



KLIIMAMINISTEERIUM

Tallinn

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Requirements for the accessibility of buildings¹

The regulation is enacted on the basis of § 11 (4) of the Building Code.

Chapter 1 General provisions

§ 1. Purpose of the Regulation

The Regulation establishes requirements for the accessibility of a building with the aim of ensuring equal opportunities for the use of buildings by the general public.

§ 2. Scope of the Regulation

(1) The Regulation establishes accessibility requirements for the construction, reconstruction, extension and change of use of the buildings referred to in this section, if, after the change of use, the building falls within the scope of application specified in this section. In the case of extension, reconstruction or partial change of use of a building, the requirements of this Regulation shall apply to the part to be extended, reconstructed or changed in use.

(2) The Regulation shall apply to the following residential buildings:

- 1) residential buildings with three or more apartments, with the exception of terraced houses;
- 2) residential buildings of residential care institutions;
- 3) dormitories.

(3) The Regulation applies to the following non-residential buildings:

- 1) accommodation and catering buildings;
- 2) office buildings;
- 3) commercial and service buildings;
- 4) terminals and parking garages;
- 5) entertainment, educational, healthcare and other public buildings;
- 6) other non-residential buildings, if services are provided in them.

(4) The Regulation applies to the following facilities if they are in the public domain or in connection with the provision of a service:

- 1) publicly accessible roads within settlements and privately owned roads accessible to the public;
- 2) railway facilities, including railway pedestrian crossings, to the extent not regulated by other legislation;
- 3) part of a bridge, footbridge or tunnel intended for use by pedestrians;
- 4) berths;
- 5) sports and leisure facilities;
- 6) other facilities for public use.

§ 3. Exceptions to the application of the Regulation

- (1) The regulation applies to a building located in a built-up area of cultural and environmental value based on a general or detailed plan, defined as a valuable individual object, recognized as a building monument or a building as a historical monument, located in a heritage conservation area or in an area included in the UNESCO World Heritage List, insofar as it does not conflict with the requirements arising from other legislation.
- (2) If a circumstance or requirement relating to a building that is to be extended, converted or modified, including a matter relating to immovable property, the architectural or structural solution of the building, or the disproportionate economic burden of complying with the requirement, does not permit the application of the Regulation to the part of the building to be converted, extended or modified, another appropriate solution must be proposed in the construction project in accordance with the objective laid down in § 1 of this Regulation. In the absence of an appropriate solution, well-considered reasons must be given as to why it is not possible to comply with the requirement of the Regulation in part or in full.
- (3) This Regulation shall not apply to buildings with a floor area of up to 20 square metres and a height of up to 5 metres.
- (4) The requirements set out in § 18 of this Regulation shall not apply to buildings with a floor area of 20–60 square metres and a height of up to 5 metres.
- (5) This Regulation shall not apply to a facility referred to in § 2(4)(5) and (6) if its location or use does not allow for the application of accessibility requirements.

Chapter 2

General requirements for the accessibility of buildings

§ 4 Requirements for the provision of information

- (1) Information on obstacles or dangers in the passageway shall be provided by means of easily noticeable directional signs, tags, contrast, differences in surface, tactile road surface material, lighting, vibration, boundaries or audible signals. If a tactile warning pattern is used, it must be at a height of between 4 and 5 millimetres from the rest of the surface. Information about the danger must be perceptible by more than one sense.
- (2) The information on the directional sign, tag or information board shall be displayed in a contrasting, non-reflective background and shall be easily legible and intelligible. If a tactile pictogram, tactile font or braille is used, its height from the rest of the surface shall be at least 0.8 mm.
- (3) Signs and pictograms shall be used in accordance with good practice.
- (4) The indication of the address of the building or the name of the establishment shall be visible. If the time of provision of the service offered by the non-residential premises falls during the hours of darkness, the address sign or name of the establishment must be illuminated at that time.
- (5) General or operational information related to the provision of the service must, where appropriate, be perceptible by more than one sense.

