



Access audit report for IIM building



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*This access audit was carried
out using the Harmonised
Guidelines and Space standards
for Barrier Free Environment for
Persons with Disabilities
(released on 23rd March 2016)
provided by Ministry of Urban
Development, Govt of India*



ACCESS AUDIT Report

Building Name: Indukaka Ipcowala Institute of Management

Date of Audit: 25-07-2021

Audit done by:

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Executive Summary

The growth and development of physical infrastructure provides an abundance of opportunities and experiences for many people, free of limitations imposed of the built environment. The built environment, however, imposes numerous obstacles for Persons with Disabilities (PWDs) that limit their ability to move about freely and safely without concern. Many buildings and areas would require redesigning and retrofitting to ensure a barrier free environment for persons with disability and the elderly.

An access audit rates an existing building against given criteria for usability and accessibility. The Department of Empowerment of Persons with Disabilities (DEPWD) has launched Accessible India Campaign (Sugamya Bharat Abhiyan) as a nation-wide Campaign for achieving universal accessibility for Persons with Disabilities (PwDs). In line with this campaign, we have conducted access auditing of the built Environment of the ARIP for Persons with Disability and Elderly Persons.

Key findings

- Non availability of accessible or designated parking space for PWDs
- Front entrance door has high resistance for opening
- Non availability of lift in the building
- Emergency exits is not clearly marked with directional arrow signs
- Water taps are not accessible for persons using wheel chair and cannot be easily manoeuvred by a person with poor hand function
- Toilet facility for PWDs is unavailable
- Direction signages indicating the location of accessible facilities such as toilet or water are non-existent
- The Building does not have canteen area

Recommendations

- To modify front entrance by making a provision for ramp
- To improve accessibility of water for PWDs
- To restructure existing ramp for facilitating the manoeuvrability of self-propelled wheel chair users
- To consider installing automatic door at the front entrance to ease the existing barriers in using front door such as high resistance in opening door, forceful closure due to strong wind and other reasons.
- To designate parking space for PWDs located closer to entrance
- To provide an elevator for the ease
- To provide proper toileting facilities especially for PWDs.
- To have an arrangement for canteen in the building

A comprehensive audit checklist attached with this report would provide the detailed version of findings of this audit.

1. MAIN ENTRANCE	YES	NO	NOT APPLICABLE	REMARKS
▪ Is the main entrance of the building accessible?	✓			
▪ Are there any steps at the entrance?	✓			
▪ Do the steps have a handrail?	✓			
▪ Are there handrails on both the sides?	✓			
▪ Is there a ramp?	✓			
▪ Does the ramp have a railing?	✓			
▪ Are there handrails on both the sides?	✓			
▪ Is the clear door width at least 1000 mm?	✓			2200mm
▪ Can the entrance door be operated independently?	✓			Only till mid-way
▪ Is the height of the door handle between 800 mm and 1000 mm?	✓			1100mm
▪ Does the accessible entrance permit access to an elevator?			✓	
▪ Is the accessible entrance clearly identifiable?	✓			
▪ Is the landing surface non-slippery?	✓			

2. RAMPS	YES	NO	NOT APPLICABLE	REMARKS
▪ Is there a ramp next to the stairs?	✓			
▪ Is the location of the ramp clearly identifiable?	✓			
▪ Is the ramp gradient no steeper than 1:12?				1:1.74
▪ Is there a landing of at least 1500 mm x 1500mm, at 9m intervals provided?			✓	
▪ Is there a landing at every change in direction?			✓	
▪ Is there landing at the top and bottom of every ramp?	✓			
▪ Is the minimum width of the ramp 1500 mm?	✓			
▪ Are there continuous handrails, on both sides , at a height between 760 mm – 900 mm?		✓		
▪ Is the surface of the ramp non-slip?	✓			Grating present
▪ Is there an edge protection on both sides of the ramp?		✓		

