictogram / symbolic signs leading to elevators.</li> <li>There is a lack of pictogram / symbolic signs leading to elevators.</li> </ul> <p><b>Hearing</b></p> <ul style="list-style-type: none"> <li>No hearing induction loop or other amplifying devices fitted provided.</li> </ul> <p><b>Entrance</b></p> <ul style="list-style-type: none"> <li>No entry phone for deaf users installed.</li> </ul> <p><b>Parkings</b></p> <ul style="list-style-type: none"> <li>The parking area inside the office area does have the metal frame work however the shade netting is missing.</li> <li>The closest public parking transport stop (Taxi rank) is ±500 meters from the entrance. With reference to <b>CLASSIFICATION OF PERSONS WITH DISABILITIES</b> this distance exceeds the minimum traveling distance.</li> <li>Drop kerbs constructed from concrete in the road way (pavement) is provided. Some areas are very rough and needed to be stream lined so that wheelchairs do not get stuck and the person fall over.</li> </ul> <p><b>Handrails</b></p> <ul style="list-style-type: none"> <li>The ramp provided is not provided with railings on both sides.</li> </ul> <p><b>Lighting</b></p> <ul style="list-style-type: none"> <li>Unobstructed pathways are provided however no lighting is provided as the paths is in the open. This must be on the regular maintenance plan.</li> </ul> <p><b>Reception</b></p> <ul style="list-style-type: none"> <li>Only chairs with arms are provided in the reception area.</li> </ul> <p><b>Access</b></p> <ul style="list-style-type: none"> <li>The entire ground floor is assessable. Except the one office has a step which is not conducive for the use of wheelchair patrons.</li> </ul> <p><b>Doorways, Doors and Door Handles</b></p> <ul style="list-style-type: none"> <li>A manual system is also provided and installed at a high of 1500mm on the left side of the door opening. This device is too high and needs to be lowered to allow a person in a wheelchair easy reach to the device.</li> </ul> <p><b>Ramp</b></p> <ul style="list-style-type: none"> <li>The ramp provided is not provided with railings on both sides.</li> </ul> <p><b>Staircase</b></p> <ul style="list-style-type: none"> <li>The staircases leading from the various lobby areas is not suitable for disabled people as the width between the railings is not according the required width as per the SANS codes.</li> <li>No stair cases at the IT Area.</li> </ul> <p><b>Toilet Facilities</b></p> <ul style="list-style-type: none"> <li>The toilet for wheelchair patrons on the ground and the fifth floor. The traveling distance exceeds the prescribed distances as prescribed.</li> </ul> <p><b>IT AREA</b></p>	<p><b>Doorways, Doors and Door Handles</b></p> <p>The main door has an opening mechanism that once you get close to the door open automatically. A manual system is also provided and installed at a high of 1500mm on the left side of the door opening. This device is too high and needs to be lowered to allow a person in a wheelchair easy reach to the device.</p>



