

Future-proofing buildings with evacuation lifts

Rachel Smalley
Director of inclusive design
Jacobs



Rachel Smalley



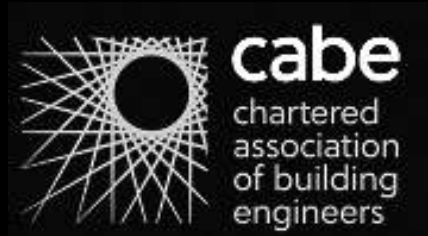
Building Regulations
Advisory Committee



National Register



Access Consultants



HOUSE OF COMMONS




Department for Levelling Up,
Housing & Communities

What is inclusive design?

Inclusive design – making **places work for people.**

“Our approach to Inclusive Design is people focused. We consider how people will feel in an environment and how we can give them the best possible experience. Inclusive Design should be seamless and invisible, people should not even know the environment has been carefully shaped to be usable, inviting and comfortable – they will simply have a better experience.”

Who?

 = specifically linked to use of/ impacted by the provision of lifts

Age

A range of age groups including older people, young people and children.



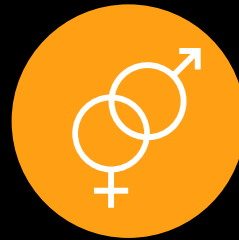
Disability*

People with a range of requirements including physical, sensory and hidden impairments, and neurodiverse conditions.



Gender

People of all genders and personal identities.



Pregnancy and maternity

People who are pregnant or have very young children.




Faith and cultural background

People with a range of faith and cultural backgrounds.



***Disability:** people with ambulant mobility impairments, wheelchair users, blind and partially sighted people, people with learning disabilities, people who are deaf or have a hearing impairment, people with mental health conditions, some people with neurodiverse conditions and people with cognitive impairments.

How? 5 elements

 = specifically linked to use of/ impacted by the provision of lifts

People focused

Acknowledging the difference in how people use the built environment, providing choice.



Welcoming

Working seamlessly for users, subtly and invisibly meeting different requirements, avoiding segregation, promoting participation.



Usable

Creating quality environments people can enter, use and exit, safely and comfortably.



Relevant

Celebrating diversity and difference. Ensuring end users feel acknowledged and accommodated.

