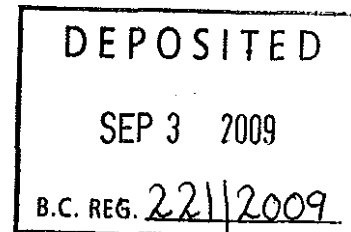


PROVINCE OF BRITISH COLUMBIA
REGULATION OF THE MINISTER OF HOUSING AND SOCIAL DEVELOPMENT

Local Government Act

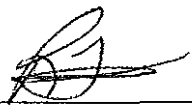
Ministerial Order No. M 191

I, Rich Coleman, Minister of Housing and Social Development, order that, effective December 31, 2009, B.C. Reg. 216/2006, the British Columbia Building Code Regulation, is amended as set out in the attached Schedule.



SEP 02 2009

Date


Minister of Housing and Social Development

(This part is for administrative purposes only and is not part of the Order.)

Authority under which Order is made:

Act and section:- Local Government Act, R.S.B.C. 1996, c. 323, s. 692

Other (specify):- M166/2006

July 22, 2009

R/555/2009/15

SCHEDULE

- 1** *The British Columbia Building Code established by B.C. Reg. 216/2006 is amended by adding the following new definition to Sentence 1.4.1.2.(1) in Division A:*

Adaptable dwelling unit means a *dwelling unit* designed and constructed to facilitate future modification to provide *access* for *persons with disabilities*.

- 2** *Sentence 3.8.2.27.(3) of Division B is amended to read:*

3) Each *dwelling unit* in an apartment or condominium *building* designed primarily for senior citizens and 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))

- 3** *Division B is amended by adding the following new subsection to section 3.8:*

3.8.5. Adaptable Dwelling Units

3.8.5.1. Application

1) This Subsection applies to

- a) the design and construction of one storey *adaptable dwelling units* in multiple unit *residential occupancy buildings* which employ interior corridors or exterior passageways for access to the *dwelling units*, and
- b) the paths of travel and common *facilities* intended for use by the residents.

3.8.5.2. Construction Requirements

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

3.8.5.3. Building Access Requirements

1) *Buildings* containing *adaptable dwelling units* shall

- a) conform to Article 3.8.2.27., and
- b) provide *access* to all common *facilities*.

2) Corridors and passageways providing *access* to *adaptable dwelling unit* entrances and common *facilities* shall

- a) be not less than 1 220 mm in width, and
- b) provide a clear area not less than 1 500 mm x 1 500 mm adjacent to the elevator entrance and at intervals not exceeding 10 m where the corridor or passageway exceeds 10 m measured from the elevator entrance to the end of the corridor or passageway.

3) Except as permitted in Sentence 3.8.5.4.(1), doorways in the *accessible* path of travel throughout the *building* shall have a clear opening width not less than 850 mm.

3.8.5.4. Adaptable Dwelling Unit Doorways

1) Within an *adaptable dwelling unit* doorways providing *access* to common living areas and at least one bathroom and one bedroom shall have a clear opening width of not less than 800 mm.

2) Floor space on both sides of the bathroom and bedroom doors referred to in Sentence (1) shall conform to Clause 3.3.1.13.(10)(b).

3.8.5.5. Adaptable Dwelling Unit Bathrooms

1) The bathroom referred to in Sentence 3.8.5.4.(1) shall be designed to be adaptable for use by persons in wheelchairs by providing

- a) a dimension from the front edge of the toilet to the facing wall of not less than 800 mm,
- b) a dimension from the front face of the bathtub or shower to the centre line of the toilet not less than 510 mm, and
- c) a clear floor area in front of the lavatory not less than 760 mm wide by 1 220 mm deep centred on the lavatory.

2) Walls adjacent to the toilet and bathtub or shower shall accommodate the future installation of grab bars conforming to Clause 3.7.2.10.(4)(a) and Clauses 3.7.2.10.(10)(j) or 3.7.2.10.(11)(j) which will resist a vertical and horizontal load of not less than 1.3 kN. (See Appendix A)

3.8.5.6. Adaptable Dwelling Unit Kitchens

1) The kitchen in an *adaptable dwelling unit* shall be designed so that the range and sink are adjacent or can have a continuous counter between them.

3.8.5.7. Outlets, Switches and Controls

1) Electrical, telephone, cable and data outlets intended for use by the occupants shall be located between 455 mm and 1 200 mm above the floor.

2) Switches and controls intended for occupant use shall be located between 900mm and 1 200 mm above the floor.

In addition to the Schedule, the following new appendix note is inserted in Appendix A of Division B after appendix note A-3.8.3.20.:

A-3.8.5.5.(2) Grab Bar Installation

This provision is intended to ensure there is adequate backing for the installation of grab bars by a future occupant of the adaptable dwelling unit. Plywood, waferboard, particleboard or solid lumber behind the wall finish and encompassing the location of future grab bars located as described in Clause 3.7.2.10.(4)(a) and Clauses 3.7.2.10.(10)(j) or 3.7.2.10.(11)(j) would provide suitable backing for the grab bar fasteners.