

## Adaptable Housing

Effective Date: February 15, 2011

Reaffirmed Date: February 23, 2016

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### 1. Policy Statement

Adaptable housing is an approach to residential design and construction in which homes can be modified at minimal cost to meet occupants' changing needs over time. By building flexibility into homes from the start, adaptable housing:

- helps people stay in their own homes through illness, injury and aging;
- provides more accessibility for people with disabilities; and
- reduces the cost of future renovations to accommodate people with disabilities

Requirements for the inclusion of adaptable construction standards in new construction is a proactive way of responding to the need for housing diversity, providing attractive housing options for the greatest number of people over a building's serviceable life span. Adaptability increases the longevity of housing and its potential appeal to different households, contributing to the overall value of the home.

### 2. Purpose

The purpose of this Policy is to enhance the standards established for adaptable housing in the City of Pitt Meadows Zoning Bylaw.

### 3. Policy

In addition to the requirements in the Zoning Bylaw, Council requires all rezoning applications for new multi-family apartment/condo dwellings (sharing a common corridor or external passageway) to also comply with the Adaptable Housing Requirements outlined in this policy.

Registration of a restrictive covenant on title to the subject lands ensuring the adaptability of the dwelling units in accordance with this policy is required.

## **Adaptable Housing**

### **1.0 Circulation**

- 1.1 Indicate on a plan how a dwelling can be retrofitted for barrier free access to front door, parking space and onsite amenities.
- 1.2 Incorporate space to allow for a future elevator or lifting device.

### **2.0 Parking**

- 2.1 Disability parking spaces are to be provided in accordance with Table 1:

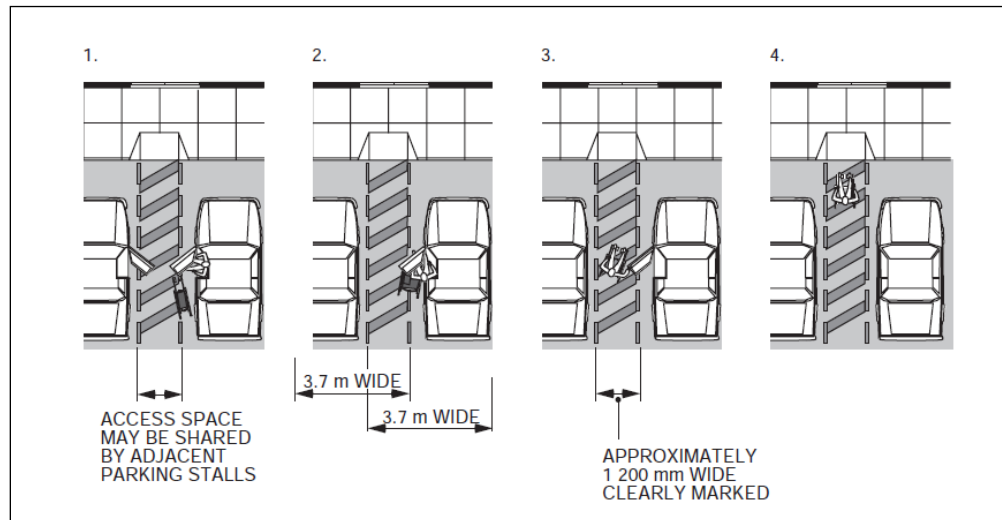
**Table 1. Required Number of Parking Spaces to be provided for Adaptable Design Dwelling Units**

Total Number of Required Parking Spaces	Required Number of Disability Parking Spaces
0-25	2
26-50	4
51-100	6
101-150	8
151-200	10
201-250	12
251-300	14
301-350	16
351-400	18
401-450	20



- 2.2 A disability parking space shall be 3.7 metres wide; however, should two or more disability parking spaces be located next to each other, they may share a 1200 mm access space, as illustrated in Figure 1.

**Figure 1. Shared Disability Parking Access Space**



- 2.3 When stepless entrances are located in a garage additional space may be required to provide maneuvering for the doorway. Stall design may overlap with maneuvering areas as long as sufficient space is provided.

