

Every 3rd Thursday | 12:00 | Online

Members Only Free 0.1 CPD Cat 1



“From code compliance to construction conundrums
- get the answers at PIA Detail Hour!”

18 June 2026

The New Part S Decoded:

All you need to know to make life more accessible

with Tienie van Rooyen and Meyer de Beer

HOUSEKEEPING



Free 0.1 CPD (Category 1)



DEADLINE

Register via the PIA website by 12:10 if you require a CPD certificate.



No need to register if a certificate is not required.



Recording Available – The session recording will be accessible on the PIA website.

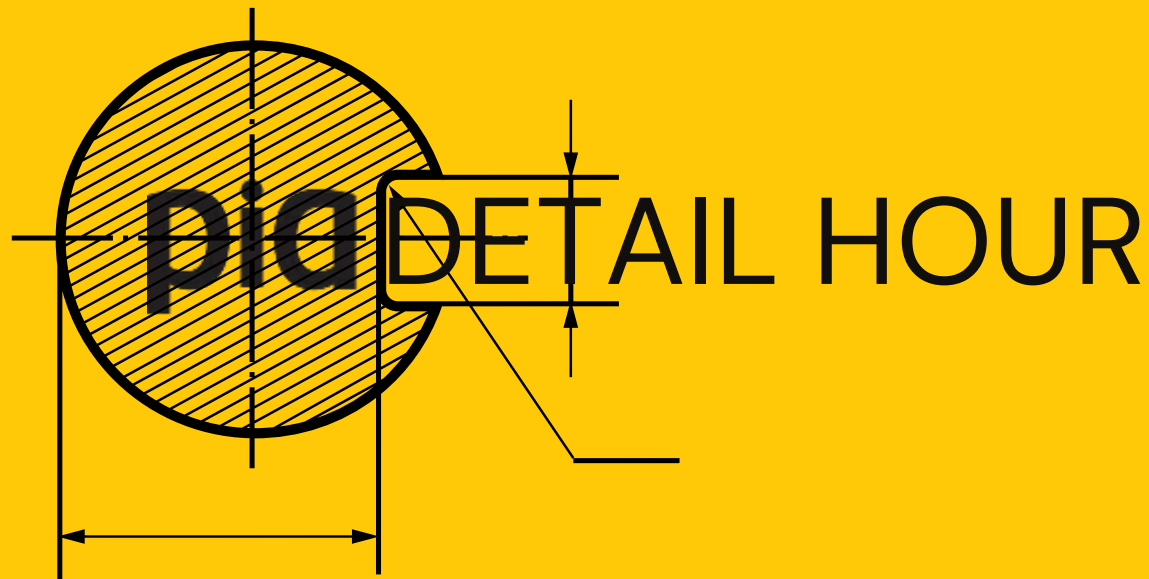
We will allow live Q&A – Questions will be answered as we go.



Ask in the Chatbox – Submit your questions via the chat.







SANS 10400 PART S : 2025



pia

PRETORIA
INSTITUTE FOR
ARCHITECTURE
A REGION OF SAIA

Let's start at the beginning, a very good
place to start

National Building *Regulation*

what, when, where,
how?

PART S – FACILITIES FOR PERSONS WITH DISABILITIES

S1 APPLICATION

- (1) Facilities that accommodate persons with disabilities shall be provided in any building except the following:
- a) any building of which the whole of the ground storey comprises one or more occupancies classified in terms of regulation A20 as B1, B2, D4, H4, J1 or J2;
 - b) any building classified as H1 in terms of regulation A20 where such building has less than 25 bedrooms and it can be reasonably proven that it is not possible to include wheelchair access in certain aspects of the design; and
 - c) any storey above ground floor level of a building classified as H3 in terms of regulation A20 and not provided with a lift.

S2 FACILITIES TO BE PROVIDED

- (1) In any building contemplated in regulation S1 requiring facilities for persons with disabilities:
- a) persons with disabilities shall be able to safely enter the building, use all the facilities subject to the provisions of sub-regulation (3) within it and leave it;
 - b) there shall be a means of access suitable for use by persons with disabilities, from the main and ancillary approaches of the building to the ground storey; via the main entrance, and any secondary entrance;
 - c) there shall be a means of egress suitable for use by persons with disabilities from any point in a building to a place of safety in the event of an emergency;
 - d) any lift installation that is provided shall be capable of serving the needs of persons with disabilities who are likely to be using the building; and
 - e) any commonly used path of travel shall be free of obstacles which limit, restrict, or endanger the travel of persons with disabilities, or which prevent persons with disabilities from accessing the facilities provided in the building and the presence of such obstruction shall be made evident in a suitable manner to persons with impaired vision; and
 - f) a suitable means of access shall be provided to any auditorium or hall situated in any building and such auditorium or hall shall, in relation to its seating capacity, be provided with sufficient open space to accommodate a reasonable number of people who use wheelchairs or other assistive devices.
- (2) Where parking for more than 50 motor vehicles is provided in or in connection with any building having a means of access contemplated in sub-regulation (1), adequate parking space shall be provided for the parking of motor vehicles used by persons with disabilities and a suitable means of access shall be provided from the parking area, whether such parking area be inside or outside such building, to the ground storey of such building.
- (3) Where, in terms of regulation P1, toilet facilities are required and the building is one requiring facilities for persons with disabilities in terms of regulation S1, an adequate number of such facilities shall be suitable for use by persons with disabilities: Provided that toilet facilities shall not be required in any such building classified as H3 in terms of regulation A20.

S3 DEEMED-TO-SATISFY REQUIREMENTS

The requirements of regulation S2 shall be deemed to be satisfied where—

- a) the facilities provided are in accordance with SANS 10400-S.
- b) the egress from the building in the event of fire is in accordance with SANS 10400-T.

**THIS IS THE MUST
DO
SECTION OF PART S**

THE NBR & PART S

S1 APPLICATION: Which projects will require compliance with PART S... there are so few that it lists the projects that don't need to comply

Crosslinks Part A - A20 Table 1 - Occupancy Classification

Don't need to comply;

B1 - High Risk Commercial **Service**

B2 - Moderate Risk Commercial **Service**

D4 - Plant Room

H4 - Dwelling House

J1 - High Risk Storage

J2 - Moderate Risk Storage

THE NBR & PART S

S1 APPLICATION: Which projects will require compliance with PART S... there are so few that it lists the projects that don't need to comply

now these occupancy classes come with a caveat;

H1 - Hotel, limited to a maximum of 24 bedrooms and it can be proven that it is not possible

H3 - Domestic Residence floors above ground floor and not provided with an elevator, i.e. 1st, 2nd & 3rd floors

THE NBR & PART S

S2 Facilities to be provided: The minimum that needs to be done in order to comply

- enter & exit a building safely by suitable means
- elevators planned/installed shall be suitable for people with disabilities
- common paths of travel need to be free of obstacles
- suitable access & seating space in auditoriums & halls
- accessible parking where more than 50 bays are provided
- ablution facilities, not specifically required for H3 buildings

**Generally
speaking...**

General

**the overview and the start of
DTS**

GENERAL

Consider S1 & S2 from the NBR in order to comply

This is where it spells out what sections need to comply with for the project to be DTS or a rational design or assessment.

