

Visitability & Adaptability Standards

A Comparison of the proposal for Ottawa

Compared to existing standards in

Vancouver, England, Bolingbrook, Pima County, Lifetime Homes (UK), SAFER (Cda), & FLEX (Cda)

This file compares:

- Ottawa suggested visitability standard
- Vancouver adaptable housing bylaw (mandatory for all new dwellings)
- England Document M: visitability (mandatory for all new dwellings)
- Bolingbrook visitability (mandatory for all new dwellings)
- Pima County visitability (mandatory for all new dwellings)
- Lifetime Homes Adaptability model (Mandatory for all new dwellings in London, England; voluntary but heavily incentivized for rest of England)
- SAFERhome Adaptability model (Voluntary; private model/BC)
- FLEX Housing adaptable model (Voluntary: CMHC)

A Comparison of Ottawa proposed standard compared to existing standards in Vancouver, England, Bolingbrook, Pima County, Lifetime Homes (UK), SAFERhomes (BC), & FLEX housing (CMHC)

	Ottawa: for discussion Visitability, mandatory	Vancouver Adaptability, mandatory	England Visitability, mandatory	Bolingbrook Visitability, mandatory	Pima County Visitability, mandatory	Lifetime Homes Adaptability; mandatory London; voluntary UK	SAFER Homes Adaptability, voluntary BC	Flex Housing Adaptability, voluntary CMHC
Accessible path to an entrance	Yes To one entrance? Slope: ≤1:20, or Ramp: ≤ 1:12 OBC or ≤ 1:15 OADS Width 920mm CSA or 1100mm OBC Cross slope ≤1:50 CSA, OADS	No, but will be added ~2015.	Yes To one entrance, prefer principle entrance Slope: ≤1:20 Ramp:≤1:15 Width: ≥900mm Cross: ≤1:40 Surface: firm, even Exceptions: if too steep can use steps ≥1:15	Yes 1 step free route to any entrance Slope: ≤ 1:12 From accessible route from parking or public access. le from sidewalk, driveway, garage or other.	Yes 1 accessible route to accessible entrance Slope ≤1:20 Ramp ≤1:12 From sidewalk, driveway, carport, garage or street Any entrance: front back, side	Yes Accessible routes to all entrances Level (1:60) or gentle slope Slope: ≤1:12 2 metres ≤1:20 10 metres Max 10 metres sloped Width: 900 private; 1200 public Cross ≤1:40 Surface: firm, smooth, non slip Exceptions: if site too steep, make solution w/planners	?? Says all exterior thresholds are flush, but does not mention accessible path in the 19 criteria	Yes
Level standing at entrance	X					Level landing at all ends of slopes; landing size ≥1.2m		
Exterior thresholds: flush or ramp	≤13mm	≤13mm	Accessible threshold if level or ramped entrance; if stepped entrance, ≤150mm threshold	≤ 15mm (½") If ≥1/4", must bevel		Flush: max 15mm (.5")	Flush	Flush (max ¾" 19mm)
Bathroom on main floor	No? Yes? Not clear!! Bathroom door swings outward or sliding door. Minimum clear route to toilet 810 mm (31.85") CSA Total area barrier-free washroom 1500mm (59 1/16") x 1500mm (59 1/16") OADS Turning diameter:1675mm (65 15/16") x 1675mm (65 15/16")	Yes Type of bathroom depends on floor size • 3 piece bathroom required on main floor if floor ≥50 m ² • 2 piece bathroom Required on main floor if floor is 40-50m ² • Bathroom not required on main floor if floor is very small ≤40m ² Shower on main floor must be barrier-free or adaptable to barrier free	Yes Bathroom in entrance story if it has habitable rooms; bathroom in entrance or principle story if no habitable room on entrance story- ? looks like 2 piece bthrm Door opens outwards, wheelchair user can get in & use (see door requirements) Clear space to access toilet	Yes 2 piece bathroom on main floor w/wheelchair access to toilet & sink 812.8mm (32") clear path to all fixtures door may swing out; turning circle not necessary	No Does not require bathroom on visitable floor	Yes All dwellings must have at least 1 fully accessible 3 piece bathroom: if bathtub is used, bathroom must also have drain for future accessible shower. Main floor must have at least 1 2- piece accessible bathroom, with potential for future accessible shower. 1100mm clear space front toilet Specs too detailed to include in table	No Does not require bathroom on main floor	Yes Bathroom required on main floor Must have free space for wheelchair on side of toilet & along bathtub Door ≥865mm Opens out No mention of accessible shower