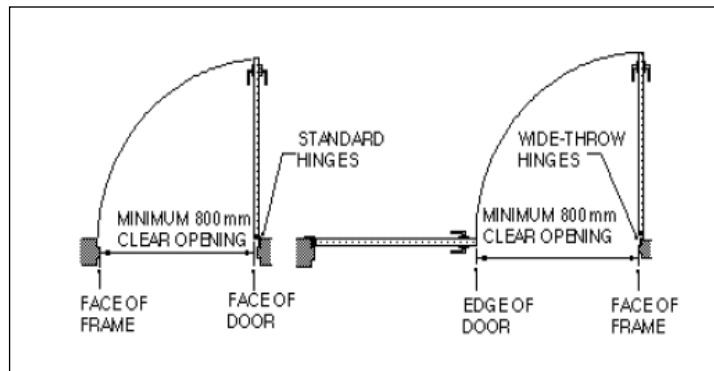
### 3.0 Doors and Doorways

- 3.1 The principal entry door of the building shall be equipped with an automated opening system.
- 3.2 At least one stepless entrance with a maximum 13mm rise at the entrance threshold shall be provided.
- 3.3 The minimum clear openings for all entry doors to every dwelling unit and doors in common areas shall be no less than 800mm (which will be provided by a swing door).
- 3.4 The minimum clear opening for the interior doors in every dwelling unit shall be no less that 800mm (which will be provided by a swing door).
- 3.5 Flush thresholds throughout the interior shall be a maximum of 13mm in height.



- 3.6 The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with a disability is not anticipated.
- 3.7 Clear openings shall be measured as illustrated in Figure 2.

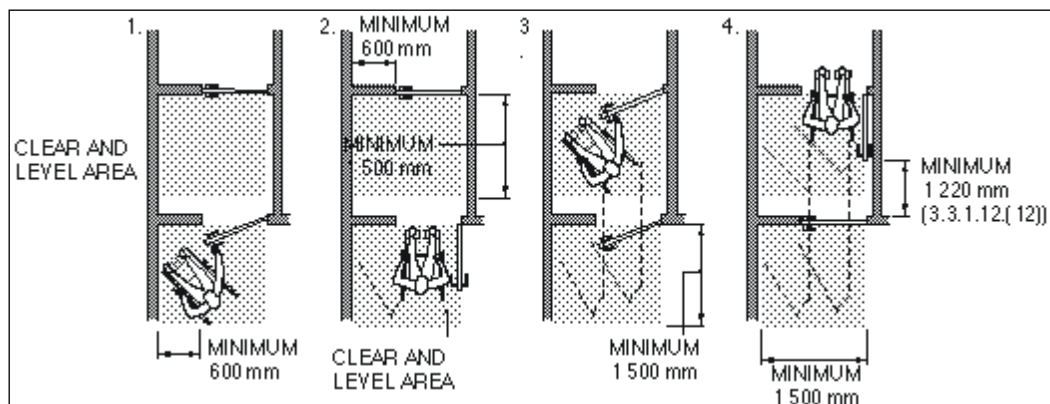
**Figure 2. Clear Opening Measurement For Doors**



#### 4.0 Maneuvering Space at Doorways

- 4.1 Entry doors to every dwelling unit and door assemblies in common areas shall have a clear and level area which is not less than the following:
  - 4.1.1 Where the door swings toward the area (pull door), 1500mm long by the width of the door plus at least 600mm clear space on the latch side, as illustrated in Figure 3.