Crosslinks Part A & Part T

During design & planning consider all aspects such as site design, entrances & exits, location of facilities etc

**Bringing the outside
inside**

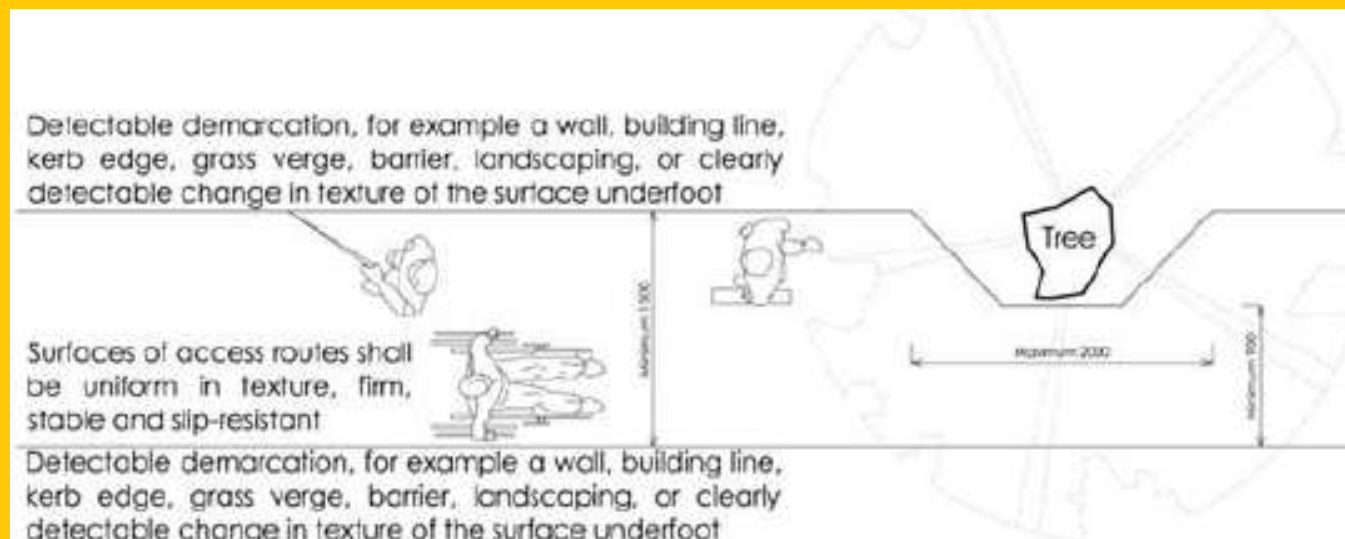
External Environment

**not just sensible for
accessibility**

EXTERNAL ENVIRONMENTS

Access Routes

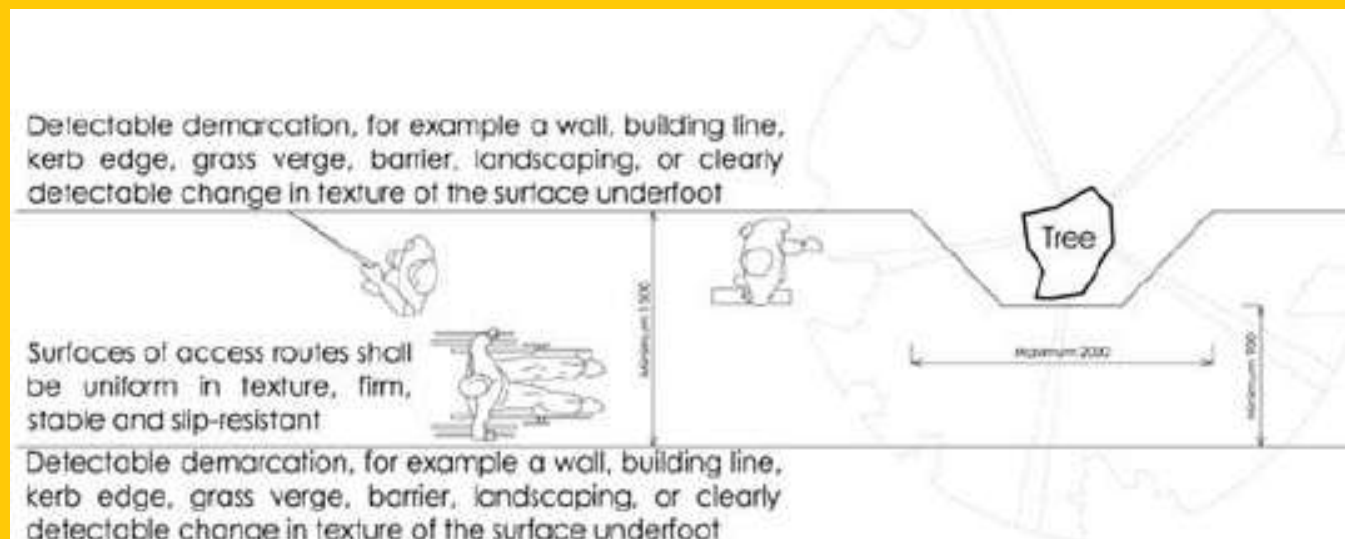
- provide access routes to main & secondary entrances
- 1500mm minimum unobstructed route widths
- 900mm widths for runs no longer than 2000mm to avoid immovable obstacles



EXTERNAL ENVIRONMENTS

Access Routes

- level pause area with seating
 - 50m intervals on gradients $>1:50$
 - 25m intervals on gradients $1:50 < x < 1:20$
- detectable demarcation that can be followed by the visually impaired