				 	<ul style="list-style-type: none"> <li>• <b>No provision provided.</b> There are no toilet facilities in this building and the adjacent buildings facilities needs to be utilized by disabled people. It exceeds minimum distances</li> <li>• Grab rails at the ground floor cubical do comply to SANS 10400 S (4.12).</li> <li>• No pull cord is provided in the bathroom.</li> </ul> <p><b>Hearing</b></p> <ul style="list-style-type: none"> <li>• No hearing induction loop or other amplifying devices fitted provided.</li> </ul> <p><b>Touch</b></p> <ul style="list-style-type: none"> <li>• All The hydro boil equipment installed or other hot areas must be marked with symbolic signs.</li> </ul> <p><b>Height</b></p> <ul style="list-style-type: none"> <li>• The hydro boil equipment installed is at a height which may cause problems and injury should patrons in wheel chairs trying to get boiling water, it is therefore important to lower the hydro boil equipment to ensure that wheelchair patrons may easily rich the lever on the machine.</li> </ul> <p><b>Kitchen</b> <b>IT AREA</b></p> <ul style="list-style-type: none"> <li>• No dedicated kitchen is provided for patrons making use of wheelchairs in the working area of this building. The current kitchen can easily be converted into a disabled kitchen with as there is sufficient space whilst the shelving and equipment can be lowered to cater for wheelchair patrons.</li> </ul>	
2	Clinic / Health Building	480m <sup>2</sup>	Single Storey	 	<p><b>Signage</b></p> <ul style="list-style-type: none"> <li>• The street parking has been supplied with the international signs and colour as well as the sign on the road surface at the main parking area. These are the only area with international signage and larger parking spaces. If patrons park at these parking the traveling distances exceeds 45m.</li> <li>• The old assembly point signage is still on the wall and needs to be removed as it provides conflicting information to the people who leave the clinic during an evacuation situation. Make sure a path is provided so that people in wheelchairs evacuation is not jeopardize as a result of the uneven route which needs to be taken to get to safety.</li> <li>• All The hydro boil equipment installed or other hot areas must be marked with symbolic signs.</li> <li>• There is a lack of pictogram / symbolic signs leading to all areas.</li> </ul> <p><b>Hearing</b></p> <ul style="list-style-type: none"> <li>• No hearing induction loop or other amplifying devices fitted provided.</li> </ul> <p><b>Entrance</b></p> <ul style="list-style-type: none"> <li>• No entry phone for deaf users installed.</li> <li>• No security checkpoint installed at the entrance of the building there is only the security control point when entering the premises which do cater for wheelchair access as well as for disabled patrons entering with vehicles.</li> <li>• A speaker warning entry system is installed however the location of the device is higher than 1200mm. Speaker is 1300mm high.</li> </ul> <p><b>Parkings</b></p> <ul style="list-style-type: none"> <li>• Two parking bays are situated in front of the building in the street. The width is 2400mm. Some of the disabled parking areas width is the same as a normal parking space who do not accommodate a space for a wheelchair to be lowered from a vehicles roof and allowing a disable</li> </ul>	<p><b>Signage</b></p> <ul style="list-style-type: none"> <li>• Sign with pictogram indicating the location of the toilets according to SANS 10400 S (4.2) must be provided and the sign must be visible to all disabled patrons.</li> <li>• Standardization of symbolic safety signs.</li> </ul> <p><b>Parkings</b></p> <ul style="list-style-type: none"> <li>• Disabled parking spaces need to be wider than a normal parking space width.</li> </ul> <p><b>Toilet Facilities</b></p> <ul style="list-style-type: none"> <li>• Disabled toilet next to TSS receipt and dispatching building are available should disabled patrons need to use ablution facilities. The doorway is wide enough to allow a wheelchair to enter and to turn around.</li> </ul>







patron access to his wheel chair. Disabled parking spaces need to be wider than a normal parking space width.

- There are no dropped of area provided and marked for people who visited the clinic whether you are normal or disabled.
- Drop curbs constructed from concrete in the road way (pavement) is provided. The curb leading from the parking area in the street towards the security access point is dropped however the curb is too small and overgrown with vegetation which needs to be changed and vegetation removed so as to provide easy and safe traveling for disabled patrons.
- The curb leading to the small gate for utilization by wheelchair patrons are not dropped and needs to be changed for easy traveling with wheelchairs.
- Unobstructed pathways are provided except where you need to go through the main gate the gate railing is loose which could hinder the smooth traveling of wheelchair patrons. No lighting is provided as the paths are in the open.
- The curb close to the toilet cubical also do not have a slopped curb which needs to be changed as a matter of urgency as there is a wheelchair patron in one of the adjacent buildings.
- The closest public parking transport stop (Taxi rank) is  $\pm 500$  meters from the entrance. With reference to **CLASSIFICATION OF PERSONS WITH DISABILITIES** this distance exceeds the minimum traveling distance.

**Ramps and Handrails**

- . The steps do not have any handrails on the sides of the steps as per SANS 10400 S (4.10).
- There is no safe landing provided at the top of the ramp before entering through the entrance door as per SANS 10400 S (4.8).
- No 1200mm<sup>2</sup> level platforms at the top of the ramp as per SANS 10400 S (4.8).
- The ramp provided is not provided with railings on both sides.

