



**MANDATORY BUILDING STANDARDS
FOR
ADAPTABLE HOUSING**

BASIC ADAPTABLE HOUSING SCHEDULE "F" TO ZONING BYLAW 8200

BASIC ADAPTABLE HOUSING

The following Basic Adaptable Housing features are required in all newly-constructed buildings serviced by an elevator containing apartment or congregate housing uses.

The requirements of Schedule "F" Section (g) do not apply to non-congregate housing apartment units smaller than 42 m²(450 ft²) provided that a bathroom consistent with Section (g)(iii) of this Schedule "F" is available to all occupants within the building.

(a) Building Access

- (i) Barrier-free access from the street shall be provided to each dwelling unit and to each type of common amenity space.
- (ii) Barrier-free access from a private parking area shall be provided to each dwelling unit and to each type of common amenity space.
- (iii) Access to the elevator shall be provided from both the street entry and a private parking area entry.
- (iv) A covering over a level building entry area, of 1500mm by 1500mm shall be provided.
- (v) No intercom user functions shall be higher than 1220mm above the finished paved area.
- (vi) Wiring for an automatic door opener shall be provided at each of the required barrier-free entries.

(b) Doors and Doorways

- (i) The minimum clear opening for all suite entry doors and doors in common areas shall be no less than 850 mm. (See Figure 1)
- (ii) The minimum clear opening for all interior doors within a dwelling unit shall be no less than 800mm. (See Figure 1)
- (iii) Doors in all suites and common areas shall be operable by devices that do not require tight grasping or twisting of the wrist.

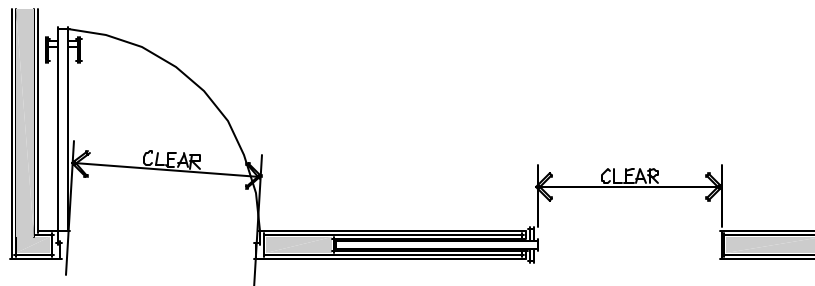


FIGURE 1 CLEAR OPENING MEASUREMENT FOR DOORS

(c) Manoeuvring Space at Doorways

(i) Suite entry doors and door assemblies in common areas (except those which are not self-closing) shall have a clear and level area which is not less than the following:

- (1) Where the door swings toward the area (pull door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side. (See Figure 2)

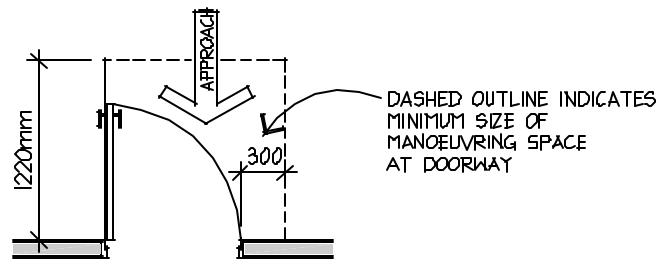


FIGURE 2 FRONT APPROACH, FULL SIDE

- (2) Where the door swings away from the area (push door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side. (See Figure 3)

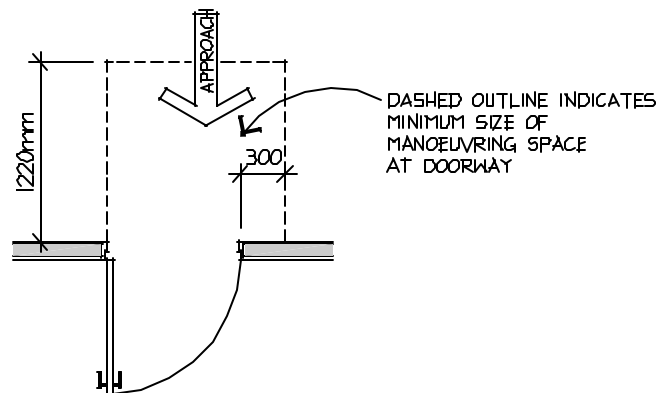


FIGURE 3 FRONT APPROACH, PUSH SIDE

- (4) Where there are doors in a series in common areas, there must be separation of at least 1220mm plus the width of the door. (See Figure 4)

