



# BOABC – 2024 BCBC Lunch and Learn Accessibility – Part 02 Adaptability

July 25, 2024

Hosted by: Ken Kunka, ASCT BCQ

Special Guest – Lucas Genereux, ASCT – GHL Consultants Ltd

Promoting Building Safety and Professionalism



# Overview

Information presented today does not directly represent the opinions of the Building Officials Association of BC or GHl Consultants Ltd.

This presentation is conceptual and for informal educational purposes only. The presenters and association takes no responsibility for application of any concepts or interpretations in this presentation to specific projects.

(it may ask more questions than provide answers)

The slides must not be considered complete or exhaustive. Code provisions have been generally represented and may not reflect all exceptions.

Presenting from Summerland, on the ancestral and unceded territory of the Syilx People in the Okanagan Nation.



# Rules of the Room



- Registration will be tracked
- Presentation is not recorded but PowerPoint will be posted
- Please use raise hand icon if you have a question or comment
- PUT IT in the CHAT
- Please mute your microphone
- You may need to turn off your camera
- Please follow up by email if you have specific question or example to share with the membership.
  - [kkunka@boabc.org](mailto:kkunka@boabc.org)



# July 25– Accessibility Part 02

## Today's Session

- What's New Update and Training
  - Note June 20 L&L posted with poll results
- Appeals and Technical Bulletins
- **Accessibility**
  - Member questions
  - Part 9 highlights
  - Change of Use review – Case Example
- **Adaptability**
  - Major Space changes
- Q&A

### Lunch and Learns

CPD Eligibility: 1 point/presentation (Category A4). You will need to self report this point. Initial next to the presentation and then save it as a pdf to upload as proof. Previous Lunch and Learns can be found:

<https://boabc.org/cpd-opportunity-lunch-learn-webinars/>



# What's New

Dear BOABC Member,

The Association has received inquiries about the current location of the requirement for “Personnel Performing Plumbing Work” which was previously in Division A – Sentence 1.2.3.1.(1) in the 2018 BC Plumbing Code.

With the adoption of the 2020 National Plumbing Code as the BC Building Code, Book II (Plumbing Systems), commonly referred to as the BC Plumbing Code, this requirement has been relocated to Division A – Sentence 1.2.3.1.(1) of the 2024 BC Building Code.

This and other changes included in the 2024 BC Building and Plumbing Codes are covered in the [Code Update Training](#) available through the Association.

This information is also available on the Association website under [What's New](#).

Thank you,  
Jennifer Schwaertzel  
Member Services Coordinator  
BOABC



# BOABC 2024 AGM

**Congrats – Trevor!**

President – Executive Committee

Check out the recent Summer Newsletter

<https://boabc.org/boabc-newsletters/>





# National Codes Public Review!

[Home](#) / [News](#) / National Model Codes Public Review

## National Model Codes Public Review

The Canadian Board for Harmonized Construction Codes (CBHCC) is continuing the consultation on the proposed changes for inclusion in the 2025 National Model Codes and is inviting the public to take part.

The public review will run from **May 27 to July 29, 2024**. Those interested in participating in the review can access the proposed changes on the [CBHCC's website](#) and provide feedback.

The public review is an opportunity for all Canadians to participate in the code development process. We strongly encourage our industry partners and stakeholders to participate in the 2025 National Model Codes consultation series.

Following the public review, all comments will be considered by the relevant code development committees, and recommendations on the proposed changes will be made to the CBHCC. If approved, the changes will be included in the 2025 editions of the National Model Codes.

As we work towards increased harmonization of the construction codes, these consultations are also an opportunity for the Province to receive your feedback on proposed changes that we intend to adopt in future editions of BC Codes.

For more information, please contact the CBHCC at [CBHCCSecretary-SecretaireCCHCC@nrc-cnrc.gc.ca](mailto:CBHCCSecretary-SecretaireCCHCC@nrc-cnrc.gc.ca).

<https://boabc.org/national-model-codes-public-review/>



# 2024 BC Code Appeals - Interpretations

**BC Code Appeals - binding**

**Interpretations – not binding**

## Building and Plumbing Code Interpretations 2024

Code Edition	Interpretation Number	Title	Date Approved	File
2024	24-0001	Power Door Operators for Entry Doors	16/04/2024	<a href="#">Download</a>
2024	24-0003	Dead End Corridors	16/04/2024	<a href="#">Download</a>
2024	24-0004	Spatial Separation Between Dwelling Units with Storage Garage	21/05/2024	<a href="#">Download</a>
NEW 2024	24-0005	Encroachment of Clear Transfer Space for the Change Room Accessible Bench	18/06/2024	<a href="#">Download</a>
2024	24-0007	Cooling System in a Dwelling Unit	19/03/2024	<a href="#">Download</a>
NEW 2024	24-0009	Landing at Top of Mezzanine Stair	18/06/2024	<a href="#">Download</a>
NEW 2024	24-0012	Future Visible Signal Devices in Ensuite Bathrooms	18/06/2024	<a href="#">Download</a>
NEW 2024	24-0013	Accessible Ramp, Landing and Walkway Curb Protection	18/06/2024	<a href="#">Download</a>
2024	24-0021	Adaptable Bedrooms	21/05/2024	<a href="#">Download</a>
2024	24-0022	Adaptable Bathrooms	21/05/2024	<a href="#">Download</a>
2024	24-0023	Future Conversion of Adaptable Suites	21/05/2024	<a href="#">Download</a>
2024	24-0025	Lever Handles for Faucets in Adaptable Suites	21/05/2024	<a href="#">Download</a>
2024	24-0034	Balcony Access in Adaptable Suites	21/05/2024	<a href="#">Download</a>





# 2024 BC Code – Technical Bulletins

## Technical bulletins

Expand all

Collapse all

### BC Building Code 2024

- B24-01 [Adaptable Dwellings Transition \(PDF\)](#)
- B24-02 [Seismic Design Delay Period \(PDF\)](#)
- B24-03 [Radon \(PDF\)](#)
- B24-04 [Windows, Doors, and Skylights \(PDF\)](#)
- B24-05 [2024 Edition of the BC Codes \(PDF\)](#)
- B24-06 [Self-Service Storage Buildings \(PDF\)](#)
- B24-07 [Relocated Buildings \(PDF\)](#)
- B24-08 [Overheating \(PDF\)](#)
- B24-09-R [Adaptable Dwelling Units Frequently Asked Questions \(PDF\)](#)



No. B24-09-R  
May 16, 2024

Information Bulletin  
Building and Safety Standards Branch  
PO Box 9844 5th Floor Govt  
Victoria BC V8W 9T2  
Email: [building.safety@gov.bc.ca](mailto:building.safety@gov.bc.ca)  
Website: [www.gov.bc.ca/buildingcodes](http://www.gov.bc.ca/buildingcodes)

## Adaptable Dwelling Units Frequently Asked Questions

The Building Code 2024 includes many updates to the accessibility requirements including the reduction and elimination of historical variations to the model National Building Code of Canada (NBC). Recent anthropometric data has been reviewed to inform better and more economical design. A notable example is that B.C.'s historical default for the width of an accessible path of travel was 1 500 mm; the NBC 2020, based on recent anthropometric data, requires 1 000 mm as a minimum. The Building Code 2024 adopted the 1 000 mm minimum in large part to ensure the space the Building Code requires provides the greatest chance of being needed and used, without requiring the expense of constructing space that may not be used. Scrutinizing these historical requirements is one way the Province worked to economize floor space in buildings.



# BOABC Members Forum Question

## Spatial Separation for Carports – 2024 BCBC

The 2024 BCBC has exempted Carports from 9.10.14. 9.10.15 only applies to houses. With this change, do carports that are proposed on a property with only 1 SFD not have to meet any spatial separation requirements?

Does this not seem concerning as a carport can pose a hazard on the adjacent property?

<https://ghl.ca/wp-content/uploads/2024/03/2024-BC-Building-Code-Changes-Presentation-2024-03-13.pdf>


### Part 9 Spatial Separation

Code Reference	Comments
9.10.14.1.(1)	Clarifies that 9.10.14 Spatial separation between buildings does not apply to detached carports conforming to Section 9.35 which serve a single dwelling unit or house with secondary suite (formerly reference only garages).
9.10.14.5.(4)	For a detached garage or accessory building serving one dwelling unit the exposing building face need not comply with cladding and construction requirements in Table 9.10.14.5.A regardless of limiting distance.
9.10.14.5.(11) and (12)	Replaces term 'public thoroughfare' with 'public way' which is an existing defined term (this is the section on eave protection).

