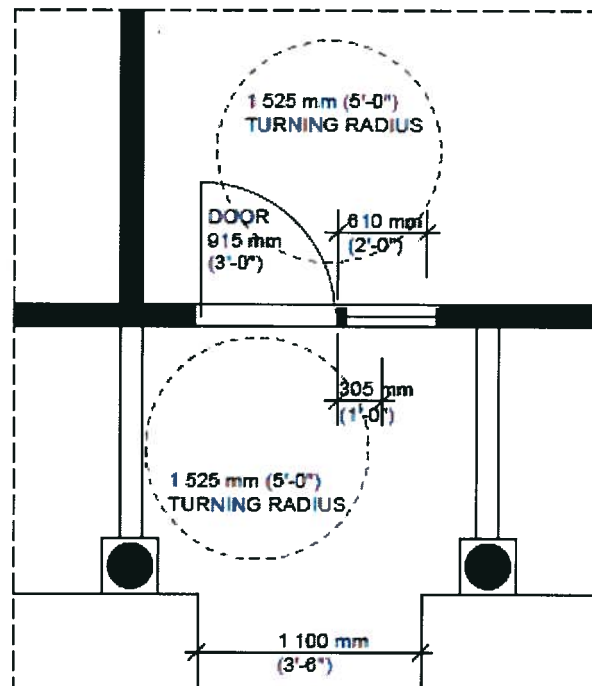


District of Sechelt



ACCESSIBLE AND ADAPTABLE HOUSING DESIGN GUIDELINES



December 2010

DISTRICT OF SECHELT

ACCESSIBLE AND ADAPTABLE HOUSING DESIGN GUIDELINES

Introduction

Origin

The District of Sechelt's Adaptable and Accessible Housing Design Guidelines was developed by a working group of the Sechelt Accessibility Advisory Committee, a volunteer group of citizens and community organizations established by the District of Sechelt. The committee was asked to assess and look for ways to improve the community's response and services to people with physical disabilities. A priority was to encourage the District and the housing industry to build homes that accommodate the functional needs of everyone – children, adults, and seniors - with or without a disability. The group looked at design standards developed by Saanich, City of North Vancouver, Canada Mortgage and Housing Corporation and the Social Planning and Research Council, and adapted and adopted them for local application.

Best Practices

Many design concepts and criteria have emerged over the years to build on the principles of accessible housing, and have been adopted by municipalities as either mandatory or voluntary requirements. For this set of guidelines, the examples of the City of North Vancouver, the District of Saanich, CMHC and the Social Planning and Research Council of BC (SPARC) were used. The guidelines for Sechelt will be voluntary, intended to promote best practices in designing for accessible and adaptable housing in Sechelt.

Aiming for Higher Standards

The District of Sechelt's Accessible and Adaptable Housing Design Guidelines offer a higher standard of adaptability and accessibility in residential buildings beyond that required by the BC Building Code. Why aim higher than the BC Building Code requirements for accessibility? A noticeable change has occurred in the demographics of Canadian homeowners over the past four decades. People are living longer. This change is pronounced on the Sunshine Coast, with a population of people over the age of 65 years (Sechelt, 25.3%) that is well above the BC average (14.6%) according to the 2006 census. More people are also ageing in their family homes, and seek to maintain their independence longer.

Medical and therapeutic advancements have increased mobility options for the aged, as well as for people of all ages who are physically disabled or challenged. There is an expanding fleet of wheelchairs, scooters and other mobility aids which need to be considered when planning our physical environment. In recent years, governments, the housing industry, designers and homeowners have become more aware of the need for housing that is accessible, barrier free and safely useable by frail seniors and persons with disabilities. Addressing this need requires a range of cost-effective housing options and design elements that will accommodate a variety of individual needs and preferences, which are not covered in the minimum requirements of the BC Building Code.

Defining Accessibility and Adaptability

Accessibility allows people with disabilities and mobility limitations, sight or hearing impairments to get to, enter and exit, and to use rooms and facilities in a home without assistance.

Adaptability features create options for future accessibility improvements. Typically this involves creating big enough dimensions for bathrooms and kitchens to become accessible in the future. Another example is pre-wiring for automatic dooropeners or additional backing in a wall for future grab bars.

The Guidelines, three sections

The Guidelines are divided in three categories of guidelines:

Section 1 “Basic Accessibility” outlines how homes can be built readily accessible. Basic accessibility makes the entrance, hallway, living room and one bathroom accessible for people with disabilities.

Section 2 “Enhanced accessibility” provides some additional features that would be required by anybody with a (temporary) disability. For example this includes accessible outlets and jacks, easy-grasp door hardware, full main floor access, though all rooms may not be ground oriented or accessible by wheelchair.

Section 3 “Townhouses and Single Family” includes accessibility guidelines and in addition provides adaptable features to accommodate future accessibility upgrades. This includes proper sizing of bathroom, kitchen features, bedroom on main level, etc.

Section 4 “Multi Family Buildings” provides accessibility and adaptability guidelines for apartment buildings to build in accessibility and to accommodate future accessibility upgrades. The guidelines are in addition to those already in the BC Building Code. The guidelines are especially relevant for apartments because it is likely that they will house residents with mobility limitations.

The illustrations give a visual representation of some highlights of the guidelines.



This project received financial assistance from Affordability and Choice Today (ACT), a housing regulatory reform initiative of the Federation of Canadian Municipalities (administrator), Canada Mortgage and Housing Corporation (funder), the Canadian Home Builders' Association and the Canadian Housing and Renewal Association. The opinions and positions expressed are those of the author(s) and ACT and its partners accept no responsibility for them.

DISTRICT OF SEHELТ

ACCESSIBLE AND ADAPTABLE HOUSING DESIGN GUIDELINES

The District of Sechelt Accessible and Adaptable Housing Design Guidelines provide a higher standard of accessibility and adaptability in residential buildings beyond that required by the BC Building Code. Use of the guidelines is voluntary.

