



12.4. Accessibility and adaptability of the building	Level		
	B	P	TP
horizontal internal circulating areas; vertical internal circulating areas (stairs and lifts); coatings for floors, walls and ceilings; doors; equipment and control devices; toilets; exits. OR Demonstrate the adaptation possibilities of the building (see additional information). OR Provide specific shared spaces (e.g. laundry, gym, guest room, playground, etc.) in the case of collective housing. In all cases, the Applicant must draw up the following elements: proof of the need for this type of shared space for future occupants; estimated management costs (upkeep and maintenance costs); propose a management/operational method (who will be responsible, who will have access, etc.). ⚙ <i>Pre-project audit and design audit: Specifications of the construction project + descriptive document + floor plans</i> ⚙ <i>Execution audit: Visual observation of the presence of specific shared spaces.</i>			

Assessment of Target 12

Level B	All points ● of column B are fulfilled
Level P	All points ● of column P are fulfilled
Level TP	All points ● of column TP are fulfilled

Additional information Target 12

Electromagnetic fields

Potential **sources for transmitting electromagnetic waves** of the project might be:

- Common machinery/lifts
- Meters and electric panels
- Heating (electric radiant floor and ceiling heating, etc.)
- Specific power supply for the building (transformer, etc.)
- Power supply risers
- Fluorescent lights
- Wireless intelligent home systems
- etc.

Meters and electric panels are powerful emitters of electromagnetic fields. Therefore, their location away from the busiest areas should be preferred.



In order to **reduce the electromagnetic field of the project** the Applicant has some flexibility in the choice of equipment and construction systems to reduce their electromagnetic impact, such as:

- use shielded cables in the bedrooms and living room which can eliminate the electric field or twisted shielded cables (with double shielding) to reduce magnetic fields;

- if shielded electrical wiring is not possible, **shielded sheaths for cable runs should be preferred;**

- do not install sockets intended for internet connection in walls next to sleeping areas within a given residence or an adjoining residence: modems are powerful emitters of electromagnetic fields. Therefore, their location away from the busiest areas should be preferred.

- it is preferable to position power supply risers away from rooms with prolonged or sensitive occupation;

- in cases of the installation of radiant electric floor heaters, systems with two-wire cabling are preferable. A two-wire cable consists of two conductors carrying a current of the same strength, but in opposite directions. The magnetic fields of the two conductors cancel each other out.

Issues to be dealt with in the safety notice:

- rapid and safe evacuation of residents (alarms, evacuation plans, marked corridors sufficient in number and width that are easily manoeuvrable, security lighting, fire resistance, smoke extraction);

- limiting causes of incidents (heating means, cooking appliances, inspection of technical installations);

- limiting propagation of incidents (distance from third parties, isolating risk areas, interior partitions, fire behaviour of materials, smoke extraction);

- measures to aid emergency intervention (roads suited for emergency vehicles, accessible façades, smoke extraction, fire extinguishers, detection equipment, security services, warnings).

If necessary, refer to the French regulatory order of 31 January 1986.

Definition:

Adaptability of the building

Demonstrating the adaptability of the building comprises indicating possible modifications enabling changes to the scale of a given residence, several residences and/or the entire building: removal/addition of partitions without altering the electricity or water networks, converting the roof space, grouping housing together, possible changes to the use of common areas, etc.