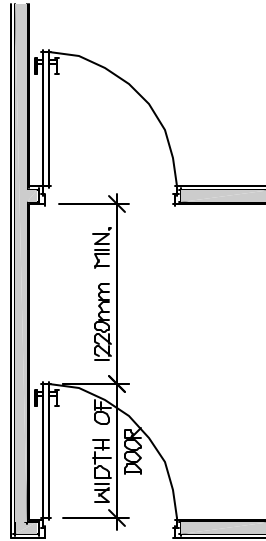


FIGURE 4 SEPARATION OF DOORS IN SERIES

- (d) Corridor widths

Common corridors shall be no less than 1220mm wide.

- (e) Thresholds

Thresholds shall be kept to a minimum, and in all suites and common areas shall not exceed 13mm.

- (f) Outlets and Switches

- (i) Light switches shall be located between 1015mm and 1120mm from the floor.
(ii) Electrical outlets, cable outlets, and telephone jacks shall be located not less than 450mm from the floor.

(g) Bathrooms

(i) There shall be at least one bathroom with toilet and sink on the main entry level of each suite which provides enough floor space to be "**minimally accessible**" and shall meet the following space requirements:

- (1) Clear floor area of 760mm by 1220mm beyond the swing of the door.
(See Figure 5)

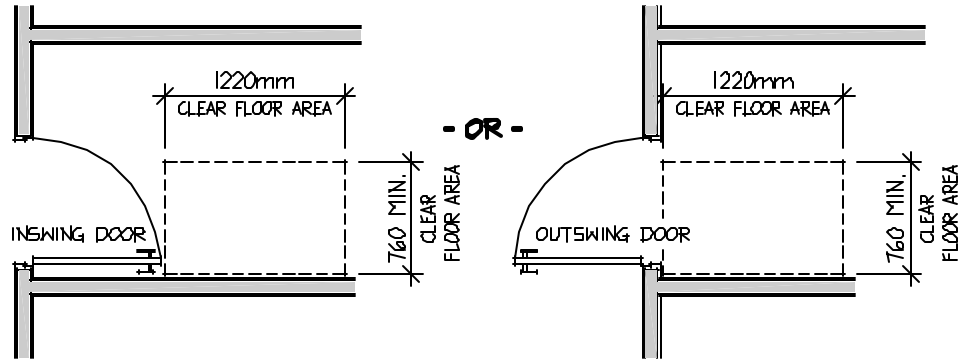


FIGURE 5 CLEAR FLOOR AREA BEYOND SWING OF DOOR

- (2) Clear floor area at the tub of 760mm by 1220mm, or 1220mm by 760mm, measured from the foot end of the tub. (See Figure 6)