Guidelines consist of four sections:

1.0 Guidelines for Basic Accessibility and Adaptability for Homes

2.0 Enhanced Accessibility and Adaptability for Homes

3.0 Guidelines for Ground-oriented Townhouses and Single Family Homes

4.0 Guidelines for Multi-unit Buildings with Common Corridors

December 2010

Prepared by:

Bev Nielsen, Nielsen Design Consultants

Sechelt, BC T: 604.741.0986 E: bnielsen@telus.net www.nielsendesignconsultants.com

DISTRICT OF SEHELT: ACCESSIBLE AND ADAPTABLE HOUSING DESIGN GUIDELINES

1.0 Guidelines for Basic Accessibility and Adaptability

Basic Accessibility and Adaptability has four main criteria:

- An Accessible Path of Travel
- No-step Entrance
- Passable Interior Circulation on the Main Floor
- Access to a Main Floor Washroom

1.1 Accessible Path of Travel – Illustration #1

- Accessible path of travel from the curb side to the front door
- Line of travel should have a gentle grade of no more than 5% (1:20)
- The path of travel should be firm, stable and slip-resistant
- The path of travel should be a minimum of 1100mm (3'-6") in width
- The cross slope of the path of travel should be no more than 2% (1:50)
- No steps along the path of travel
- No drop off or slopes over 5% (1:20) along the edge of the path of travel

1.2 One No-step Entrance – Illustration #1

- Exterior landing entrance area with a minimum clear area of 1525mm by 1525mm (5'-0" x 5'-0")
- Entrance door should have a minimum width of 915mm (3'-0")
- Threshold shall be not more than 13mm (½") and shall be bevelled

1.3 A Passable Interior Circulation – Illustration #3

- Interior doors should have a minimum width of 865mm (2'-10") providing a 812mm (2'-8") clear opening
- Clear passage with a width of at least 1100mm (3'-6") to all main floor activity areas including the washroom

1.4 Access to a Main Floor Washroom – Illustration #5

- At least one bathroom on main level to be accessible by providing a minimum 1220mm x 760mm (4'-0" x 2'-6") area in front of the toilet, with the washroom door not crossing the turning circle while being closed or opened
- To save space, provide a sliding pocket door or out-swinging door at bathroom entry

2.0 Guidelines for Enhanced Accessibility and Adaptability

Enhanced Accessibility and Adaptability has some added features and requirements. These are as follows:

2.1 Enhanced No-Step Entrance – Illustration #2

- One entrance door must have a minimum of 610mm (2'-0") wide area next to the latch side of the door where the door swings toward the user and a minimum of 305mm (1'-0") wide area next to the latch side where the door swings away from the user
- The controls to intercoms and doorbells shall be located no higher than 1220mm (4'-0") above the ground
- The entrance and landing area must be well lit, having a fixture with at least 200 lux power

2.2 Enhanced Interior Circulation on the Main Floor – Illustration #2

- No steps
- Enhanced interior circulation requires 610mm (2'-0") wide area next to the latch side of a door where the door swings toward the user, and a minimum 305mm (1'-0") on the latch side of the door where the door swings away from the user
- Pocket doors can be used for ease of access and to save space

2.3 Electrical – Outlets/Switches

- Rocker/paddle-type light switches located 1170mm (3'-10") from the floor
- Thermostats, security controls, intercoms and electrical panel have no user functions higher than 1220m (4'-0") from floor
- Electrical outlets, cable outlets, and telephone jacks located not less than 450mm (1'-6") from the floor
- Provide an electrical receptacle above the entrance door so that an automatic door opener can be added to the door at a later date

2.4 Door Hardware

- All swing doors to have lever handles

2.5 Enhanced Main Floor Washroom – Illustrations #6 and #8

There shall be at least one bathroom with enough floor space to be accessible and shall meet the following space requirements:

- Provide 1525mm (5'-0") turning radius – may result from removal of vanity cabinet
- Toilet to be located adjacent to wall minimum 915mm (3'-0") in length
- Provide a 915mm (3'-0") clearance along full length of tub
- To save space provide sliding pocket door or out-swinging door
- Provide wall reinforcement for future grab bar installation
- Provide lever type faucets
- Provide non-slip flooring

2.6 Kitchen Enhancements – Illustration #9

- Provide a continuous counter between sink and stove
- Provide minimum 1220mm (4'-0") floor space between base cabinet/walls

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3.0 Guidelines for Ground-oriented Townhouses & Single Family

3.1 Accessible Path of Travel – Illustration #1

- Provide an accessible path of travel from the curb side to the front door
- Line of travel should have a gentle grade of no more than 5% (1:20)
- The path of travel should be firm, stable and slip-resistant
- The path of travel should be a minimum of 1100mm (3'-6") in width
- The cross slope of the path of travel should be no more than 2% (1:50)
- No steps along the path of travel
- No drop off or slopes over 5% (1:50) along the edge of the path of travel

3.2 One No-step Entrance – Illustration #2

- Provide an exterior landing entrance area with a minimum clear area of 1525mm by 1525mm (5'-0" x 5'-0")
- One entrance door must have a minimum of 610mm (2'-0") wide area next to the latch side of the door where the door swings toward the user and a minimum of 305mm (1'-0") wide area next to the latch side where the door swings away from the user
- Entrance door should have a minimum width of 915mm (3'-0")
- Threshold shall be not more than 13mm (½") and shall be bevelled

3.3 A Passable Interior Circulation on Main Floor – Illustrations #2 and #3

- Clear passage with a minimum hallway width of 1100mm (3'-6") to all main floor activity areas including the bathroom
- Interior circulation requires 610mm (2'-0") wide area next to the latch side of a door where the door swings toward the user, and a minimum 305mm on the latch side of the door where the door swings away from the user and allows a turning radius of 1525mm (5'-0")
- Pocket doors can be used for ease of access and to save space

3.4 Interior Doors, Doorways and Hardware – illustration #3

- Interior doors should have a minimum width of 865mm (2'-10") providing a 812mm (2'-8") clear opening and thresholds of no more than of 13mm (½")
- All swing doors to have lever handles

3.5 Bathroom – Illustrations #6 and #8

There shall be at least one bathroom with enough floor space to be accessible and shall meet the following space requirements:

- Provide 1525mm (5'-0") turning radius – may result from removal of vanity cabinet
- Toilet located adjacent to wall min 915mm (3'-0") in length
- 915mm (3'-0") clearance along full length of tub
- Provide lever-type faucets
- To save space provide sliding pocket door or out-swinging door
- Offset plumbing for vanity, provision for vanity sink removal