3. PARKING	YES	NO	NOT APPLICABLE	REMARKS
▪ Are there accessible parking facilities?		✓		
▪ Is the number of accessible parking spaces sufficient?			✓	
▪ Are the designated spaces wide enough 3600mm x 5m?			✓	
▪ Are accessible parking spaces marked by the international symbol of accessibility?			✓	
▪ Accessible parking spaces are not misused or used by non-disabled people?			✓	
▪ If the drop-off area has a kerb, is there a kerb ramp leading to the pathway?			✓	

- | | |
|--|---|
| ▪ Is the drop-off area marked by signage? | ✓ |
| ▪ Is there an accessible path of travel from the drop-off area to the main entrance? | ✓ |

4. RECEPTION &

INFORMATION COUNTERS

	YES	NO	NOT APPLICABLE	REMARKS
▪ Are the counters easily indefinable?	✓			
▪ Is the counter at two height?		✓		
▪ Is a part of the counter lowered to accessible height of 800 mm?		✓		1000mm
▪ Is a loop induction unit installed at the counter?		✓		
▪ Are there tactile pictographic maps of the building near the counter?		✓		
▪ Is the counter well illuminated?		✓		

5. DOORS

	YES	NO	NOT APPLICABLE	REMARKS
▪ Are there any automatic doors at the entrance?		✓		
▪ Can the doors be operated without much effort?	✓			But till half way
▪ Do automatic doors have sufficient long opening intervals?			✓	
▪ Are push buttons for automatic doors located at a maximum height of 1m?			✓	
▪ Is there sufficient space beside the latch side of the doors (450-600mm)?	✓			
▪ Are accessible door placed adjacent to the revolving doors and turnstiles?			✓	

▪ Are glazed doors marked with a colour band at eye level?	✓	
▪ For double leaf doors, is the width of one of the leaves at least 1m?	✓	1030mm
▪ Do doors fitted with spring closers have an extra pull handle?	✓	
▪ Is manual door accessories/ hardware (handle,lock pull etc.)lower than 800mm?	✓	1060mm

6. CORRIDORS

YES NO NOT APPLICABLE REMARKS

▪ Is the minimum unobstructed width of corridors at least 1500 mm?	✓		3040mm
▪ Does the corridors width allow manoeuvring through doors located along its length?	✓		
▪ Are differences in level, bridged with by ramps or lifts?	✓		
▪ Can a sightless person with a cane detect all protruding objects with in the corridor?	✓		
▪ Are all over hanging obstructions mounted above a minimum height of 2200mm?	✓		Between 1070mm-1840mm
▪ Can a person with low vision, identify all obstacles in the corridor?	✓		

7. LIFTS	YES	NO	NOT APPLICABLE	REMARKS
		✓		
▪ Is there an accessible path leading to the elevator?				
▪ Is the clear door opening width 1m or more?			✓	
▪ Are the minimum internal dimensions of the elevator 1500 mm x1500 mm minimum or having 13 persons capacity?			✓	
▪ Is the height of the call button (outside the lift) between 800 mm – 1m, from the floor level?			✓	
▪ Is the control panel placed at a height between 800 mm – 1m, from the floor level?			✓	
▪ Is there an audio and video system installed in the lift indicating arrival at a floor?			✓	
▪ Are there Braille/raised numbers on the control panel?			✓	
▪ Is the elevator provided with a handrail on the three sides?			✓	
▪ Are the handrails mounted at a height between 800 mm and 1m?			✓	
▪ Is the elevator door easy to identify?			✓	
▪ Is the emergency intercom provided inside the elevator?			✓	
▪ Are there tactile or Braille instructions for the communication system?			✓	
▪ Is the emergency intercom usable without the voice communication?			✓	
▪ Is the door opening/closing interval long enough?			✓	
▪ Is the finish of the elevator floor skid-resistant?			✓	