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GHIL



# Accessibility – Part 02

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# Guest Presenter

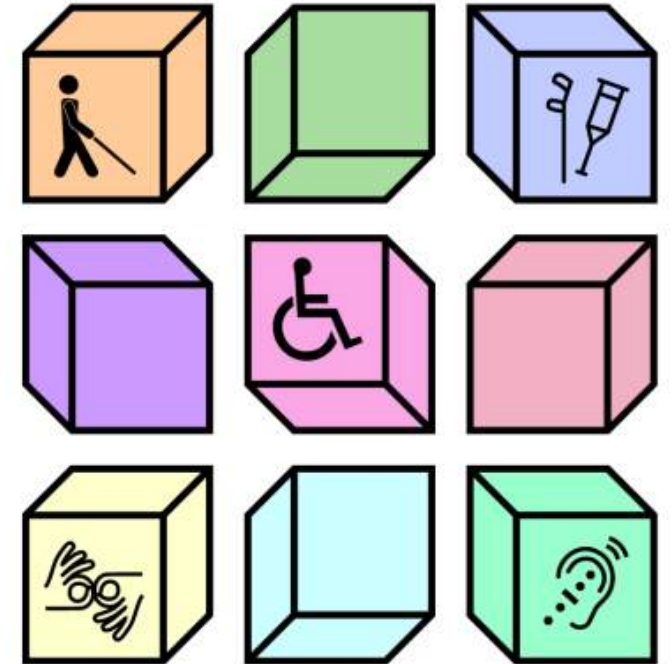
**Lucas Genereux** is a graduate with Honours of the Architectural Technologist program at SAIT (South Alberta Institute of Technology) and is registered with ASTTBC as an Applied Science Technologist. Lucas has been with GHl Consultant for just over 3.5 years and assists with everything from drawing and shop drawing reviews, developing of code compliance and alternative solution reports, and conducting field reviews.



Lucas Genereux

AScT

## BCBC 2024 ILLUSTRATED GUIDE ON ACCESSIBILITY



An Illustrated Commentary on Accessibility Requirements  
In British Columbia Building Code 2024

V. 2024.3

\* Open to input - [lg@ghl.ca](mailto:lg@ghl.ca)

[BCBC 2024 Illustrated Guide on Accessibility \(ghl.ca\)](https://ghl.ca/BCBC-2024-Illustrated-Guide-on-Accessibility)



# What is Accessibility- Part 01

## Recap

One of the objectives in the National Building Code of Canada (NBC) is to "limit the probability that, as a result of the design or construction of the building, a person with a physical or sensory limitation will be unacceptably impeded from accessing or using the building or its facilities".



# What is Accessibility - Federal

## Accessibility in Buildings

With an aging population and an increase in Canadians reporting limitations to their daily activities due to disabilities, accessibility is becoming an increasingly important topic. The federal government, as well as provinces, territories and municipalities, are developing initiatives to improve current levels of accessibility in the built environment. However, different policy goals among regions are leading to disharmony, creating inconsistency and confusion across Canada amongst industry, regulators and the general public.

One of the objectives in the National Building Code of Canada (NBC) is to **"limit the probability that, as a result of the design or construction of the building, a person with a physical or sensory limitation will be unacceptably impeded from accessing or using the building or its facilities"**.



# Poll Question Response – June 20th

Do you feel that **accessibility** has ranked at the same level of importance as Fire, Health, Structural?

## 6. New construction

- Yes – 29%
- Somewhat – 38%
- No – 33%

## 7. Renovations

- Yes – 9%
- Somewhat – 40%
- No – 52%

For example – why does access rank so low?

Table 1.1.1.1.(5)  
Alternate Compliance Methods for Heritage Buildings  
Forming Part of Sentence 1.1.1.1.(5)

No.	Code Requirement in Division B	Alternate Compliance Method
1	<i>Fire Separations</i> Sentence 3.1.3.1.(1), Table 3.1.3.1., Subsection 9.10.9. 2 h <i>fire separation</i> required between some <i>major occupancies</i> .	Except for F1 <i>occupancies</i> , 1 h <i>fire separation</i> is acceptable, provided the <i>building</i> is <i>sprinklered</i> .
35	<i>Access for Persons with Disabilities</i> Section 3.8. of Division B	Article 3.8.4.5. shall apply to existing <i>buildings</i> .

WHY?



# Why do we not pursue some renovations?

What are some contributing factors of why accessibility upgrades rank so low for renovation permits in older buildings? (Not considered practical)

- Cost to business owner
- Loss of space for business
- Push back from business or property owner
- Lack of understanding of consequences to users

Many existing tenant alteration application forms and checklist have little information on accessible requirements.



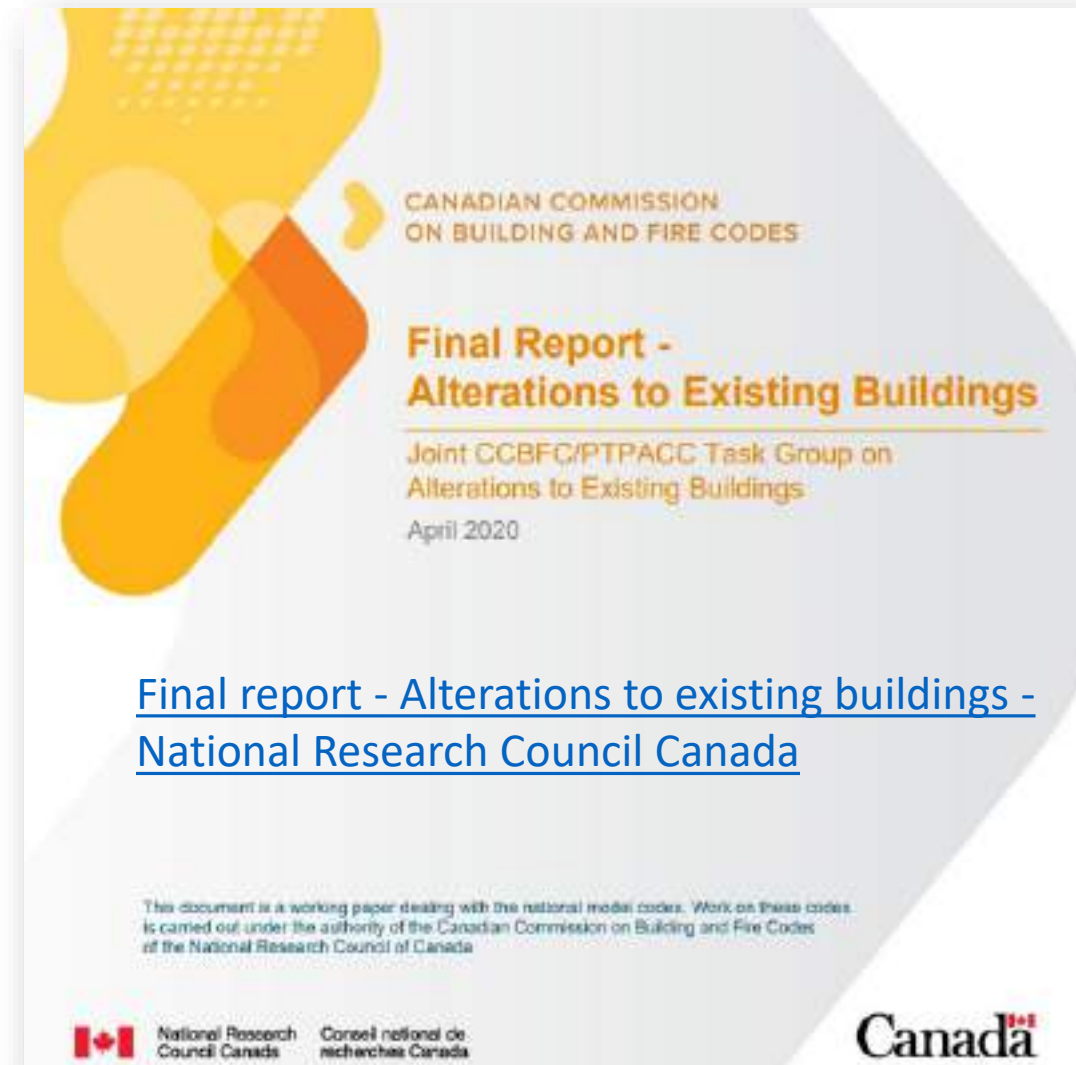


# Existing buildings renewal strategy

## Federal – Alterations to existing buildings

Today's National Codes address the objectives of fire and structural safety, health, **accessibility**, fire and structural protection of buildings and facilities, as well as the environment (water-use and energy-use efficiency).

For the purpose of this report, all proposed triggers are based on a voluntary action by the building owner to alter a building, unless required by an authority (e.g. unsafe conditions). The idea is that when an owner has decided to alter, upgrade or change the function of a building, there could be additional requirements to improve the **energy efficiency, accessibility, seismic resilience, structural integrity or fire safety/protection** of that building to meet the current code. The extent of the technical requirements will depend on the extent of the alteration or change of occupancy.



[Final report - Alterations to existing buildings - National Research Council Canada](#)



# Accessible Design – Part 9 (New /Renos)

## 9.5.2 Accessible Design

### 9.5.2.1. General

- 1) Except as provided in **Articles 9.5.2.3. and 3.8.2.1.**, every building shall be designed in conformance with Section 3.8.