- Provide height-adjustable shower head
- Provide off set valve at tub
- Provide toilet with bolt down-top
- Provide reinforcement in wall assemblies adjacent to a toilet, bathtub or shower and all towel bars to accommodate the future grab bars
- Reinforcement to be solid blocking or ¾" plywood sheathing

3.6 Bathroom – Alternate Fully Accessible – Illustrations #7 and #8

There shall be at least one bathroom with enough floor space to be accessible and shall meet the following space requirements:

- Provide 1525mm (5'-0") turning radius within bathroom (may result from removal of vanity cabinet)
- Toilet to be located adjacent to wall which is minimum of 1370mm (4'-6") in length
- Provide transfer space of 915mm (3'-0") on one side of toilet
- Toilet to be 18" on center from adjacent wall
- Provide a removable vanity base cabinet with minimum width of 812mm (2'-8")
- 915 mm (3'-0") clearance along full length of tub
- Accessible storage - height accessible from seated position
- Provide out-swinging door, or pocket door
- Provide for installation of shower accessible to wheelchair user (max.13 mm (1/2") threshold)
- Offset plumbing for vanity
- Provide height-adjustable shower head
- Provide off set valve at tub
- Provide lever-type faucets
- Provide toilet with bolt down-top
- Provide reinforcement in wall assemblies adjacent to a toilet, bathtub or shower and all towel bars to accommodate the future grab bars
- Reinforcement to be solid blocking or ¾" plywood sheathing

3.7 Kitchen – Illustration #9

- Continuous counter space between the stove and sink
- Provide minimum 1220mm (4'-0") floor space between base cabinet/walls
- Adjustable shelves in all cabinets
- D-type cabinet handles
- Grab edge under counters
- Pull-out work boards at 812mm (2'-8") height
- Removable base under sink
- All kitchen faucets to be lever-type sink faucet
- Provide task lighting at sink, stove, and work areas

3.8 Bedroom

Provide a room that could function as a master bedroom on main level with the following:

- Minimum of 865mm (2'-10") clear opening to walk in closet
- 1525mm (5'-0") turning radius in bedroom
- 915mm (3'-0") manoeuvring room between bed and closet

3.9 Patio

- Patio threshold not to more than 13mm (½") and shall be bevelled
- 915mm (3'-0") doorway opening
- 1525mm (5'-0") turning radius on patio/balcony
- Provide a weather-protected covering

3.10 Laundry

- Provide side-by-side laundry on the main floor
- Alternative accessible stackable washer/dryer combination

3.11 Electrical – Outlets/Switches

- Rocker/paddle-type light switches located 1170mm (3'-10") from the floor
- Thermostats and electrical panel has no user functions higher than 1220mm (4'-0") from floor
- Electrical outlets, cable outlets, and telephone jacks located not less than 450mm (1'-6") from the floor
- Telephone jacks shall be no farther than 200mm (8") from an electrical outlet in the accessible bedroom
- Provide an electrical receptacle above the entrance door so that an automatic door opener can be added to the door at a later date

3.12 Storage Space

- Stack storage areas above one another to install a future elevator

3.13 Finishes – Flooring

- Slip-resistant flooring in bathrooms and kitchens
- High-density low-level loop carpet underlay max 13mm or ½" height

DISTRICT OF SEHELТ: ACCESSIBLE AND ADAPTABLE HOUSING DESIGN GUIDELINES

4.0 Guidelines for Multi-unit Buildings with Common Corridors

B.C. Building Code establishes standards for building accessibility for all multi-unit residential occupancy buildings. See Section 3.7 and Article 3.8.5.3 of the Code.

4.1 Building Access – Illustration #1

4.11 An Accessible Path of Travel shall be provided: (Unobstructed Access)

- Curb cuts to have tactile and visual clues
- From the street and private parking area to at least one main entrance
- From the main entrance to all suite entry doors
- From the main entrance and parking entrance to the elevator
- From the main entrance to each type of common amenity area (e.g. containing recreational, storage, garbage/recycling and laundry facilities)

4.12 Building Entrances in accessible paths of travel shall:

- Provide protection from the rain at entry and enter phone 1525mm x1525mm (5'-0"x 5'-0")
- Provide automatic door opener for at least one building entry door functioning for passage in both directions

4.13 Accessible Mailboxes to have 1525mm (5'-0") turning radius

4.2 Building Parking for Persons with Disabilities

- Vehicular parking for people with disabilities must be provided
- Please refer to Sechelt Zoning Bylaw minimum requirements

4.21 Building Scooter Parking

- Provide a scooter storage area for seniors and persons with disabilities
- Provide electrical outlet to charge scooters
- Entry door to scooter storage to have provisions for automatic opener

4.3 Circulation Within Buildings – Illustration #2

- Corridors minimum 1220mm (4'-0")
- Corridors have 1525mm (5'-0") or turning radius inside and outside the entry corridor of each dwelling unit

4.4 Doors and Doorways in Accessible Path of Travel – Illustrations #2 and #4

4.41 Door Assemblies in the Accessible Path of Travel shall:

- Doorways thresholds in accessible paths of travel shall be not more than 13mm (1/2") above the floor and shall be bevelled
- Provide a clear opening of not less than 865mm (2'-10")

- The active leaf to have a clear opening of not less than 865mm (2'-10") in a doorway with multiple leaves
 - All swing doors to have lever handles, and locks should be easy to use and located no more than 1000mm (3'-4") from the ground
 - Door closer to require a force of not more than 22 N or 5 lbs when the force is applied at the handle
- 4.42 Doorways in Accessible Paths of Travel shall:
- Provide a clear and level area with turning radius of 1525mm (5'-0") at all doorways with a 610mm (2'-0") wide area next to the latch side of a door where the door swings toward the user and a minimum 305mm (1'-0") on the latch side of the door where the door swings away from the user
 - For sliding doors that are power-operated or when power operated doors swing away from the area, provide an area of not less than 1220mm (4'-0") in front of the door assembly by the width of the door assembly
- 4.43 Doors Installed in Series shall: (Illustration #4)
- Be separated by a space not less than 1220mm (4'-0"), plus the width of any door swinging into the separating space