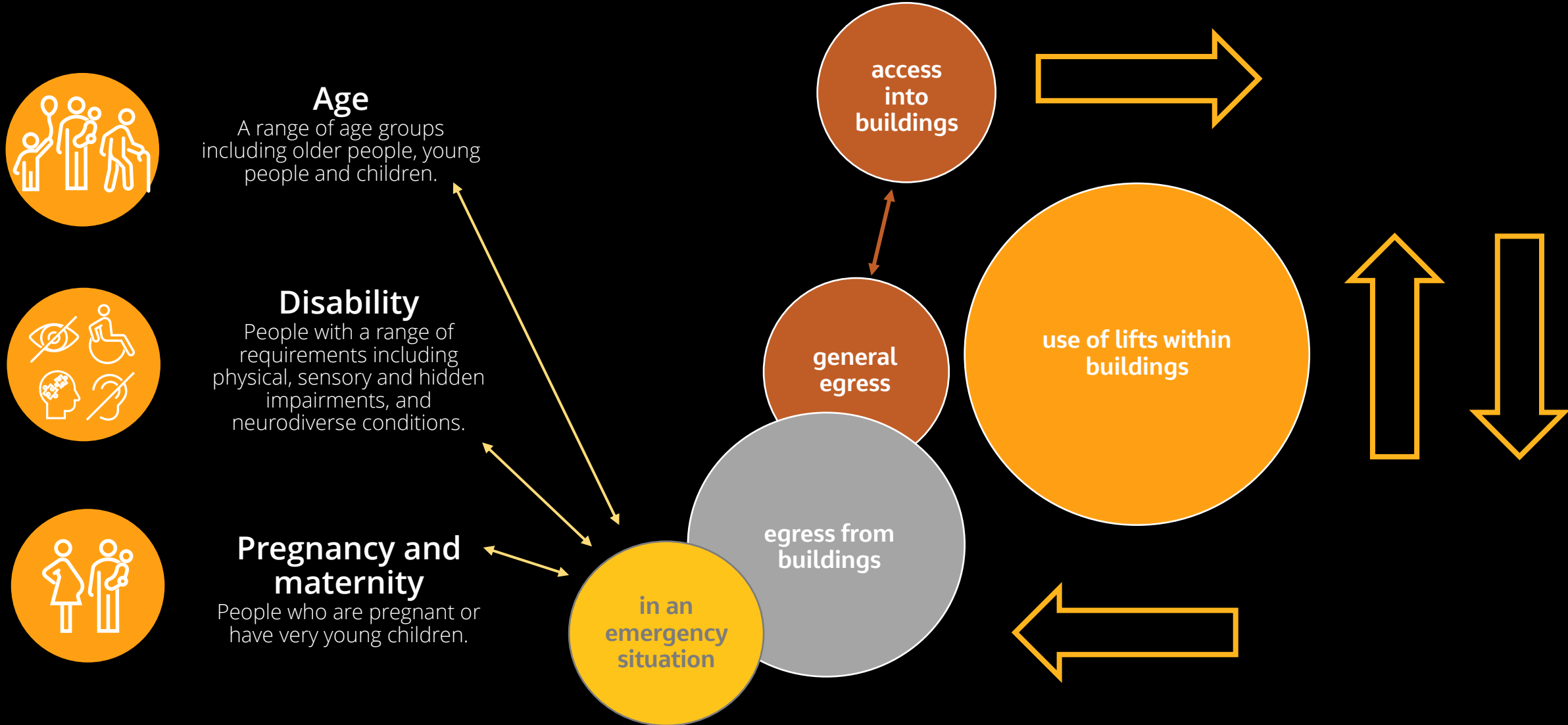


Future proofed

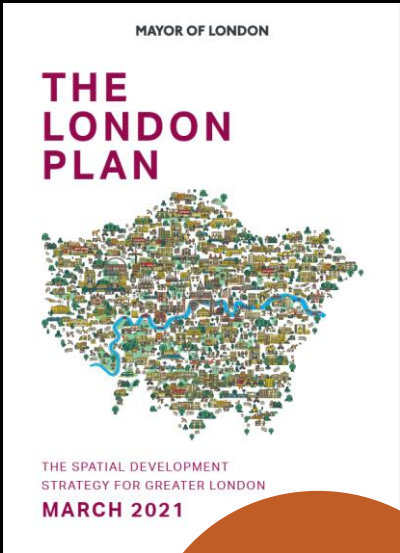
Designing to meet and exceed the expectations and requirements of current and future populations.



Use of lifts



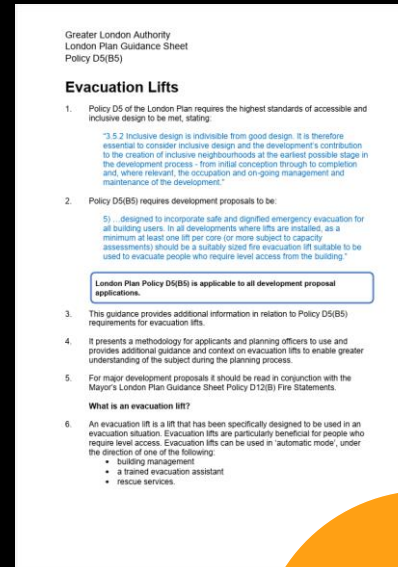
Policy/ regulatory landscape



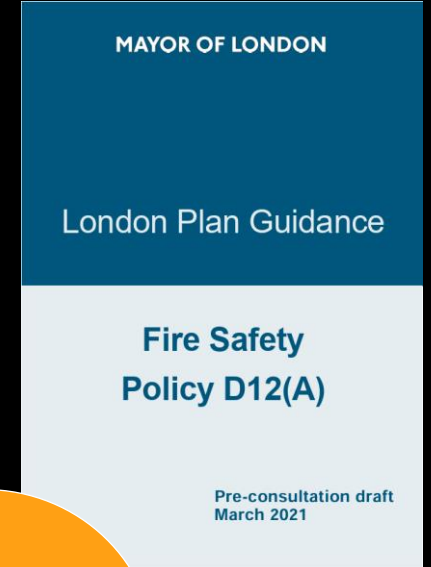
Scope=
'development
proposals'