### 9.5.2.2.

Protection on Floor Areas with an Accessible Path of Travel

- 1) Where an accessible path of travel required in Article 9.5.2.1. is provided to any storey above the first storey, the requirements in Article 3.3.1.7. shall apply.

### 9.5.2.3. Apartment Buildings

- 1) Except as provided in Sentence (2), in a building of residential occupancy that contains multiple dwelling units and common interior space served by a common building entrance, access described in Section 3.8. shall be provided from the entrances, required by Sentence 3.2.1.1.(1) to be accessible, **throughout all common spaces of entrance storeys and within all other common spaces including rooftop occupancies serving adaptable dwelling units.**
- 2) Access required by Sentence (1) need not be provided on a floor level that
  - a) is not served by a ramp, passenger elevator, a platform-equipped passenger, elevating device, an escalator or an inclined moving walk,
  - b) is not a building entrance level, and
  - c) **does not contain common facilities that are not also provided on an accessible level.**



# Change of Use

## 3.8.4. Alterations and Additions to Existing Buildings

### 3.8.4.1. Application

- 1) Except as provided in Sentence (2), *access* as described in Articles 3.8.4.2. to 3.8.4.8. shall be provided
  - a) to additions to existing *buildings* where such additions have internal path of travel connections with the existing *buildings*,
  - b) to existing parts of *buildings* to which additions described in Clause (a) are made, and
  - c) to the extent required by Article 3.8.4.5., to existing *buildings*
    - i) where the *occupancy* is changed, or
    - ii) that are altered or renovated.
- 2) This Subsection does not apply to
  - a) *buildings* of new construction,
  - b) vertical additions of one *storey* not more than 600 m<sup>2</sup> in *floor area* regardless of *occupancy*, or
  - c) horizontal or vertical additions to *occupancies* described in Clauses 3.8.2.1.(1)(a) to (c).

### 1.1.1.2. Application to Existing Buildings

- 1) Where a *building* is altered, rehabilitated, renovated or repaired, or there is a change in *occupancy*, the level of life safety and *building* performance shall not be decreased below a level that already exists. (See Note A-1.1.1.2.(1).)



# Change of Use

## 3.8.4.5. Alterations and Occupancy Change

1) Where an existing *building* is altered or renovated, or where the *occupancy* is changed, *access* shall be provided in conformance with Subsections 3.8.2. and 3.8.3. where providing such *access* would be practical.

## 3.8.4.7. Existing Facilities

- 1) Where an addition is required to be *accessible*, facilities located in the existing *building* that are necessary to the operation of the addition shall be *accessible*.
- 2) Where *alterations* are made to an existing *building*, universal washrooms complying with Subsection 3.8.3. are permitted to be provided in lieu of facilities for *persons with disabilities* in washrooms. (See Note A-3.8.2.8.(1) to (3).)

...access shall be provided in conformance with Subsections 3.8.2. and 3.8.3. **where providing such access would be practical.**

Is practical the same as common sense? Who is it practical for?



# Change of Use

## 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).)

**Table 3.8.3.1.**  
**Accessible Design Provisions**  
Forming Part of Sentences 3.8.3.1.(1) and (2)

Accessible Application (Code References)	Applicable CSA B651 Provisions
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
<i>Ramps</i> ( 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 ( 3.8.3.9.)	4.5 and 9.4
Drinking fountains ( 3.8.3.10.)	6.1
Washroom facilities ( 3.8.3.12. to 3.8.3.16.)	6.2 and 6.3
Bathing facilities ( 3.8.3.17. and 3.8.3.18.)	6.5
Communication ( 3.8.3.19. and 3.8.3.21.)	6.6
Counters ( 3.8.3.20. and 3.8.3.21.)	6.7.1
Spaces in seating areas ( 3.8.3.22.)	6.7.3

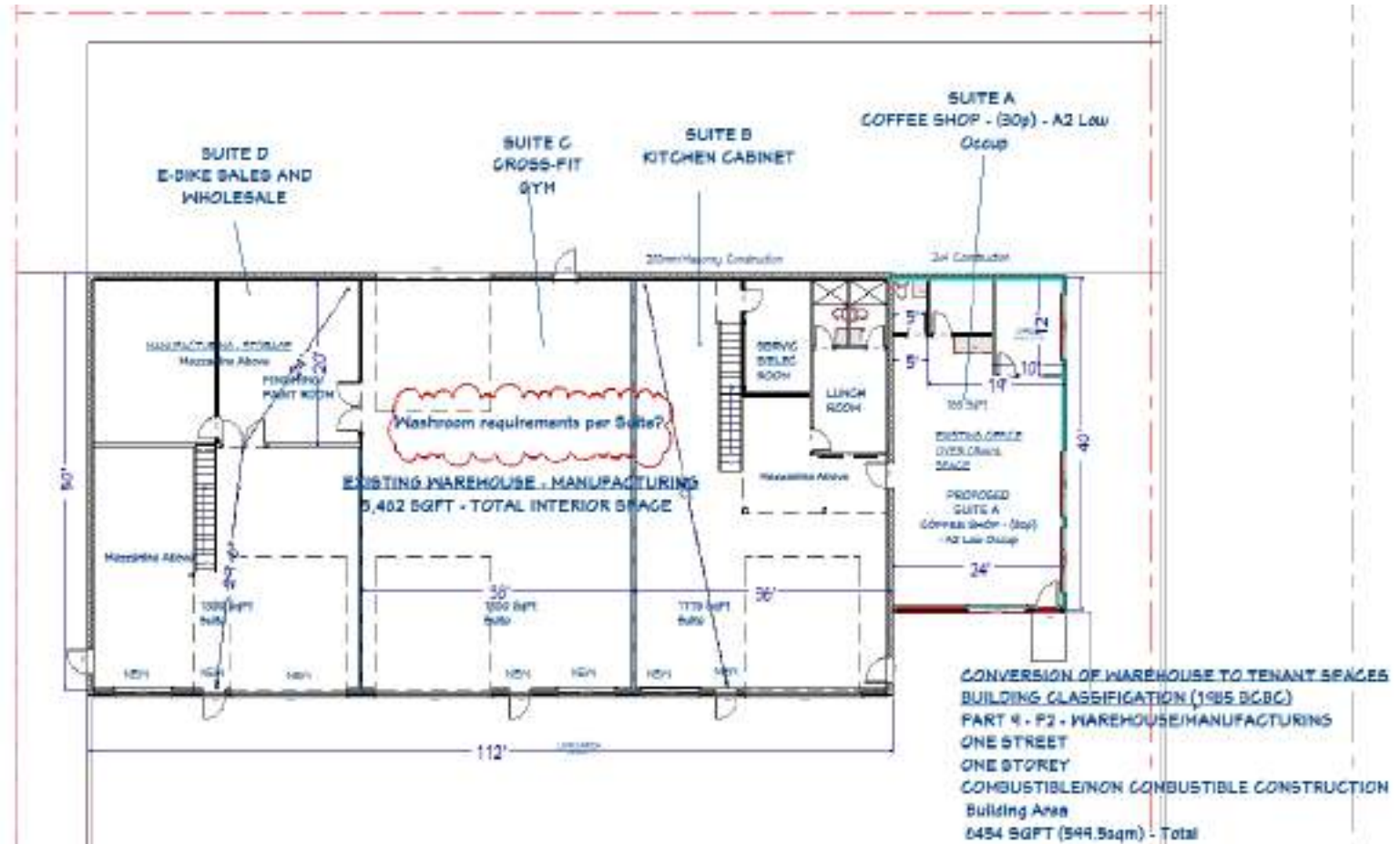
- 2)** The design of each accessible application listed in Table 3.8.3.1. shall comply entirely with Clause (1)(a) or Clause (1)(b).



# Case Example – Change of Use

Existing large single tenant Part 9 F2 building (mid 80's) is being converted to create 4 tenant spaces, including the former front office area to a coffee shop/deli.

What minimum improvements are required for accessibility.





