

# Boverket

Swedish National Board of Housing,  
Building and Planning

## How to get there


**- An accessible housing and living environment**

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# Boverket

Myndigheten för samhällsplanering,  
byggande och boende



Swedish National Board  
of Housing,  
Building and Planning

community planning

friggebod-sheds Sustainable Cities

cultural values support

WATER Plan and Building Act

Million Programme

**ACCESSIBILITY** CE marking

housing for students

radon energy

**BBR** Floor plan

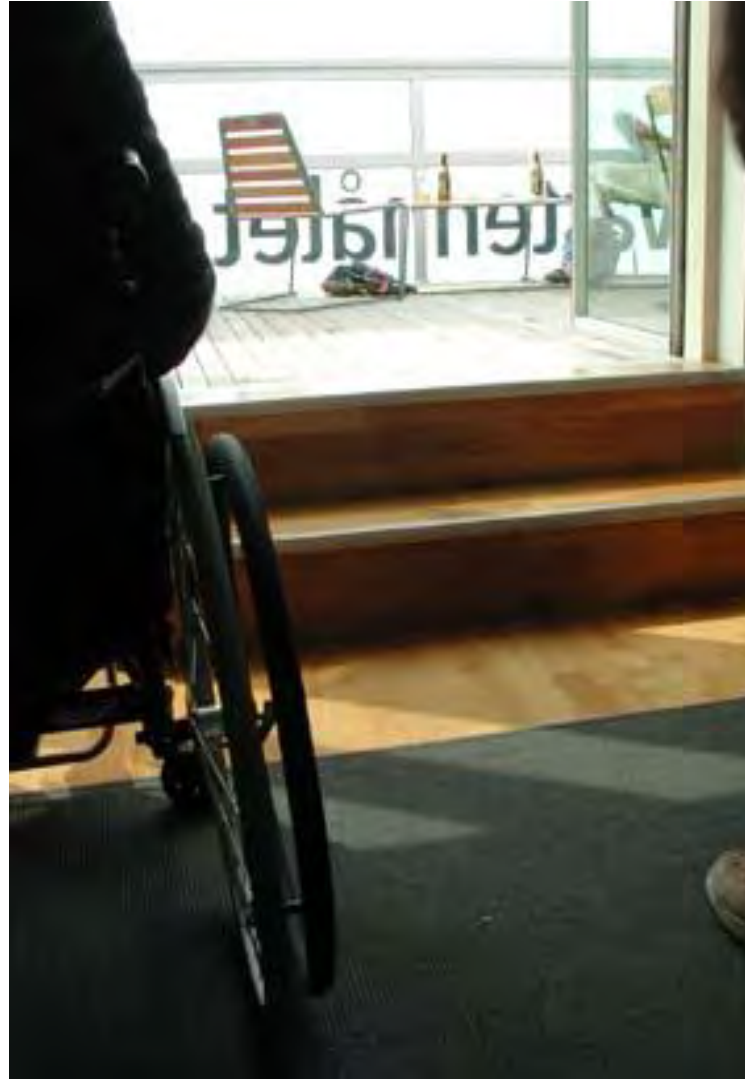
**Legislation**



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# Today's schedule

- Swedish legislation: PBL, BBR, HIN, ALM
- Workshop with discussions



# Purpose of the day



**Learn** more about each other's work on accessibility

**Inspire** each other to work on creating more accessible environments in our housing and living environments

**Highlight ways** to work with accessibility to achieve good housing and living environment for all people

# Swedish legislation on accessibility



Brief introduction to how Sweden works with issues of accessibility



Marinmuseum,  
Karlskrona,  
submarine



The aim of our work with accessibility in Sweden is that as many people as possible can participate in society on equal terms





Sweden has ratified the **UN Convention** on the Rights of Persons with Disabilities and it is implemented in Swedish legislation.

Basic requirements on accessibility are in Sweden's **Planning and Building Act** but there are more regulations in other regulatories, for example, The Swedish Work Environment Authority, (Arbetsmiljöverket), has rules about workplaces

**Boverket, The Swedish Board of Housing, Building and Planning** monitors the function of the legislative system under the Planning and Building Act and related legislation and proposes regulatory changes

# Brief history of accessibility legislation



- 1966 - all public buildings, entrances and stairways in residential buildings shall be accessible to people with reduced mobility.
- 1972-accessibility to persons with impaired orientation ability was added and accessibility to work premises was added.
- 1977 - all permanent housing accessible, except for a maximum of two storey houses and single-family houses when it comes to lift
- 1987 - PBL, but no major changes, accessibility on plots unless the terrain makes it difficult to achieve accessibility
- 2001 - legislation HIN Easily removed obstacles, and ALM accessibility in public places



# Main legislation and regulations on accessibility



**PBL** – Planning and Building Act

**PBF** - Planning and Building Ordinance

**BBR** – The Building Regulations

**ALM** – Accessibility in Public Places

**HIN** – Easily eliminated obstacles

# PBL



The Planning and Building Act (PBL) and the Planning and Building Ordinance (PBF):

PBL and PBF contain general and basic requirements for accessibility and usability for people with limited mobility or orientation capacity.



