



2014 Vancouver Building By-Law

GoToWebinar - Webinar on Policy
Development for VisitAble Housing

October, 21, 2014

Presented by
Jason Watt P.Eng, CP



- **New Look, Websites, Stakeholders, By-law Structure, Plumbing**
- **Administration Provisions**
- **Adaptable Housing**
- **Structural Design, Spatial, FD Access, Noise Control, Venting**
- **Secondary Suite and Lock-off Unit Requirements for New 1 & 2 FD**
- **Upgrade Requirements for Alterations to Existing 1 & 2 FD**
- **Conversion of a Portion of an Existing 1 & 2 FD to a Secondary Suite or lock-off Unit**
- **Energy Requirements for New and Altered 1 & 2 FD**
- **Reuse and Recycling**
- **Questions**



**Reflects Council's
Objectives**

Greenest City

Accessible City

**Adaptable Housing
for Seniors and
Visitors**

Safe City



2014 VBBL URL – Available Now

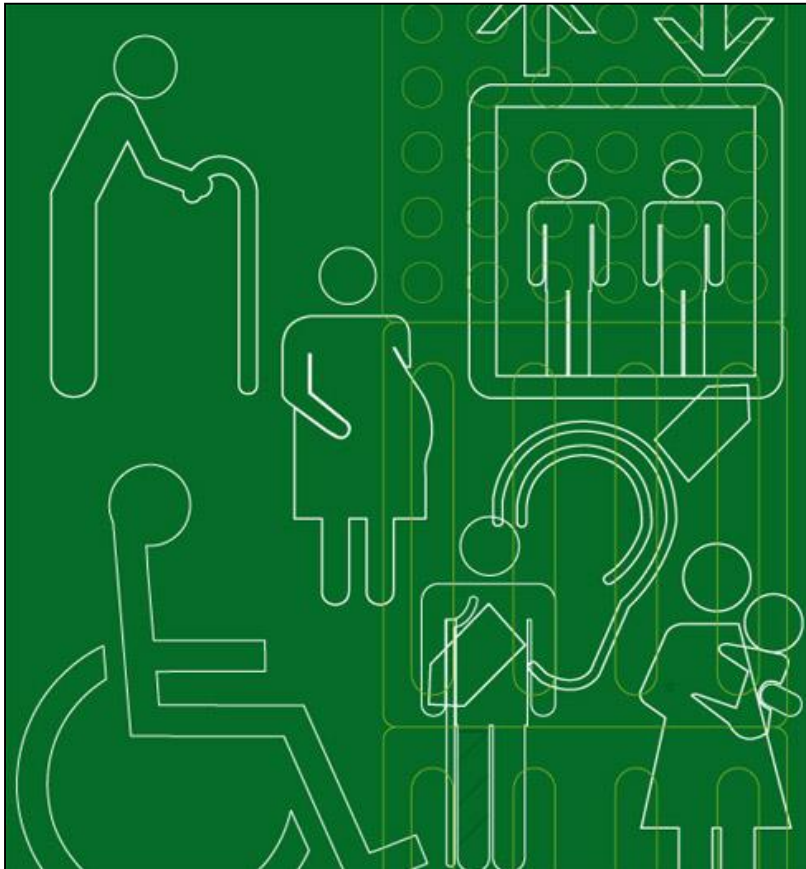
<http://former.vancouver.ca/blStorage/10908.PDF>

City of Vancouver Building By-law Website - Available

<http://vancouver.ca/your-government/vancouver-building-bylaw.aspx>

Queen's Printer Website – Expected Fall 2014

http://www.bccodes.ca/vancouver-bylaws.aspx?vid=QPLEGALIZE:bccodes_2012_view



Adaptable Housing

Enable dwelling to adapt to needs of occupants and visitors

Minimal cost and design impact

Applies to new construction only and new additions to existing buildings

Applicable to the following:

- One and two family dwellings
- Laneway houses
- Secondary suites
- Row housing
- Multi-family residential buildings
- Does not apply to single room accommodation (SRA)



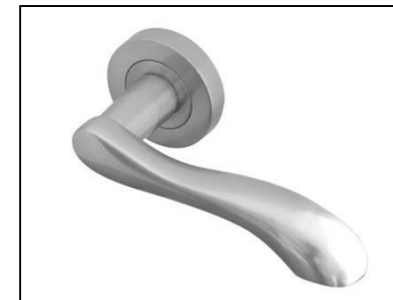
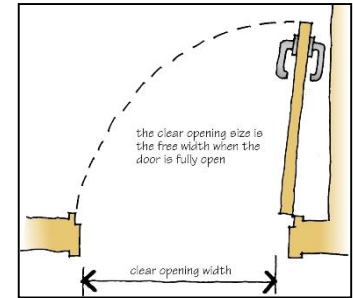
Adaptable Housing requirements are located in Part 3

Sentence 9.5.2.1.(1) requires every Part 9 buildings to meet Section 3.8.