# Case Example – Change of Use

## Existing Industrial Building



### CONVERSION OF WAREHOUSE TO TENANT SPACES

BUILDING CLASSIFICATION (1985 BCBC)

PART 9 - F2 - WAREHOUSE/MANUFACTURING

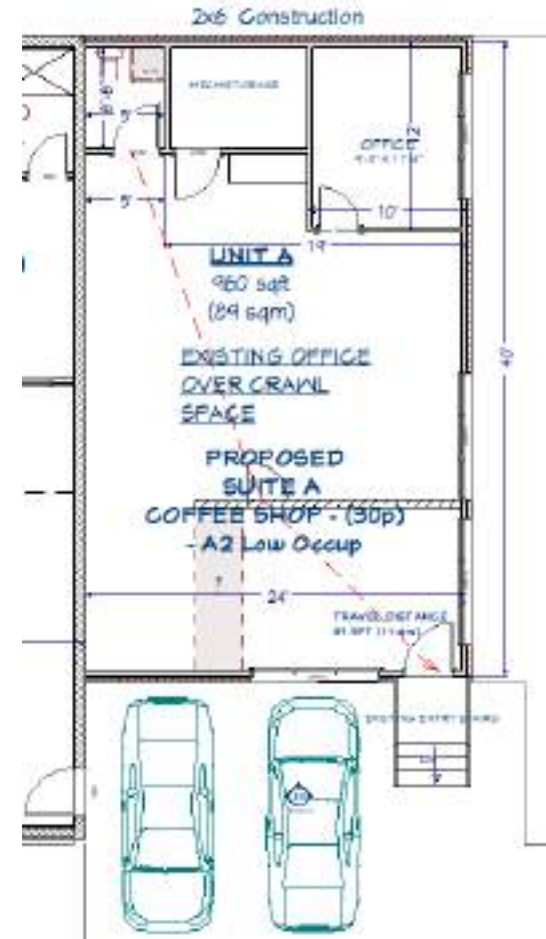
ONE STREET

ONE STOREY

COMBUSTIBLE/NON-COMBUSTIBLE CONSTRUCTION

Building Area

6454 SQFT (599.5sqm) - Total





# Change of Use-What's Required?

## 9.10.2.5. Group A, Division 2, Low Occupant Load

1) This Part may apply to a Group A, Division 2 assembly occupancy that is permitted by Article 3.1.2.7. to be classified as a Group D, business and personal services occupancy, provided the building in which the assembly occupancy is located complies with Sentence 1.3.3.3.(1) of Division A. (See Note A-3.1.2.7.)

## 3.1.2.7. Group A, Division 2, Low Occupant Load

(See Note A-3.1.2.7.)

1) A suite of Group A, Division 2 assembly occupancy, except a child or infant daycare facility, is permitted to be classified as a Group D, business and personal services occupancy provided

a) the number of persons in the suite does not exceed 30, and  
 b) except as permitted by Sentence (2), the suite is separated from the remainder of the building by a fire separation having a fire-resistance rating of not less than 1 hr.

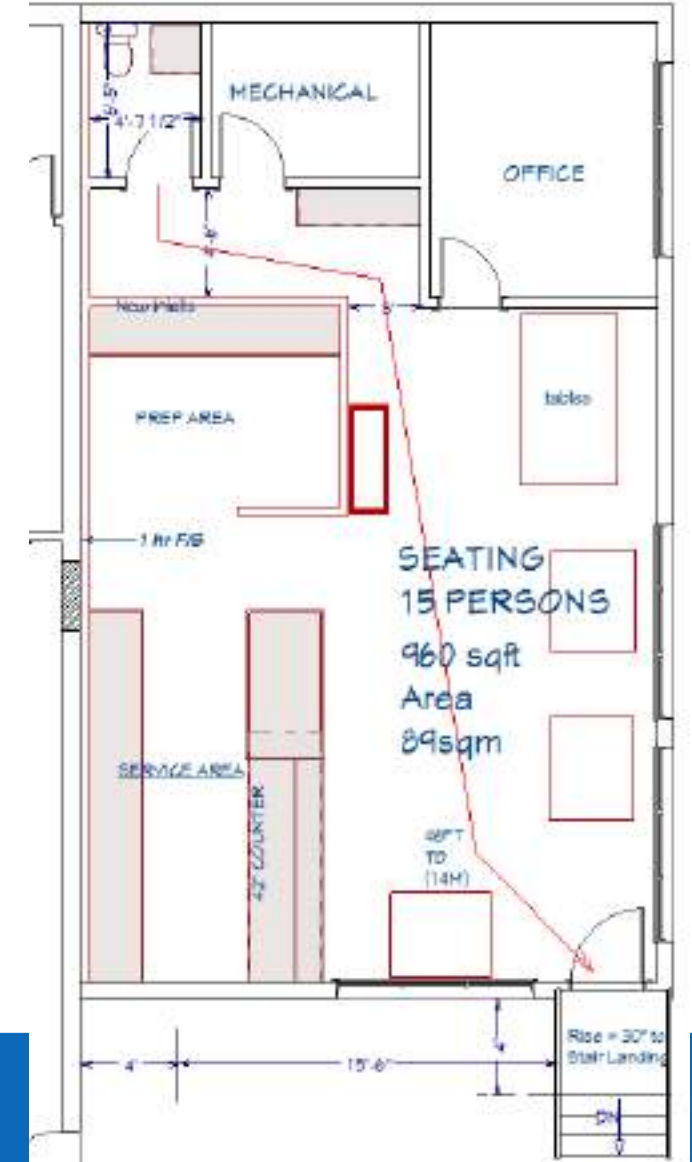
2) The fire separation required by Sentence (1) need not have a fire-resistance rating where the suite is located in a building that is sprinklered throughout.

3) A permanent sign, with lettering not less than 50 mm high with a 12 mm stroke, indicating the lesser of the occupant load for the suite or 30 p.

Table 9.9.7.4.  
 Single Egress  
 Group D - 200sqm Area, 25m TD



**PROPOSED SUITE A**  
**COFFEE SHOP - (30p) - A2 Low Occupant Load**







# Change of Use-What's Required?

## Parking

- Parking Areas 3.8.2.5.

## Entrance

- Accessible Path of Travel 3.8.3.2.
- Ramps 3.8.3.5
- Doorways and Doors 3.8.3.6.

## Public Service Area

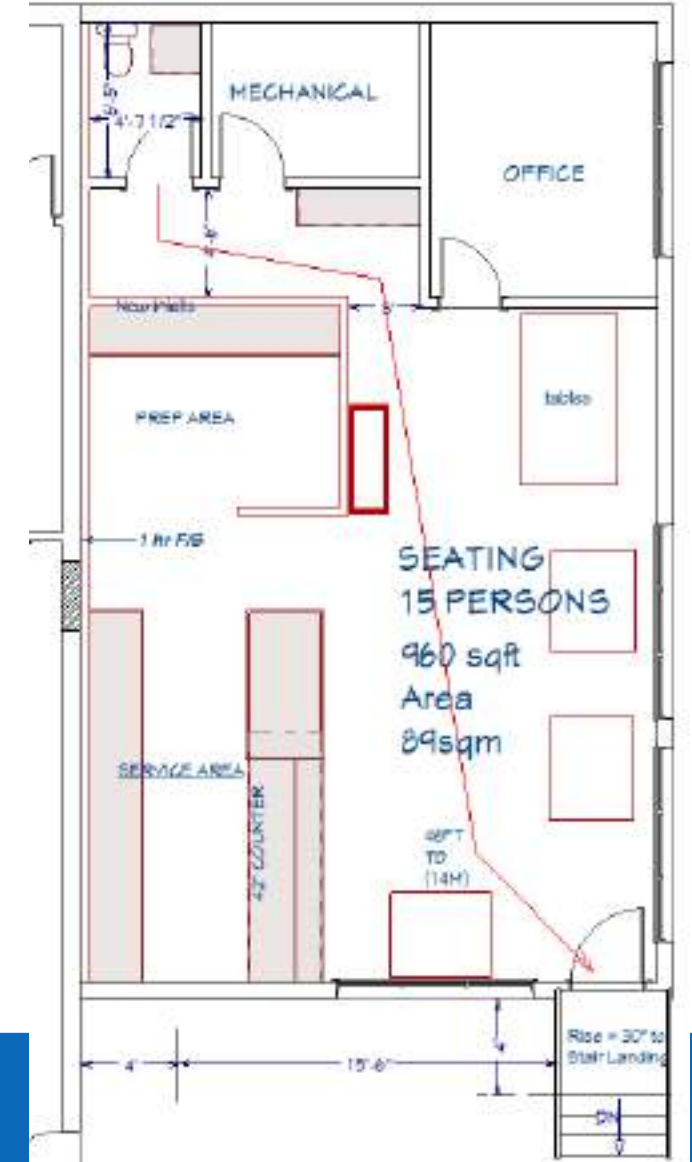
- Accessible Signage 3.8.3.9
- Counters 3.8.3.20

## Washrooms

- Universal Washroom 3.8.3.13
- Lavatories and Mirrors



**PROPOSED SUITE A**  
**COFFEE SHOP - (30p) - A2 Low Occup**





## Parking

- Parking Areas 3.8.2.5.

## Entrance

- Accessible Path of Travel 3.8.3.2.
- Ramps 3.8.3.5
- Doorways and Doors 3.8.3.6.

### 3.8.2.7. Power Door Operators

1) Except as provided in Sentences (2) and (3), and except for doors provided with hold-open devices, doors equipped with a self-closing device shall be equipped with power door operators complying with Subsection 3.8.3. that allow persons to activate the opening of the doors in the intended direction of travel, where the doors are located

# Access & Entry

## 9.8.5.1. RAMPS

### Application

- 1) This Subsection applies to pedestrian ramps, except ramps in an accessible path of travel.
- 2) Ramps in an accessible path of travel shall conform to the requirements in Article 3.8.3.5.

## 9.8.5.2. Ramp Width (See also Article 9.9.3.2.)

- 1) Except as provided in Sentence (2), ramps shall be not less than 1100 mm wide.

