

## Section 3.8. Accessibility

(See Note A-3.8.)

### 3.8.1. Scope

#### 3.8.1.1. Scope

- 1) This Section is concerned with the design and construction of *buildings* and *occupancies* to make them *accessible*.
- 2) *Buildings* and facilities required to be *accessible* in accordance with Subsection 3.8.2. shall be designed in accordance with Subsection 3.8.3.
- 3) Access to *existing buildings* shall be provided to the extent required in Division B, Part 11.
- 4) *Adaptable dwelling units* shall be designed and constructed in accordance with Subsection 3.8.5.

### 3.8.2. Application

#### 3.8.2.1. General

(See Note A-3.8.2.1.)

- 1) Except as provided in Clause 3.8.2.3.(2)(j), the requirements of **Subsections 3.8.2. through 3.8.4.** apply to all *buildings* and all areas of *buildings* where work functions can reasonably be expected to be performed by *persons with disabilities* except
  - a) *dwelling units*, row houses, boarding houses, lodging houses and construction camps, except as required by
    - i) Article 3.8.2.12., or
    - ii) Subsection 3.8.5.,
  - b) apartment and condominiums *buildings* except that an *accessible* path of travel conforming to Subsection 3.8.3. from *accessible* entrances as described in Article 3.8.2.2. throughout common areas and, if provided, to parking areas and passenger loading zones as described in Article 3.8.2.5. is required unless the *building* is not equipped with a passenger-elevating device, in which case an *accessible* path of travel as described in Article 3.8.2.3.
    - i) need only be provided on the levels with *accessible* entrances, and
    - ii) need not be provided where the difference in floor elevation between the entrance level or levels and every *dwelling unit* exceeds 600 mm,
  - c) *high-hazard industrial occupancies*,
  - d) *buildings* that are not intended to be occupied on a daily or full-time basis, including but not limited to automatic telephone exchanges, pump houses and substations,
  - e) public toilet *buildings* in locations such as highway rest areas, campgrounds, picnic grounds, parks and recreational vehicle parks where an *accessible* path of travel conforming to Subsection 3.8.3. is provided from a roadway or *street* to at least one other *accessible* public toilet *building*,
  - f) **a portion of the storey next above or below the accessible storey in a suite of not more than two storeys, provided the portion of the storey next above or below the accessible storey**
    - i) is less than 600 m<sup>2</sup> in *floor area*,
    - ii) contains only facilities that are also contained on the *accessible storey*,
    - iii) does not contain a *assembly major occupancy* with an area more than 100 m<sup>2</sup>, and
    - iv) is not served by a passenger-elevating device connecting the *storey* next above or below the *accessible storey* (See Note A-3.8.2.1.(1)(f) and (g).), and
  - g) the *storey* next above or below the *accessible storey* in a *building* with not more than one *storey* above the *first storey*, provided the *storey* next above or below the *accessible storey*
    - i) is less than 600 m<sup>2</sup> in *floor area*,
    - ii) contains only facilities that are also contained on the *accessible storey*,
    - iii) does not contain an *assembly major occupancy* with an area more than 100 m<sup>2</sup>, and
    - iv) is not served by a passenger-elevating device connecting the *storey* next above or below the *accessible storeys*. (See Note A-3.8.2.1.(1)(f) and (g).)

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**2)** *Buildings* and parts of *buildings* required by Sentence (1) and this Subsection to be *accessible* shall comply with Subsection 3.8.3. including, without limitation, exterior paths and stairs within property lines from roadways, *streets*, parking areas, exterior passenger-loading zones, and ancillary areas to all *accessible* entrances of these *buildings*.

**3)** The requirements of this Section take precedence over other requirements contained in this Part and in Part 9.

**4)** Where an *accessible* path of travel connects to a path of travel on the adjacent side of a *firewall* through a doorway, the requirements of this Section shall apply to the *floor areas* on both sides of the *firewall* as if they were in the same *building*.

**5)** *Access* shall be provided to *alterations, additions* and changes in *occupancy* to the extent required in Subsection 3.8.4.

**6)** Notwithstanding the exceptions of Sentence (1), the Enhanced Accessibility requirements of Sentence 3.8.3.1.(2) shall apply to all apartments and condominiums which contains three or more principal *dwelling units* served by an elevator and a *public corridor*.

### 3.8.2.2. Entrances

(See Note A-3.8.2.2.)

**1)** In addition to the *accessible* entrances required by Sentence (2), the principal entrance and not less than 50% of all pedestrian entrances, **which shall include the principal entrance**, of a *building* referred to in Sentence 3.8.2.1.(1) shall be *accessible* and shall lead from

- a) the outdoors at sidewalk, roadway or *street* level, or
- b) an *accessible* path of travel that complies with Subsection 3.8.3. and leads from a sidewalk, roadway or *street*.

**2)** A *suite of assembly occupancy, business and personal services occupancy* or *mercantile occupancy* that is located in the *first storey* of a *building*, or in a *storey* to which an *accessible* path of travel is provided, and that is completely separated from the remainder of the *building* so that there is no access to the remainder of the *building*, shall have at least one *accessible* entrance.

**3)** An *accessible* entrance required by Sentence (1) or (2) shall be designed in accordance with Subsection 3.8.3.

**4)** At an *accessible* entrance that includes more than one doorway, only one of the doorways is required to be designed in accordance with Subsection 3.8.3.

**5)** If a *walkway* or pedestrian bridge connects two *accessible storeys* in different *buildings*, the path of travel from one *storey* to the other *storey* by means of the *walkway* or bridge shall be *accessible*.

**6)** Where provided, an intercom system shall be installed at the principal entrance to an apartment or condominium building conforming to Sentence (1).

### 3.8.2.3. Areas Requiring Access

(See Note A-3.8.2.3.)

**1)** Except as permitted by Sentence (2), *access* from the *accessible* entrances required by Sentences 3.8.2.2.(1) and (2) shall be provided throughout the entrance *storey* or *storeys* and within all other normally occupied *floor areas* as required by Sentence 3.8.2.1.(1).

**2)** Except as required by Sentence (3), *access* is not required

- a) to *service rooms*,
- b) to elevator machine rooms,
- c) to janitor's rooms,
- d) to *service spaces*,
- e) to crawl spaces,
- f) to *attic or roof spaces*,
- g) **reserved**,
- h) **reserved**,
- i) within portions of a *floor area* with fixed seats in an *assembly occupancy* where those portions are not part of the *accessible* path of travel to spaces designated for wheelchair use,
- j) within floor levels of a *suite of residential occupancy* that are not at the same level as the entry level to the *suite*,

- k) **reserved**, or
  - l) within those parts of a *floor area* that are not at the same level as the entry level, provided facilities and uses provided on any raised or sunken level are also *accessible* on the entry level.
- 3) In an *assembly occupancy*, the number of spaces designated for wheelchair use within rooms or areas with fixed seats shall conform to Table 3.8.2.3. (See also Article 3.8.3.21. for additional requirements.)