4.5 Suite Doors and Doorways -- Illustrations #2

4.51 Door Width

- Suite entry doors not less than 915mm (3'-0") or 865mm (2'-10") clear opening
- Doors for common living areas, including a minimum of one accessible bathroom and one accessible bedroom, within suites shall be 915mm (3'-0") or provide 865mm (2'-10") clear opening

4.52 Door Clearance

- Door assemblies for suite entry and common living area, including a minimum of one accessible bathroom and one accessible bedroom, shall have turning radius of 1525mm (5'-0")
- Provide 610mm (2'-0") wide area next to the latch side of a door where the door swings toward the user and a minimum 305mm on the latch side of the door where the door swings away from the user

4.53 Pocket Doors

- Provide pocket doors in bathrooms and bedrooms for ease of access and to save space

4.54 Door Hardware

- Suite entry door to have two viewers at 1050mm (3'-5½") and 1525mm (5'-0") height from the floor
- All swing doors to be lever type door handle and locks should be easy to use and located no more than 1000mm (3'-4") from the ground
- Doors shall operate when a force of not more than 22 N is applied at the handle, push plate or latch releasing device

4.6 Bathrooms – Illustrations #6 and #8

There shall be at least one bathroom with enough floor space to be accessible and shall meet the following space requirements:

- Provide 1525mm (5'-0") turning radius – may result from removal of vanity cabinet
- Toilet located adjacent to wall min 915mm (3'-0") in length
- 915mm (3'-0") clearance along full length of tub
- Provide lever-type faucets
- To save space provide sliding pocket door or out-swinging door
- Offset plumbing for vanity, provision for vanity sink removal
- Provide height-adjustable shower head
- Provide off set valve at tub
- Provide toilet with bolt down-top
- Provide reinforcement in wall assemblies adjacent to a toilet, bathtub or shower and all towel bars to accommodate the future grab bars
- Reinforcement to be solid blocking or ¾" plywood sheathing

4.7 Bathroom – Alternate Fully Accessible – Illustrations #7 and #8

There shall be at least one bathroom with enough floor space to be accessible and shall meet the following space requirements:

- Provide 1525mm (5'-0") turning radius within bathroom (may result from removal of vanity cabinet)
- Toilet to be located adjacent to wall which is minimum of 1370mm (4'-6") in length
- Provide transfer space of 915mm (3'-0") on one side of toilet
- Toilet to be 18" on center from adjacent wall
- Provide a removable vanity base cabinet with minimum width of 812mm (2'-8")
- 915 mm (3'-0") clearance along full length of tub
- Accessible storage - height accessible from seated position
- Provide out-swinging door, or pocket door
- Provide for installation of shower accessible to wheelchair user (max.13 mm (1/2") threshold)
- Offset plumbing for vanity
- Provide height-adjustable shower head
- Provide off set valve at tub
- Provide lever-type faucets
- Provide toilet with bolt down-top
- Provide reinforcement in wall assemblies adjacent to a toilet, bathtub or shower and all towel bars to accommodate the future grab bars
- Reinforcement to be solid blocking or ¾" plywood sheathing

4.8 Kitchen – Illustration #9

- Provide continuous counter space between the stove and sink
- Provide minimum 1220mm (4'-0") floor space between base
- Adjustable shelves in all cabinets
- D-type cabinet handles
- Grab edge under counters
- Pull-out work boards at 812mm (2'-8") height
- Removable base under sink

- All kitchen faucets within dwelling units and common amenity spaces to be lever-type sink faucets
- Provide task lighting at sink, stove, and work areas

4.9 Bedroom

At least one bedroom to have the following:

- Minimal 812mm (2'-8") clear opening to closet
- 1525mm (5'-0") turning radius in bedroom
- 915mm (3'-0") manoeuvring room between bed and closet

4.10 Patio/Balcony

- Patio/balcony access has minimal threshold
- 915mm (3'-0") door or 865 (2'-10") clear opening doorway
- 1525mm (5'-0") turning radius on patio/balcony
- Weather-protected covering

4.11 Laundry

- Provide side-by-side laundry on the main floor
- Alternative accessible stackable washer/ dryer combination

4.12 Outlets/Switches/Other Environment Controls

- Controls for the operation of building services or safety devices, including thermostats, security controls, intercoms and electrical panels installed such that no user functions are higher than 1220mm (4'-0") above the floor
- Rocker/paddle-type light switches located no higher than 1170mm (3'-10") from the floor
- Electrical outlets, cable outlets, and telephone jacks located not less than 450mm (1'-6") from the floor
- Telephone jacks shall be no farther than 200mm (8") from an electrical outlet in the accessible bedroom
- Wiring for a visual alarm shall be tied into the fire alarm system for the future installation of such in the living room and the accessible bedroom
- Provide an electrical receptacle above the entrance door so that an automatic door opener can be added to the door at a later date

4.13 Visibility and Colour Contrast

- Colour contrasting signage
- Colour contrasting exit doors
- Colour contrasting baseboards and door trim
- Colour contrasting cabinet handles and edge strip on counter tops

4.14 Finishes – Flooring

- Slip-resistant flooring in bathrooms and kitchens
- High-density low-level loop carpet underlay max 13mm (½") height
- No polished finishes on building entry flooring

Sources:

Canada Mortgage and Housing Corporation. "Design Options for Barrier-Free and Adaptable Housing". 1996.

City of North Vancouver. "Adaptable Design Guidelines". 2005.

District of Saanich. "Voluntary Design Guidelines for Adaptable Housing". 2004.

Social Planning and Research Council of BC (SPARC). "The Accessible Community Bylaws Guide". 2009.