Policy D5 Inclusive design

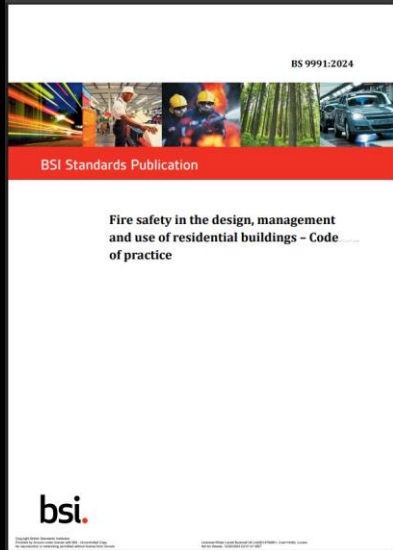
- A Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.
- B Development proposal should achieve the highest standards of accessible and inclusive design. They should:
- 1) be designed taking into account London's diverse population
 - 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
 - 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
 - 4) be able to be entered, used and exited safely, easily and with dignity for all
 - 5) be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- C Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.



Pre-
consultation
drafts



Policy/ regulatory landscape



"This is a full revision of the document, and introduces the following principal changes:

- Updating of recommendations relating to lifts, including expanded recommendations for evacuation lifts;"

Whilst simultaneous evacuation (see [BS 4422:2024, 3.83](#)) is normally not necessary, there are likely to be some occasions where conditions are such that the fire and rescue service decides to evacuate the building. In these situations, the occupants of the building will need to use the common stair or evacuation lift, sometimes whilst firefighting is in progress. As such, the measures in this British Standard for the protection of common stairs and evacuation lift lobbies are designed such that they can remain available for use over an extended period.

7.4.3 Lift access

The route from any dwelling to all evacuation lifts should be step-free. There should be no changes in level along the route unless a suitable ramp is provided in accordance with [BS 8300-2](#).

7.4 Provision, design and operation of lifts used for evacuation

NOTE 1 This subclause makes extensive reference to BS EN 81-76. At the time of publication of this edition of BS 9991, the final draft FprEN 81-76 is being prepared after addressing comments on prEN 81-76 made at its public consultation. When BS EN 81-76 is published, it is expected that users of BS 9991 will adopt its requirements for evacuation lifts.

NOTE 2 [BS 8899](#) gives recommendations and guidance for the improvement and maintenance of firefighting and evacuation provisions in existing lifts.

7.4.1 General

Buildings that are provided with passenger lift access to an upper or lower level should also be provided with a means of using lifts for escape.

NOTE 1 Lifts may be used for both access and escape, or be separate lifts with different functions subject to the requirements of the designer.

Any lift provided for means of escape should be designed and programmed to function as an evacuation lift in accordance with [7.4.2](#) (see also [7.4.5](#)).

At least one evacuation lift should be provided for each escape stairway, or more if required by capacity assessment (see Note 2). Where escape stairways are provided in more than one location, there should be at least one evacuation lift per escape stairway in each location, or more if required by capacity assessment.

NOTE 2 It is not acceptable to provide two lifts in a single location to meet the provision of one lift per stair where the stairs are provided in separate locations.

NOTE 3 When published, BS EN 81-76⁽²⁾ is expected to include guidance on the context of and parameters needed for capacity assessment.

For buildings with a storey at 50 m or more above ground level and designed with a stay put strategy, every lift should be designed as a firefighters lift programmed to function as an evacuation lift, until the lift is recalled using the firefighters lift switch (see also [7.4.5](#)).

Policy/ regulatory landscape



Why?

Future proofed

Designing to meet and exceed the expectations and requirements of current and future populations.



**People
focused**



Welcoming



Relevant



Usable

Example: office building

Someone requires level egress in an emergency situation and it is not provided- what is the result?

Sources of further information

Inclusive Design