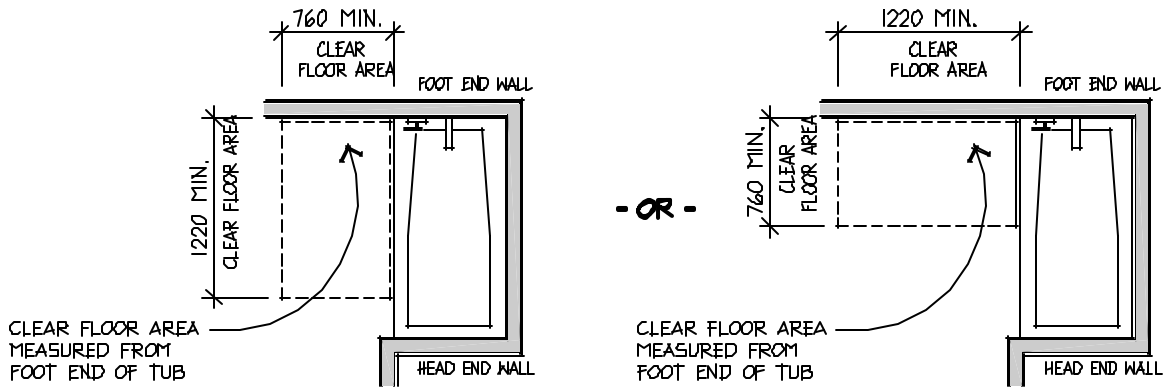


FIGURE 6 CLEAR FLOOR AREA AT TUB

- (3) Clear floor area at the sink of 760mm by 1220mm positioned for a parallel approach and centred on the sink. (See Figure 7)

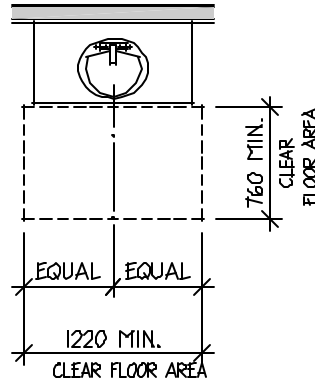


FIGURE 7 CLEAR FLOOR AREA AT SINK

- (4) Toilets shall meet the following space provisions: (See Figure 8)
- Lateral distance from the centre line of the toilet to a bathtub or sink shall be 455mm minimum on one side and 380mm minimum on the other. Where the toilet is adjacent to a wall, the lateral distance from the centre line of the toilet to the wall shall be 455mm with 380mm minimum on the other side.
 - Clear floor area at the toilet of 1420mm minimum (measured from the wall behind the toilet) by 1220mm minimum (measured from a point 455mm from the centre line of the toilet on the side designated for future grab bars.)
 - The vanity or sink on the wall behind the toilet may overlap the clear floor area required for the toilet.

