

Area	Comment	Recommendation	Criteria: ADM –	Criteria: BS 8300:2001 Amended	Criteria: Best Practice	Design Team Comments	Project Managers Comments
<p>1.26 Accommodation stairs – under stairs guarding</p>	<p>The area below the soffit at first floor level will require guarding as shown on the sections.</p>	<p>It is recommended that the guarding is a minimum of 900mm from FFL. An architectural planting feature could also be considered for this.</p>	<p><i>Provisions</i></p> <p><i>3.51 Internal stairs will satisfy Requirement M1 or M2 if;</i></p> <p><i>e. the area beneath a stair where the soffit is less than 2.1m above floor level is protected as described in 1.39(b).</i></p> <p><i>1.39 b. areas below stairs or ramps where the soffit is less than 2.1m above ground level are protected by guarding and low level cane detection, or a permanent barrier giving the same degree of protection.</i></p>	<p>BS 8300: 2001</p> <p>5.7.3. Free Standing stairs and ramps</p> <p><i>Where possible, areas below stairs or ramps should be enclosed where the soffit is less than 2.1m from floor level.</i></p> <p><i>If at any point where the clear height is less than 2.1m and the area below the soffit is not enclosed, the risk of people colliding with the underside of a ramp or stair should be limited by providing;</i></p> <p><i>a. a protective guardrail and low level cane detection; or</i></p> <p><i>b. permanent raised flower beds or tubs which extend at least 900mm above ground level.</i></p>	<p>'Building Sight' by the RNIB does also recommend guarding.</p>		
Client Responses							
Action to be taken							