**Carpentry**

- The reception waiting areas do not have a reception desk where the sick and disabled patrons need to wait before they will enter into the clinic for service.

**Hearing**

- No hearing induction loop or other amplifying devices fitted provided.

**Floors or Ground Surfaces**

- No entrance mat is installed only a small mat is provided to wipe your feet before entering the building.
- Obstructed or poor maintained path ways.

**Doorways, Doors and Door Handles**

- The door entrance does comply with the minimum opening width as per the stipulations in SANS 10400 S (4.6). It must be noticed that 750mm is the minimum clearing distance; people in wheelchairs can easily bump their hands against the door frames.
- There is a metal strip in the door dividing the door in two, further there is no marks to warn visual impaired patrons of the door location.
- Round door knobs do not provide an adequate grip for persons with impaired dexterity and shall be avoided.
- Door handles are within range but some is not.

**Toilet Facilities**

- Normal basins with the wrong tap fittings for wheelchair patrons provided.
- Only normal toilet facilities are provided inside the structure. There is however a disabled toilet next to TSS receipt and dispatching building are available should disabled patrons need to use the toilet. As a medical facility the clinic needs to have its own facilities. Normal toilet provided.
- No pull cord is provided in the bathroom.



**Circulation**

- The travel distance is within the required 45m as per SANS 10400 S (4.12). However, the toilet cubical is situated on the outside of the building and wheelchair patrons must follow the route on the outside which do not always comply with the requirements as per SANS 10400 S as the route follow forms part of the road and pavement infra structure. The wheelchair patrons are not only reliant on the road and pavement condition but must also content with the weather and possible road and pavement repair and maintenance conditions.

**Warning Signals**

- No coloured lines had been observed leading to the different departments

**Lighting**

- This could be a general disability; poor sight patents will wear thick glasses and will easily report poor lighting.

**Vision**

- No clear signage was visible.

**Surfaces**

- The pathways are uneven and needs maintenance on regular basis.

**Carpentry**


- Reception desk and area is not at a wheelchair accessible height.

**Escape Routes**

- Other escape doors are obstructed and wheelchair patrons are not able to use this escape door as a result of furniture and display material obstructing the escape route.
- Not all escape routes are wheelchair friendly as some has steps to be contended with before you out outside the building.
- This escape door is at the back of the clinic and provided with a ramp on the outside for wheelchair patrons. However, to get to the door you need to go through the boardrooms which do not give sufficient space for wheelchairs to get to the door.
- The escape path to the new assembly point following under the carport as can be seen there were no cars parked during the visit however it was observed that cars do park under the carport and then there is not sufficient room to accommodate people in wheelchairs. Ensure that a passage which must be wide enough is marked out and no vehicle is allowed to park in the marked area.

**Height**

- A kitchen is provided but the height of the equipment installed does not cater for disabled patrons.
- The hydro boil equipment installed is at a height which may cause problems and injury should patrons in wheel chairs trying to get boiling water, it is therefore important to lower the hydro boil equipment to ensure that wheelchair patrons may easily rich the lever on the machine.
- The work stations mainly consist of small rooms with either an examination bed and chair or other medical equipment for medical testing. Most equipment is not reachable from a wheelchair. Staff is required to be movable without hindering their movement whilst dealing with patients.

3	Logistics Services Building	1206m <sup>2</sup>	Single Storey			
4	Logistics Warehouse	1079m <sup>2</sup>	Single Storey			
5	Heritage PASS Head Office	549m <sup>2</sup>	Double Storey			

## **Disability Enablement Project – List of Buildings to Comply**

1. Main Office Building / HQ Building
2. Clinic / Health Building
3. Logistics Services Building
4. Logistics Warehouse
5. Heritage PASS Head Office

A handwritten signature in black ink, appearing to be 'H. A.', enclosed within a circular scribble.