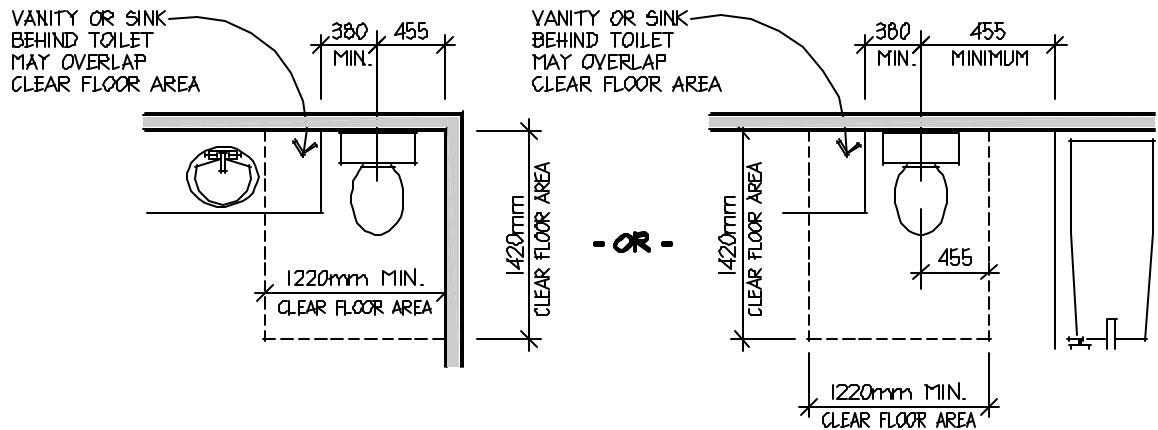


FIGURE 8 CLEAR FLOOR AREA AT TOILET

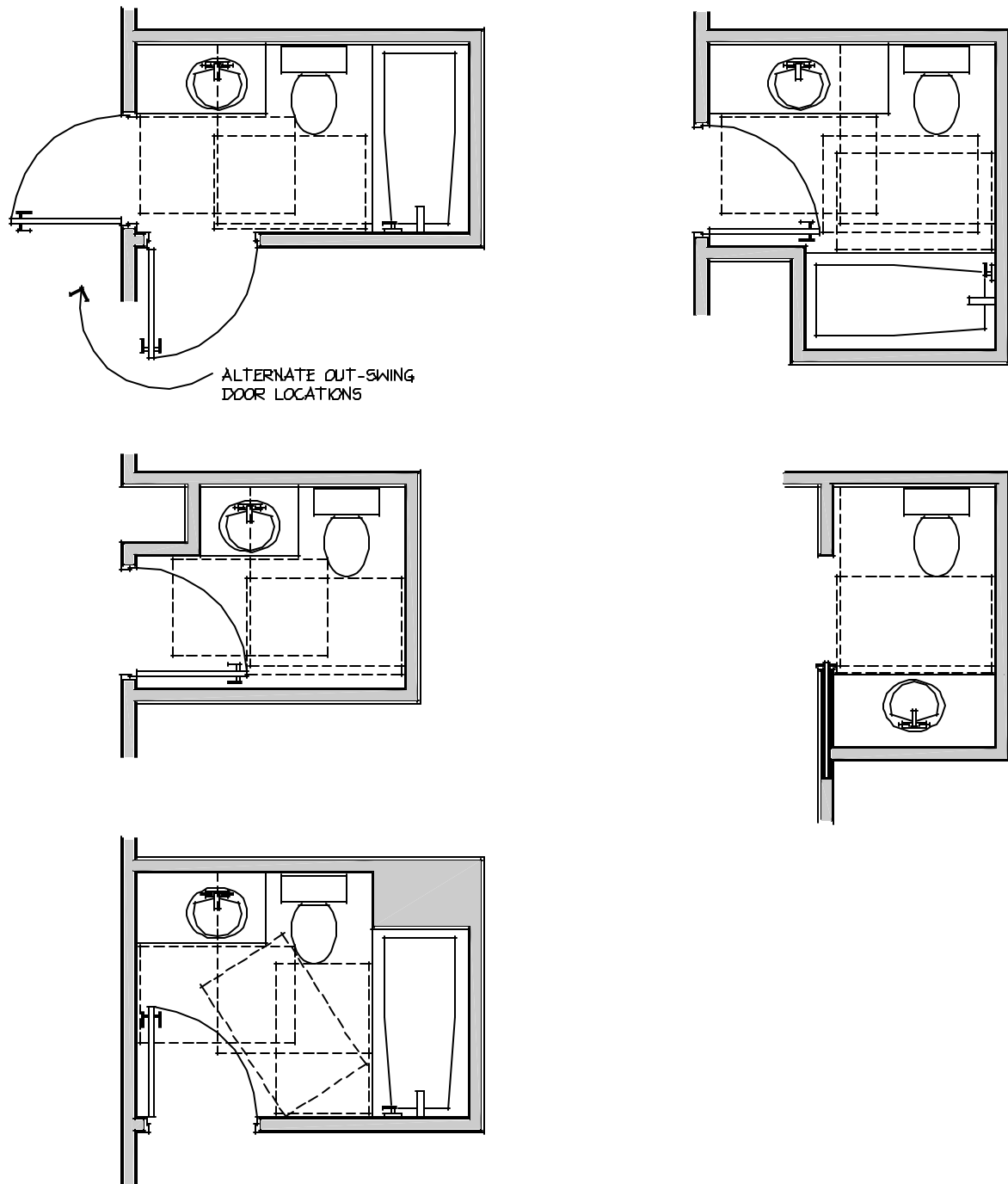


FIGURE 9 EXAMPLES OF BATHROOMS WITH FLOOR AREA TO SUIT 'MINIMALLY ACCESSIBLE' REQUIREMENTS

- (ii) Solid blocking in walls around toilets, tub/shower, and behind towel bars shall be provided in all bathrooms as illustrated in Figure 10.
- (iii) Where bathrooms are provided to serve common amenity spaces, at least one shall be wheelchair accessible as described in the B.C. Building Code (1998) Sentence 3.7.4.8.(1)