§ 5. Requirements for the visual distinctiveness of shared areas

- (1) Vertical glass surfaces in passageways must be marked so that they stand out clearly from the surrounding environment.
- (2) Markings on glass surfaces and full glass doors must be located at a height of 1400–1600 millimetres. In entertainment, educational, healthcare and other public buildings, duplicate signage must be placed at a height of 800–1000 millimetres.
- (3) Ramps, steps, switches, handles, doors, door links, thresholds, handrails and sanitary equipment shall contrast with the rest of the surface.
- (4) To mark the beginning and end of a staircase, ramp or rise with up to two steps, contrasting strips at least 50 millimetres wide shall be used across the entire width of the rise if the staircase, ramp or rise with up to two steps does not contrast with the horizontal surface.

§ 6. Requirements for pedestrian access roads

- (1) The access road is the road leading from the border of the plot to the building. If there are several access roads leading to the building, at least one of them must comply with the requirements of this section.
- (2) The access road shall have a flat, hard and non-slip surface and a width of at least 1200 mm.
- (3) The longitudinal slope of the access road may be up to 5 per cent. If the difference in height between the access roads does not exceed 1000 millimetres and there is at least one 2000-millimetre-long break in the slope, the longitudinal slope may be up to 8 per cent.
- (4) The access route leading to the entrance of a building or facility must have tactile markings, or the entrance must be identifiable by means of other equivalent structural or technical solutions.

§ 7. Requirements for open- access objects

- (1) For the purposes of this Regulation, public interactive information boards and displays, ticket and payment terminals, card readers, service counters and boxes, self-service cloakrooms or other objects intended to provide access to the building or the services connected with the building shall be deemed to be open-access objects.
- (2) If service counters or cash registers are used to ensure access to the building or services related to the building, at least one of them shall comply with the requirements provided for in this section.
- (3) The usable height of an open-access object is generally 850–1200 millimetres, with at least one part of the service counter measuring 750–900 millimetres. The accessibility of an object with a height of over 1200 millimetres shall be ensured by means of information technology or other appropriate solution.
- (4) There must be a free horizontal clearance with a diameter of at least 1500 millimetres in front of an open-access object.

(5) If the service counter or cash register is separated by a surface that creates a sound barrier, a sound transmission system that takes into account the special needs of people with hearing impairments must be provided. If a public service is provided in the building, an audio transmission system that takes into account the special needs of people with hearing loss must be provided at least at one service counter or cash register, even if there is no surface that creates a sound barrier. The presence of an audio transmission system shall be indicated by a pictogram.

(6) If the building has a public self-service cloakroom, some of the coat hooks, shelves or clothes rails must be located at a height of up to 1200 millimetres from the floor. Where appropriate, the accessible cloakroom area shall be marked with a pictogram.

§ 8.

Requirements for lifts and hoists in public use

(1) The lift must be accessible at the entrance level and on all floors, including floors below the entrance level.

(2) The width of the illuminating surface of a lift door shall be at least 900 millimetres. The free horizontal floor area in front of the lift door shall be at least 1500 × 1500 millimetres.

(3) The internal dimensions of the lift shall be at least 1100 × 1 400 millimetres (width × length).

(4) The operating height of the control panel and the auxiliary equipment related to the use of the lift shall be between 850 and 1200 millimetres. Keypad buttons and additional devices must ensure that they can be used by persons with visual or hearing impairments.

(5) The lift must be equipped with a voice announcement system and a sound transmission system suitable for people with hearing impairment. The presence of a sound transmission system shall be indicated by a pictogram.

(6) The lift must have an emergency call button and a visually perceptible notification of the activation of the call sign in an emergency, the response to the call sign and the action to be taken.

(7) The contact details of the lift maintenance service provider must be visible in the lift.

(8) The requirements set out in subsections 1–7 of this section do not apply to wheelchair lifts or other stationary solutions that are not lifts. If movement between different levels is ensured by a wheelchair accessible lift or other stationary solution, the load-bearing capacity of the lift must be at least 300 kilograms.

§ 9. Requirements for ramps

(1) A ramp or pavement is a necessary connection between different levels in a building or in order to enter a building.

(2) The longitudinal slope of the ramp may be up to 8 per cent.

