



**VOLUNTARY DESIGN GUIDELINES
FOR
ADAPTABLE HOUSING**

ENHANCED ADAPTABLE HOUSING

Voluntary Design Guidelines For Apartment Buildings

The Enhanced Adaptable Housing Design Guidelines provide a higher standard of adaptability and accessibility in residential buildings beyond that required by the BC Building Code and Saanich's Basic Adaptable Housing requirements. Use of the guidelines is voluntary.

Feature		Voluntary guidelines:
1	Building access	<ul style="list-style-type: none"> • curb cuts and walkways have tactile and visual cues • automatic door opener at accessible building entry(s)
2	Circulation	<ul style="list-style-type: none"> • corridors have a 1500mm by 1500mm "break open" at suite entry or corridors have minimum width of 1500mm (5 ft) • turning radius of 1500mm is provided inside and outside suite entry doors
3	Doors and doorways	<ul style="list-style-type: none"> • minimum 860mm (33.5") clear opening for all interior doorways • minimum 915mm (35.5") clear opening for all suite and exterior doorways • two door viewers at 1050mm and 1520mm at unit entry • electronic swing-free closers for suite entry and common area doors
4	Flooring	<ul style="list-style-type: none"> • firm, low pile carpet with cut pile of 13mm or less • non-glare kitchen flooring • slip-resistant flooring in unit bathrooms and all building common areas
5	Windows	<ul style="list-style-type: none"> • window sill height does not exceed 750mm above floor • window opening/locking mechanism does not exceed 1170mm above floor • easily-operated window hardware
6	Outlets and switches	<ul style="list-style-type: none"> • rocker or paddle-type light switches • telephone jacks in all bedrooms • duplex outlets beside telephone jacks • wall-mounted thermostats, intercoms and electrical panels installed such that no user functions are higher than 1220mm from floor • combination light switch and outlet at room entrances • one outlet in bedroom wired to a three-way switch at room entrance • wiring for visual alarm system in living room • one bedroom connected to fire alarm

Feature		Voluntary guidelines:
7	Kitchen	<ul style="list-style-type: none"> • continuous counter between stove and sink • lever-type sink faucets • adjustable shelves in all cabinets • D-type cabinet handles • grab edge under counters • task lighting at sink, stove, and work areas • pull-out work boards at 810mm (32") height • pull-out cabinet shelves • separate stove and oven • removable base under sink
8	Bathrooms	<ul style="list-style-type: none"> • 1500mm turning radius in at least one bathroom • lever-type faucets • sliding pocket door or out-turning door at bathroom entry • in at least one bathroom: offset plumbing for vanity, provision for vanity sink removal; height-adjustable shower head • ¾" plywood sheathing in bathroom for solid blocking • screw-top toilet lid • mirror positioned to backsplash
9	Bedroom	<ul style="list-style-type: none"> • height-adjustable closet shelves and clothes rod • minimal 800mm clear opening to closet • 1500mm turning radius in bedroom • manoeuvring room between bed and closet
10	Patio/Balcony	<ul style="list-style-type: none"> • patio/balcony access has minimal threshold • 800mm clear doorway opening • 1500mm turning radius on patio/balcony • weather-protected covering
11	Visibility and Colour Contrast	<ul style="list-style-type: none"> • colour contrasting signage • colour contrasting exit doors • colour contrasting baseboards and door trim • colour contrasting cabinet handles and edge strip on counter tops
12	Laundry	<ul style="list-style-type: none"> • side-by-side laundry in suite

SINGLE FAMILY AND TOWNHOUSE ADAPTABLE HOUSING

Voluntary Design Guidelines for Ground-Oriented Housing

The Voluntary Design Guidelines for Ground-Oriented Housing suggest features that would provide better adaptability and accessibility in single family and townhouses beyond that required by the BC Building Code and Saanich's Basic Adaptable Housing requirements. Use of the guidelines is voluntary.

Feature		Voluntary guidelines:
1	Dwelling access	<ul style="list-style-type: none"> at least one no-step entrance with overhang
2	Circulation	<ul style="list-style-type: none"> hallways have minimum width of 1060mm (42") no steps between, or within, rooms turning radius of 1500mm in at least one bedroom and kitchen
3	Doors and doorways	<ul style="list-style-type: none"> minimum 860mm (33.5") clear opening for all doorways maximum thresholds 13mm lever-type door hardware
4	Bathrooms	<ul style="list-style-type: none"> at least one bathroom on main level that is accessible (1500mm turning radius) three-piece bathroom on main level blocking in all bathrooms around toilets, tub/shower, and behind towel bars
5	Bedroom	<ul style="list-style-type: none"> a room that can be used as a master bedroom on main level
6	Outlets and switches	<ul style="list-style-type: none"> rocker/paddle-type light switches located between 1015mm and 1120mm from the floor thermostats and electrical panel has no user functions higher than 1220m from floor electrical outlets, cable outlets, and telephone jacks located not less than 450mm from the floor
7	Storage space	<ul style="list-style-type: none"> Stack storage space on all levels of a home one above the other to make it easier to install an elevator