EXTERNAL ENVIRONMENTS

Surfaces

Table 1 — Slip resistance for walking services

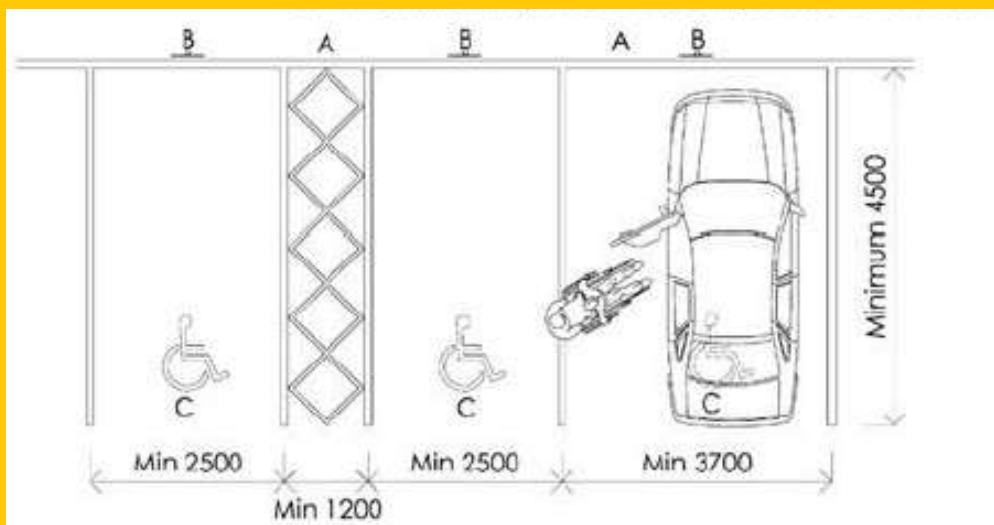
1	2	3	4	5
Surface	Level surface		Sloping surface OR Stairs	
	Acceptable dry slip resistance	Acceptable wet slip resistance	Acceptable dry slip resistance	Acceptable wet slip resistance
Timber				
Uncoated smooth	Yes	No	No	No
Uncoated profiled				
- across profile	Yes	Yes	Yes	Test
- along profile	Yes	No	No	No
Coated (paint, polyurethane etc.)	Yes	No	No	No
Coated and sand/grit impregnated	Yes	Yes	Yes	Yes
Portland cement concrete				
Smooth trowelled finish	Yes	No	Yes	No
Broomed or wood float finish	Yes	Yes	Yes	Yes
Coated (paint, polyurethane etc.)	Yes	No	No	No
Coated and sand/grit impregnated	Yes	Yes	Yes	Yes
Exposed granite finish				
- rounded aggregate	Yes	Test	Yes	Test
- crushed aggregate	Yes	Yes	Yes	Yes
Asphaltic concrete	Yes	Yes	Yes	Yes
Marble and granite				
Polished surface	Yes	No	No	No
Honed finish	Yes	Test	Yes	Test
Flamed finish	Yes	Yes	Yes	Yes
Fully sandblasted surface	Yes	Test	Yes	Test
Patterned sandblasted finish	Yes	Test	Yes	Test
Split slate	Yes	Test	Yes	Test
Terazzo				
Polished	Yes	Test	No	No
Honed	Yes	Test	Yes	Test
Sandstone	Yes	Yes	Yes	Test

- access routes need to be provided with uniform textured, firm, stable & slip-resistant finishes on level and sloping surfaces as per Table 1
- openings & gaps <13mm perpendicular to path of travel
- level change <5mm
- no water discharge on route

EXTERNAL ENVIRONMENTS

Parking Facilities

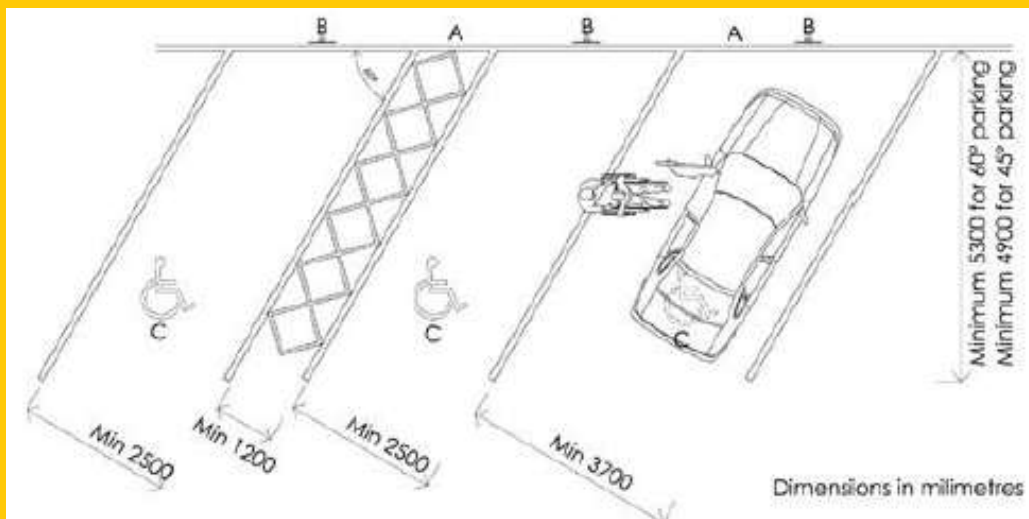
- at least 1 bay for employees within 25m of entrance
- parking allowance minimum as per Table 2
 - RoT - 1 bay per 25 bays
- minimum dimension - 3500mm x 4500mm
- shared bays - 6200mm x 4500mm



EXTERNAL ENVIRONMENTS

Parking Facilities

- height clearance of minimum 2.4m
- angled parking 45° & 60° minimum dimension - 3700mm x 4900mm, 3700mm x 5300mm
- shared bays - 6200mm x 4900mm, 6200mm x 5300mm



EXTERNAL ENVIRONMENTS

Parking Facilities

- International symbol of access to be painted 1m x 1m
- pick-up signage either pole or wall-mounted