(3) If the slope of a ramp is more than 5 per cent, a straight ramp shall have a resting landing of at least 1500 millimetres in length or, in the case of a spiral ramp, at least 2000 millimetres in length after every road section not exceeding 6000 millimetres in length. The length of the landing of a twisted ramp shall be measured from its inner side and the diameter of the free turn of at least 1500 millimetres shall be ensured there.

(4) A ramp shall be hard and have a slip-resistant surface. If a ramp is located next to a building wall, the precipitation falling from the roof must be redirected from above the ramp.

(5) The ramp shall have a horizontal free surface in front of the ramp at least in the width of the ramp and a length of 1500 millimetres. The connection between the ramp and the flat road surface must be smooth.

(6) In the case of a ramp with a metal recess, the size of the grating shall not prevent movement on the ramp or the use of mobility equipment. The longer side of the transverse opening shall normally be perpendicular to the direction of travel.

(7) The minimum width of ramp shall be 1100 millimetres.

(8) The descending part of the ramp must be marked with a tactile warning marking, which must be located 300–400 millimetres before the descending part of the ramp. If contrasting tactile indication is used, the visual contrast requirement laid down in § 5(4) of this Regulation shall be deemed to be fulfilled.

(9) In the case of a portable ramp, there must be a intercom, call bell or information board with a telephone number in a visible and accessible location, and, if necessary, instructions for installing the ramp. A portable ramp shall have a load capacity of at least 300 kilograms.

§ 10. Requirements for staircases

(1) For the purposes of this Regulation, a staircase is an elevation with three or more steps.

(2) Stair treads must have a flat, non-slip surface, be made of opaque material and have a right-angled profile.

(3) The steps of the staircase inside the building and the covered external staircase must be at least 270 millimetres wide and up to 160 millimetres high.

(4) Covered external staircase must be at least 400 millimetres wide and up to 130 millimetres high.

(5) On a spiral staircase, the width of the step provided for in subsections (3) and (4) of this section shall be ensured at least in the middle of the step. If the width of the spiral staircase exceeds 1200 mm, the required width of the step shall be ensured at a distance of not more than 900 millimetres from the inner edge of the step.

(6) The start and end of the rise of the staircase shall be marked with tactile warning markings positioned 300–400 millimetres before the beginning and end of the stair rise. If contrasting tactile indication is used, the visual contrast requirement laid down in § 5(4) of this Regulation shall be deemed to be fulfilled.

(7) The requirements of this section do not apply to a stairway located in an apartment.

§ 11 Requirements for stair and ramp handrails and guardrails

(1) The handrail shall be provided on both sides of a staircase or a ramp with a longitudinal slope of more than 5 per cent and its use shall be assured over its entire length, including on the landings of the staircase or ramp. The handrail may be interrupted if there are openings in the landing of the staircase or ramp that do not allow the handrail to be installed along its entire

length. If the staircase is adjacent to the seating area, the handrail shall be placed on at least one side of the staircase or on the central axis of the staircase, in order to allow access to the seating area.

(2) Stairs and ramps with a longitudinal slope of more than 5 per cent must have a guardrail on the open side if this is necessary to ensure safety.

(3) The distance between the vertical sticks of the railing referred to in subsection (2) of this section may be up to 110 millimetres.

(4) A ramp with a longitudinal slope of up to 5 per cent shall be fitted with edging at least 50 millimetres high on the open side of the ramp.

(5) The handrail shall be at a height of 900 millimetres measured from the surface of the ramp or from the leading edge of the step, and at a distance of at least 45 millimetres from the wall or enclosed boundary.

(6) In multi-apartment buildings, as well as in recreational, educational, health care and other public buildings, a double handrail with an installation height of 600–700 millimetres must be installed. In other buildings, a duplicative handrail shall be installed on a staircase or ramp when it is used to access a building or part of a building where the service provided is aimed at children, the elderly or the disabled.

(7) A handrail must extend in both directions beyond the sloped section of the ramp and beyond the first and last stair rise, generally by at least 200 millimetres. The ends of the handrail must be connected to the floor, a support post, a wall or another handrail to prevent snagging.