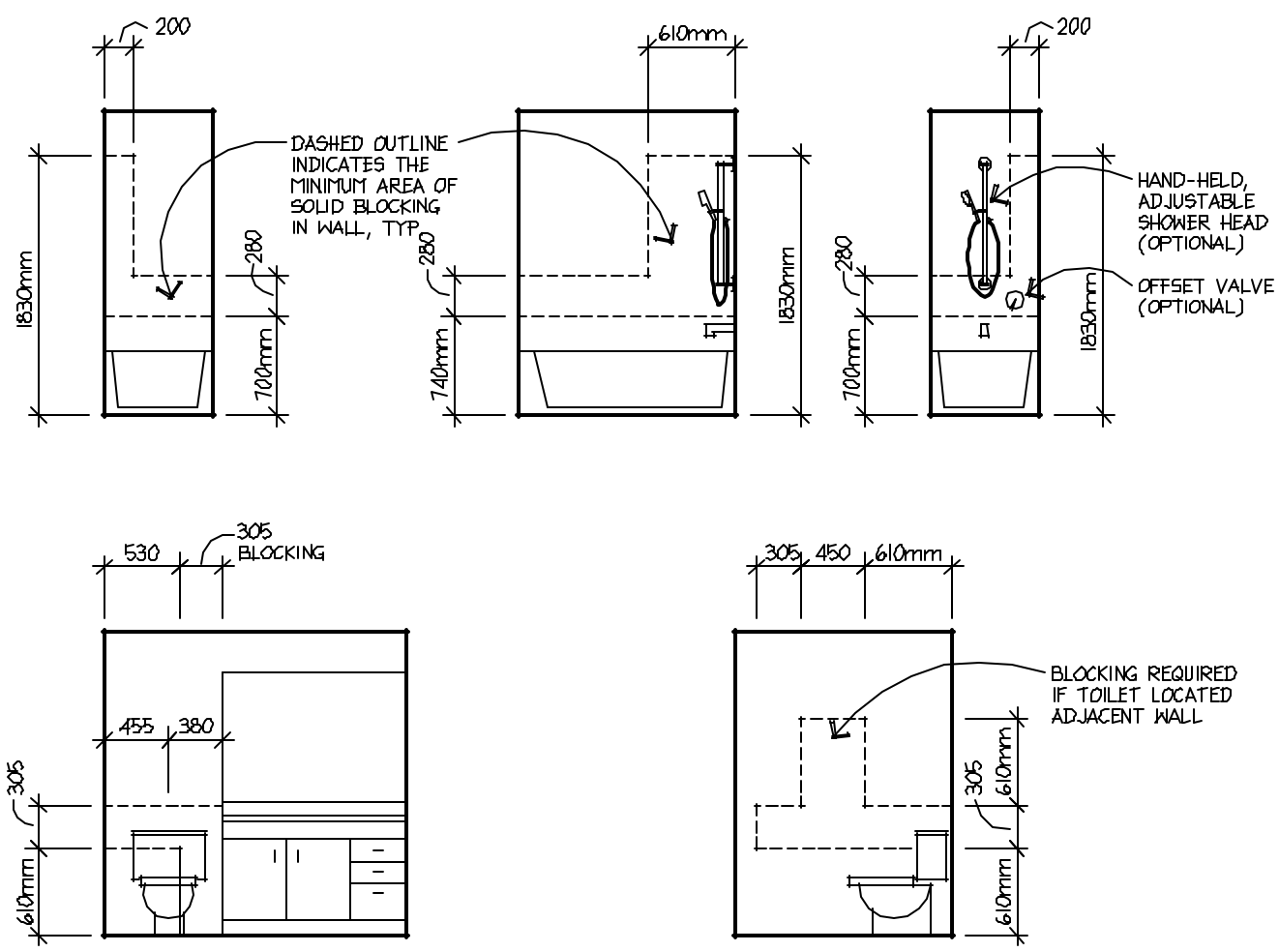


FIGURE 10 BLOCKING REQUIREMENTS