**Table 3.8.2.3.**  
**Designated Wheelchair Spaces**  
Forming Part of Sentence 3.8.2.3.(3)

Number of Fixed Seats in Seating Area	Number of Spaces Required for Wheelchairs
50 and under	2
51-150	4
151-300	5
301 - 500	6
501 - 5 000	6, plus one additional space for each increment of up to 150 in excess of 501 fixed seats
5 001 and over	36, plus one additional space for each increment of up to 200 in excess of 5 001 fixed seats

#### 3.8.2.4. Path of Travel to Storeys Served by Escalators and Moving Walks

- 1) In a *building* in which an escalator or inclined moving walk provides access to any floor level above or below the entrance floor level, an interior *accessible* path of travel shall also be provided to those floor levels. (See Note A-3.8.2.4.(1).)
- 2) The route from the escalator or inclined moving walk to the *accessible* path of travel that leads from floor to floor as required by Sentence (1) shall be clearly indicated by appropriate signs. (See also Article 3.8.2.10.)

#### 3.8.2.5. Path of Travel to Parking Areas and Passenger-Loading Zones

(See Note A-3.8.2.5.)

- 1) An *accessible* path of travel shall be provided between parking stalls for *persons with disabilities* and an *accessible* entrance referred to in Article 3.8.2.2. (See Note A-3.8.2.5.(1).)
- 2) Where a passenger-elevating device serves one or more indoor parking levels, an *accessible* path of travel shall be provided between each parking level containing stalls for *persons with disabilities* and all other parts of the *building* required to be *accessible* in accordance with Subsection 3.8.3.
- 3) Passenger-loading zones shall comply with Subsection 3.8.3. and be provided with an *accessible* path of travel to an *accessible* entrance referred to in Article 3.8.2.2.

#### 3.8.2.6. Controls and Outlets

- 1) Except as provided in Sentence 3.5.2.1.(3), controls for the operation of *building* services or safety devices, including electrical switches, thermostats, faucets, door and window hardware and intercom switches, that are intended to be operated by the occupant and are located in an *accessible floor area* shall comply with Subsection 3.8.3. (See Note A-3.8.2.6.(1).)
- 2) Electrical outlets that are intended for occupant use and are located in an *accessible floor area* shall be located in conformance with Subsection 3.8.3. (See Note A-3.8.2.6.(2).)

#### 3.8.2.7. Power Door Operators

- 1) Except as provided in Sentences (2) and (3), every door that provides an *accessible* path of travel through an entrance referred to in Article 3.8.2.2., including the interior doors of a vestibule where provided, shall be equipped with a power door operator that complies with Subsection 3.8.3. and allows persons to activate the opening of the door in the intended direction of travel, where the entrance serves
  - a) a hotel,

- b) a *building of treatment major occupancy*, or
- c) a *building of assembly, care, business and personal service or mercantile major occupancy* more than 500 m<sup>2</sup> in *building area*.

**2)** The requirements of Sentence (1) do not apply to an individual *suite* having an area less than 500 m<sup>2</sup> in a *building* having only *suites of assembly, care, business and personal services or mercantile occupancy* if the *suite* is completely separated from the remainder of the *building* so that there is no access to the remainder of the *building*.

**3)** Only the active leaf in a multiple leaf door in an *accessible* path of travel need conform to the requirements of this Article.

### 3.8.2.8. Plumbing Facilities

**1)** Except as permitted by Sentences (2) and (12), and as required by Sentence (3), a washroom in a *storey* to which *access* is required in accordance with Article 3.8.2.3., shall be *accessible* to the extent required by this Article and in accordance with Subsection 3.8.3. (See Note A-3.8.2.8.(1) to (3).)

**2)** A washroom need not conform to the requirements of Sentence (1) provided

- a) it is located within a *suite of residential occupancy* or a *suite of care occupancy*,
- b) other *accessible* washrooms are provided on the same *floor area* within 45 m along an *accessible* path of travel,
- c) **reserved**, or
- d) it is located in a *business and personal services or mercantile occupancy*, with multiple *suites*, where at least one *accessible* washroom complying with Subsection 3.8.3. is either
  - i) available to all *suites*, or
  - ii) provided in each *suite* not having *access* to a washroom described in Subclause (i).

(See Note A-3.8.2.8.(1) to (3).)

**3)** In *buildings* and *occupancies* in which water closets are required in accordance with Subsection 3.7.2., at least one universal washroom complying with Subsection 3.8.3. shall be provided in the entrance *storey*, unless

- a) an *accessible* path of travel is provided to a universal washroom complying with Subsection 3.8.3. elsewhere in the *building*, or
- b) the water closets required by Subsection 3.7.2. are for *dwelling units* only.

(See Note A-3.8.2.8.(1) to (3).)

**4) Reserved.**

**5)** At least one water-closet stall or enclosure in a washroom required by Sentence (1) to be *accessible* shall comply with Subsection 3.8.3.

**6)** Where urinals are provided in an *accessible* washroom, at least one urinal shall comply with Subsection 3.8.3.

**7)** An *accessible* washroom shall be provided with at least one lavatory that complies with Subsection 3.8.3.

**8)** Where mirrors are provided in an *accessible* washroom, at least one mirror shall comply with Subsection 3.8.3.

**9)** Except as permitted in Sentence (12), in each location where drinking fountains are provided, at least one shall comply with Subsection 3.8.3. (See Note A-3.8.2.8.(9).)

**10)** Except within a *suite of residential occupancy*, where showers are provided in a *building*, at least one shower stall in each group of showers shall comply with Subsection 3.8.3.

**11)** Where a bathtub is installed in a *suite* required to be *accessible*, it shall comply with Subsection 3.8.3.

**12)** In *occupancies* or parts of *occupancies* designed to be *accessible* and used predominantly by *children*, in patient areas in *treatment occupancies*, and in resident areas in *care occupancies*, it is permissible to design and locate plumbing fixtures and grab bars differently than described in Subsection 3.8.3. to accommodate the special needs of *children*, patients, residents and *care* providers.

### 3.8.2.9. Assistive Listening Devices

(See Note A-3.8.2.9.)

**1)** In a *building of assembly occupancy*, all classrooms, auditoria, meeting rooms and *theatres* with an area of more than 100 m<sup>2</sup> shall be equipped with an assistive listening system complying with Subsection 3.8.3.

**2)** Courtrooms shall be equipped with an assistive listening system complying with Subsection 3.8.3.

**3.8.2.10. Signs and Indicators**

- 1) Unless the degree of *access* provided is such as to make these signs unnecessary, signs complying with Subsection 3.8.3. shall be installed in an *accessible floor area* to indicate the location of
  - a) *accessible* entrances,
  - b) alternate *access* routes,
  - c) *accessible* spaces in seating areas,
  - d) *accessible* refreshment facilities,
  - e) *accessible* checkout lanes,
  - f) *accessible* public telephones,
  - g) *accessible* washrooms,
  - h) *accessible* showers,
  - i) *accessible* passenger-elevating devices,
  - j) *accessible* parking stalls,
  - k) *accessible* passenger-loading zones, and
  - l) facilities for persons that are deaf or hard of hearing.
- 2) Where a washroom is not designed to accommodate persons with physical disabilities in a *storey* to which an *accessible* path of travel is required, signs shall be provided to indicate the location of *accessible* washrooms.
- 3) Except as provided in Sentence (4) and Sentence 3.4.6.3.(4), tactile walking surface indicators complying with Subsection 3.8.3. shall be provided
  - a) at landings at the top of *flights* of stairs,
  - b) at an entry to a vehicular route or area where no curbs or any other element separate the vehicular route or area from a pedestrian route, and
  - c) along any edge of a platform that is not protected by a *guard*, and
    - i) higher than 250 mm above the adjacent surface, or
    - ii) above an adjacent slope having a gradient of more than 1 in 3.
- 4) Sentence (3) does not apply to *stages* or loading docks.