(8) The handrail must have the following dimensions:

1) diameter of the round handrail 25–40 millimetres;

2) rectangular handrail width 25–30 millimetres;

3) a handrail with a special profile is permitted if its dimensions ensure a grip and safety equivalent to those specified in points 1 or 2 of this subsection.

(9) The requirements of this section do not apply to handrails and railings on stairways and ramps located in apartments.

§ 12 Requirements for evacuation routes and exit routes

(1) The requirements of this Regulation shall apply to passageways, doors, stairs, ramps and handrails located on evacuation routes and exit routes, insofar as they do not conflict with the requirements of other legislation.

(2) Where a special evacuation route and exit route is provided for persons with reduced mobility or visual impairment, it shall be marked in such a way as to meet the needs of users.

(3) If special aids, such as wheelchair accessible lifts or portable ramps, are provided for the use of the evacuation route, they shall be easy to find and to use without hindrance.

§ 13 Requirements for the intercom system

(1) A building or structure related to the provision of accommodation and services, the entrance to which is locked during the provision of services, must be equipped with an intercom system that complies with the requirements of this section.

- (2) The operating height of the intercom shall be between 850 mm and 1200 mm.
- (3) The intercom system must be supplied with a sound amplification system that takes the special needs of those with a hearing impairment into consideration. The intercom system shall have a visually perceptible notification of the activation of the call sign, the reception of the call sign and the opening of a door, gate or other barrier.
- (4) The intercom system buttons shall be provided with visual and tactile information. If a service is provided in a building and the name of the service provider or the name of the service is indicated next to the intercom system, this information must be tactilely legible.
- (5) The requirements of subsection (4) of this section do not apply to the entrance and exit of a car park arranged by means of a intercom system.

Chapter 3

Requirements for the accessibility of buildings

§ 14 General requirements for the building

- (1) At least one of the public entrances to a building, including the door to each stairwell of a multi-apartment building, shall meet the following requirements:
 - 1) the entrance is at ground level or is accessible via a ramp or other equivalent solution without steps;
 - 2) there must be a clear horizontal surface area of at least 1500 × 1500 millimetres in front of the entrance;
 - 3) the entrance must be protected from the weather by a canopy or other equivalent solution;
 - 4) the length of the vestibule between open doors must be at least 1500 millimetres and the width at least 1200 millimetres;
 - 5) the footrest must not impede movement or the use of mobility aids.
- (2) The lighting of the entrance of the building and of the indoor space in public use shall ensure the safety of the use of the building.
- (3) At least ten per cent of the apartments in a residential building falling within the scope of this Regulation, but not less than one apartment, must meet the following requirements:
 - 1) the living room, workroom, bedroom, kitchen and at least one bathroom and toilet in an apartment must have a clear turning circle of at least 1500 millimetres;
 - 2) the arrangement of the technical systems of the sanitary facilities and the toilet facilities must ensure that the room can be easily made accessible according to the individual needs of the user;
 - 3) the auxiliary rooms belonging to the apartment, as well as the balcony, loggia or terrace belonging to the apartment, must be equipped with a threshold leveller or ramp;
 - 4) the width of the internal corridors of the apartment must be at least 1000 millimetres.
- (4) If there is no lift or other equivalent solution, the apartments referred to in subsection 3 of this section must be located on the ground floor of the building.

§ 15 Requirements for indoor passageways

- (1) Publicly accessible passageways inside buildings must be:
 - 1) with a flat, non-slip surface;
 - 2) in the case of non-residential premises related to the provision of services, the general area must be marked with more than one means of guidance, direction signs or information that can be perceived by several senses.

(2) If publicly accessible rooms located on different floors or different levels of a non-residential building are functionally connected via an internal passageway, there must be unobstructed access between these rooms for users of mobility aids by means of a lift, wheelchair lift, ramp or other equivalent solution.

(3) The requirement in subsection 2 shall not apply to a space or part of a building, the manner of use or construction features of which make unobstructed movement physically or due to safety requirements impossible, provided that the public is guaranteed access to the service or experience by other means.

§ 16 Requirements for doors and door opening

(1) The building, including each stairwell, entrance and publicly accessible passageway of an apartment building, as well as the interior doors of apartments in an apartment building, must comply with the requirements set out in this section.