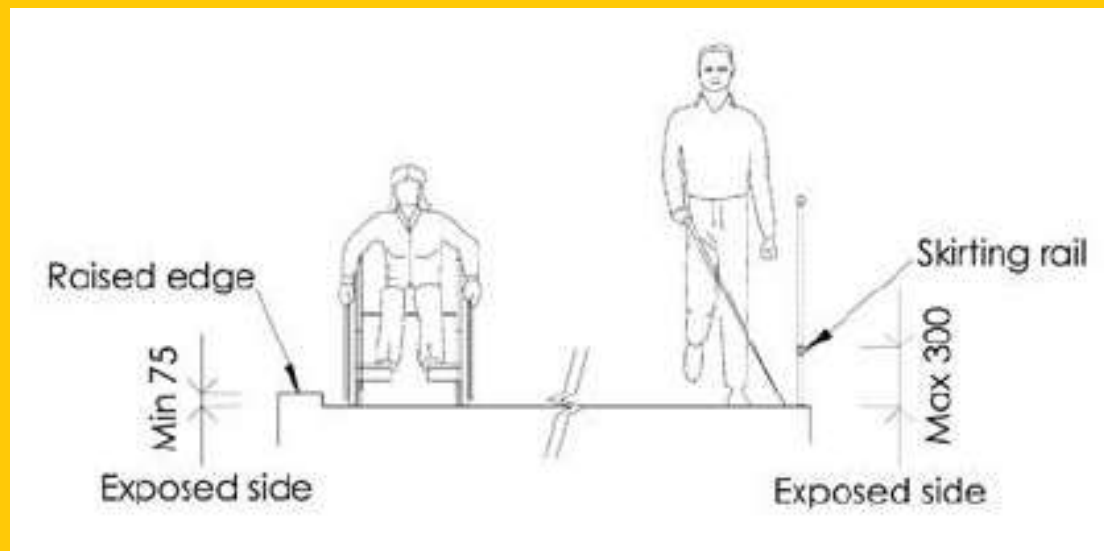


EXTERNAL ENVIRONMENTS

Gradient & Changes in Level

- $<1:50$ - level, $1:50 < x < 1:20$ - gentle, $>1:20$ - ramp
- ramps/changes in level of more than 170mm require min 75mm raised edge or a handrail with a skirting rail

Crosslinks Part D



**I have made it inside, what
now?**

Internal Environment

**oh how things have
changed**

INTERNAL ENVIRONMENTS

Entrances

- entrances will be visually contrasting to their surroundings
- no mirrored finished glazing
- vertical level change in floor finishes <5mm
- glazed entrance doors & screens need to have manifestations installed at 850mm & 1400mm heights



INTERNAL ENVIRONMENTS

Doors

- revolving doors will not form part of an accessible route - provide an adjacent swing/sliding door
- entrance & lobby doors minimum unobstructed opening - 800mm
 - H3 & H5 Occupation Classification
- entrance & lobby doors minimum unobstructed opening - 900mm
 - All other Occupation Classification

INTERNAL ENVIRONMENTS

Doors

- internal doors minimum unobstructed opening - 800mm
- internal ablution doors minimum unobstructed opening - 900mm
- minimum distance between open door leaves in an accessible route >1500mm
- opening a door towards the person requires a >450mm maneuver space

INTERNAL ENVIRONMENTS

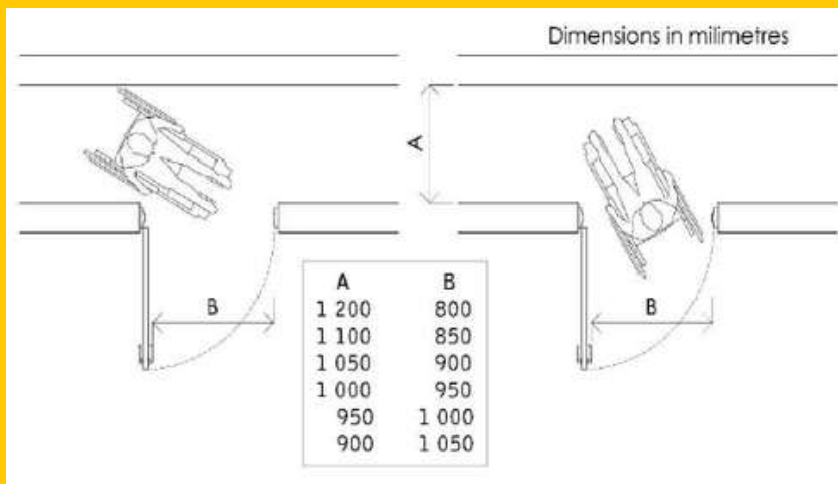
Reception Areas

- minimum 1500mm clear area around reception desks will be provided
- leading edges of counters need to be visually contrasting
- fixed reception counters will incorporate work surfaces for both wheelchair and standing visitors
- acoustic reduction surfaces will be incorporated in reception areas

INTERNAL ENVIRONMENTS

Corridors & Passageways

- full height elements not to protrude more than 100mm into accessible routes
- minimum unobstructive width of 1500mm for all Occupancy Classifications, except;
- H3 & H5, public areas 1500mm, non-public 900mm taking into account the door opening at right angle