**3.8.2.11. Counters and Counters for Telephones**

- 1) Every counter at which the public is served and intended as a work surface for extended business transactions shall comply with Subsection 3.8.3. (See Note A-3.8.2.11.(1).) (See also Note A-3.8.2.3.)
- 2) Built-in shelves and counters provided for public telephones shall comply with Subsection 3.8.3.

**3.8.2.12. Sleeping Rooms and Bed Spaces**

- 1) Sentences (2) and (3) apply to sleeping rooms and bed spaces provided in
  - a) residential clubs,
  - b) residential schools and colleges,
  - c) dormitories, and
  - d) hotels and motels.
- 2) When sleeping rooms or bed spaces are provided, at least one for every 40 or part thereof shall conform to Subsection 3.8.3.
- 3) Where sleeping rooms or bed spaces are provided
  - a) for residential clubs, schools, colleges and dormitories, at least one room or space, in addition to rooms or spaces described in Sentence (2), shall be equipped with a visible warning system conforming to Article 3.2.4.19., and
  - b) for hotels and motels, at least one room or space for every 20 or part thereof, in addition to the rooms or spaces described in Sentence (1), shall be equipped with a visible warning system conforming to Article 3.2.4.19.

4) Sleeping rooms and bed spaces provided in *care occupancies* where the *building* is not equipped with a 2-stage fire alarm system shall be equipped with a visible warning system conforming to Article 3.2.4.19. (See also Clause 3.2.4.3.(1)(c).)

5) Each *dwelling unit* in an apartment or condominium *building* designed primarily for senior citizens shall be provided with special outlet boxes and cover plates as described in Sentence 3.2.4.19.(6). (See also Sentence 3.2.4.19.(7).)

### 3.8.3. Design

#### 3.8.3.1. Design Standards

1) *Buildings* or parts thereof and facilities that are required to be *accessible* shall be designed in accordance with

- this Subsection, or
- for each *accessible* application listed independent of other *accessible* applications, the applicable provisions of CSA B651, “Accessible Design for the Built Environment,” listed in Table 3.8.3.1.

(See Note A-3.8.3.1.(1).)

2) The design for each *accessible* application listed in Table 3.8.3.1. shall comply entirely with Clause (1)(a) or Clause (1)(b).

3) Notwithstanding the requirements of Sentence (1), *buildings* required to comply with the requirements of Article 3.8.2.1.(6) shall be equipped with the following (See Note A-3.8.3.1.(2))

- interior and exterior stairs and ramps that are *accessible* to the public, with a colour contrast or distinctive pattern, visible from both directions of travel, demarcating the leading edge of treads,
- door opening hardware within *dwelling units* and common amenity areas which may be operated
  - without tight grasping or twisting of the wrist, and
  - by application, of a force of not more than 38 N for exterior doors or 22 N for interior doors, at the handle, push plate or latch-releasing device, except where the *Chief Building Official* determines that a greater force is necessary to ensure proper *building* function,
- kitchen sinks and washbasins within *dwelling units* and common amenity spaces with faucets activated by levers or by devices that do not require tight grasping or twisting of the wrist,
- wall assemblies reinforced adjacent to the toilet and bathtub to accommodate the future installation of grab bars,
- an accessible path of travel from the main entrance and from any parking area or parking facility serving the *building* to the entry doors of *dwelling units* and to common amenity areas,
- a clearance of not less 450 mm beside the latching jamb of *dwelling unit* entry doors
  - notwithstanding Clause 3.8.3.6.(11),
  - Despite the provisions of this Clause, if the *dwelling unit* contains pre-wired outlet boxes for a residential style automatic door opener and related controls, and the *Chief Building Official* determines that provision of the required clearance is impractical, the *Chief Building Official* may waive the clearance requirement.
- accessible gender neutral washrooms in public or common amenity areas of the *building*,
- entry doors with level thresholds leading into each *dwelling unit*, except for ramps or other devices conforming to Article 3.8.3.7.,
- a washroom at the main entry level of each *dwelling unit*, containing a washbasin and toilet, with a minimum clear doorway opening of 800 mm and a minimum floor space, clear of the door swing, of 750 mm by 1 200 mm in front of each of the washbasin and toilet,
- all doors in the accessible path of travel equipped with a self-closer with a closing period of no less than 3 seconds, measured from a door open position of 70 degrees to a point 75 mm from the door closed position,
- power-operated doors at the main *building* entrance and the entrance from the parking area, and
- signage in public areas, amenity spaces and *exits* in multi-unit residential *buildings* in conformance with Article 3.8.3.9. of Division B.

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**Table 3.8.3.1.**  
**Accessible Design Provisions**  
 Forming Part of Sentence 3.8.3.1.(1)

<b>Accessible Application (By-law References)</b>	<b>Applicable CSA B651 Provisions</b>
Interior accessible routes (3.8.3.2.)	4.3 and 5.1
Exterior accessible routes (3.8.3.3.)	8.2.1 to 8.2.5 and 8.2.7
Passenger pickup areas (3.8.3.4.)	9.3
Ramps (3.8.3.5.)	5.3 and 5.5
Doors and doorways (3.8.3.6.)	5.2
Passenger-elevating devices (3.8.3.7.)	5.6.2
Operating controls (3.8.3.8.)	4.2
Signage and indicators (3.8.3.9.)	4.3.5., 4.5 and 9.4
Drinking fountains (3.8.3.10.)	6.1
Washroom facilities (3.8.3.11. to 3.8.3.15.)	6.2 and 6.3
Bathing facilities (3.8.3.16. and 3.8.3.17.)	6.5
Communication (3.8.3.18. and 3.8.3.20.)	6.6
Counters (3.8.3.19. and 3.8.3.20.)	6.7.1
Spaces in seating areas (3.8.3.21.)	6.7.2

### 3.8.3.2. Accessible Path of Travel

- 1) Except as required elsewhere in this Part or as permitted by Article 3.8.3.6. pertaining to doorways, an *accessible* path of travel shall have
  - a) except for handrails, that are permitted to project not more than 100 mm from either or both sides into the clear area, an unobstructed width of not less than 1 500 mm except that the unobstructed width may be reduced to not less than
    - i) 1 100 mm between any two structures or fixtures in public aisles in merchandising establishments and exhibition facilities,
    - ii) 920 mm for permanent food service lines, and
    - iii) 810 mm through turnstiles, controlled checkout lanes or other restricted passageways constructed to control the flow or pedestrian traffic, and
  - b) an unobstructed height of not less than 1 980 mm for the full width of the route.
- 2) Interior and exterior walking surfaces that are within an *accessible* path of travel shall
  - a) have no opening that will permit the passage of a sphere more than 13 mm in diameter,
  - b) have any elongated openings oriented approximately perpendicular to the direction of travel,
  - c) be stable, firm and slip-resistant,
  - d) have a cross slope no steeper than 1 in 50,
  - e) be beveled at a maximum slope of 1 in 2 at changes in level between 6 mm and 13 mm,
  - f) be provided with sloped floors or ramps at changes in level more than 13 mm, and
  - g) be designed as a ramp complying with Article 3.8.3.5. where the floor or walk has a slope steeper than 1 in 20.
 (See Note A-3.8.3.2.(2).)
- 3) An *accessible* path of travel is permitted to include ramps, passenger elevators or other platform-equipped passenger-elevating devices to overcome a difference in level. (See Note A-3.8.3.2.(3).)
- 4) The width of an *accessible* path of travel that is more than 30 m long shall be increased to not less than 1 800 mm for a length of 1 800 mm at intervals not exceeding 30 m.
- 5) An *accessible* path of travel shall be equipped to provide illumination in accordance with Sentences 3.2.7.1.(1) and (2). (See also Sentence 3.2.7.1.(3) and Article 9.34.2.7.)