## 9.8.5.4. Ramp Slope

- 1) The slope of ramps shall be not more than
  - a) 1 in 10 for exterior ramps

## 9.8.6.3. Dimensions of Landings

- 1) Except as provided in Sentences (2) to (7), landings shall be at least as wide and as long as the width of the stair or ramp in which they occur.

*Design Walk-thru demonstration*



### (3.8.3.5) Ramps

#### 1) Ramp Design:

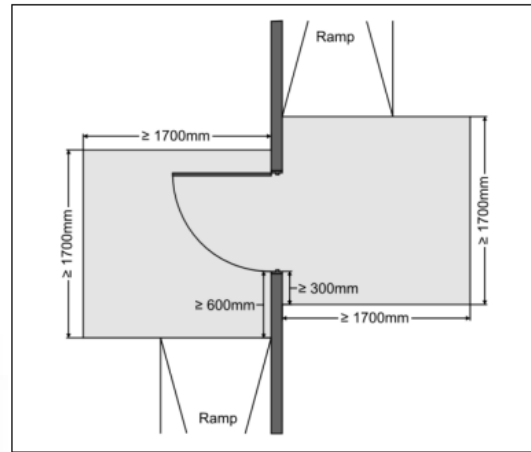
Except when designed as a curb ramp in accordance with Clause 3.8.3.4.(1)(b), a ramp located in an accessible path of travel shall

- a) have a clear width not less than 1 000 mm (see Note A-3.4.3.4.),
- b) have a uniform slope along its length not more than 1 in 12 (see Note A-3.8.3.5.(1)(b)),

#### Note A-3.8.3.5.(1)(b)

Ramp Slopes. Ramps with a slope of more than 1 in 10 can be very difficult for persons with certain physical disabilities with upper body mobility to manage. Even though they pose less of a problem for persons using motorized wheelchairs, these ramps can be unsafe to descend, especially in cold climates. Although Article 3.8.3.5. permits slopes on ramps as great as 1 in 12 for distances of up to 9 m, slopes of 1 in 20 are safer and less strenuous. When limited space is available, as may be the case during renovations, ramps with a slope of up to 1 in 12 should be restricted to lengths not exceeding 3 m whenever possible. A strip contrasting in colour and texture should be used at the top and bottom of ramps to warn persons with low or no vision. The phrase "uniform slope along its length" is intended to mean that the slope remains constant along the length of individual ramp segments.

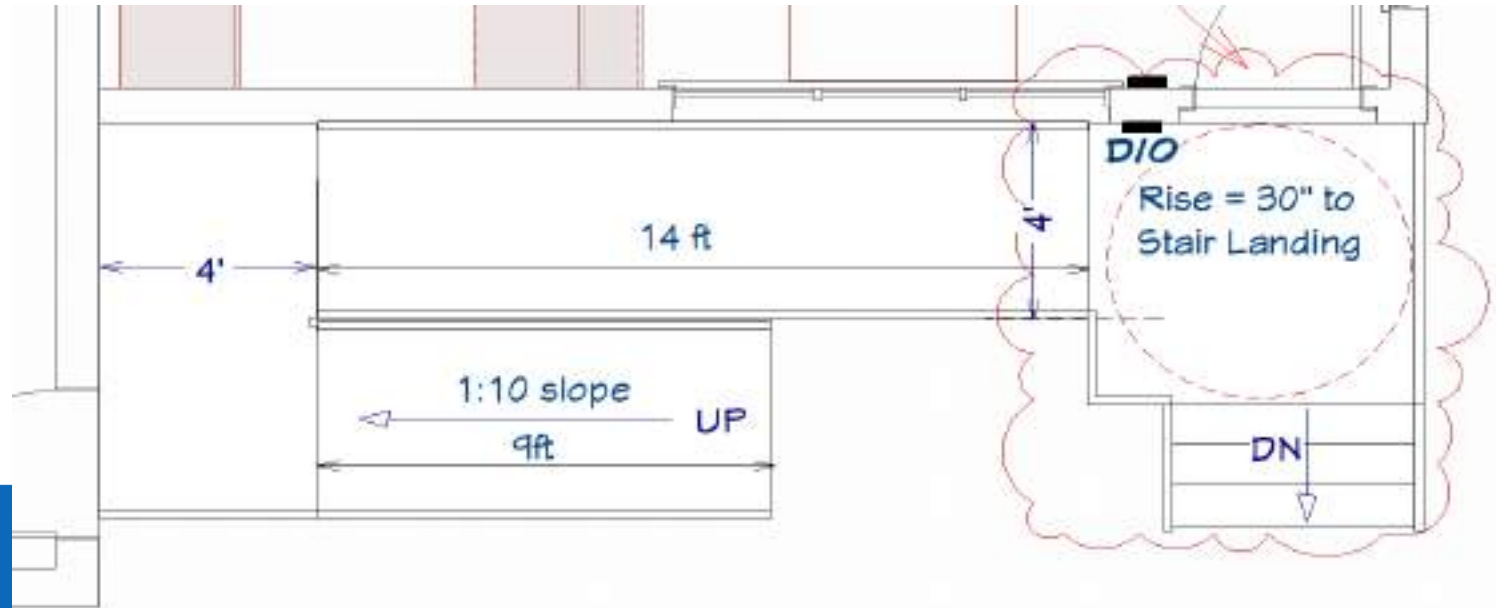
- c) have a level area not less than 1 700 mm by 1 700 mm at the top and bottom and at intermediate levels of a ramp leading to a door, so that on the latch side the level area extends not less that
  - i) 600 mm beyond the edge of the door opening where the door opens towards the ramp, or
  - ii) 300 mm beyond the edge of the door opening where the door opens away from the ramp
- d) have a level area not less than 1 350 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



### Note –

- stair/ramp landing to increase
- Existing stairs have open risers
- Guards and handrails
- Door threshold clearance
- Door opener

# Access & Entry





# Service Areas and Travel?

## Public Service Area

- Accessible Signage 3.8.3.9
- **Counters 3.8.3.20**
- Would this coffee shop be required to create an accessible counter space?
  - **What's your opinion?**

Member comment –2024 Code wording change from “business transaction” in 2018 Code.

### 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.

## 3.0 OTHER ACCESSIBLE AREAS

### (3.8.2.11) Application Requirements for Counters

- 1) **Required Accessible Counters:** Where a service counter is provided, at least one section of it shall comply with Subsection 3.8.3. (See Note A-3.8.2.11.(1).) (See also Note A-3.8.2.3.)

#### Note A-3.8.2.11.(1)

Counters with Work Surfaces. It is not intended that all counters be accessible, but that sufficient accessible counter space be available. Examples of counters that should be accessible include check-in counters and those in financial institutions and reception areas as well as any counter at which processing and signing of documents takes place. The provision is not intended to apply to work surfaces in industrial occupancies.

### (3.8.3.20) Counters

- 1) **Counter Design Requirements:** A section of a service counter required to be accessible in accordance with Sentence 3.8.2.11.(1) shall
  - a) be not less than 800 mm long centred over a knee space conforming to Clause (c),
  - b) have a surface not more than 865 mm above the floor, and
  - c) where forward-facing interaction with a person or a device is required, have a knee space underneath it that is (see Note A-3.8.3.20.(1)(c))
    - i) not less than 800 mm wide,
    - ii) not less than 685 mm high, and
    - iii) not less than 485 mm deep.

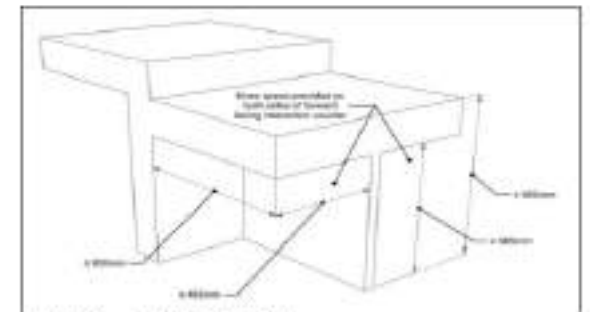


Figure A - Service Counter

#### Note A-3.8.3.20.(1)(c)

Knee Space at Service Counters. Where forward-facing interaction with a person is required, the knee space requirement of Clause 3.8.3.20.(1)(c) applies to both sides of the service counter to ensure accessibility for both service providers and those receiving services.



# Washroom Requirements?

**Business Owner does not wish to increase washroom count because of costs.**

Washrooms

- Universal Washroom  
3.8.3.13
- Lavatories and Mirrors

## Section 9.31 Plumbing Facilities

9.31.1.1. Application

2) In occupancies other than dwelling units, plumbing facilities, grab bars, floor drains, and floor and wall finishes around urinals shall conform to Subsection 3.7.2. (See also Section 3.8. regarding accessible plumbing facilities.)