# **BBR**, The Building Regulations (BBR):



BBR, The Building Regulations are clarifications of The Planning and Building Act (PBL) and the Planning and Building Ordinance (PBF):

Has to be applied when building new or refurbish, (rebuild) a building, or other structure buildings including change of use

This includes plots, streets, public places, beaches and more.

# The functional dimensions in BBR



In BBR we refer to the Swedish standard “Building design – Housing – Interior dimensions”

In public buildings and workplaces the dimensions are based on the turning circle of a outdoor wheelchair of 1500 mm

In residential housing the dimensions are based on the turning circle of an indoor wheelchair of 1300 mm

# Accessibility in new residential buildings



Houses with three or more floors must have one lift, two lifts in houses with more than ten floors

Accessible circulation spaces, doors, bathrooms



If the house has balcony or patio at least one balcony or one patio needs to be accessible



25 m from  
entrance to  
the parking

Accessible  
way to  
housing  
facilities such  
as storage  
and laundry  
rooms



In public places or public buildings, marker between target points and tactile and visual guide path



# Exeptions, accessibility regulations in BBR



For **single-family houses**, the entrance does not have to be accessible (steps) if it is possible to later on arrange a ramp to the entrance door in a simple way.

**Two-storey single-family houses** do not have to be accessible on the second floor, but the first floor has to be accessible.

Exeptions for **holiday homes**

Exeptions for lift in **residential housing** with maximum two levels

**Workplaces need to be accessible** if it is not absolutely unreasonable according to the work condition. For example extraordinary industrial workplaces.

**Plots for a single-family house shall be accessible** if it is not unreasonable because of the terrain



# ALM, Accessibility in public places

New public spaces and areas (for example, streets, squares, parks, recreational areas and open-air pools) must be accessible and useful for people with limited mobility or orientation capacity.







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# HIN, Easily eliminated obstacles



Easily eliminated obstacles must be removed, in premises to which the public has access (public buildings) and in public places

The rules of the HIN applies retroactively

The issue if an obstacle is easy to remove should be reviewed when conditions change. For example new owner or new technology

Normally installation of a new lift or rebuilding of a toilet is not easily eliminated obstacles



# Some examples of easily eliminated obstacles



Small differences in level or step level or step



# Level difference





# Corrected level difference



# Automatic door opener





# Removed high thresholds



# Automatic door opener for heavy doors, contrast marking





# New handrails



30/06/201

# Improved poor lighting



# Improved contrast marking







# Reception improved with the induction loop







# More example on solved accessibility in Sweden















# Workshop



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**Learn** more about each other's work on accessibility

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**Highlight ways** to work with accessibility to achieve good housing and living environment for all people

# 1. New housing and living environments



When planning new housing and living environments, what accessibility regulations do you have in your country?