DISTRICT OF SECHELT

ACCESSIBLE AND ADAPTABLE HOUSING DESIGN GUIDELINES

ILLUSTRATIONS

December 2010

Prepared by:

Bev Nielsen, Nielsen Design Consultants

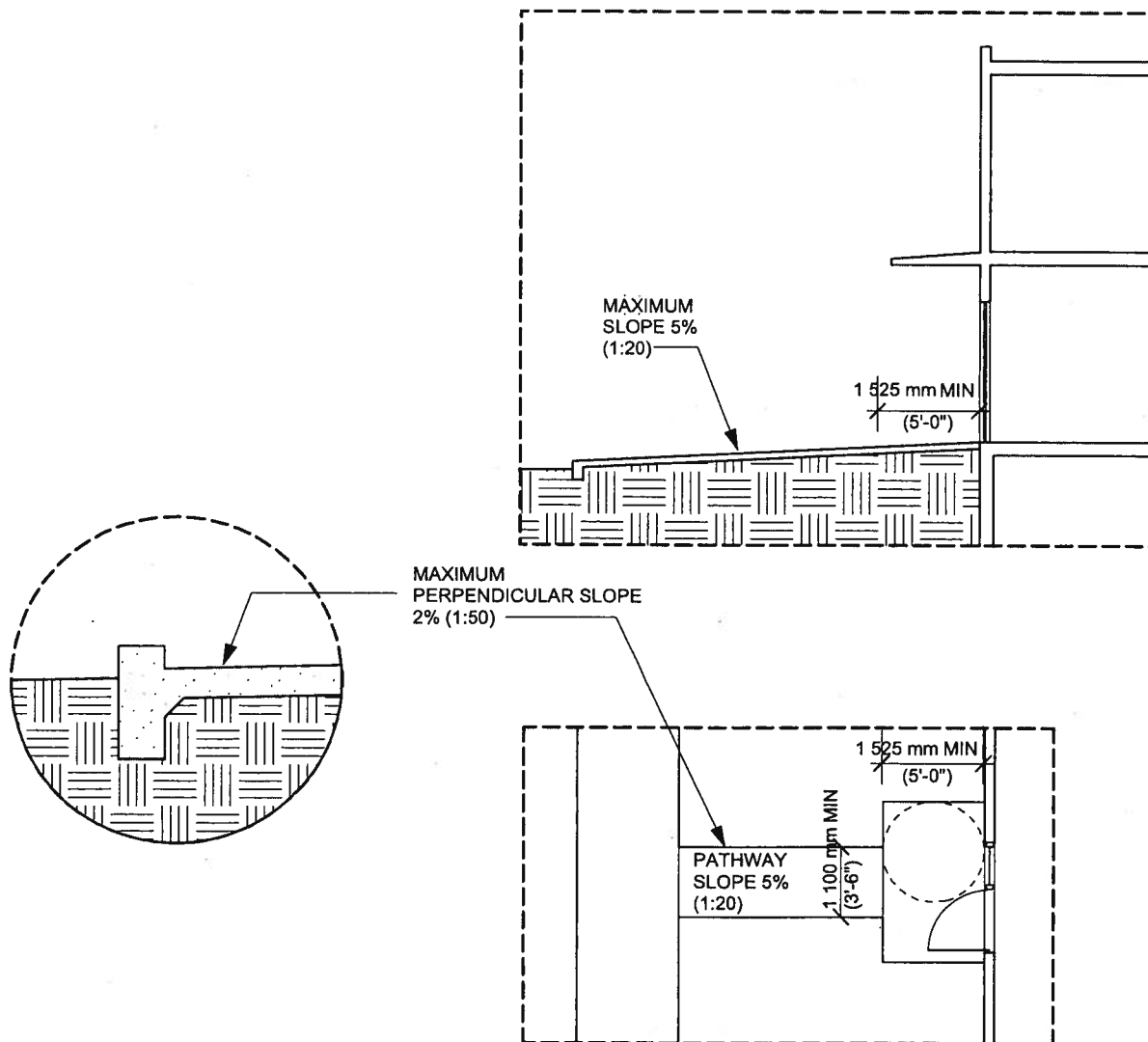
Sechelt, BC T: 604.741.0986 E: bnielsen@telus.net www.nielsendesignconsultants.com

SECHLT ACCESSIBLE AND ADAPTABLE HOUSING GUIDELINES ILLUSTRATIONS

Building Access and Entrance

1. Accessible Path of Travel - Applies to all

- Accessible path of travel from the curb side to the front door
- Line of travel should have a gentle grade of no more than 5% (1:20)
- Path of travel should be firm, stable and slip resistant
- The path of travel should be a minimum of 1 100 mm (3'-6") in width
- The cross slope of the path of travel should be no more than 2% (1:50)
- No steps along the path of travel
- No drop off or slopes over 5% (1:20) along the edge of the path of travel
- Provide a 1 525 mm (5'-0") turning radius on the outside of one entry
- Entrance door must be a minimum of 915 mm (3'-0") wide or 865 mm (2'-10") clear opening
- Threshold maximum 13 mm (1/2") and shall be bevelled

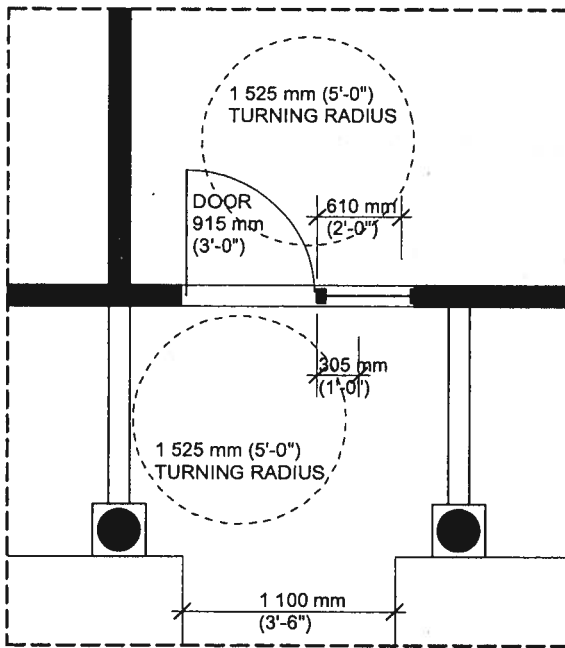


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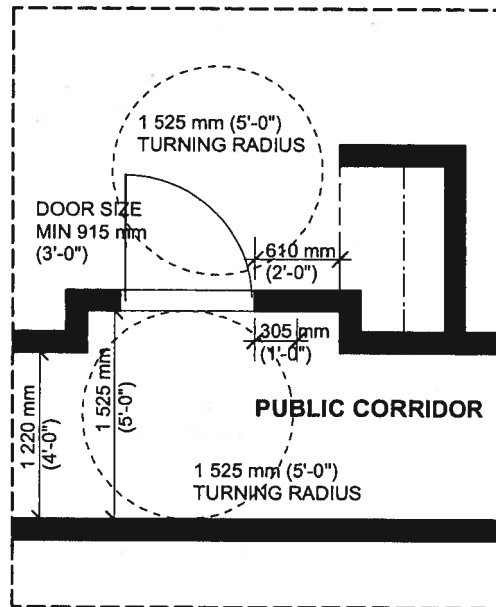
Building Access and Entrance