(2) If the building has a revolving door, a side door complying with the requirements of this section shall be located in its immediate vicinity.

(3) There shall be a horizontal free surface in front of a door, other than an entrance door, at least within the width of the door and a length of 1500 mm from the door.

(4) If there is a threshold on the door, it must not be higher than 25 millimetres. The requirement does not apply to doors of balconies, loggias and terraces that are open to the weather.

(5) The width of the illuminating surface of a door shall be at least 900 millimetres on the exterior door of the building, the exterior door of the apartment and the door remaining on the passageway of the public area and at least 800 millimetres on the other door. The requirement does not apply to the door of the steam room located in the apartment, except for the door of the steam room of the apartment specified in § 14 (3) of this Regulation. The height of the illuminating surface of the door shall be at least 2000 millimetres.

(6) When the door opens towards the user, its hinge side edge must be at least 600 millimetres from the intersecting wall. The requirement does not apply to a door in an apartment in a residential building as referred to in § 2(2)(1) of this regulation.

(7) The door must open at least 90 degrees.

(8) The door shall open and close by applying a force of a maximum of 25 Newtons, unless otherwise specified for the operation of the fire safety installation, or automatically.

(9) The opening time of an automatically opening door shall be sufficient for safe passage through the doorway.

(10) In front of a door that opens automatically onto a passageway, there must be a tactile and visually clear marking on the ground within the door's swing path.

(11) A switch, card reader or similar device for an automatically opening door shall be positioned in such a way that no person is left in front of the opening door.

§ 17 Requirements for the furnishings and equipment of a room used as a venue for a public event

- (1) For the purposes of this Regulation, a public event venue is defined as a space intended for public gatherings, the organisation of events, the consumption of services in the field of culture or sport, or other similar purposes.
- (2) When planning the acoustics of a public event venue, the special needs of people with hearing impairment should generally be taken into account. Technology and materials that help reduce echo should be used.
- (3) In a room where public events take place, at least two wheelchair spaces shall be provided for a maximum of 60 seats and one additional wheelchair space for each additional 60 seats. The dimensions of a wheelchair space shall be at least 900 × 1200 millimetres per space.
- (4) The wheelchair spaces referred to in subsection 3 of this section must be located in different areas of the room. If the space is divided between different levels, viewing areas must be provided on at least two levels.
- (5) The requirements set out in subsections 3 and 4 of this section need not be complied with if the viewing places are not fixed in a specific location.
- (6) In the public event venue room, the sound must be duplicated with a sound transmission system that takes into account the special needs of people with hearing impairment, if sound amplification is used in this room or if the meeting or seminar room of the public event venue covers an area of more than 50 square metres. Where a building has several meeting or seminar rooms of a public event venue larger than 50 square metres, the sound transmission system shall be provided in at least one room. The presence of an audio transmission system shall be indicated by a pictogram at the entrance to the corresponding room.

§ 18 Requirements for an accessible toilet in public use

- (1) In a building where there is a toilet or toilets designated for public use, at least one of them shall be accessible without assistance and comply with the accessibility requirements specified in this section. In an educational establishment, with the exception of childcare, at least one toilet on each floor where teaching is carried out must comply with the accessibility requirements.
- (2) In the toilet facility, a free horizontal zone of clearance of at least 1500 mm in diameter shall be provided for the wheelchair, taking into account the layout of the furniture and equipment, and the width of the free space shall, as a general rule, be at least 900 mm on either side of the toilet.
- (3) If a free space width of 900 millimetres is only guaranteed on one side of the toilet, another toilet for persons with special needs must be located within a reasonable distance in the same building, where access to the toilet is guaranteed from the other side.
- (4) Toilet facilities shall have a tactile and contrasting pictogram on the wall at a height of between 1400 mm and 1600 mm on the opening side of the door. In the case of the toilet referred to in subsection 3 of this section, the location of the toilet bowl must be indicated by a pictogram.
- (5) If the toilet door opens inwards, the toilet must have sufficient horizontal space for a wheelchair to manoeuvre when the door is opened to 90 degrees, as specified in subsection 2 of this section.