- 6) An exterior mechanical lift and its controls provided in accordance with Sentence (3), shall be provided
  - a) where existing exterior site constraints make use of a ramp or elevator infeasible, and
  - b) sufficiently protected from inclement weather by
    - i) weather and moisture resistant construction, and
    - ii) sufficient cover or enclosure so as to ensure its continued safe operation.

(See Note A-3.8.3.2.(6)(a).)

### 3.8.3.3. Exterior Walks

- 1) Exterior walks that form part of an *accessible* path of travel shall
  - a) have a slip-resistant, continuous and even surface,
  - b) be not less than 1 500 mm wide, and
  - c) have a level area conforming to Clause 3.8.3.5.(1)(c) adjacent to an entrance doorway.
- 2) Exterior walks that form part of an *accessible* path of travel may contain curb ramps that shall
  - a) have a running slope
    - i) between 1 in 8 to 1 in 10 where the vertical rise is less than 75 mm, and
    - ii) between 1 in 10 to 1 in 12 where the vertical rise is 75 mm to 200 mm,
  - b) have a width of not less than 1 500 mm exclusive of flared sides,
  - c) have a surface including flared sides that shall
    - i) be slip-resistant,
    - ii) have tactile walking surface indicators conforming to Article 3.8.3.9., and
    - iii) have a smooth transition from the curb ramp to the adjacent surfaces, and
  - d) have flared sides with a slope of not more than 1 in 12 where pedestrians are likely to walk across them.
- 3) Curb ramps described in Sentence (2) do not require handrails or *guards*.

### 3.8.3.4. Passenger-Loading Zones and Parking Requirements

- 1) If a passenger-loading zone is provided, it shall have
  - a) an access aisle not less than 1 500 mm wide and 6 000 mm long adjacent and parallel to the vehicle pull-up space,
  - b) a curb ramp constructed in accordance with Sentence 3.8.3.3.(2), where there are curbs between the access aisle and the vehicle pull-up space and the difference in elevation between levels is not more than 200 mm, and
  - c) a clear height of not less than 2 750 mm at the pull-up space and along the vehicle access and egress routes.
- 2) Parking stalls for *persons with disabilities* shall comply with the Parking By-law (See Note A-3.8.3.4.(2).), and shall
  - a) have a firm, slip-resistant and level surface,
  - b) be located adjacent to an *accessible path of travel*, and
  - c) be marked with signage or symbols identifying such stalls as exclusively for the use of *persons with disabilities*.
- 3) Where parking stalls are provided for *persons with disabilities*, entry and *exit* controls, security controls, ticketing equipment, and pay stations serving such parking stalls shall be designed and installed so that all user functions are located no more than 1 200 mm above the finished paved area, and are *accessible*.
- 4) This Article does not apply to *existing buildings* except for spaces created by
  - a) an *addition*,
  - b) the reconstruction of an existing space, and
  - c) the conversion of an existing space into an *ancillary residential unit*.

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### 3.8.3.5. Ramps

- 1) Except as provided in Sentence 3.8.3.3.(2), a ramp located in an *accessible* path of travel shall
  - a) have a clear width not less than



- i) 1 500 mm,
- ii) 915 mm if the ramp serves a passageway that is 6 m or less in width, or
- iii) 915 mm if a second ramp with a clear width not less than 915 mm also serves a passageway that is greater than 6 m in width,

(See Note A-3.4.3.4.),

- b) have a slope not more than 1 in 12 (See Note A-3.8.3.5.(1)(b).),
- c) have a level area not less than 1 500 by 1 500 mm at the top and bottom and at intermediate levels of a ramp leading to a door, so that on the latch side the level area extends not less than
  - i) 600 mm beyond the edge of the door opening where the door opens towards the ramp, or
  - ii) 300 mm beyond the edge of the door opening where the door opens away from the ramp,

(See Note A-3.8.3.5.(1)(c).),

- d) have a level area not less than 1 500 mm long and at least the same width as the ramp
  - i) at intervals not more than 9 m along its length, and
  - ii) where there is an abrupt change in the direction of the ramp, and
- e) except as provided in Sentences (2) and (3), be equipped with a handrail on each side of the ramp conforming to Article 3.4.6.5., except that they shall be not less than 865 mm and not more than 965 mm high, and
- f) be equipped with *guards* conforming to Article 3.4.6.6.

**2)** Handrails installed in addition to required handrails need not comply with the height requirements stated in Clause (1)(e).

**3)** The requirement for handrails in Clause (1)(e) need not apply to a ramp serving as an aisle for fixed seating.

**4)** The surfaces of ramps and landings shall

- a) be hard or resilient where the ramp is steeper than 1 in 15 (See Note A-3.8.3.5.(4)(a).),
- b) have a cross slope no steeper than 1 in 50, and
- c) where exposed to water, be designed to drain.

**5)** Ramps and landings not at *grade* or adjacent to a wall shall have edge protection consisting of

- a) a curb not less than 75 mm high, or
- b) a raised barrier or rail located not more than 100 mm from the ramp or landing surface.

**6) Reserved.**

### 3.8.3.6. Doorways and Doors

**1)** Except where stated otherwise, this Article applies to swinging and sliding doors.

**2)** Every doorway that is located in an *accessible* path of travel shall have a clear width not less than 850 mm

- a) for swinging doors, when measured from the face of the active leaf, in the open position of 90° to the doorway, to the outside edge of the stop on the door frame, and
- b) for sliding doors, when measured from the edge of the door, in the open position, to the outside edge of the stop on the door frame.

(See Note A-3.8.3.6.(2).)

**3)** Doorways in an *accessible* path of travel to at least one bathroom within an *accessible suite of residential occupancy* shall have a clear width not less than 810 mm when measured in accordance with Clauses (2)(a) and (b).

(See Article 3.8.2.12. and Note A-3.8.3.6.(3).)

**4)** Door-operating devices shall be graspable and operable

- a) in accordance with Clause 3.8.3.8.(1)(c), and
- b) at a height between 900 mm and 1 100 mm above the floor.

(See also Sentence 3.3.1.13.(4) regarding door release operation.)

(See Note A-3.8.3.6.(4).)