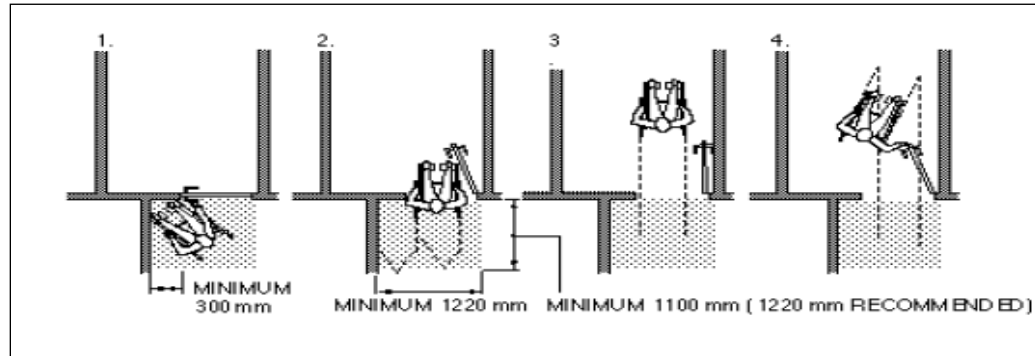
**Figure 3. Front Approach, Pull Side**





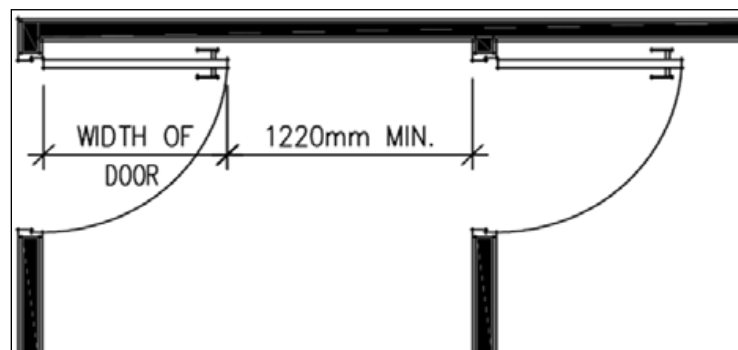
- 4.1.2 Where the door swings away from the area (push door), 1220mm long by the width of the door plus at least 300mm clear space on the latch side, as illustrated in Figure 4.

**Figure 4. Front Approach, Push Side**



- 4.1.3 Where there are doors in a series in common areas, there must be separation of at least 1220mm plus the width of the door, as illustrated in Figure 5.

**Figure 5. Separation of Doors in Series**



- 4.1.4 Entry doors to every dwelling unit are exempted from the requirement to provide the 1220mm long clear area and 600mm clear space if rough in wiring is provided for future conversion for an automatic door opener.

## 5.0 Corridor Widths

- 5.1 Common corridors shall be no less than 1220mm wide.



## **6.0 Windows**

- 6.1 Windows which are accessible shall have a window sill height that does not exceed 750mm above the floor to afford seated viewing. At least one window in the common area shall afford such seated viewing.
- 6.2 Windows which are accessible shall have opening mechanisms operable with one hand and of a type that does not require tight grasping, pinching or twisting of the unit.

## **7.0 Outlets and Switches**

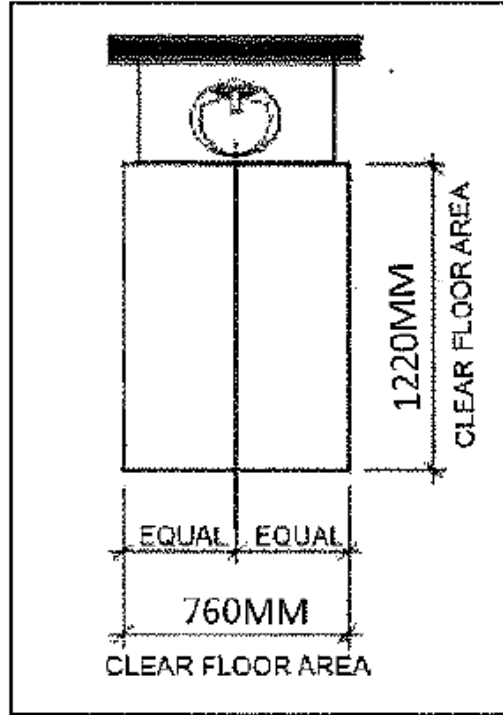
- 7.1 Light switches, thermostats and intercom buttons shall be located between 900mm and 1200mm from the floor.
- 7.2 Electrical outlets, cable outlets, and telephone jacks shall be located between 455mm and 1200mm from the floor, including 1 electrical outlet on the inside and outside of the front door.
- 7.3 The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750mm.
- 7.4 Light switches will be rocker or paddle-type switches.
- 7.5 The top of the electrical panel shall be no higher than 1371mm above the floor.