(6) The door inside the toilet shall be capable of being locked by a lockable handle or similar solution which can be opened from the outside if necessary by the prescribed assistive device. If an electronic locking system is used, the control buttons shall be marked tactilely and, where applicable, in Braille.

(7) The closing side of the toilet door shall have an additional horizontal handle at a distance of up to 100 millimetres from the hinged edge of the door. The additional handle is a bent tube at least 600 millimetres long with an installation height of 750–850 millimetres.

(8) The height of the toilet from the floor to the surface of the toilet seat shall be between 470 and 500 millimetres.

(9) On both sides of a toilet, armrests shall be installed at a distance of 550–600 mm from each other and at a height of 750–800 mm above the floor.

(10) The paper roll holder must be located within easy reach while seated on the toilet or attached to the toilet armrest.

(11) The toilet must be equipped with bidet functionality or the hand shower nozzle and faucet must be within the reach of the user. A floor drain shall be fitted to drain water spilled on the floor.

(12) The upper edge of the sink shall be no more than 800 mm above the floor, and below the sink there shall be the space for knees required by the wheelchair user.

(13) Adjustment of the tap faucet shall be ensured by means of a hand lever which is readily accessible and easy to operate.

(14) The bottom edge of the mirror in the toilet room must be 300–900 millimetres above the floor.

(15) The toilet must have an emergency call button or cord, which sends an alarm signal to the information desk or a nearby public area. It must be possible to activate the alarm while being on the toilet or on the floor.

(16) At least two hooks or holders for hanging or attaching assistive devices shall be installed on the wall next to the toilet, at a height of up to 1200 millimetres from the floor.

(17) Equipment and auxiliary aids not covered by this section shall, as a general rule, be installed above the floor at the height specified in § 7(3) of this Regulation.

(18) As a general rule, at least one accessible toilet must have a changing table if there is no separate room for this purpose in the building. The changing table shall be placed in the vicinity of the sink and may not reduce the clearance space provided for in subsection 2 of this section.

§ 19 Requirements for publicly accessible washing room, steam room, swimming pool and changing room

(1) In a building in which there are washing rooms designated for public use, at least one washing room shall comply with the accessibility requirements specified in this section.

(2) The door of the accessible washroom shall have a tactile and contrasting pictogram on a wall between 1400 mm and 1600 mm high on the opening side of the door.

(3) A free horizontal zone of clearance of at least 1500 millimetres in diameter shall be provided in the washing room for the wheelchair, taking into account the location of the accessible washing area and the layout of the furniture and equipment.

(4) The washing room shall have at least one washing site that meets the accessibility requirements, in accordance with the following requirements:

- 1) the washing area shall be at least 1500 millimetres wide and at least 1000 millimetres long;
- 2) the washing room must be equipped with a washing chair suitable for a person with special needs and, when the washing chair is installed on the wall, has an installation height of 470-500 millimetres and a sitting depth of at least 400 millimetres;
- 3) a horizontal and vertical handle at least 800 millimetres long is attached to the wall below and next to the shower mixer, with an installation height of between 800 and 900 millimetres, within reach when sitting on the shower chair;
- 4) the shower mixer and shower nozzle must be within reach when sitting on the shower chair;
- 5) access to the shower chair shall be flat and unobstructed, and slip-resistant floor coverings shall be used on the floor of the washing room;
- 6) at least two racks or holders shall be installed on the wall near the shower chair or shower faucet, not more than 1200 millimetres above the floor, for the purpose of hanging or attaching the accessories provided;
- 7) The washing area must have an emergency call button or cord, with the alarm signal directed to the information desk or a nearby public area, and it shall be possible to activate the alarm while sitting on the shower chair or standing from the floor.

(5) At least one accommodation building or spa or other building with a similar purpose must have a sauna steam room that meets the following requirements:

- 1) the width of the illuminating surface of the door shall comply with the dimensions laid down in § 16(5) of this Regulation;
- 2) there must be a space of not less than 1200 millimetres in length and 900 millimetres in width of space in front of the stage for the mobility aid device;
- 3) the height of the lowest seating step of the stage shall be between 470 and 500 millimetres;
- 4) a handle or handrail that facilitates access to the stage must be provided;
- 5) the winch shall have a safety barrier.