2. Entrance - Applies to Enhanced Accessibility and Adaptability, Ground-oriented Housing - Townhouse and Single Family, and Multi-unit Buildings

- Provide a 1 525 mm (5'-0") turning radius on the inside and outside of one entry
- One entrance door must have a minimum of 610 mm (2'-0") wide area next to the latch side of the door where the door swings toward the user and a minimum of 305 mm (1'-0") wide area next to the latch side where the door swings away from the user
- Entrance door must be a minimum of 915 mm (3'-0") wide providing a 865 mm (2'-10") clear opening
- Threshold 13 mm (1/2") and shall be bevelled



TOWNHOUSE/SINGLE FAMILY ENTRY



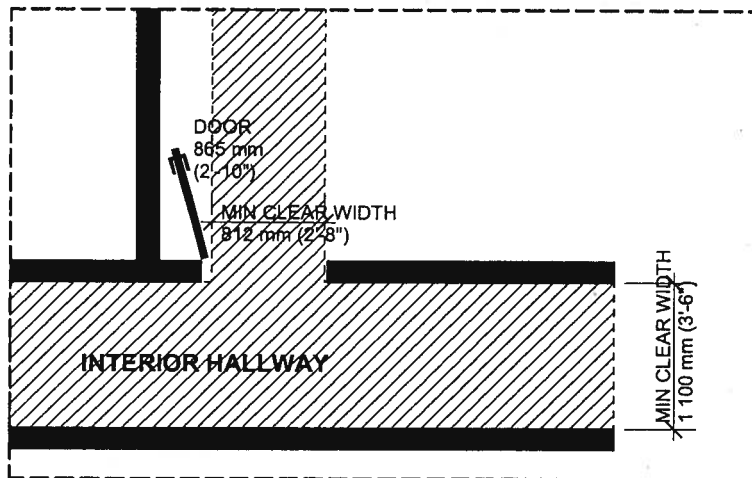
MULTI-UNIT ENTRY

SECHLT ACCESSIBLE AND ADAPTABLE HOUSING GUIDELINES ILLUSTRATIONS

Building Interior Circulation and Doorways

3. Passable Interior Circulation - Applies to Enhanced Accessibility and Adaptability, Ground-oriented Housing: Townhouse and Single Family

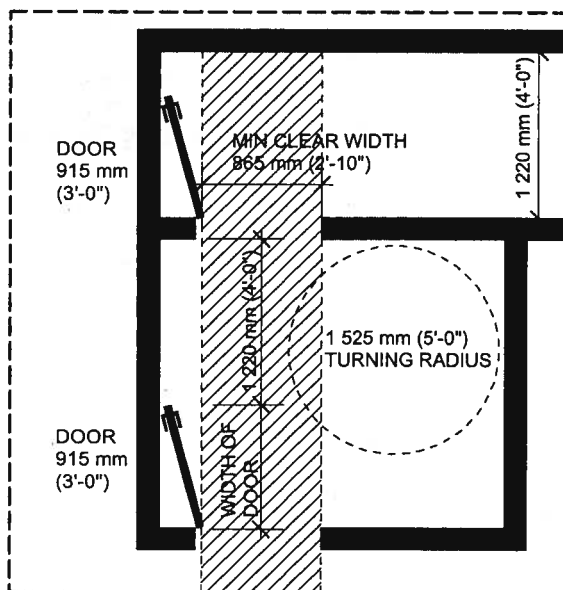
- o Interior doors should have a minimum width of 865 mm (2'-10") providing a 812 mm (2'-8") clear opening
- o Clear passage with a width of at least 1 100 mm (3'-6") to all main floor activity areas including the bathroom



MINIMUM WIDTH OF INTERIOR ACCESSIBLE ROUTE

4. Passable Interior Circulation - Applies to Multi-unit Buildings

- o Hallway and corridor 1 220 mm (4'-0")
- o Doors installed in series shall be separated by a space not less than 1 220 mm (4'-0") plus the width of any door swinging into the separating space

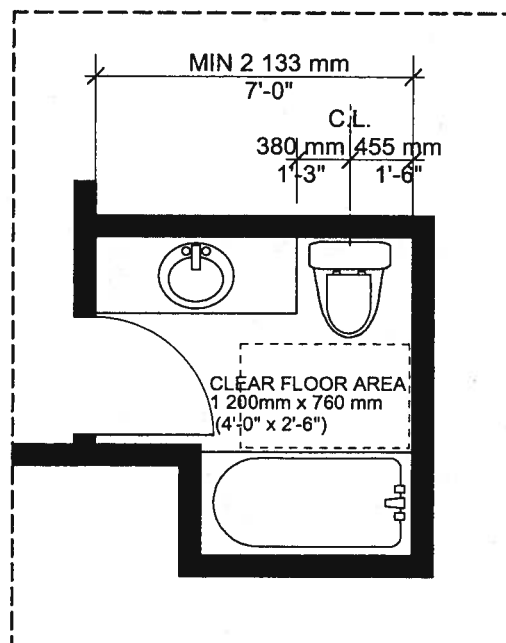
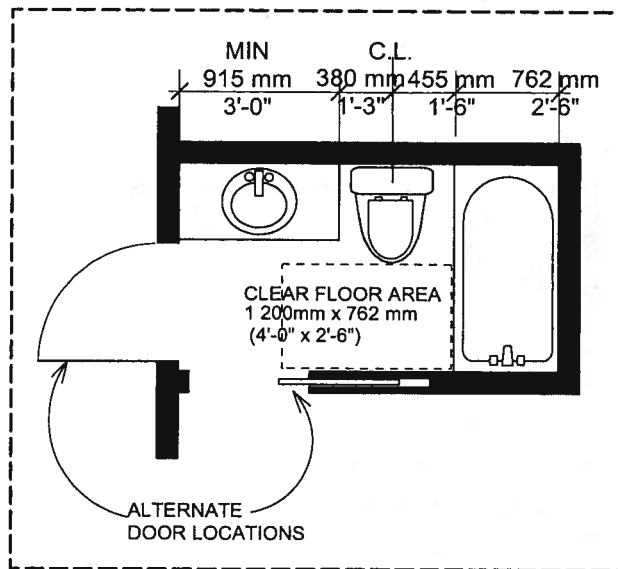