8. STAIRS	YES	NO	NOT APPLICABLE	REMARKS
	✓			2056mm
▪ Is the minimum width of the stairs 1200mm?				
▪ Are there continuous handrails, on both sides, at a height between 760mm-900mm?		✓		1010mm
▪ Is the handrails installed in the centre of the stair width, which is more than 3m wide?			✓	
▪ Is the landing length not less than 1200mm?	✓			250mm
▪ Are the step edges of a different colour or texture easily identifiable by low-vision & vision impaired persons?		✓		
▪ Are there warning blocks installed at the beginning and end of all flights?		✓		
▪ Is the location of emergency (fire escape) stairs clearly identifiable?		✓		
▪ Does the height of the risers is 150 mm maximum & tread 300 mm minimum?	✓			Riser=220mm Tread=360mm
▪ Do treads have a non-slip surface?	✓			
▪ Are the risers having open gaps in the steps?		✓		

9. HANDRAILS(at entrance)	YES	NO	NOT APPLICABLE	REMARKS
<ul style="list-style-type: none"> ▪ Are handrails mounted at a height between 760mm – 900 mm? 		✓		1010mm
<ul style="list-style-type: none"> ▪ Are handrails easy to grip? 	✓			
<ul style="list-style-type: none"> ▪ Are handrails securely attached? 	✓			
<ul style="list-style-type: none"> ▪ Do handrails extend horizontally 300 mm at the top and bottom of every staircase or ramp? 	✓			Top=1200mm Bottom-No
<ul style="list-style-type: none"> ▪ Are the ending of the handrails grouted in the ground or turn downward? 	✓			
<ul style="list-style-type: none"> ▪ Is the space between the handrails and the wall no less than 50mm? 		✓		
<ul style="list-style-type: none"> ▪ Are the handrails painted in contrast colours to be easily indefinable? 	✓			
<ul style="list-style-type: none"> ▪ Are there tactile strip/ Braille plates identifications on the handrails for emergency stairs & floor levels? 		✓		

9. HANDRAILS(inside building)	YES	NO	NOT APPLICABLE	REMARKS
<ul style="list-style-type: none"> ▪ Are handrails mounted at a height between 760mm – 900 mm? 		✓		
<ul style="list-style-type: none"> ▪ Are handrails easy to grip? 	✓			
<ul style="list-style-type: none"> ▪ Are handrails securely attached? 	✓			
<ul style="list-style-type: none"> ▪ Do handrails extend horizontally 300 mm at the top and bottom of every staircase 	✓			Bottom-No

or ramp?

- | | | | |
|---|---|--|-------|
| ▪ Are the ending of the handrails grouted in the ground or turn downward? | ✓ | | |
| ▪ Is the space between the handrails and the wall no less than 50mm? | ✓ | | 600mm |
| ▪ Are the handrails painted in contrast colours to be easily indefinable? | ✓ | | |
| ▪ Are there tactile strip/ Braille plates identifications on the handrails for emergency stairs & floor levels? | ✓ | | |

10. TOILETS

YES NO NOT APPLICABLE REMARKS

- | 10. TOILETS | YES | NO | NOT APPLICABLE | REMARKS |
|--|-----|----|----------------|--------------|
| ▪ Are there accessible toilets for Persons with Disabilities? | | ✓ | | |
| ▪ Are the toilets easily identifiable? | ✓ | | | 1.90m x 1.80 |
| ▪ Is there sufficient space of 2m x 2.2m inside the toilets to manoeuvre a wheelchair? | | ✓ | | |
| ▪ Are water closet (WC) and bidets mounted at a height between 450mm – 480mm? | | ✓ | | 480mm |
| ▪ Is the space between the WC and the closest adjacent wall, fitted with a grab bar is between 450 mm – 500mm? | | | ✓ | |
| ▪ Is the accessible washbasin mounted at a height between 750mm – 850mm? | | ✓ | | 1000mm |
| ▪ Is the lower edge of the mirror positioned at a height not exceeding 1m? | | ✓ | | 1130mm |
| ▪ Are the accessible showers provided with a folding seat? | | | ✓ | |