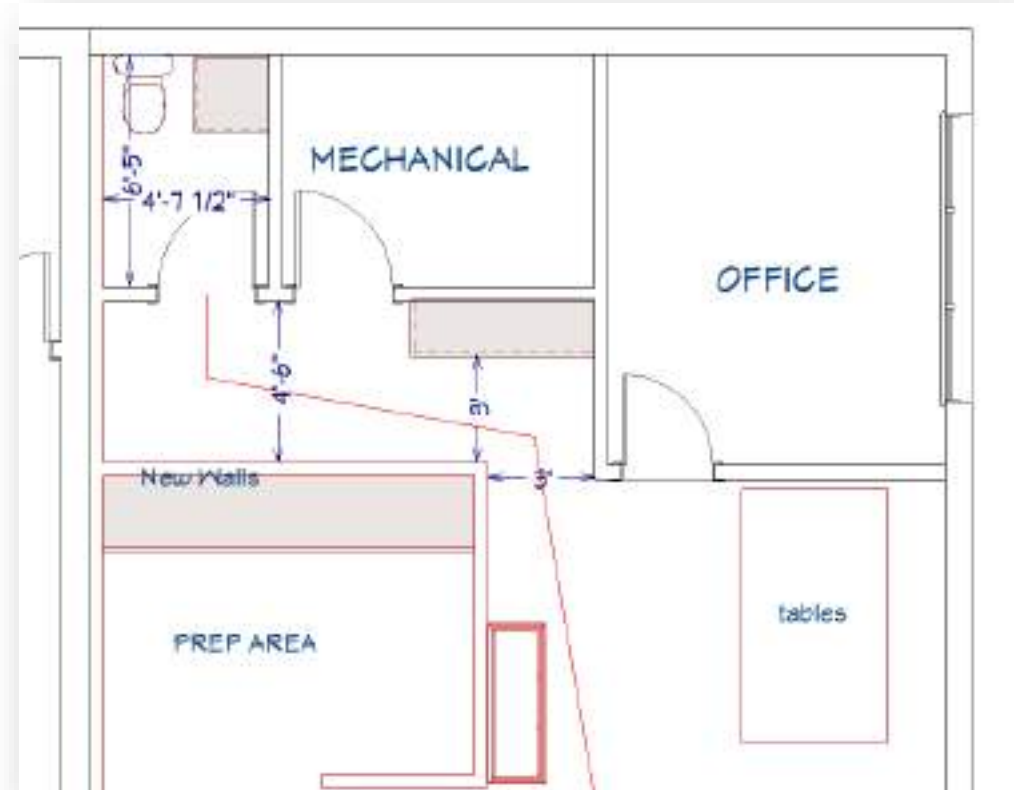


Table 3.7.2.2.-B -  
Business and Personal Services Occupancy  
Number W/C Each Person 1-25 = 01

*Design Walk-thru demonstration*



# Washroom Requirements ?

Business Owner does not wish to increase washroom count because of costs.

## Washrooms

- Universal Washroom 3.8.3.13
- Lavatories and Mirrors

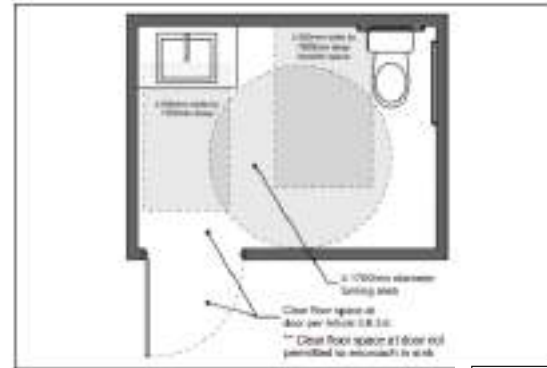
### Section 9.31 Plumbing Facilities

#### 9.31.1.1. Application

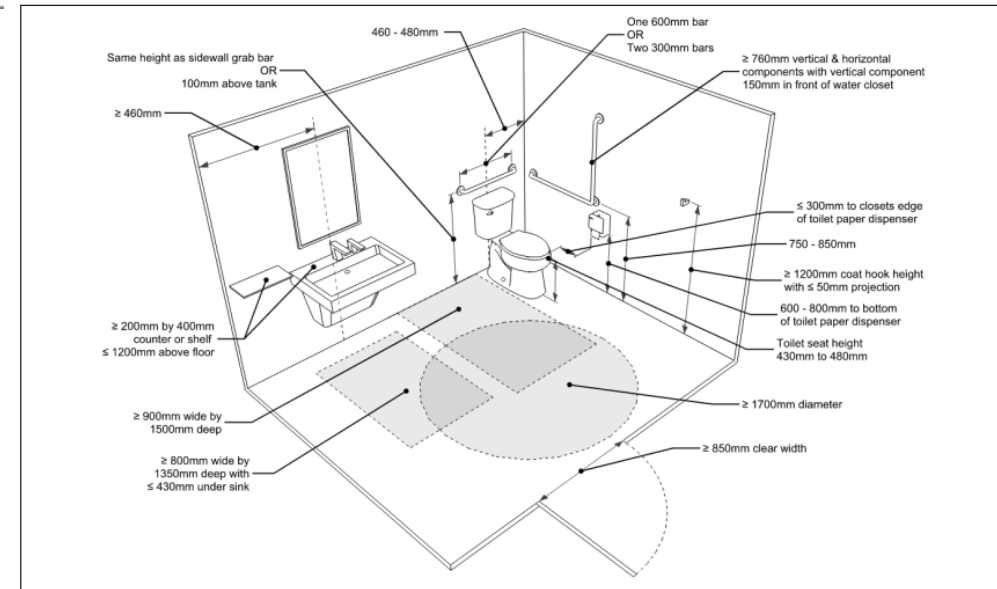
2) In occupancies other than dwelling units, plumbing facilities, grab bars, floor drains, and floor and wall finishes around urinals shall conform to Subsection 3.7.2. (See also Section 3.8. regarding accessible plumbing facilities.)

#### Table 3.7.2.2.-B -

Business and Personal Services Occupancy  
Number W/C Each Person 1-25 = 01



Would you ask for one more Universal unisex washroom or modify the existing only?



*Design Walk-thru demonstration*

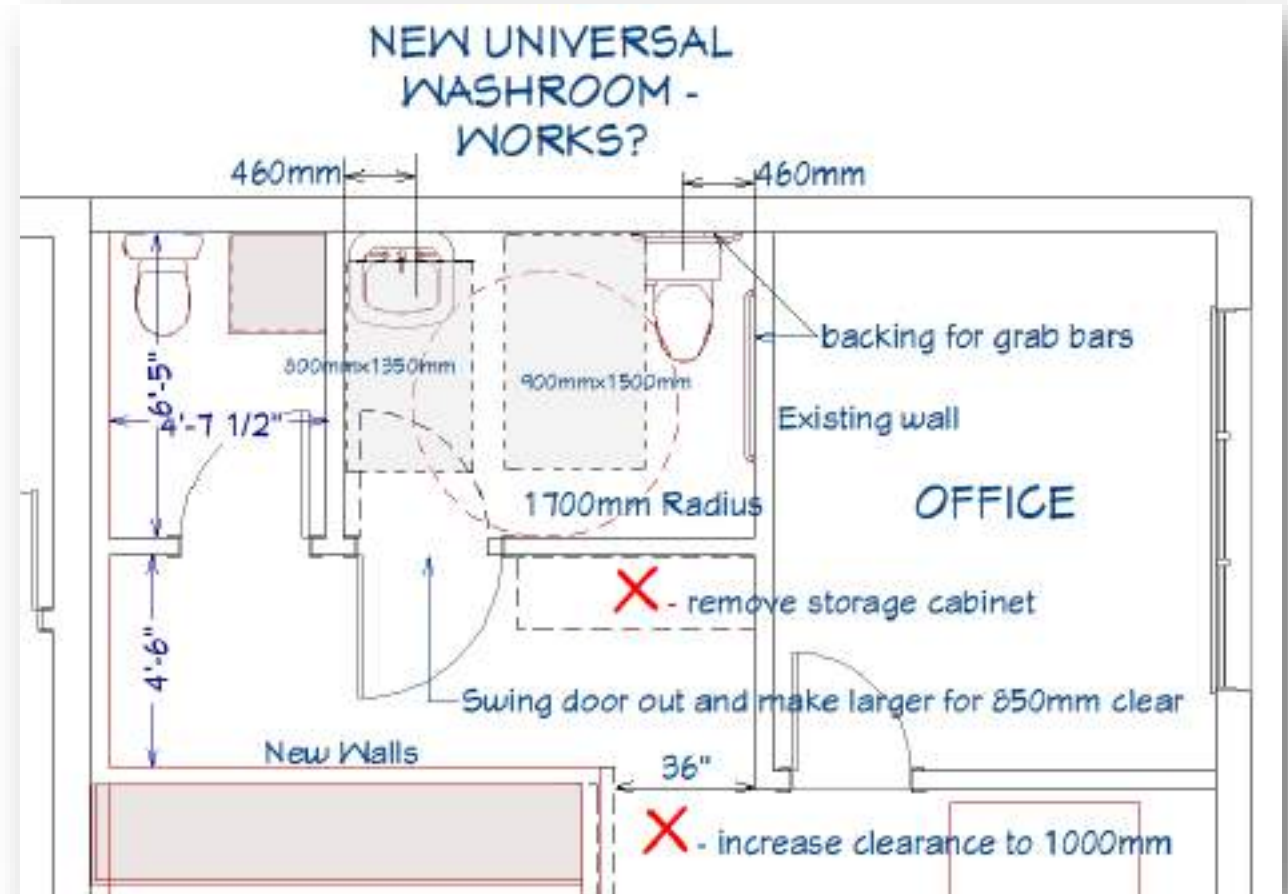


# Washroom Requirements ?

Would the proposed Universal Washroom work?