SECHLT ACCESSIBLE AND ADAPTABLE HOUSING GUIDELINES ILLUSTRATIONS

Bathroom Accessibility Features

5. Bathroom - Applies to Basic Accessibility and Adaptability

- At least one bathroom on main level to be accessible by providing a minimum 1 220 mm x 760 mm (4'-0" x 2'-6") area in front of the toilet, with the bathroom door not crossing the clear floor area while being closed or opened
- To save space provide sliding pocket door or out-swinging door at bathroom entry

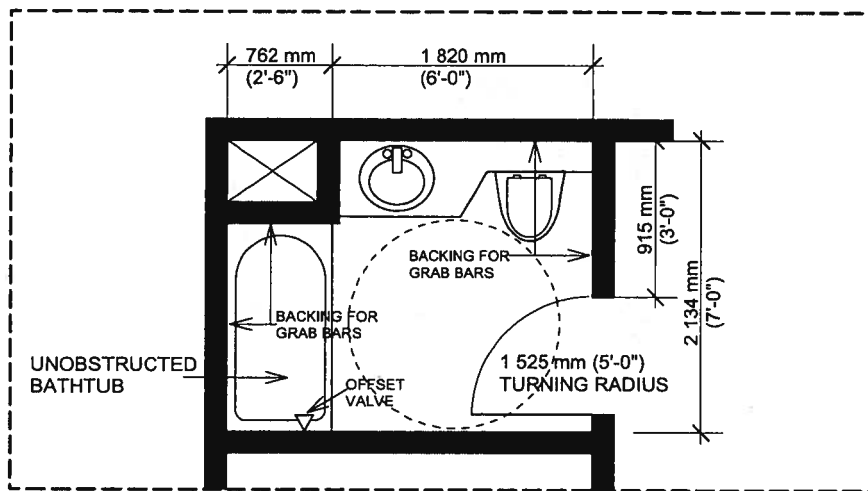


SECHLT ACCESSIBLE AND ADAPTABLE HOUSING GUIDELINES ILLUSTRATIONS

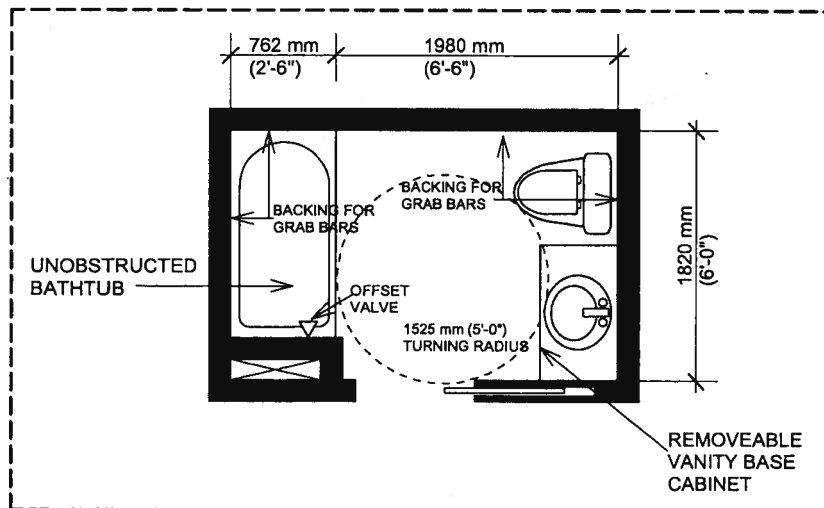
Bathroom Accessibility Features

6. Bathroom - Applies to Ground-oriented Housing - Townhouse and Single Family, and Multi-unit Buildings - Enhanced Accessibility and Adaptability

- Provide at least one three piece bathroom on main level that is accessible with a turning radius of 1 525 mm (5'-0") (may result from removal of vanity cabinet)
- Toilet to be located adjacent to wall with minimum 915 mm (3'-0") in length
- Provide 915 mm (3'-0") clearance along full length of tub
- To save space provide sliding pocket door or out-swinging door at bathroom entry



NOTE: TOILET TO BE LOCATED ADJACENT TO A WALL WITH MINIMUM 915 mm (3'-0") IN LENGTH



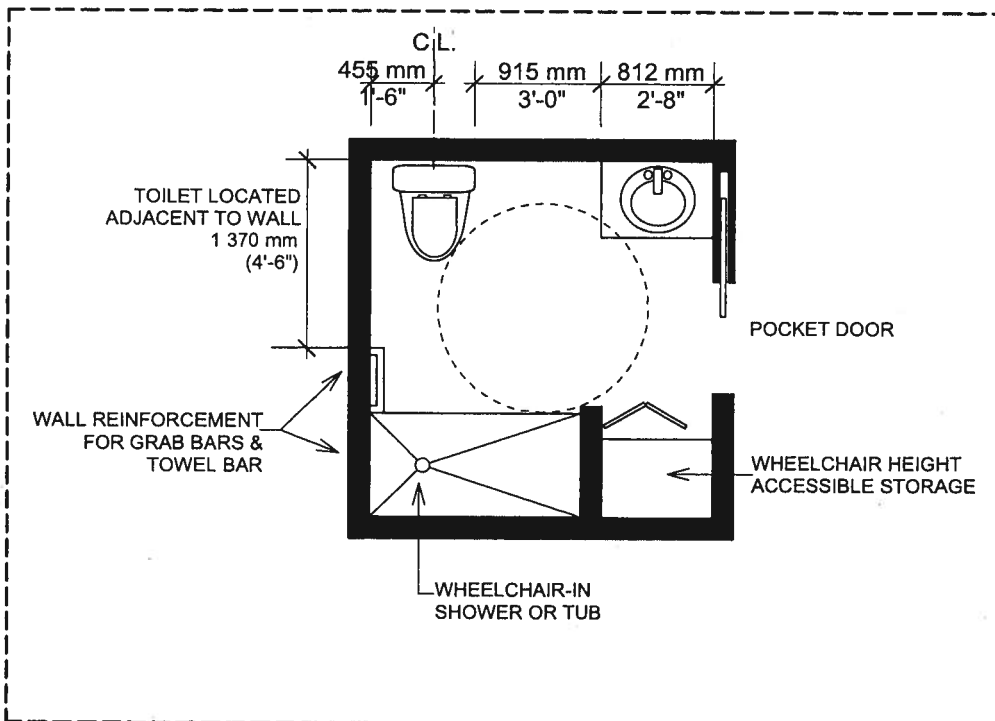
SECHLT ACCESSIBLE AND ADAPTABLE HOUSING GUIDELINES ILLUSTRATIONS

Bathroom Accessibility Features

7. Bathroom - Fully Accessible

Applies to Ground-oriented Housing - Townhouse and Single Family, and Multi-unit Buildings