Questions 1- New housing and living environments

## STØPERIET

BOLIG OG NÆRINGSLOKALER – BERGEN, NORWAY

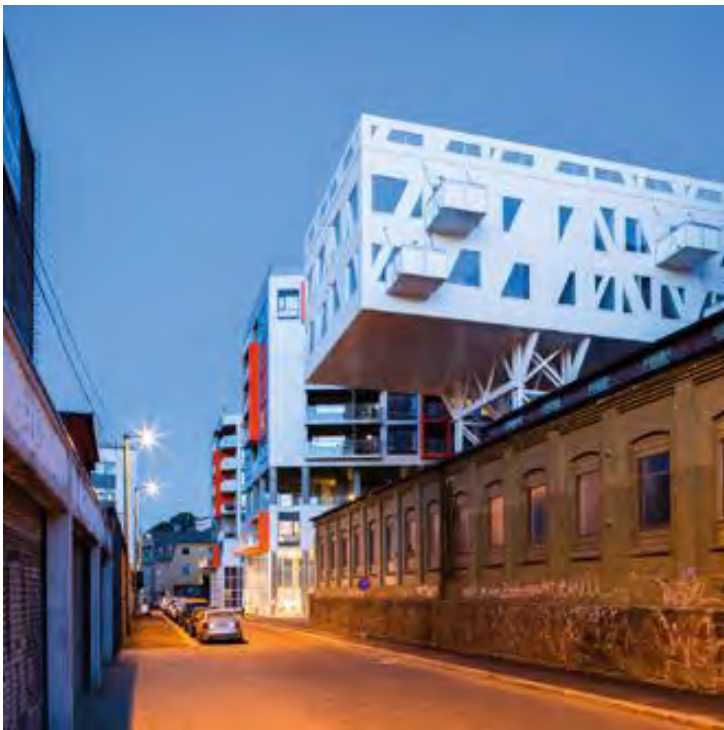






# STØPERIET

## BOLIG OG NÆRINGSLOKALER – BERGEN, NORWAY



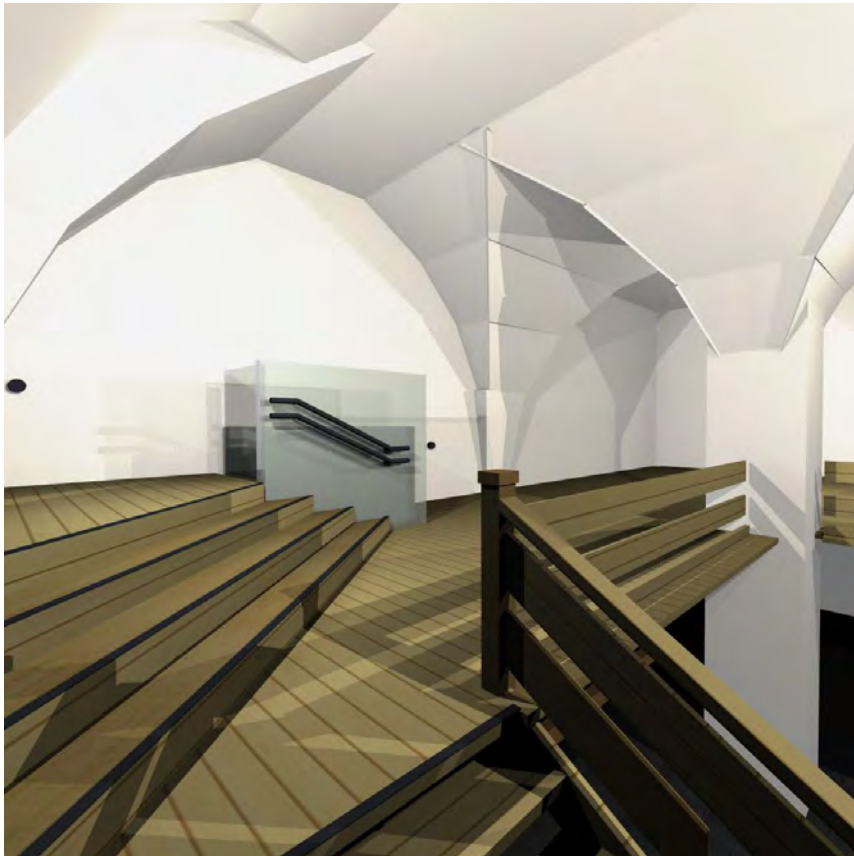
# NORWAY

## HÅKONSHALLEN



# NORWAY

## HÅKONSHALLEN





## Questions 1- New housing and living environments

### EGYPT

Administration Building Entrance for El Wafaa and El Amal city  
in Cairo. 1975.



# 1. New housing and living environments



When planning new housing and living environments, what accessibility regulations do you have in your country? Please describe shortly

What are the obstacles for achieving an accessible housing and living environment?

## 2 – existing housing and living environments



When it comes to alteration of existing buildings and environments, what accessibility regulations do you have in your country?





## 2 – existing housing and living environments



When it comes to rebuilding existing buildings and environment, what accessibility regulations do you have in your country?

What are the obstacles for achieving accessibility when rebuilding housing and living environments?