(6) Access to at least one swimming pool designated for public use shall be provided by means of a pool lift or other technical or structural solution which ensures safe descent to and elevation from the swimming pool for persons with reduced mobility. Where a swimming pool is fitted with a staircase or ramp, at least one handrail shall be attached to it.

(7) In buildings with changing rooms designated for public use, at least one changing room or part of a changing room must meet the following requirements:

- 1) a free rotational diameter of at least 1500 millimetres is ensured in the room;
- 2) slip-resistant floor coverings shall be used on the floor;
- 3) at least two hooks or holders shall be installed on the wall at a height of up to 1200 millimetres from the floor for hanging or attaching the accompanying aids, and at least one shelf shall be installed at a height of up to 900 millimetres from the floor for placing items.
- 4) there shall be a call-to-help button or cord in the changing room, the alarm message of which shall be directed to the information desk or to a nearby public space and it shall be possible to activate the alarm both while sitting and while on the floor;
- 5) on the closing side of the door there shall be an additional horizontal handle not more than 100 mm from the hinged edge of the door; the additional handle shall be at least 600 mm long with a bent tube mounting height of between 750 mm and 850 mm.

§ 20 Requirements for accessible accommodation in the accommodation building

(1) In an accommodation building or complex with ten to 100 accommodation rooms, at least five per cent of the accommodation rooms, but not less than one room, must comply with the requirements established in this section. If there are more than 100 accommodation rooms, at least one accommodation room that meets the requirements of this section must be added for every additional 50 accommodation rooms.

(2) An accessible accommodation shall meet the following requirements:

- 1) on the closing side of the door there shall be an additional horizontal handle at a distance of not more than 100 millimetres from the hinged edge. The additional handle shall be a bent tube at least 600 millimetres long installed at the height of 750–850 millimetres;
- 2) if a peephole is present, the duplicate peephole must be located at a height of 1000–1200 millimetres;
- 3) the room must have a passageway that is at least 1200 millimetres wide;
- 4) there shall be a free horizontal clearance beside the bed of at least 1500 millimetres in diameter;
- 5) a socket outlet, lighting switch and alarm button or extension cord for the button, and an internal phone or other device to call for aid, shall be available at the head of the bed;
- 6) the room shall be equipped with a technical solution for informing the person of the emergency situation and is perceptible by more than one sense;
- 7) the equipment shall be located at a height accessible to the wheelchair user;
- 8) The toilet and bathroom space in an accessible accommodation space or used by an accessible accommodation space shall comply with the requirements of §§ 18 and 19 of this Regulation;
- 9) on the outside of the door or on the wall on the opening side, there must be a tactile and contrasting number sign at a height of 1400–1600 millimetres.

Chapter 4

Requirements for the accessibility of facilities

§ 21 Requirements for car parks

(1) For parking a vehicle serving a person with a mobility or visual impairment or a vehicle driven by a driver with a mobility impairment (hereinafter collectively referred to as a *vehicle for persons with disabilities*), the area designated for non-residential parking (hereinafter referred to as a *car park*) must have at least:

- 1) one percent of all parking spaces calculated for non-residential service or public use, but not less than two spaces;
- 2) one space if less than 20 parking spaces are planned for the servicing or public use of a non-residential building.

(2) A parking space for a vehicle of a disabled person shall:

- 1) be located as close as possible to the destination or the entrance or access to the building;
- 2) be marked with a road sign placed in front of or next to the parking space at a height of between 1000 mm and 1200 mm or on the wall of the building in a position visible to the driver and, if possible, with a road sign affixed to the road surface;
- 3) be horizontal and have a flat, hard and non-slip surface.

(3) A parking space for a vehicle of a disabled person shall have a width of at least 3600 millimetres and a length of at least 5000 millimetres. If the parking space for a disabled person's vehicle is located parallel to the pavement, the width of the parking space may be 2500 millimetres.

(4) The kerb of the road adjacent to the parking space of a disabled person's vehicle shall not be higher than 30 millimetres.

(5) The passageway for pedestrians at the entrance and exit of the car park must be at least 1100 millimetres wide.