**5)** A threshold for a doorway referred to in Sentences (2) and (3) shall conform to Sentence 3.3.1.13.(11).

**6)** Power operated doors required by Sentence 3.8.2.7.(1) shall

- a) have operators that activate automatically or through the use of controls that
  - i) function for passage in both directions when located in an *accessible* path of travel,
  - ii) are marked with the International Symbol of Access,
  - iii) are located clear of the door swing and not less than 600 mm and no more than 1 500 mm from that door swing,
  - iv) comply with Subclause 3.8.3.8.(1)(b),
  - v) are operable from a height between 150 mm and 300 mm as well as between 900 mm and 1 100 mm above the floor, and
  - vi) are operable by touching or approaching any part of their surface with a fist, arm or foot, and
- b) unless equipped with safety sensors, have operators that
  - i) fully open the door in not less than 3 s, and
  - ii) require a force not more than 65 N to stop movement of the door, and
- c) have a clear and level space extending the height of the doorway and not less than 1 100 mm long by the width of the door assembly on both sides of the assembly plus the arc of the door swing on any side into which the door swings.

(See Note A-3.8.3.6.(6) and (7).)

**7)** A cane-detectable *guard* shall be installed on the hinged side of power-assisted doors that swing open into the path of travel. (See Note A-3.8.3.6.(6) and (7).)

**8)** Except as provided in Sentence (9) and except for a door with a power door operator complying with Sentence (6), when unlatched, a door in an *accessible* path of travel shall open when the force applied to the handle, push plate or latch-releasing device is not more than

- a) 38 N in the case of an exterior swinging door,
- b) 22 N in the case of an interior swinging door, or
- c) 22 N in the case of a sliding door.

**9)** Sentence (8) does not apply to a door at the entrance to a *dwelling unit*, or where greater forces are required in order to close and latch the door against the prevailing difference in air pressure on opposite sides of the door. (See Note A-3.8.3.6.(9).)

**10)** Except for a door at the entrance to a *dwelling unit*, a closer for a door in an *accessible* path of travel shall have a closing period of not less than 3 s measured from when the door is in an open position of 70° to the doorway, to when the door reaches a point 75 mm from the closed position, measured from the leading edge of the latch side of the door. (See Note A-3.8.3.6.(10).)

**11)** Unless equipped with a power door operator complying with Sentence (6), a door in an *accessible* path of travel shall have a clear and level space extending the height of the doorway and not less than

- a) 1 500 mm deep by the width of the door assembly plus not less than 600 mm beside the latching jamb of the door on any side of the assembly into which a swinging door swings,
- b) 1 200 mm deep by the width of the door assembly plus not less than 300 mm beside the latching jamb of the door on any side of the assembly into which a swinging door does not swing,
- c) 1 200 mm deep by a width not less than 900 mm, including not less than 50 mm on the latching jamb side where the approach is perpendicular to a sliding door, and
- d) 1 050 mm deep by a width not less than 1 350 mm, including not less than 540 mm on the latching jamb side where the approach is parallel to a sliding door.

(See Note A-3.8.3.6.(11).)

**12)** Doors in an *accessible* path of travel which are installed in series shall be separated by a distance of not less than 1 500 mm plus the width of any door that swings into the space in the path of travel from one door to another. (See also Clauses 3.2.8.4.(1)(a) and 3.3.5.7.(4)(a).)

**13)** Only the active leaf in a multiple-leaf door in an *accessible* path of travel need conform to the requirements of this Article.

**14)** Except as provided in Clause 3.8.3.5.(1)(c), the floor surface on each side of a door in an *accessible* path of travel shall be level within a rectangular area

- a) as wide as the door plus the clearance required on the latch side by Sentence (11), and
- b) whose dimension perpendicular to the closed door is not less than the width of the *accessible* path of travel but need not exceed 1 500 mm.

### 3.8.3.7. Passenger-Elevating Devices

- 1) A passenger-elevating device in an *accessible* path of travel shall conform to
  - a) Appendix E of ASME A17.1/CSA B44, “Safety Code for Elevators and Escalators,” (See also Sentence 3.5.2.1.(3).), or
  - b) CSA B355, “Lifts for Persons with Physical Disabilities.”

(See also Sentence 3.5.4.1.(3).)

### 3.8.3.8. Controls and Outlets

- 1) Controls described in this Section shall
  - a) be mounted 455 mm to 1 200 mm above the floor,
  - b) be adjacent to and centred on either the length or the width of a clear floor space of 1 350 mm by 800 mm, and
  - c) be operable
    - i) with one hand in a closed fist position, without requiring tight grasping, pinching with fingers, or twisting of the wrist, and
    - ii) unless otherwise stated, with a force not more than 22 N.
- 2) Electrical outlets described in this Section shall be located in conformance with Clause (1)(a).

(See Note A-3.8.2.6.(2).)

### 3.8.3.9. Signs and Indicators

1) Signs required by Article 3.8.2.10. shall incorporate the International Symbol of Access or the International Symbol of Access for Hearing Loss and appropriate graphical or textual information that clearly indicates the type of facilities available. (See Note A-3.8.3.9.(1).)

- 2) Signs required by Sentence (1) shall
  - a) be located so as to be easily read and understood,
  - b) be located so as to be seen by a person using a wheelchair,
  - c) be located so as to avoid shadow areas and surface glare, and
  - d) have characters and symbols in colours that contrast highly with their backgrounds.
- 3) Where provided, tactile walking surface indicators shall
  - a) be slip-resistant,
  - b) be durable,
  - c) be not more than 3 mm above or below the surrounding surface,
  - d) be detectable when walked upon, as being different from the surrounding surface,
  - e) be in a contrasting colour to the surrounding surface, and
  - f) when provided at stairs,
    - i) be located one tread width back from the top riser, and
    - ii) measure 600 mm to 650 mm by the full width of the stair, and
  - g) when provided on ramps or platforms,
    - i) be located 150 mm to 200 mm back from the lower end of the ramp or edge of platform, and
    - ii) measure 600 mm to 650 mm by the full width of the ramp or platform, but not including flared sides of the ramp.

(See Note A-3.8.3.9.(5).)

**3.8.3.10. Drinking Fountains**

- 1) Drinking fountains required by Sentence 3.8.2.8.(9) shall
  - a) be located along an *accessible* path of travel,
  - b) have a minimum clear floor space of 800 mm by 1 350 mm in front of it,
  - c) where it has frontal access, provide a knee clearance in accordance with Clause 3.8.3.15.(1)(d),
  - d) have a spout that
    - i) is located near the front of the unit, at a height between 750 mm and 915 mm above the floor, and
    - ii) directs water flow in a trajectory that is nearly parallel to the front of the unit, at a height not less than 100 mm, and
  - e) be equipped with controls that
    - i) activate automatically, or
    - ii) are located either on the front or on both sides of it and comply with Clause 3.8.3.8.(1)(c).