Wider Doors, halls	Ottawa proposed	Vancouver	England	Bolingbrook	Pima County	Lifetime Home Standards	SAFER Home Standards	Flex Home Standards
Door width: all clear openings	Visitable floor : 915mm (36") 810mm (31 7/8") CSA 850mm (33.5") OBC, OADS	External: ≥865 mm (34.1") Internal: ≥800mm (31.5")	External: ≥775 mm clear opening (30.5") Internal: ≥750mm clear (29.5")	812.8mm (32") clear minimum width exterior & interior	762 (30") all doors on accessible route	External: 800 mm ; 1000mm recommended front door Internal: 750mm, but depends on approach (there's a chart)	34" (861mm) minimum width; 36" ideal	34-36" (865-910mm) front; 34" (861mm) bathroom door
External door		865 mm (34.1")	775mm (30.5")	813mm (32")	762mm (30") access entrance	800mm (31.5")	861mm (34")	865-910(34-36")
Internal door		800mm (31.5)	750mm (29.5")	813mm (32")	762mm (30") access route	750 (29.5")	861mm (34")	861mm (34")
Hallways:	920mm CSA 1100mm OBC OADS	≥900mm (35.5")	Depends on door width • 900mm if door ≥750mm head on • 1200mm if door ≥750 not head on • 1050mm if door ≥775: not head on • 900mm if door ≥800: not head on	Halls:1066.8mm (42") Other passageways: 914.4mm (36")	Internal passage: 914.4mm (36")	900-1200mm required 1200mm recommended	1015mm (40") minimum width; 42" ideal	1200mm (48") minimum width
Other possible features								
Lower light switches	900-1200 mm (35 .4-47.2") OBC 400-1200mm (15.75"-47.2") OADS	!! Details somehow got omitted from the passed report!! Lower controls are in, but I can't find details!	450-1200mm (17.7-47.2")	≤48" (1219.2mm)	≤48" (1219.2mm)	450 -1200mm (17.7 -47.2"): light switches, service controls, outlets, thermostats, heaters & ventilation (includes breakers) ≤300mm from internal corner	≤1066 (42") light switches	838-1041 (33-41"): light switches
Higher electrical outlets	18"	≥450mm (17.7")	450-1200mm (17.7 – 47.2")	≥381mm (15")	≥381mm (15")	450-1200mm (17.7-37.2")	Outlets >460mm (18") above finished floor	Outlets >460mm (18") above finished floor
Reinforcement in bathroom walls	Not mentioned	Block lumber/all walls adjacent/tub, shower, toilet		Block lumber 33-36" above floor in all walls adjacent/tub, shower & toilet	Block lumber 33-36" above floor in all walls adjacent/tub, shower & toilet	Reinforcement in all bathroom walls in 1600mm wide band from 300-1800 from floor	Block lumber/ all walls adjacent/tub, shower, toilet	Reinforce walls for future grab bars

Summary Comparison

	Accessible route/entrance	Wider Doors/Halls	Bathroom required on Main Floor	Lower light switches	Higher outlets	Bathroom wall Reinforcement
Ottawa (proposed visitability)	Yes	Yes	No? Yes?	Yes	Yes	No
Vancouver Adaptable mandatory bylaw	No	Yes	Yes	Yes	Yes	Yes
England Visitability mandatory law (Doc M)	Yes	Yes	Yes	Yes	Yes	?
Bolingbrook Visitability mandatory law	Yes	Yes	Yes	Yes	Yes	Yes
Pima County Visitability mandatory law	Yes	Yes	No	Yes	Yes	Yes
Lifetime Homes Adaptable mandatory London; Voluntary rest of UK	Yes	Yes	Yes	Yes	Yes	Yes
SAFERhomes Adaptable voluntary BC	Yes	Yes	No	Yes	Yes	Yes
FLEX Housing Adaptable voluntary Canada (CMHC)	Yes	Yes	Yes	Yes	Yes	Yes