(6) If the apartment referred to in § 14(3) of this Regulation has a parking lot, it must comply with the requirements set out in this section, except for subsection 2(2).

§ 22 Requirements for cycle and pedestrian tracks and urban squares

(1) Pavements, footpaths, cycle and pedestrian paths and cycle paths are considered to be light traffic roads for the purposes of the Traffic Act.

(2) Light traffic roads must have a smooth, hard and non-slip surface that allows for movement with mobility aids.

(3) The width of a cycle and pedestrian track must be at least 1500 millimetres.

(4) A light traffic road shall not contain any objects hindering its use or protruding parts of buildings which reduce the width of use of the road to less than 1200 millimetres.

(5) The longitudinal slope of a light traffic road should generally not exceed six per cent. A seating position, generally equipped with armrests, shall be provided next to a road with a longitudinal inclination of more than 5% at least every 200–300 metres.

(6) The edge of a light traffic road on the carriageway side must be clearly perceptible or constructed higher than the surface of the carriageway and separated from the carriageway by a kerb and a safety strip in accordance with § 4(1) of this Regulation.

(7) The gutters used to drain water from the cycle and pedestrian track must be flat or covered with a grate that does not obstruct movement by means of a motion aid.

(8) In urban squares, which are primarily designed for pedestrian movement and gatherings, the main movement routes should be connected by a flat, hard and non-slip surface. The aforementioned movement route does not become a cycle and pedestrian track within the meaning of the Road Traffic Act, unless it has been designated as such by traffic management.

§ 23 Requirements for the road surface material of pedestrian crossings, traffic islands and pedestrian lights

(1) There must be no obstacles in the direction of movement of the crossing, except for a solution that directs the movement of pedestrians.

(2) The pedestrian crossing shall have a flat, hard and non-slip surface allowing movement with mobility equipment.

(3) The cycle and pedestrian track and the traffic island must be marked at the width of the pedestrian crossing with tactile paving to warn the beginning and end of the pedestrian crossing and the traffic island.

(4) The transition from the road to the light traffic lane and safety island must be smooth, without any sharp or abrupt edges along the entire length of the crossing.

(5) Pedestrian crossings regulated by traffic lights shall be equipped with signals adapted for visually and persons with hearing impairment and, where necessary, with barriers to guide pedestrians to the crossing.

(6) If there is a traffic light push button, it shall be located at a height of 900 to 1200 mm.

§ 24 Requirements for public transport stops

(1) The public transport stop and the waiting room shall be visually distinguishable from the surrounding environment and shall normally be illuminated.

(2) Access to the stop waiting room shall be smooth and unobstructed. When using kerbstones, the kerbstone on the access road must not be higher than 30 millimetres.

(3) In the waiting room, there shall be a free horizontal clearance with a diameter of at least 1500 millimetres and a seating at a height of 450–550 millimetres. Glass surfaces of the waiting room must be marked.

§ 25 Requirements for other structures

(1) Access to the pedestrian bridge, trestle, tunnel and passenger platform shall be provided by means of ramps, lifts or equivalent.

(2) Where a viewing platform or other installation, as appropriate, has boundaries to ensure safety, it shall be ensured that the boundaries used do not significantly impair visibility.

Chapter 5 Implementation of the Regulation

§ 26 Implementation of the Regulation

A building for which an application for a building permit or a building notification has been submitted before 1 January 2026 shall be subject to the requirements of Regulation No 28 of the Minister for Enterprise and Information Technology of 29 May 2018 “Requirements for buildings arising from the special needs of disabled persons”.

§ 27 Repeal of the Regulation

Regulation No 28 of the Minister for Enterprise and Information Technology of 29 May 2018 “Requirements for buildings arising from the special needs of disabled persons” is repealed.

§ 28 Entry into force of the Regulation

This Regulation shall enter into force on .

¹ Directive (EU) 2015/1535 of the European Parliament and of the Council laying down a procedure for the provision of information in the field of technical regulations and of rules on Information Society services (OJ L 241, 17.9.2015, p. 1–15).

(digitally signed)
Kuldar Leis
Minister of infrastructure

(digitally signed)
Marten Kokk
Secretary General