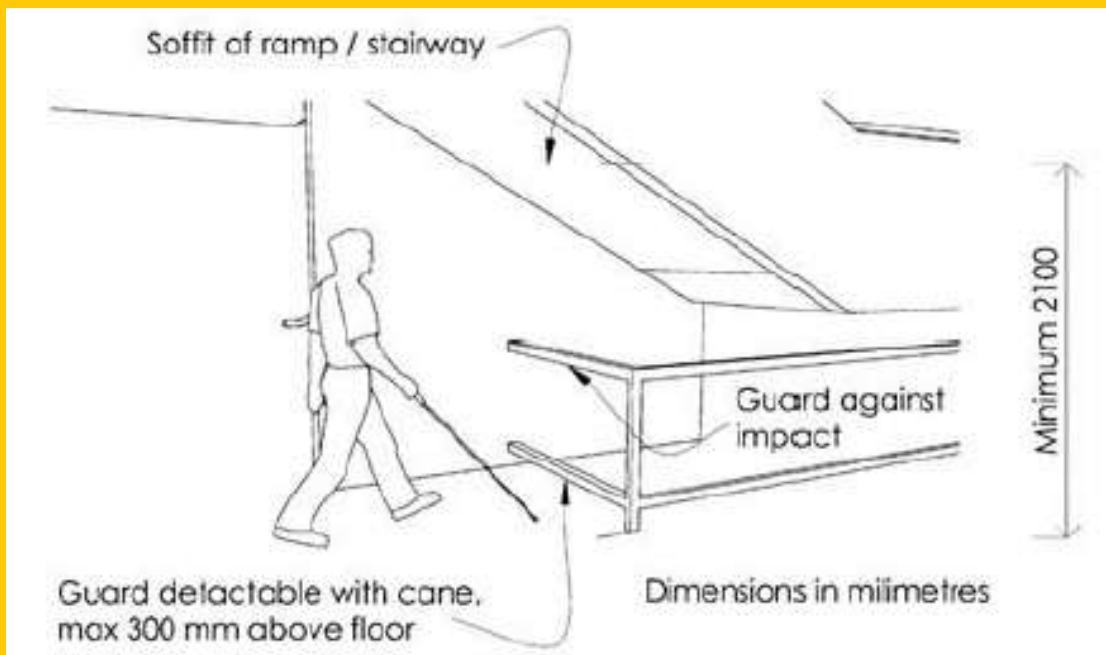
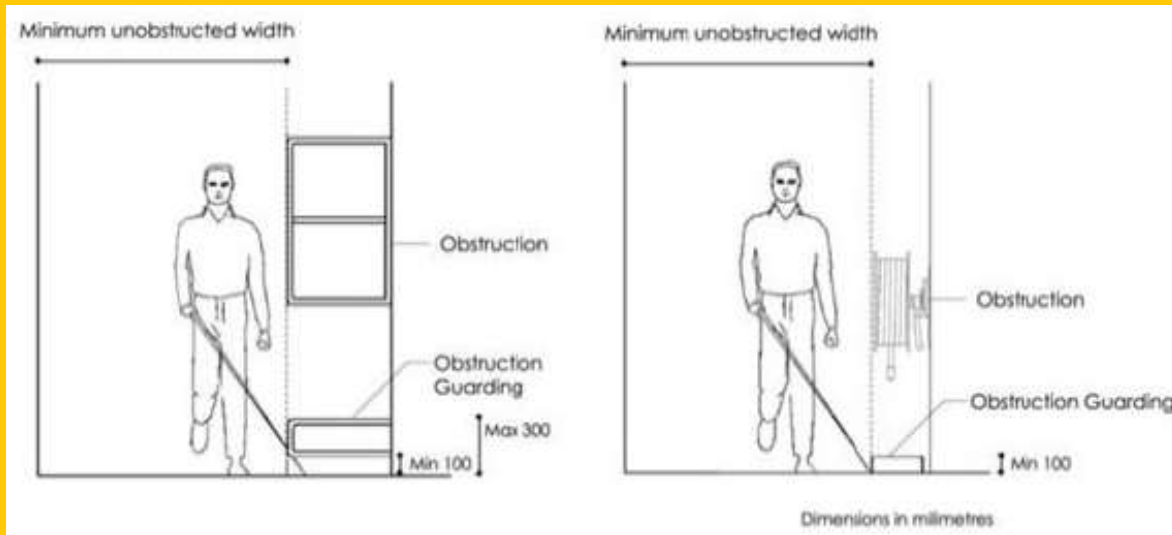
INTERNAL ENVIRONMENTS

Corridors & Passageways

- projections into corridors need to be guarded and will not reduce minimum unobstructive width
- areas below stairs, ramps & escalators will be enclosed where the head height is <2100mm

see the next slide

INTERNAL ENVIRONMENTS



**what goes up must also come down,
safely**

Vertical Travel

**let's get everyone to new
heights**

VERTICAL TRAVEL

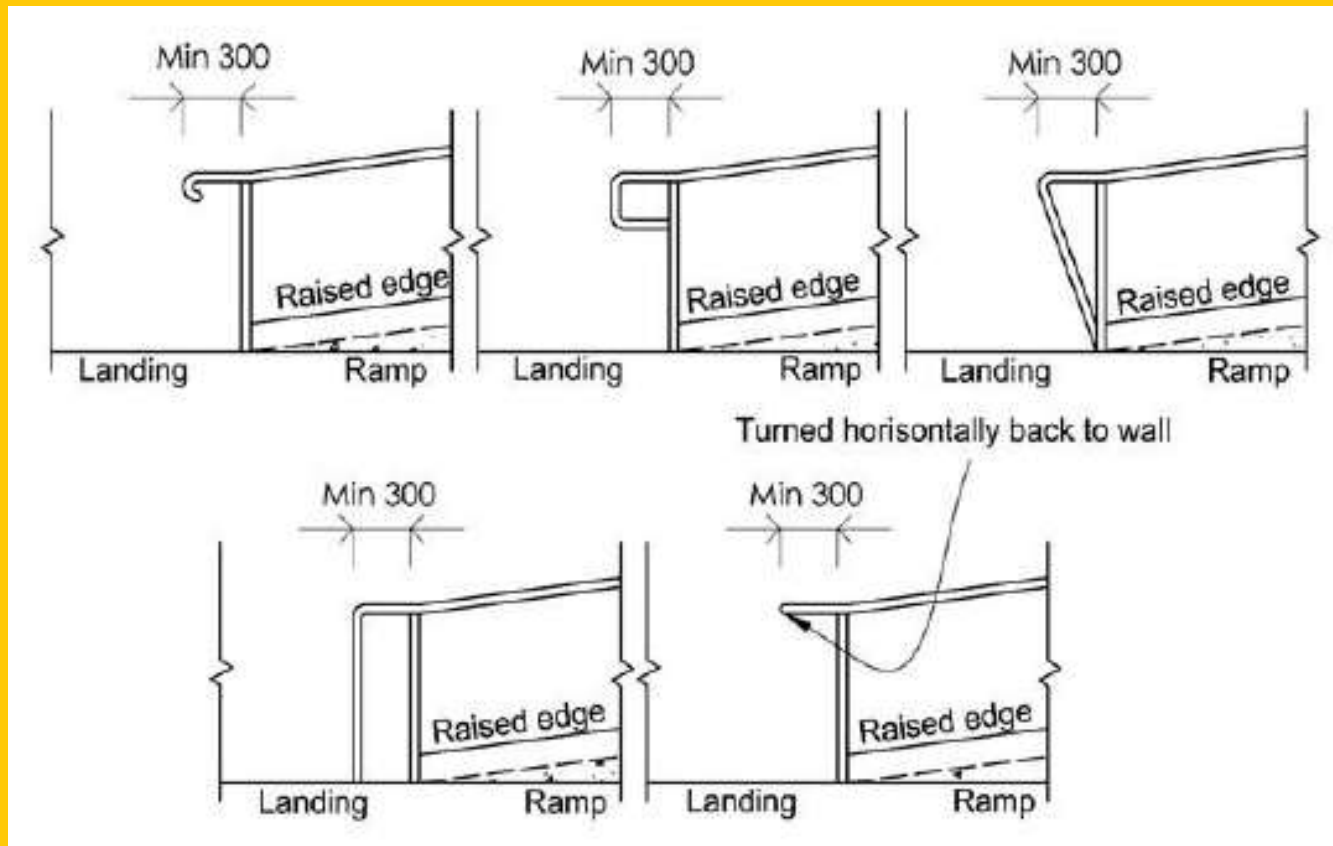
Ramps

- the new maximum gradient -
 - 1:15 with a max vertical rise of 665mm with landings every 10m
 - 1:20 with a max vertical rise of 750mm with landings every 15m
- handrail required on both sides of the ramp or a central handrail where the width is >2400mm at intervals <2400mm
- handrails need to terminate in an accessible, friendly manner and not protrude into the accessible route