Note lavatory clearance.

Any changes to existing?



*Design Walk-thru demonstration*



# How do you evaluate an Alternative Solution for Accessibility?

## Objective Statements

### OA Accessibility

An objective of this Code is to limit the probability that, as a result of the design or construction of the *building*, *persons with disabilities* will be unacceptably impeded from accessing or using the *building* or its facilities (see Sentence 2.1.1.2.(5) for application limitations).

#### OA1 Accessible Path of Travel

An objective of this Code is to limit the probability that, as a result of the design or construction of the *building*, *persons with disabilities* will be unacceptably impeded from accessing the *building* or circulating within it (see Sentence 2.1.1.2.(5) for application limitations).

#### OA2 Accessible Facilities

An objective of this Code is to limit the probability that, as a result of the design or construction of the *building*, *persons with disabilities* will be unacceptably impeded from using the *building's* facilities (see Sentence 2.1.1.2.(5) for application limitations).

## Functional Statements

**F73** To facilitate *access* to and circulation in the *building* and its facilities by *persons with disabilities* (see Sentence 3.1.1.2.(3) for application limitation).

**F74** To facilitate the use of the *building's* facilities by *persons with disabilities* (see Sentence 3.1.1.2.(3) for application limitation).

### Application of Functional Statements

**3) Functional Statements F73 and F74 do not apply to** a) detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and boarding houses (see Note A-1.4.1.2.(1), Secondary Suite), b) buildings of Group F, Division 1 major occupancy, and c) buildings that are not intended to be occupied on a daily or full-time basis, including automatic telephone exchanges, pumphouses and substations.





# Adaptable Housing - 2025

The March 10, 2025, effective date provides a measured approach to balance accessibility and housing supply priorities and considers human rights, equity for all people, engagement feedback, product availability and affordability, and impacts for the building industry.

Provincial Information Bulletins

[https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-01\\_adaptable\\_dwelling\\_transition\\_period.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-01_adaptable_dwelling_transition_period.pdf)

[https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-09-r\\_adu\\_faqs\\_final.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-09-r_adu_faqs_final.pdf)



# Adaptable Housing - 2025

With the Building Code 2024 provisions for adaptable dwelling units coming into force March 10, 2025, local authorities are encouraged to use the transition period to look at what tools they have to foster the creation of adaptable dwelling units, and housing options generally.

Local authorities are encouraged to work with designers who may be interested in applying the Building Code 2024 adaptable dwelling unit provisions before they become effective.

Early uptake helps build familiarity and capacity ahead of effective date.



# Adaptable Dwelling Units

Resources - SAFERhome

<https://www.saferhomestandards.com/>

The adaptable dwelling unit provisions share some similarities with SAFERhome Standards which, when incorporated in the design stage, can be achieved with a nominal construction cost increase of **approximately \$1 100**. Construction costs to renovate an existing home to the provide the same features can **exceed \$100 000**.

[https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-09-r\\_adu\\_faqs\\_final.pdf](https://www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/bulletins/2024-code/b24-09-r_adu_faqs_final.pdf)





# Adaptable Housing – Code 2025

## 3.8.5.1 Application

- 1) Except as provided in Sentence (2), this Subsection applies to
  - a) one storey dwelling units served by an accessible interior public corridor and an accessible common building entrance, as required to be accessible by Articles 3.8.2.2. and 3.8.2.3., and
  - b) common spaces and facilities intended for use by the residents of the dwelling units described in Clause (a) including common rooftop occupancies.
- 2) Buildings described in Clause 3.8.2.1.(1)(a) **including secondary suites and all other dwelling units to which this Section applies shall, as required by Sections 3.7. and 9.31., provide at least one bathroom with walls reinforced in accordance with Clause 3.8.5.7.(1)(e).**

## 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 of this Subsection and as required by this Subsection, to access requirements for buildings of residential occupancy elsewhere in this Code.
- 2) Unless otherwise required, clear areas and spaces required in this Subsection are permitted to overlap with other clear area and space requirements.
- 3) This Subsection does not require an adaptable dwelling unit be provided with a living space, a bedroom, a bathroom or a kitchen, but when provided, those spaces and the paths connecting them shall conform to the applicable requirements of this Subsection. < Note: Units like studio apartments are still permitted >

Adaptable dwelling unit means a dwelling unit designed and constructed with some accessible features and which accommodates the future modification to provide more accessible features



# Adaptable Housing – Code 2025

## 3.8.5.1 Application

2) Buildings described in Clause 3.8.2.1.(1)(a) including secondary suites and all other dwelling units to which this Section applies shall, as required by Sections 3.7. and 9.31., provide at least one bathroom with walls reinforced in accordance with Clause 3.8.5.7.(1)(e).

No	Code Requirement in Division B	Alternate Compliance Method (References to Division B)
1	Reinforcement for Grab Bars Sentence 3.8.5.1.(2) One bathroom in a <i>secondary suite</i> shall have walls adjacent the water closer and shower or bathtub location reinforced to accommodate the future installation of grab bars.	Reinforcement to accommodate the future installation of grab bars is not required in existing bathrooms serving a <i>secondary suite</i> .

Adaptable dwelling unit means a dwelling unit designed and constructed with some accessible features and which accommodates the future modification to provide more accessible features



# TOP 05 Adaptable Housing Space Impact Changes

## 1. Doors

Clear floor space at doors, both when it comes to:

- Push and pull clear floor area
- OR
- Where power door opener is provided + space required for power door opener control

5

### ADAPTABLE DWELLING UNITS

#### (3.8.5.4) Doors

- 1) The principal entrance door to adaptable dwelling units shall have a clear width of not less than 850 mm when the door is in the open position.
- 2) Except as provided in Sentence (5), there shall be a clear floor space in accordance with Sentences 3.8.3.6.(14) and (15) adjacent to and on both sides of the adaptable dwelling unit entrance door described in Sentence (1).
- 3) Within an adaptable dwelling unit, every doorway along a path of travel connecting the entrance door described in Sentence (1) with a living space, adaptable bedroom, adaptable bathroom, and adaptable kitchen shall have a clear width of not less than 850 mm when the door is in the open position.

- 4) Except as provided in Sentence (5), there shall be a clear floor space in accordance with Sentences 3.8.3.6.(14) and (15) adjacent to and on both sides of the doorways described in Sentence (3).
- 5) Doorways provided with power door operators, or provided with a special outlet box and cover plates that are designed, located and wired specifically to accommodate the future installation of a power door operator, may provide the clear floor space described in Sentence 3.8.3.6.(16).

**14)** Except as provided in Clause 3.8.3.5.(1)(c) and Sentence (16), the clear floor space on the pull side of a swinging door in an *accessible* path of travel shall be level within a rectangular area of not less than 1 700 mm by 1 500 mm measured from the hinged side of the door. (See Note A-3.8.3.6.(14) to (16).)

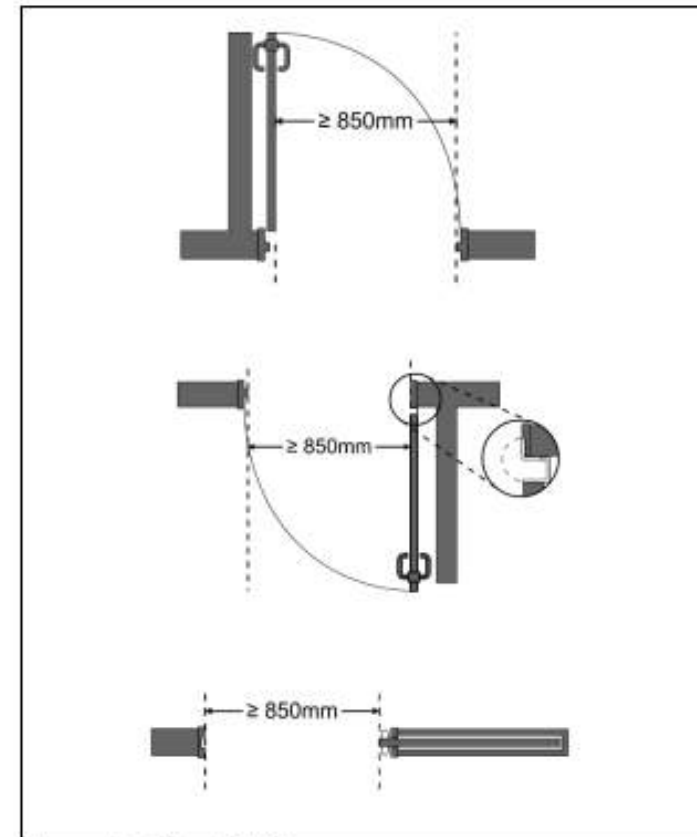


Figure A - Clear Width



# 1. Door Clearances

## A-3.8.3.6.(14) to (16) Minimum Clear Floor Space at Doors in an Accessible Path of Travel.

Figure A-3.8.3.6.(14) to (16) presents schematic examples of the minimum clear floor space required at doors in an accessible path of travel. Power door operators serving doorways with a reduced width of the clear floor space should be operational at all times when the space is intended to be occupied.



