

INSTITUT FÜR BAUFORSCHUNG E.V.

3000 HANNOVER 1 · AN DER MARKUSKIRCHE 1 · TELEFON (05 11) 66 10 96-98

**F l a t s f o r t h e p h y s i c a l l y h a n d i c a p p e d**

**Assessment of the cost effects of the revised
DIN Standard 18025, part 2 - draft August 1989**

Short report

Standard 18025, part 2 - flats for the handicapped, planning fundamental principles , flats for the blinds and the partially sighted - was edited in July 1974. Although it has proved worth in practice, the demands regarding this standard have changed in the course of the years, so that it was necessary to revise it. In August 1989 the working group in charge of the new edition of this standard presented a draft to be discussed by the public.

As it was clear that the demands stipulated in the draft of the revised Standard 18025, part 2, effect the building cost in housing, the Federal Ministry for Town and Country Planning has charged the Institut für Bauforschung (Institute for Building Research) to investigate, which points of the draft could possibly cause additional costs in comparison with the fitting of normal housing and which effect these increased demands have on the present building costs.

The results of the cost assessments clearly show that the additional costs for the demands according to the draft of Standard, part 1, of August 1989 have to be judged according to their amount and importance, if a realistic and objective judgement is to be made.

In this connection, there are three fields:

Field A	3	Measures and additional areas for moving
	4	Doors
	5.1	Sanitary room
	6.2	Stairs
	8.1	Walls
	10	Heating plant
	12	Emergency and telecommunication plants
Section B	5.3	Additional day room
Section C	6.3	Lift.

In summary it can be stated that the additional costs for the demands of equipment (section A) according to Standard 18025, part 2, draft August 1989, are relatively small at c. 3,23% of the building costs; these costs can be compensated by rationalization measures as well as by a reasonable fitting standard. An additional day room (section B) with a dwelling area of at least 12 qm causes, however, an increase in building cost of 17% in relation with a three-room-flat of 70qm. The installation of a lift (section C) in the most common dwelling and building types, namely 2 to 4-storied buildings with 2 or 3 flats to a floor, increases the building costs by 6 to 12,5%.