**3.8.3.11. Water-Closet Stalls**

- 1) Water-closet stalls and enclosures required by Sentence 3.8.2.8.(5) shall
  - a) be not less than 1 500 mm wide by 1 500 mm deep,
  - b) have a clear floor space of not less than 1 500 mm by 1 500 mm in front of the accessible stall,
  - c) be equipped with a door that
    - i) can be latched from the inside with a mechanism conforming to Clause 3.8.3.8.(1)(c),
    - ii) is aligned with either the transfer space adjacent to the water closet or with a clear floor space not less than 1 500 mm by 1 500 mm within the stall,
    - iii) provides a clear opening not less than 850 mm wide when measured in accordance with Clauses 3.8.3.6.(2)(a) and (b),
    - iv) is self-closing so that, when at rest, the door is ajar by not more than 50 mm beyond the jamb,
    - v) swings outward, unless there is clear floor space within the stall of at least 800 mm by 1 350 mm plus the arc of the door swing (See Note A-3.8.3.11.(1)(c)(v).),
    - vi) where the door swings outward, is provided with a horizontal, D-shaped, visually contrasting door pull not less than 140 mm long located on the inside such that its midpoint is 200 mm to 300 mm from the hinged side of the door and 900 mm to 1 100 mm above the floor (See Note A-3.8.3.11.(1)(c)(vi).), and
    - vii) is provided with a horizontal, D-shaped, visually contrasting door pull not less than 140 mm long located on the outside such that its midpoint is 120 mm to 220 mm from the latch side and 900 mm to 1 100 mm above the floor,
  - d) have a water closet located so that the distance between the centre line of the fixture and the wall on one side is 460 mm to 480 mm,
  - e) be equipped with an L-shaped grab bar that
    - i) is mounted on the side wall closest to the water closet,
    - ii) has horizontal and vertical components not less than 760 mm long mounted with the horizontal component 750 mm to 850 mm above the floor and the vertical component 150 mm in front of the water closet (See Note A-3.8.3.11.(1)(e)(ii).), and
    - iii) complies with Article 3.7.2.8.,
  - f) be equipped with either one grab bar at least 600 mm long and centred over the water closet, or two grab bars at least 300 mm long and located either side of the flush valve, that
    - i) conform to Article 3.7.2.8.,
    - ii) are mounted on the rear wall, and
    - iii) are mounted at the same height as the grab bar on the side wall or 100 mm above the top of the attached water tank, if applicable,
  - g) be equipped with a coat hook mounted not more than 1 200 mm above the floor on a side wall and projecting not more than 50 mm from the wall, and
  - h) be equipped with a toilet paper dispenser mounted on the side wall closest to the water closet such that
    - i) the bottom of the dispenser is 600 mm to 800 mm above the floor, and
    - ii) the closest edge of the dispenser is not more than 300 mm from the front of the water closet.

### 3.8.3.12. Universal Washrooms

(See Note A-3.8.3.12.)

- 1) A universal washroom shall
  - a) be served by an *accessible* path of travel,
  - b) have a door complying with Article 3.8.3.6. that
    - i) has a latch-operating mechanism located 900 mm to 1 100 mm above the floor that complies with Clause 3.8.3.8.(1)(c) and is capable of being locked from the inside, and released from the outside in case of emergency, and
    - ii) if it is an outward swinging door that is not self-closing, is provided with a horizontal, D-shaped, visually contrasting door pull not less than 140 mm long located on the inside such that its midpoint is 200 mm to 300 mm from the hinged side of the door and 900 mm to 1 100 mm above the floor (See Note A-3.8.3.11.(1)(c)(vi).),
  - c) have one lavatory and one mirror conforming to Article 3.8.3.15.,
  - d) have one water closet conforming to Article 3.8.3.13. and Clause 3.8.3.11.(1)(d), with a clear floor space at least 900 mm wide that is parallel and adjacent to the open side of the water closet,
  - e) have grab bars conforming to Clauses 3.8.3.11.(1)(e) and (f),
  - f) have a coat hook conforming to Clause 3.8.3.11.(1)(g),
  - g) have a toilet paper dispenser conforming to Clause 3.8.3.11.(1)(h),
  - h) unless counter space of not less than 200 mm by 400 mm is provided, have a shelf located not more than 1 200 mm above the floor with a useable surface of not less than 200 mm by 400 mm, and
  - i) have a clear floor space of not less than
    - i) 3.7 m<sup>2</sup> with no dimension less than 1 700 mm when the door swings out, and
    - ii) 4.0 m<sup>2</sup> with no dimension less than 1 800 mm when the door swings in.

### 3.8.3.13. Water Closets

- 1) A water closet for a person with physical disabilities shall
  - a) be equipped with a seat that is not the spring-up type located 430 mm to 480 mm above the floor,
  - b) flush automatically or be equipped with a flushing control that
    - i) is located 500 mm to 900 mm above the floor,
    - ii) is located not more than 350 mm from the transfer side, and
    - iii) complies with Clause 3.8.3.8.(1)(c),
  - c) be equipped with a seat lid or other back support, and
  - d) where it has a tank, have a securely attached tank top.

(See Note A-3.8.3.13.(1).)

### 3.8.3.14. Urinals

- 1) Urinals described in Sentence 3.8.2.8.(6) shall
  - a) be wall-mounted or floor mounted, with the opening of the basin located not more than 430 mm above the floor,
  - b) be adjacent to an *accessible* route,
  - c) have a clear width of approach of 800 mm centred on the urinal and unobstructed by privacy screens,
  - d) have no step in front of it,
  - e) have a flush control that
    - i) is automatic, or
    - ii) complies with Clause 3.8.3.8.(1)(c) and is located 900 mm to 1 100 mm above the floor, and
  - f) have a vertically mounted grab bar installed on each side that complies with Article 3.7.2.8.,
  - g) is not less than 600 mm long, with its centre line 1 000 mm above the floor, and
  - h) is located not more than 380 mm from the centre line of the urinal.

**3.8.3.15. Lavatories and Mirrors**

- 1) Lavatories required by Sentence 3.8.2.8.(7) shall
  - a) be equipped with faucets complying with Sentence 3.7.2.3.(4),
  - b) be located to provide a clear floor space in front of the lavatory of not less than 920 mm wide by 1 350 mm deep centered on the lavatory,
  - c) have a rim height not more than 865 mm above the floor,
  - d) have a clearance beneath the lavatory not less than
    - i) 760 mm wide,
    - ii) 735 mm high at the front edge,
    - iii) 685 mm high at a point 250 mm back from the front edge, and
    - iv) 250 mm high to a point 500 mm back from the front edge, (See Note A-3.8.3.15.(1)(d).)
  - e) have insulated water supply and drain pipes where these pipes are exposed (See Note A-3.8.3.15.(1)(e).),
  - f) have a soap dispenser that
    - i) is automatic, or
    - ii) complies with Clause 3.8.3.8.(1)(c) and is located not more than 1 100 mm above the floor, within 500 mm from the front of the lavatory (See Note A-3.8.3.15.(1)(f).), and
  - g) have a towel dispenser or other hand-drying equipment located close to the lavatory, with operating controls not more than 1 200 mm above the floor in an area that is accessible to persons using wheelchairs.
- 2) Mirrors required by Sentence 3.8.2.8.(8) shall be
  - a) mounted with their bottom edge not more than 1 000 mm above the floor, or
  - b) fixed in an inclined position so as to be usable by a person using a wheelchair.