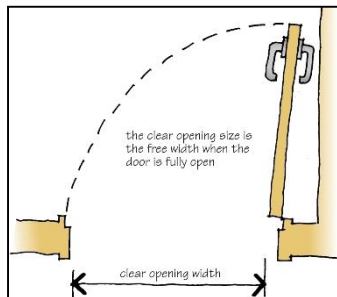
Therefore Adaptable Housing dimensions takes precedence over Part 9 dimension requirements



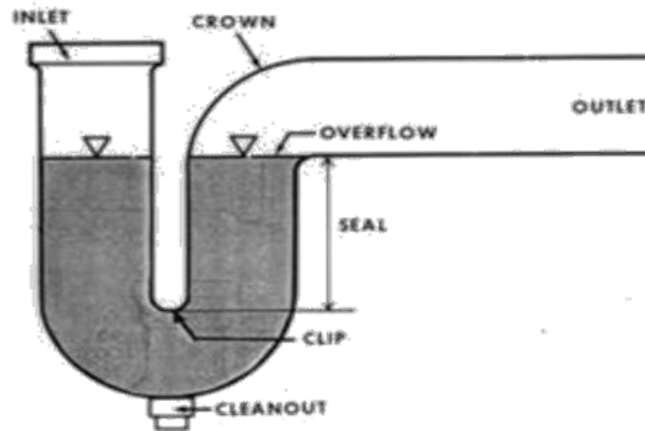
- At least one at 865mm
- Two peep holes at 1067mm and 1524mm above floor or glass sidelight or intercom
- Beveled threshold not more than 13mm above floor
- Door opening hardware without a tight grasp or twisting action with a force of not more than 38 N



- Doorways 800mm
- Doors to have opening hardware without a tight grasp or twisting action with a force of 22 N or less
- Doors with beveled threshold not more than 13mm above floor
- Corridors to have minimum clear width of 900mm
- Except for laneway houses, have at least one stair with minimum width of 915mm

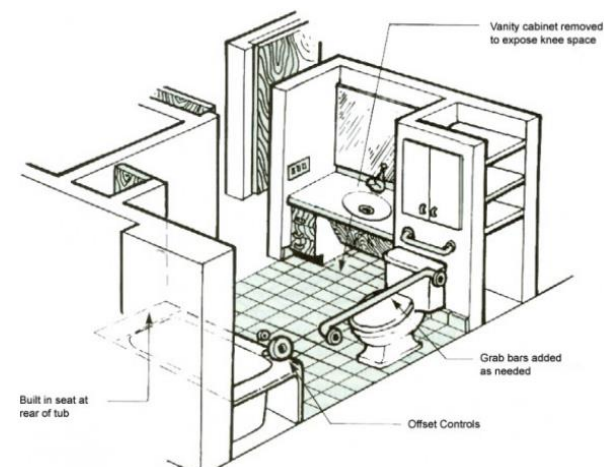
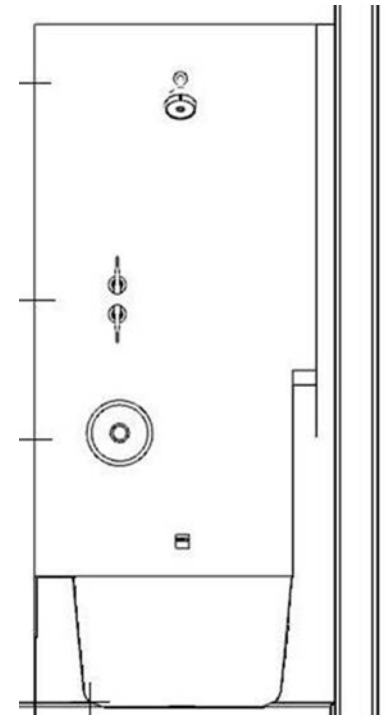


- Lever faucets on sinks
- Lower waste pipe below sink to allow for lowering of counter no greater than 305mm above floor



3.8.5.5. Bathrooms

- Bath and shower controls to be easily accessible from an open floor space or offset
- Washbasins to be lever-type faucets without a tight grasp or twisting action
- One bathroom to be configured so that a low barrier shower can be installed in the future without substantial modifications (**double up floor joists or provide second drain for concrete floors**)
- One bathroom to have a minimum clear floor space of 750 mm by 1200 mm in front of the washbasin, toilet, bathtub or shower



Wall assemblies to include reinforcement to accommodate future installation of grab bars



3.8.5.6 Minimum Fixture Requirements for Bathrooms on the Main Level of a Multi-Level Dwelling Unit

Bathtub or Shower requirement for accessible level of multi level suites

<p style="text-align: center;">Table 3.8.5.6. Minimum Fixture Requirements for Bathrooms in Multi-Level Dwelling Units (Forming Part of Sentence 3.8.5.6.(1))</p>				
Total Floor Area Of Dwelling Unit (m ²)	Bathroom Required on Lower Floor	Minimum Required Fixtures		
		Washbasin	Toilet	Bathtub or Shower
≤40	No			
>40 to 50	Yes	•	•	
>50	Yes	•	•	• ¹

Note: ¹In lieu of providing a bathtub or shower, it is permissible to provide roughed-in plumbing for future installation of a floor drain, wall faucets and a hand held showerhead with a clear floor space of 750mm by 1200mm in front of the washbasin and toilet

- Electrical, telephone, cable and data outlets in dwelling units to be located between 450 mm and 1200 mm above floor **except** to facilitate equipment and appliances
- Controls for building services or safety devices, electrical switches, thermostats and intercoms in a dwelling unit to be located no more than 1 200 mm above floor **except** where the lower control could be deemed a hazard in the lower position



One window in living room to have a window sill no higher than 800 mm above the finished floor



Questions?