see the next

slide

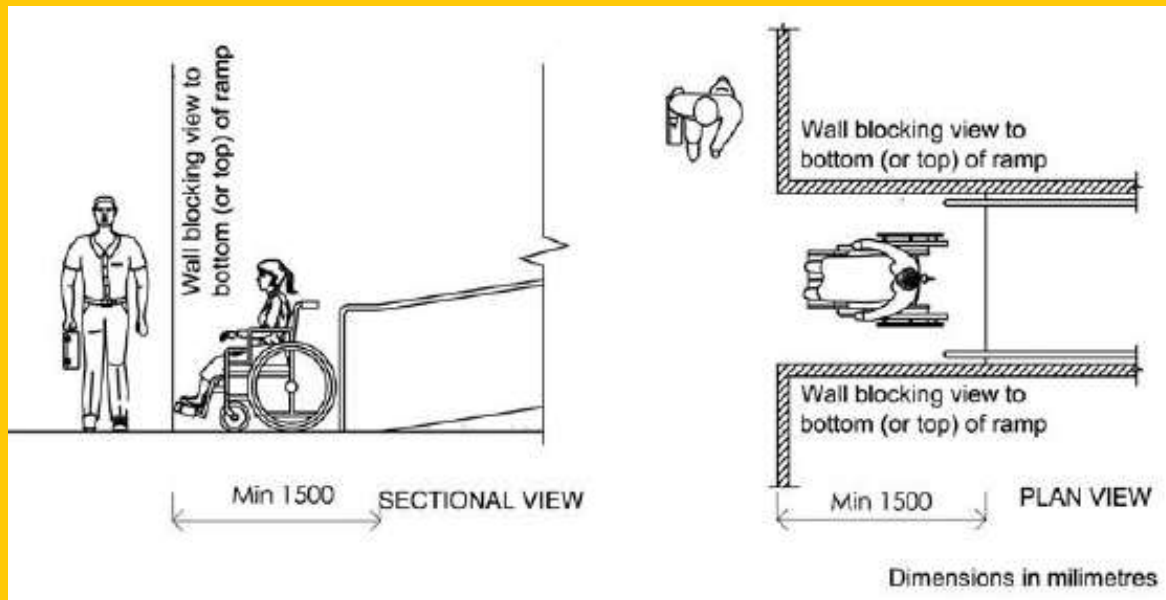
VERTICAL TRAVEL



VERTICAL TRAVEL

Ramps

- ramps running in one direction need to be staggered
- ramps need minimum 1500mm landing where the ramp is visually hidden from paths of travel



VERTICAL TRAVEL

Stairways

Crosslinks Part M & Part T

- risers & treads -
 - riser maximum 170mm
 - treads minimum 300mm
- maximum height between landings - 1700mm
- no winders or spiral stairways allowed in accessible routes in public areas
- no single steps are allowed in accessible routes
- tactile guidance surface indicators (TGSI)
need to be allowed for

VERTICAL TRAVEL

Stairways

- nosings of stairways need to be visually contrasting, slip resistant & 40mm x 40mm

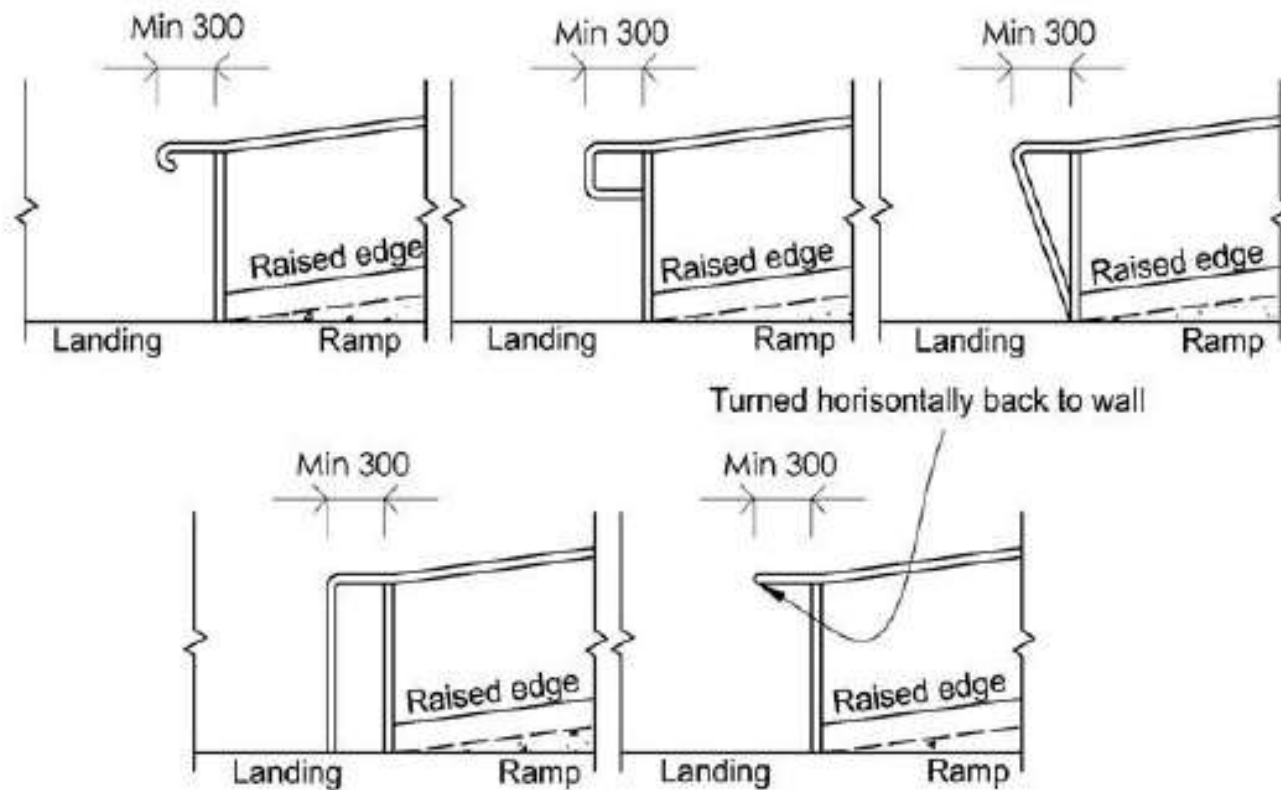
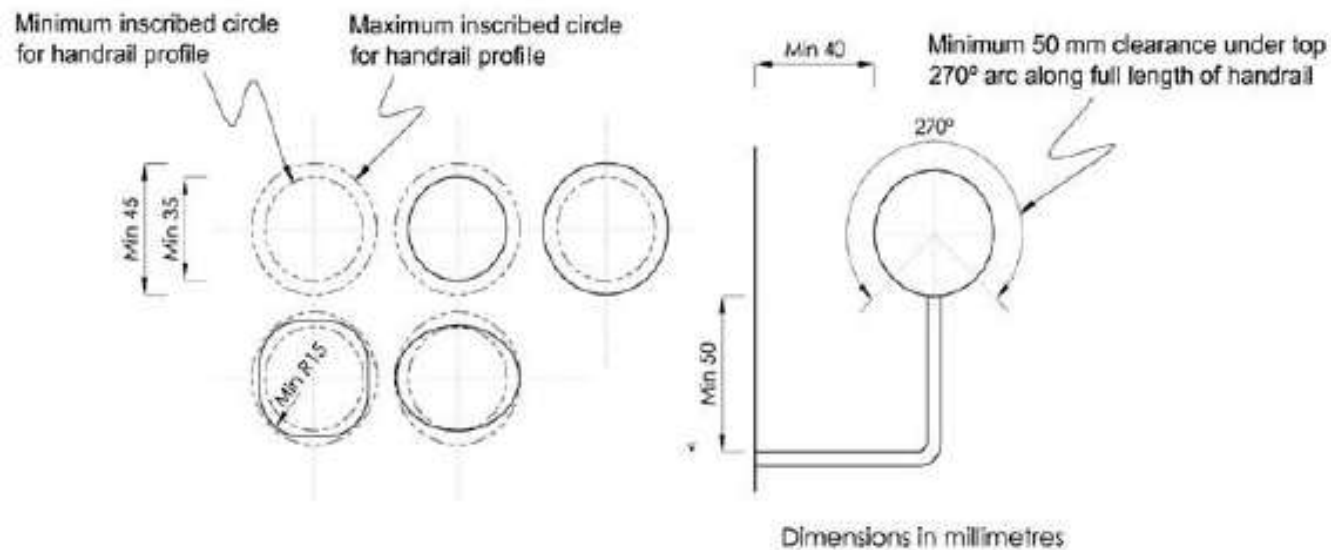