**3.8.3.16. Showers**

- 1) Showers required by Sentence 3.8.2.8.(10) shall
  - a) have an entrance not less than 1 500 mm wide and be not less than 900 mm deep,
  - b) have a clear floor space at the entrance to the shower that is not less than 900 mm deep and the same width as the shower, except that fixtures are permitted to project into that space provided they do not restrict access to the shower (See Note A-3.8.3.16.(1)(b).),
  - c) have no doors or curtains that obstruct the controls or the clear floor space at the entrance to the shower,
  - d) have a slip-resistant floor surface,
  - e) have a threshold not more than 13 mm higher than the finished floor, and where it is higher than 6 mm, beveled to a slope no steeper than 1 in 2,
  - f) have 2 grab bars that
    - i) conform to Sentence 3.7.2.8.(1),
    - ii) one of which is not less than 1 000 mm long and located vertically on the side wall 50 mm to 80 mm from the adjacent clear floor space, with its lower end 600 mm to 650 mm above the floor, and,
    - iii) one of which is L-shaped and located on the wall opposite the entrance to the shower, with a horizontal member not less than 1 000 mm long mounted 750 mm to 870 mm above the floor and a vertical member not less than 750 mm long mounted 400 mm to 500 mm from the side wall on which the other vertical grab bar is mounted,(See Note A-3.8.3.16.(1)(f).),
  - g) have a hinged seat that is not spring-loaded or a fixed seat with a smooth, slip-resistant surface and no rough edges, the seat being
    - i) not less than 450 mm wide and 400 mm deep,
    - ii) mounted on the same side wall as the vertical grab bar, at 460 mm to 480 mm above the floor,
    - iii) designed to carry a minimum load of 1.3 kN,
    - iv) impervious to water, and
    - v) designed to be easily cleaned,
  - h) have a pressure-equalizing or thermostatic-mixing valve and other controls that

- i) comply with Clause 3.8.3.8.(1)(c), and
- ii) are mounted on the wall opposite the entrance to the shower at not more than 1 200 mm above the floor and within reach of the seat,
- i) have a hand-held shower head with not less than 1 800 mm of flexible hose located so that it
  - i) can be reached from a seated position,
  - ii) can be used in a fixed position at a height of 1 200 mm and 2 030 mm, and
  - iii) does not obstruct the use of the grab bars, and
- j) have recessed soap holders that can be reached from the seated position.

### 3.8.3.17. Bathtubs

- 1) Bathtubs required by Sentence 3.8.2.8.(11) shall
    - a) be located in a room with a clear floor space not less than 1 500 mm in diameter,
    - b) be not less than 1 500 mm long,
    - c) have a clear floor space at the entrance to the bathtub not less than 900 mm wide and the same length as the bathtub, except that fixtures are permitted to project into that space provided they do not restrict access to the bathtub,
    - d) be capable of being accessed along its full length with no tracks mounted on its rim,
    - e) have a pressure-equalizing or thermostatic-mixing valve and other controls that
      - i) conform to Clause 3.8.3.8.(1)(c), and
      - ii) are located on the centre line or between the centre line of the bathtub and the exterior edge of the bathtub rim, at a maximum height of 450 mm above the rim and within reach of the seat,
    - f) have three grab bars
      - i) that conform to Sentence 3.7.2.8.(1),
      - ii) that are not less than 1 200 mm long,
      - iii) two of which are located vertically at each end of the bathtub, set 80 mm to 120 mm in from the outside edge of the bathtub, with their lower end 180 mm to 280 mm above the bathtub rim, and
      - iv) one of which is located horizontally along the length of the bathtub at 180 mm to 280 mm above the bathtub rim,
    - g) have a slip-resistant bottom surface,
    - h) be equipped with a hand-held shower head that complies with Clause 3.8.3.16.(1)(i),
    - i) have a removable seat with a smooth, slip-resistant surface and no rough edges that is
      - i) wide enough to give stability to the user (See Subclause 3.8.3.16.(1)(g)(i).), and
      - ii) complies with Subclauses 3.8.3.16.(1)(g)(iii) to (v), and
    - j) have recessed soap holders that can be reached from the seated position.
- (See Note A-3.8.3.17.)

### 3.8.3.18. Assistive Listening Devices

(See Note A-3.8.3.18.)

- 1) Except as provided in Sentence (2), assistive listening systems required by Article 3.8.2.9. shall encompass the entire seating area.
- 2) If an assistive listening system referred to in Article 3.8.2.9. is an induction loop system, only half the seating area in the room need be encompassed.

### 3.8.3.19. Counters

- 1) Counters required by Sentence 3.8.2.11.(1) shall have
  - a) at least one *accessible* section not less than 760 mm long, adjacent to a clear floor space of not less than 800 mm by 1 350 mm, centred over a knee space conforming to Clause (c),
  - b) a surface not more than 865 mm above the floor, and
  - c) except as provided in Sentence (2) and where the counter is intended to be used as a work surface, a knee

- space underneath it that is
  - i) not less than 760 mm wide,
  - ii) not less than 685 mm high, and
  - iii) not less than 485 mm deep.

2) A counter that is used in a cafeteria, or one that performs a similar function where movement takes place parallel to the counter, need not be provided with a knee space underneath it.

### 3.8.3.20. Shelves or Counters for Telephones

(See Note A-3.8.3.20.)

- 1) Shelves or counters required by Sentence 3.8.2.11.(2) shall
  - a) be level,
  - b) be not less than 350 mm deep,
  - c) have, for each telephone provided, a clear space not less than 250 mm wide having no obstruction within 250 mm above the surface,
  - d) have a section with a surface not more than 865 mm above the floor serving at least one telephone, and
  - e) have a clear floor space of not less than 800 mm by 1 350 mm centred on and within 300 mm in front of the telephone.
- 2) Where a wall-hung telephone is provided above the shelf or counter section described in Clause (1)(d), it shall be located so that the receiver and coin slot are not more than 1 200 mm above the floor.

### 3.8.3.21. Spaces in Seating Area

- 1) Spaces designated for wheelchair use referred to in Sentence 3.8.2.3.(3) shall be
  - a) clear and level, or level with removable seats,
  - b) not less than 900 mm wide and 1 525 mm long to permit a wheelchair to enter from a side approach and 1 350 mm long where the wheelchair enters from the front or rear of the space,
  - c) arranged so that at least 2 designated spaces are side by side,
  - d) located adjoining an *accessible* path of travel without infringing on egress from any row of seating or any aisle requirements, and
  - e) situated, as part of the designated seating plan,
    - i) to provide a choice of viewing location,
    - ii) to provide a clear view of the event taking place, and
    - iii) in motion picture *theatres*, to not be in the front third of the seating area.

### 3.8.3.22. Sleeping Rooms and Bed Spaces

(See Note A-3.8.3.22.)

- 1) Sleeping rooms and bed spaces required to be *accessible* in Sentence 3.8.2.12.(1) shall have
  - a) a turning area of not less than 1 500 mm in diameter on one side of a bed,
  - b) a clearance of not less than 900 mm to allow for functional use of the room or space by persons using wheelchairs,
  - c) when a balcony is provided, an *accessible* balcony,
  - d) at least one closet that provides
    - i) a clear opening not less than 900 mm wide,
    - ii) clothes hanger rods capable of being lowered to a height of 1 200 mm,
    - iii) at least one shelf capable of being lowered to a height of 1 200 mm,
  - e) *accessible* light switches, thermostats and other controls that are specifically provided for use by the occupant located between 900 mm and 1 200 mm above the finished floor and operable in accordance with Clause 3.8.3.8.(1)(c),
  - f) *accessible* electrical outlets located in conformance with Clause 3.8.3.8.(1)(a), and
  - g) a bathroom, where provided as part of the sleeping room or bed space, or *access* to a bathroom, where not



provided as part of the sleeping room or bed space

- i) conforming to Clauses 3.8.3.11.(1)(a) and (d) with a water closet conforming to Article 3.8.3.13.,
- ii) provided with grab bars conforming to Clauses 3.8.3.11.(1)(e) and (f),
- iii) provided with a lavatory and mirror conforming to Article 3.8.3.15., and
- iv) provided with a bathtub conforming to Article 3.8.3.17. or a shower conforming to Article 3.8.3.16. *only to the extent of providing the same type of facilities provided in sleeping rooms and bed spaces where access is not required.*

### 3.8.4. Alterations and Additions to Existing Buildings

#### 3.8.4.1. Application

- 1) All *existing buildings* shall be upgraded in accordance with Part 11.
- 2) Deleted.