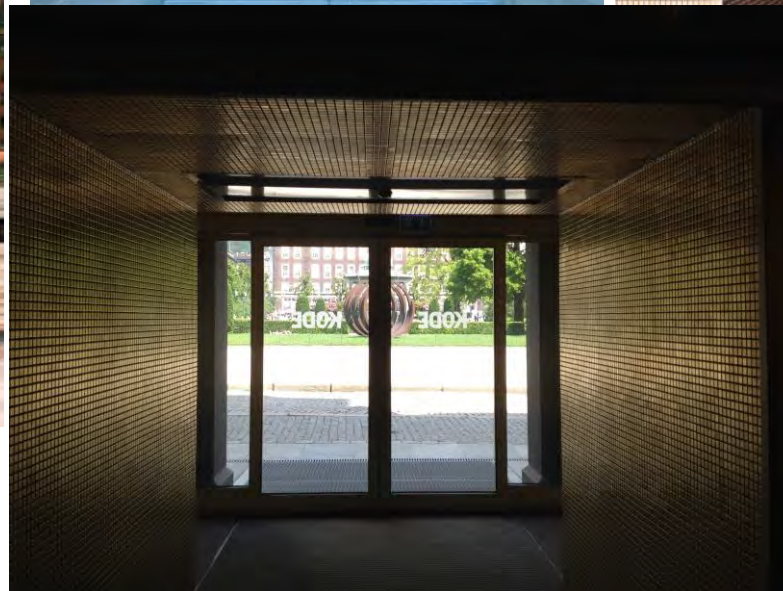
### 3 – Regulations on improving accessibility in existing housing and living environments



Sweden has regulations on improving accessibility in existing public buildings and public spaces that were built before today's accessibility regulations demands.

### Question 3- Regulations on improving accessibility in existing housing and living environments

## VESTLANDSKE KUNSTINDUSTRIUMUSEUM BERGEN





## Questions 3- Regulations on improving accessibility in existing housing and living environments

### EGYPT



Egyptian Museum in Cairo

## Questions 3- Regulations on improving accessibility in existing housing and living environments

### EGYPT

#### Al Azhar Park, Cairo, Egypt



### Questions 3- Regulations on improving accessibility in existing housing and living environments



Curb cut in city center main street Kasr El Nil street.



Curb Cut in front of Fairmont Nile City Hotel in Cairo.



## Questions 3- Regulations on improving accessibility in existing housing and living environments

### EGYPT



Adding a ramp  
Faculty of Sciences of Cairo University.



New Library  
building of Cairo  
University at  
Guizeh.



## Questions 3- Regulations on improving accessibility in existing housing and living environments



### EGYPT



Ramp leading to the students with disabilities class

Martyr Morhamed Atteya Doweidar School,  
Alexandria

## Questions 3- Regulations on improving accessibility in existing housing and living environments



### EGYPT



Toilet designated for students with Disabilities.



### 3 – Regulations on improving accessibility in existing housing and living environments



Sweden has regulations on improving accessibility in existing public buildings and public spaces that were built before today's accessibility regulations demands.

Do you have similar regulations?

What are the obstacles for achieving a better accessibility in existing housing and living environment?

## Question 4 – Other ways to achieve accessibility



Do you have other instruments for achieving accessibility that are not connected to law and regulations?



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# Japan

<http://zeroproject.org/policy/japan/>



Zero Project

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Japan: Cheaper mortgages for accessible homes

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## Innovative Policy 2014 on Accessibility

### Cheaper mortgages for accessible homes

Addressing the need for accessible private housing is highly relevant to many countries that are experiencing an ageing society. Japan incentivises individuals and housing providers to build dwellings that respect requirements on accessibility and usability by offering them lower interest rates.

HOUSING MORTGAGE SCHEME FOR THE AGEING FUTURE

YEAR: 1996 to 2007 (to present)

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- Innovative Practice of the Day: Access to information &...  
February 19, 2014 - 8:00 am



## Questions 4- Other ways to achieve accessibility **EGYPT**



- Education of young and students about accessibility is of great importance
- Literature and guidelines for architect students and professionals

# Belgian Flemish Expert Centre on Accessibility



<http://www.entervzw.be/english>

- Thematic websites and brochures and other publications with guidelines and practical tips and concrete applications for more accessibility.
- Develop innovative accessibility concepts.
- Accessibility requires a combination of decisive planning concepts, creative designers, a decisive policy and a strong engagement of users at all levels and in all sectors.



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- The database 'Toegankelijk Vlaanderen' (Accessible Flanders) for existing buildings and spaces is an important tool for accessibility in Flanders.
- Building a house is shaping the future.
- Design guide for architects (Dutch language) in order to promote adaptable housing to all builders.
- Looking forward starts with a vision!



## Question 4 – Other ways to achieve accessibility



Do you have other instruments for achieving accessibility that are not connected to law and regulations?



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# Future work?



Are you interested in networking after the conferens?

If yes, In what way can we network?

What do we want to acheeve if we are networking?

Thank **You!**