- Are the grab bars installed near WC and showers at a height between 750 – 850 mm? ✓
- Do grab bars have a diameter of 38 mm? ✓
- Do wall mounted grab bars have knuckle space 50 mm? ✓
- Are grab bar non slippery? ✓
- Can the grab bars withstand the load of 200kg minimum? ✓
- Are faucets easy to grip and operate with one hand? ✓
- Are shower fixtures with at least 1500 mm long hoses? ✓
- Are hot water pipes insulated or covered? ✓
- Is the toilet equipped with an emergency alarm system? ✓
- Can doors be locked from inside and releasable from outside under emergency situations? ✓

- Are flushing arrangements, dispensers and toilet paper mounted between 300mm and 800mm? ✓ 930mm
- Are flushing equipments easy to operate? ✓
- Is the floor material skid proof, well drained and waterproof? ✓
- Do pivoted doors open outwards? ✓

11. CANTEEN**YES NO NOT APPLICABLE REMARKS**

- Is the eating outlet accessible for PwD's? ✓
- Is there a circulation path of at least 900 mm wide to allow a wheelchair user to move around? ✓

the eating outlet?

- Are the cash and service counter height below 800mm? ✓
- Is the table accessible with a height of 750mm to 850mm and knee space of 750mm wide and 480mm deep? ✓
- Do the table with fixed stools have accessible spaces for wheelchairs? ✓

12. DRINKING WATER

YES NO NOT APPLICABLE REMARKS

- | | YES | NO | NOT APPLICABLE | REMARKS |
|--|-----|----|----------------|------------|
| ▪ Is the Water tap accessible? | ✓ | | | |
| ▪ Can it be easily manoeuvred by a person with poor hand function? | | ✓ | | |
| ▪ Is the area dry? | | ✓ | | Not always |
| ▪ Are glasses provided? | | ✓ | | |

13. SIGNAGES

YES NO NOT APPLICABLE REMARKS

- | | YES | NO | NOT APPLICABLE | REMARKS |
|--|-----|----|----------------|--|
| ▪ Are accessible spaces identified by the international symbol of accessibility? | | ✓ | | |
| ▪ Are there directional signs indicating the location of accessible facilities? | | ✓ | | |
| ▪ Are maps, information panels and wall-mounted signs placed at a height between 900mm and 1800mm? | | ✓ | | Sign board of different rooms with description
lowest-900mm |
| ▪ Are signs clear, simple and | ✓ | | | Sign board of |

easy to read?			different rooms with description
▪ Is the colour of signs clearly distinguishable?	✓		Sign board of different rooms with description
▪ Is the surface of the sign processed so as to prevent glare?	✓		Sign board of different rooms with description
▪ Is the sign supplement by a text in embossed letters or in Braille available next to information signs?	✓		
▪ Is the lettering size proportional to the reading distance?	✓		

14. EMERGENCY EXITS	YES	NO	NOT APPLICABLE	REMARKS
▪ Are emergency exits clearly marked with directional arrow signs?		✓		Route of entry & exit is same

15. PUBLIC TELEPHONES	YES	NO	NOT APPLICABLE	REMARKS
▪ Are there public telephones accessible to wheel chair users?			✓	
▪ Is there at least one telephone in the building equipped with a loop induction unit?			✓	
▪ Are the numerals on the telephone raised to allow identification by touch?			✓	
▪ Is there proper signage directing to the public telephone?			✓	

- | | |
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| ▪ Are the heights of the operable parts of the telephone between 800mm and 1m? | ✓ |
| ▪ Is there a clear knee space of 750mm? | ✓ |

16. RESTING FACILITIES	YES	NO	REMARKS
▪ Where there are large spaces, are resting facilities provided at 30 meters of intervals?	✓		2510mm
▪ Is there an adjoining space for a wheelchair next to benches and public seats?	✓		
▪ Are public seats with height of 450-480mm?		✓	550mm
▪ Are knee spaces at accessible tables with a height of 750mm and knee space of 750mm wide and 480mm deep?	✓		