VERTICAL TRAVEL

Handrails

Crosslinks Part B, Part D & Part M

- handrail cross-section $35\text{mm} < x < 45\text{mm } \emptyset$
- odd cross-sections to fit within the above diameters with minimum corner radii of $>15\text{mm}$
- handrail to provide minimum 40mm obstructed space between the rail and the wall
- top 270° arc of the handrail should be unobstructed along its length
- minimum 50mm clearance below the 270° arc along its length



VERTICAL TRAVEL

Handrails

- handrails will be continuous along flights except where they intercepts with doorways & paths of travel
- handrails will extend 300mm past the top & bottom and return to the supporting structure or turned down
- height of the handrail from the nosing will be consistent and between $900\text{ mm} < x < 1000\text{ mm}$

VERTICAL TRAVEL

Lifts / Elevators

- more than 2 storeys require a passenger lift
- accessible platforms/hoists and wheelchair lifts are limited to between two storeys
- wheelchair stair lifts are restricted to a level change of no more than 3000mm



VERTICAL TRAVEL

Lifts / Elevators

- passenger lift minimum internal dimensions
 - 1100mm (w) x 1400mm (d)
- doorways minimum unobstructive opening 800mm
- handrails the length of the lift will be provided
- back mirror will be provided to allow wheelchair users to back out of lifts narrower than 1500mm
- 1500mm x 1500mm clear maneuver space in front of a lift shall be provided
- audible & visual cues of travel will be provided
- control panels need to be illuminated and provided with contrasting raised buttons and braille lettering

**excuse me, where are your
facilities?**

Facilities

**you know that
feeling...**

Facilities

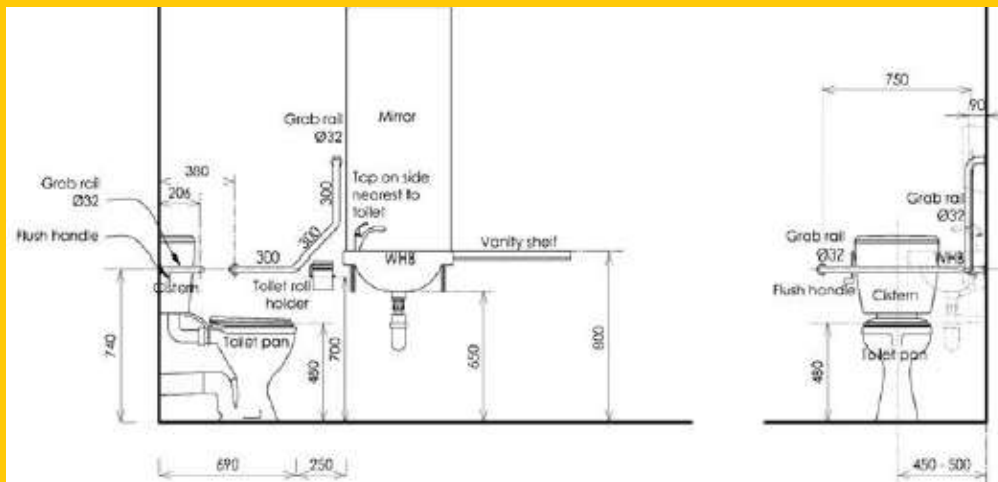
General

- the first ablution provided in any building shall be a unisex wheelchair accessible toilet that can be used by all
- a dado panic strip connected to an audible & visible alarm installed at skirting level shall be provided
- accessible ablutions shall not be further than ablutions for persons without disabilities, with a travel distance of not more than 45m or 25m when vertical and horizontal travel is combined
- hot water temperatures will be limited to 42°C except in kitchens & laundries