## **8.0 Bathrooms**

- 8.1 At least one full accessible bathroom is required. The accessible bedroom (as described in Section 10.0) and the full accessible bathroom shall be located on the same level. An accessible bathroom shall:
  - 8.1.1 have a toilet positioned with the centre line of the toilet 420mm to 480mm from a side wall on which a grab bar can be installed and at least 1020mm potential clear floor area from any obstruction on the non-grab bar side or in front of the toilet;
  - 8.1.2 have a clear floor area at the sink of 760mm by 1220mm positioned for a parallel approach and centred on the sink, as illustrated in Figure 6;

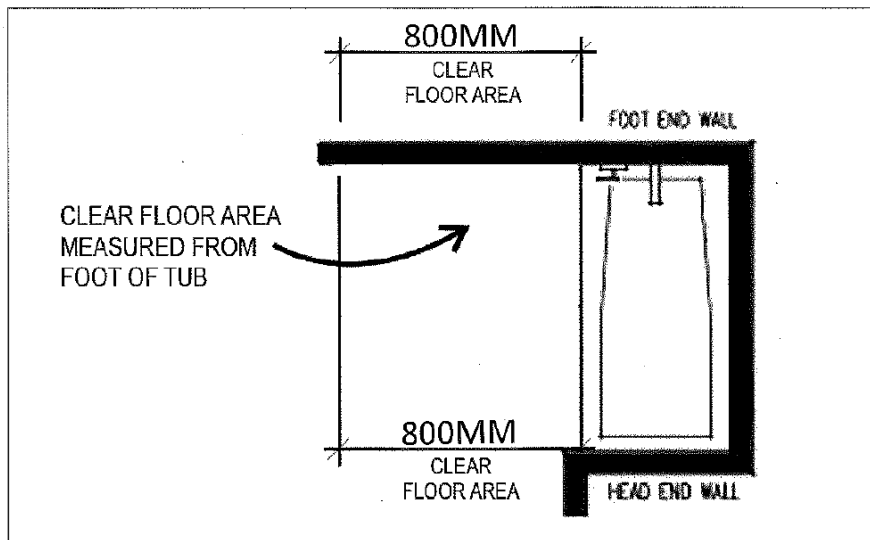


**Figure 6. Clear Floor Area at Sink**



- 8.1.3 have a minimum clear area of 800mm in depth along the full length of the bathtub (where provided), as illustrated in Figure 7; and

**Figure 7. Clear Floor Area at Tub**





8.1.4 have structural reinforcement in walls behind and beside the toilet and the walls around a tub and/or shower to facilitate the installation of grab bars (installed heights in accordance with the BC Building Code).

8.2 Where bathrooms are provided to serve a common amenity space, at least one shall be wheelchair accessible as described in the *B.C. Building Code*.

## **9.0 Kitchens**

9.1 The kitchen must have plumbing and utility pipes located to provide for a potential 810mm wide under counter workspace so as not to prevent the easy future conversion of counter space and sinks to being universally accessible for knee space under the sink and where there is a counter top stove built in.

## **10.0 Bedroom & Closet**

10.1 The space around a bed in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have sufficient space to provide a turning diameter of 1500mm on one side of a double bed.

10.2 The clothes closet in a dwelling unit that consists of a bachelor suite and at least one bedroom in every other dwelling unit shall have a clear opening of at least 900mm, clear floor space of at least 750mm by 1200mm and a clothes hanger rod and at least one shelf capable of being lowered to 1200mm.

## **11.0 Patios and Balconies**

11.1 Access doors shall have a minimum clear opening of 800mm.

11.2 Minimum dimensions of any balcony or patio shall be not less than 1.5 metres deep and an area of not less than 2.0 m<sup>2</sup>.