3.8.4.2. Deleted.

3.8.4.3. Deleted.

3.8.4.4. Deleted.

3.8.4.5. Deleted.

3.8.4.6. Deleted.

3.8.4.7. Deleted.

3.8.4.8. Deleted.

### 3.8.5. Adaptable Dwelling Units

#### 3.8.5.1. Application

- 1) Except as permitted by Sentences (2) and (3), this Subsection applies to
  - a) the design and construction of *dwelling units* in *residential occupancy buildings*, and
  - b) the interior paths of travel and common facilities intended for use by the residents.
- 2) This Subsection need not apply to
  - a) hotels, motels, *single room accommodation* and similar commercial occupancies,
  - b) boarding houses, lodging houses, dormitories and similar facilities, or
  - c) *dwelling units* subsidiary to non-residential uses.
- 3) This Subsection does not apply to *existing buildings*, except for *additions* or spaces created by
  - a) the reconstruction of an existing space, or
  - b) the conversion of an existing space into a new *dwelling unit*.
- 4) *Dwelling units* required by Article 3.8.5.1. to comply with this Subsection shall be considered *adaptable dwelling units*.

#### 3.8.5.2. Construction Requirements

- 1) The construction of *adaptable dwelling units* and the *building* in which they are located shall conform to the requirements in this Subsection and to *access* requirements for *residential occupancy buildings* elsewhere in this By-law.

#### 3.8.5.3. Entrance Doors to Dwelling Units

- 1) *Adaptable dwelling units* shall have at least one entrance door no less than 865 mm wide, equipped with
  - a) two peepholes, one located at 1067 mm above the floor and the other located at 1524 mm above the floor,

- or a glass sidelight or intercom security type system (See Note A-3.8.5.3.(1).),
- b) a beveled threshold not more than 13 mm above the floor level, except for entrance doors serving balconies and basements, and
- c) door opening hardware that does not require a tight grasp or twisting action of the wrist, and can be opened with a force of not more than 38 N.

### 3.8.5.4. Interior Doors, Corridors, and Stairs in Dwelling Units

- 1) Doorways in *adaptable dwelling units* shall have
  - a) a clear width of least 800 mm,
  - b) door opening hardware that does not require a tight grasp or twisting action of the wrist and can be opened with a force of not more than 22 N, and
  - c) beveled thresholds no more than 13 mm above the floor.
- 2) Corridors in *adaptable dwelling units* shall have a clear width of at least 900 mm.
- 3) Except for interior stairs within *laneway houses*, at least one staircase within a *adaptable dwelling unit* shall have a minimum width of 915 mm.

### 3.8.5.5. Adaptable Dwelling Unit Bathrooms

(See Note A-3.8.5.5.)

- 1) At least one bathroom in an *adaptable dwelling unit* that includes a floor level exceeding 40 m<sup>2</sup> shall
  - a) have a washbasin,
  - b) have a toilet,
  - c) have either a bathtub, shower, or be configured to accommodate the future installation of a low barrier shower and shall be constructed with
    - i) the addition of structural reinforcement of framed construction to accommodate the subsequent change in load, or the removal or reduction of the capacity of structural elements to facilitate the future installation of a low barrier shower,
    - ii) pre-plumbing of a drain connection to the greatest extent permitted by this By-law to facilitate the future installation of a low barrier shower where it passes through a concrete floor or floor topping, or
    - iii) alternative measures to the satisfaction of the *Chief Building Official* where it can be demonstrated that the future installation of a low barrier shower can be installed without substantial changes to the *building* structure or layout,
  - d) be arranged so as to provide a minimum clear floor space of 750 mm by 1200 mm in front of a washbasin, toilet, bathtub or shower required by Clause (c),
  - e) be located on
    - i) the principal floor exceeding 40 m<sup>2</sup> contain living space with level access to an entry at the adjacent ground level, or
    - ii) a floor provided with features that in the opinion of the *Chief Building Official* can readily be modified to facilitate future use by persons with limited mobility (see Note A-3.8.5.5.(1)).
- 2) Walls adjacent to the water closet and bathtub or shower shall accommodate the future installation of grab bars conforming to
  - a) Clauses 3.8.3.11.(1)(e) and (f) for water closets, and
  - b) Clause 3.8.3.16.(1)(f) for showers or 3.8.3.17.(1)(f) for bathtubs.

(See Note A-3.8.5.5.(2).)

- 3) All bath and shower controls in *adaptable dwelling units* shall be
  - a) easily accessible from an open floor space or offset which does not require entry into the bath or shower to operate, and

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- b) equipped with lever-type controls or hardware that does not require a tight grasp or twisting action of the wrist.
- 4) All washbasins in *adaptable dwelling units* shall be equipped with lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.

### 3.8.5.6. Adaptable Dwelling Unit Kitchens

- 1) The kitchen in an *adaptable dwelling unit* shall be designed so that the *cooktop* and sink are adjacent or can have a continuous counter between them.
- 2) Kitchen sinks in *adaptable dwelling units*, shall use lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.
- 3) All waste pipes running from under-sink “P” traps to drain stacks shall be installed no higher than 305 mm above the finished floor.

### 3.8.5.7. Controls, Switches, Outlets and Signalling Devices

- 1) Controls and switches in an *adaptable dwelling unit* intended for regular occupant use, including electrical, telephone, cable and data outlets shall be mounted 455 mm to 1 200 mm above the floor, except where
  - a) in the opinion of the *Chief Building Official*, a different height is necessary to accommodate appliances or equipment, or
  - b) otherwise required for safety or other regulatory enactments.
- 2) Controls for the operation of *building services* or safety devices, electrical switches, thermostats and intercoms in a *adaptable dwelling unit* shall be located no more than 1 200 mm above the finished floor, except where, in the opinion of the *Chief Building Official*, a different height is necessary for safety reasons.
- 3) At least one electrical receptacle shall be provided in the vicinity of the stair required by Sentence 3.8.5.4.(3).
- 4) Except as permitted by Sentence (5), each *adaptable dwelling unit* shall be provided with special outlet boxes and cover plates as described in Sentence 3.2.4.19.(6). (See also Sentence 3.2.4.19.(7).)
- 5) Where a building is provided with an addressable fire alarm system, a special outlet box described in Sentence (4) is not required provided that
  - a) the dwelling unit has been designed with fire alarm signaling devices located in accordance with Clause 3.2.4.19.(6)(c), and
  - b) the fire alarm system and the signaling devices in clause (a) can accommodate the future replacement of audible signaling devices with combination audible visual signaling devices. .

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### 3.8.5.8. Living Room Window Requirements

- 1) In an *adaptable dwelling unit*, at least one window in a living room shall have a window sill no higher than 800 mm above the finished floor.