Facilities

Wheelchair Accessible Toilet

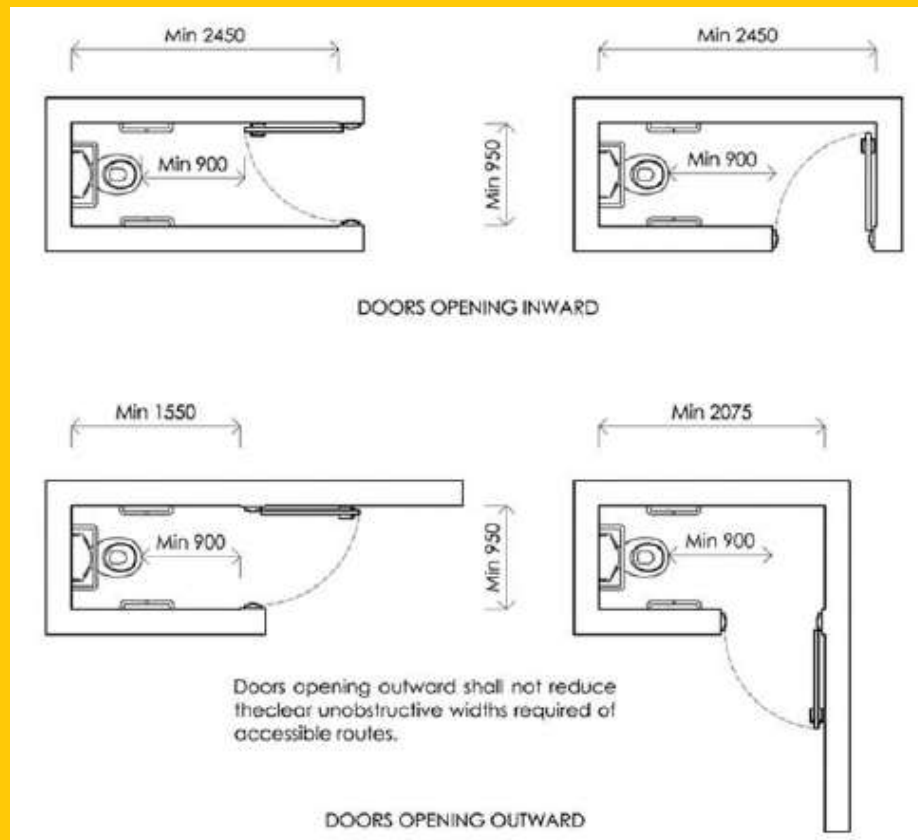
- the first ablution provided will be a right-hand transfer toilet, while the 2nd will be a left-hand transfer toilet
- new minimum ablution dimensions are 1850mm x 2250mm
 - alterations & renovations previously approved dimensions will apply
- installation dimensions need to be strictly adhered to



Facilities

Ambulant Accessible Toilet

- toilet cubicles with side grab rails installed



**special requirements for children need to be considered*

Facilities

Shower Cubicle

- wheelchair users must be able to roll into the cubicle with no change in level
- shower gradient 1:50, area surrounding shower 1:80
- wet shower area minimum 900mm x 1300mm & the transfer area minimum 900mm x 1300mm
- a detachable handheld showerhead will be provided with a minimum 1200mm hose length and adjustable showerhead holder
- support grab rails need to be installed

Facilities

Bathrooms

- accessible bathroom per 25 private bedrooms in H1 & H2
- where private facilities are not provided at least 1 bathroom per 25 bedrooms per floor needs to be provided
- in H5 at least 1 accessible bathroom shall be provided
- bathroom should have a minimum 1500mm x 1500mm unoccupied space next to the bath must be provided as a transfer space

Facilities

Bedrooms

- minimum 1200mm free space on at least one long end of a bed
- minimum 1200mm free space at the end of a bed
- minimum 300mm free space beneath the bed base
- bed height including mattress between 480mm - 550mm from FFL
- fixed bench height for luggage between 450mm - 650mm from FFL

Facilities

Controls, Switches & Power Points

- recommended height for switches and controls 1000mm from FFL
- power sockets will be installed minimum 450mm away from corners
- power sockets will be installed 500mm above FFL or 150mm above worktops

Facilities

Auditoriums, Grandstands & Halls

- minimum wheelchair accessible space 900mm x 1 400mm
- 1 space per 50 seats
- 2 spaces up to 400 seats
- 3 spaces or the greater of 0.5% of seats more than 400
- spaces need to be distributed evenly

**excuse me, where are your
facilities?**

Wayfinding

**yeah, it worked for this one
too**

Wayfinding

General

- International Symbol of Access shall be incorporated into signage indicating;
 - parking spaces
 - accessible toilets
 - platform/stair lifts
 - building entrance
 - accessible routes



Wayfinding

Information Signs

- signs to be in both visual and tactile form
- tactile information shall be at a height between $900\text{mm} < x < 1200\text{mm}$ above FFL
- signage for persons with impaired vision must be installed between $1400\text{mm} < x < 1700\text{mm}$ above FFL
- signs suspended from the ceiling shall not be less than 2100mm from FFL/driveway

Wayfinding

Tactile & Braille Signs & Symbols

- tactile signs will be of a sans serif typeface or symbol
- raised contours with depth of $1.25\text{mm} \pm 0.25\text{mm}$ and a stroke of $1.75\text{mm} \pm 0.25\text{mm}$ with edges slightly rounded
- braille will be indicated with a marker on the left-handed edge of the sign

Wayfinding

Tactile Ground Surface Indicators (TGSI)

- TGSI is installed to assist blind and visually impaired persons where insufficient alternative or natural tactile cues exist
- TGSI installations should be limited as overuse causes discomfort for people with ambulant disabilities



**and what about the other
senses?**

Visibility & Audibility

**this just makes
sense(s)**

Visibility & Audibility

Colour Contrast

- contrasting colours will be used to assist with orientation with a Light Reflectance Value difference >30 points (obvious difference)
 - walls, doors, floors, ceilings
 - handrails, switches, controls & glazing manifestations
- contrasting colours will be used to identify potential hazards with a Light Reflectance Value difference >60 points (high difference)
 - stair nosings
 - visual signage & symbols

Visibility & Audibility

Colour Contrast

- different colours shall be used to identify doors, different storeys or departments in aid of persons with impaired cognitive abilities

Visibility & Audibility

Lighting

Crosslinks Part O

- motion-activated lighting shall be provided in accessible routes
- lighting should not cause confusing shadows, pools of darkness or over-brightness

Visibility & Audibility

Warning Signals

- all emergency warning signals shall be both audible & visual
- emergency warning signals to be installed in ablutions & lifts
- audible alarms shall have audible output between $85\text{dB} < x < 95\text{dB}$
- vocal messages shall be short, concise & easily assimilated

**and then there's the detailed
annexures**

Annexures

let's dive deeper

Annexures

Annexure A

- ergonomics and other considerations for more specific disabilities

Annexure B

- application of TGIS in various situations + the use of colours and luminance contrast

and that is the new

in an accessible nutshell

No difficult questions...please