- Toilet to be located adjacent to wall which is minimum of 1 370 mm (4'-6") in length
- Provide transfer space of 915 mm (3'-0") on one side of toilet
- Toilet to be 450 mm (1'-6") on centre from adjacent wall
- Provide turning radius within bathroom (may result from removal of vanity cabinet)
- Provide a removable vanity base cabinet with minimum width of 812 mm (2'-8")
- 915 mm (3'-0") clearance along full length of tub
- Accessible storage - height accessible from seated position
- Provide door swing out, or pocket door
- Provide for installation of shower accessible to wheelchair user (max. 13 mm (1/2") threshold)

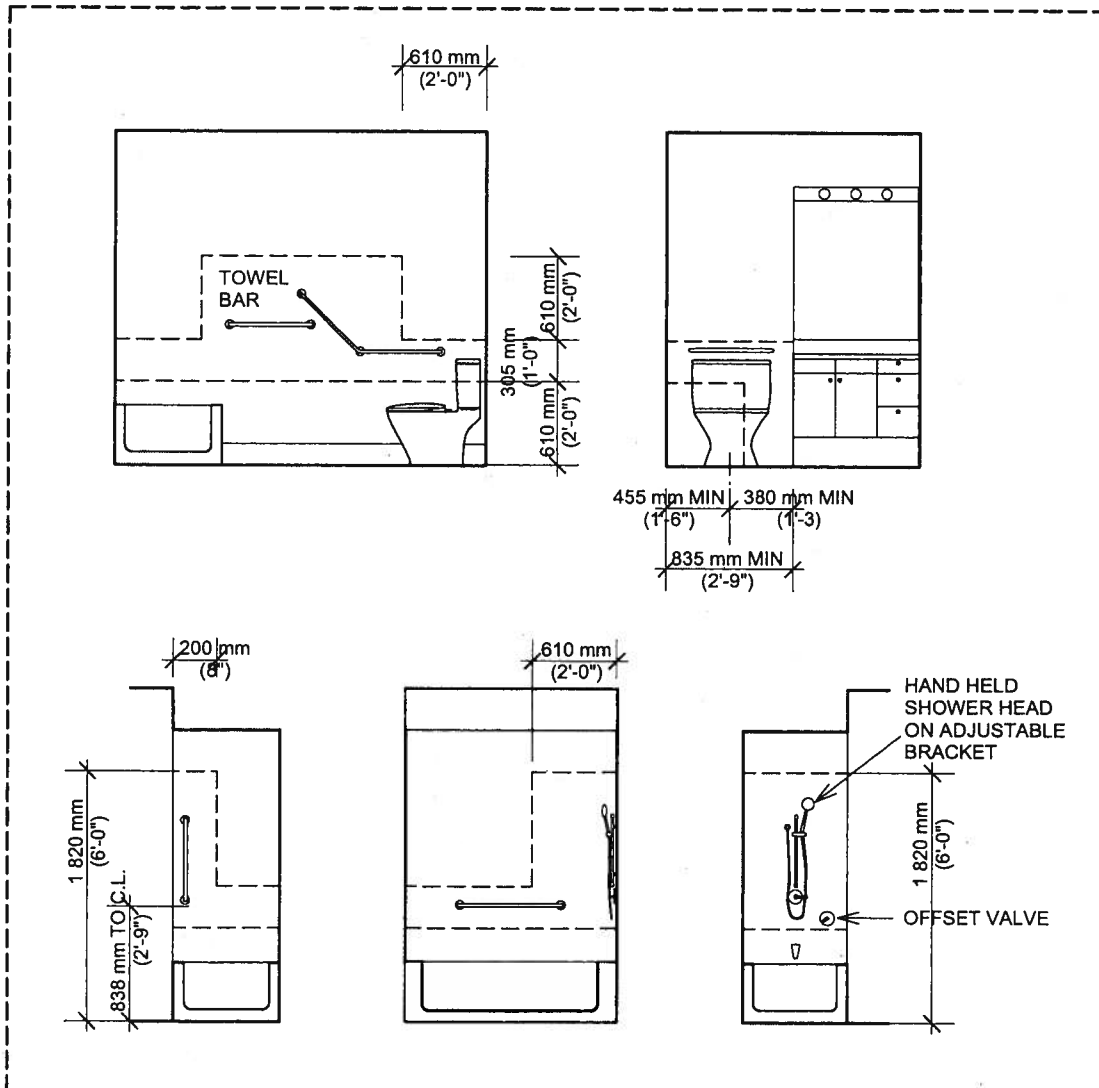


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Bathroom Accessibility Features

8. Bathroom - Applies to Enhanced Accessibility and Adaptability, Ground-oriented Housing, Townhouses and Single Family and Multi-unit Buildings

- o Provide wall reinforcement for future grab bar installation



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Kitchen Accessibility Features

9. Kitchen - Applies to Enhanced Accessibility and Adaptability, Ground-oriented Housing - Townhouse and Single Family, and Multi-unit Buildings

- Continuous counter space between the stove and sink
- Provide minimum 1 220 mm (4'-0") floor space between base cabinet/walls
- Adjustable shelves in all cabinets
- D-type cabinet handles
- Grab edge under counters
- Pullout work boards at 812 mm (2'-8") height
- Removable base under sink
- All kitchen faucets to be lever-type sink faucet
- Provide task lighting at sink, stove and work areas