Figure A-3.8.3.6.(14) to (16)  
Minimum clear floor space required at doors in an accessible path of travel



# 2. Bathrooms

## 2. Bathrooms

Combo of clear spaces required in the bathroom (which can overlap)

- Beside toilet + toilet now will need to be located adjacent to a wall to allow backing for future installation of L-shaped grab bar
- Adjacent shower
- At Sink
- At door

Clear floor spaces could also encroach into a shower if it is designed or able to be adapted in future to be a zero-entry shower.



# 2. Bathrooms

## 2. Bathrooms

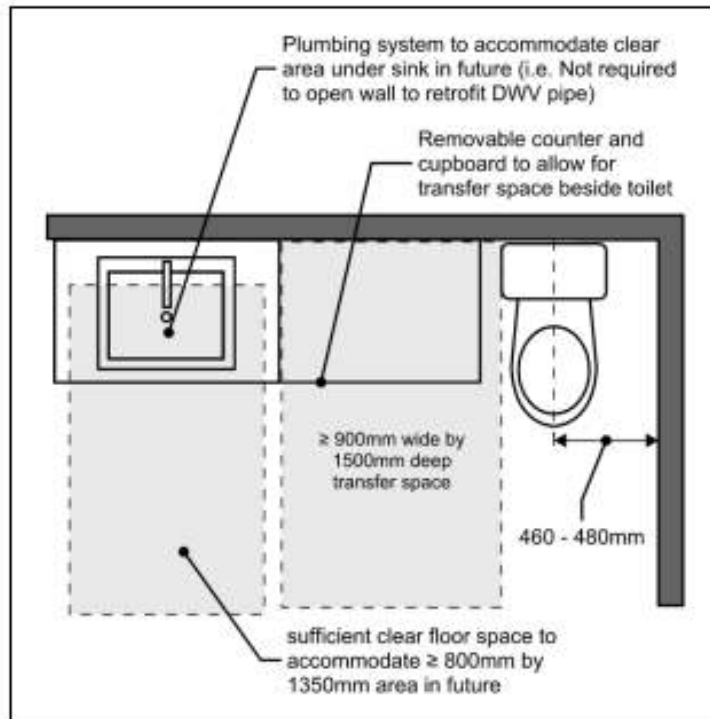


Figure A - Water Closet & Lavatory

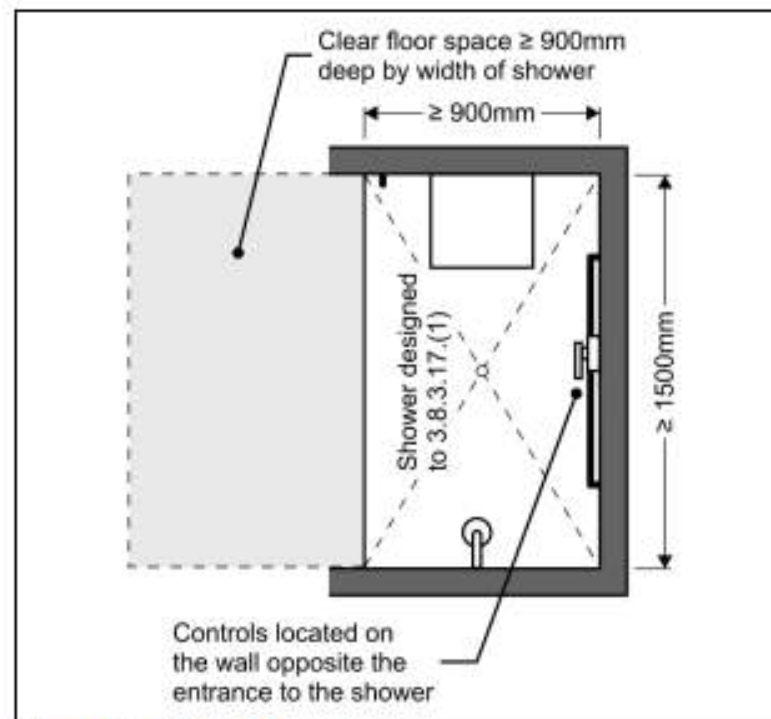


Figure B - Shower Design

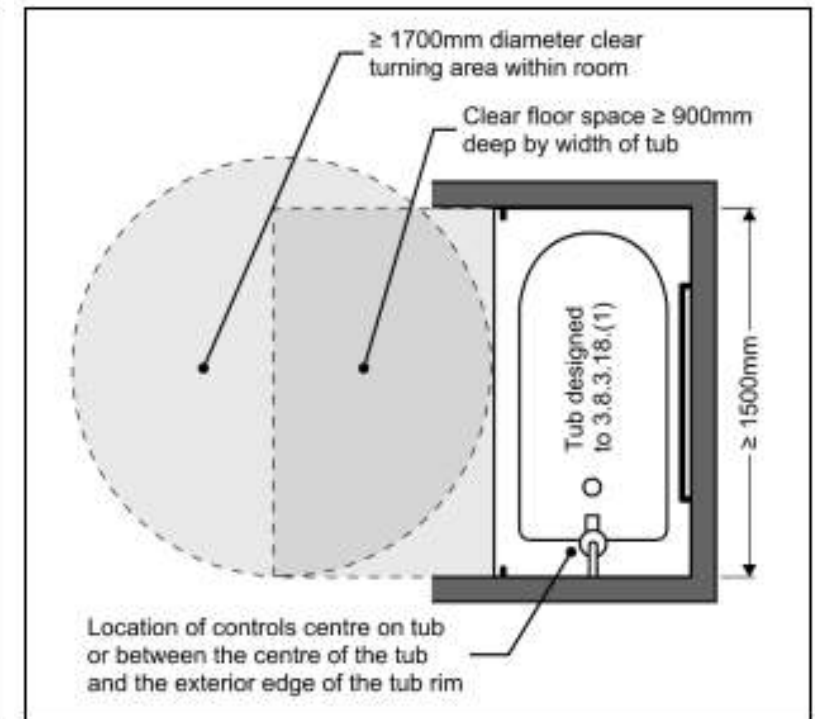
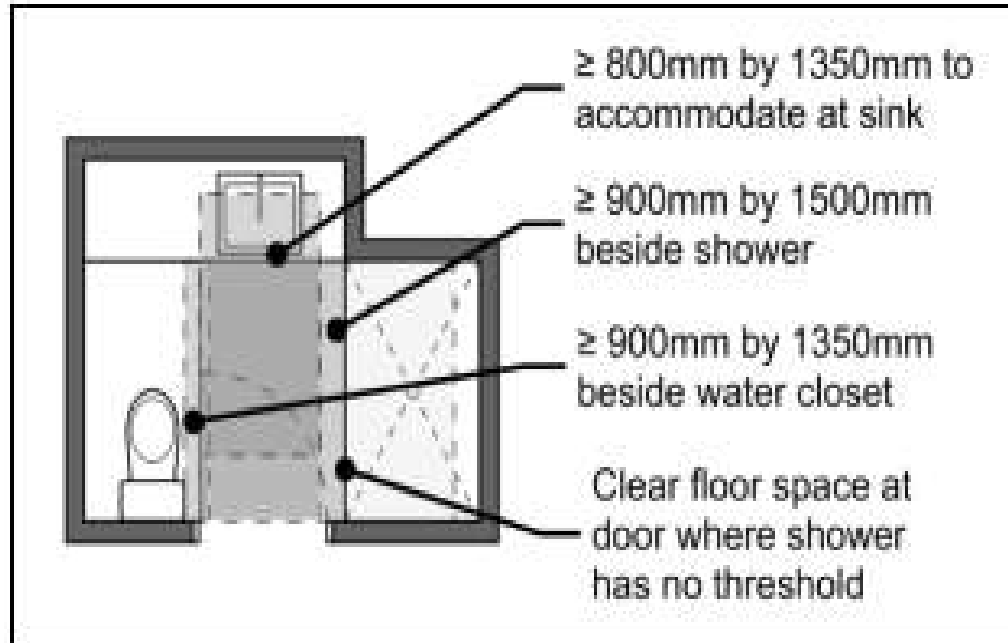
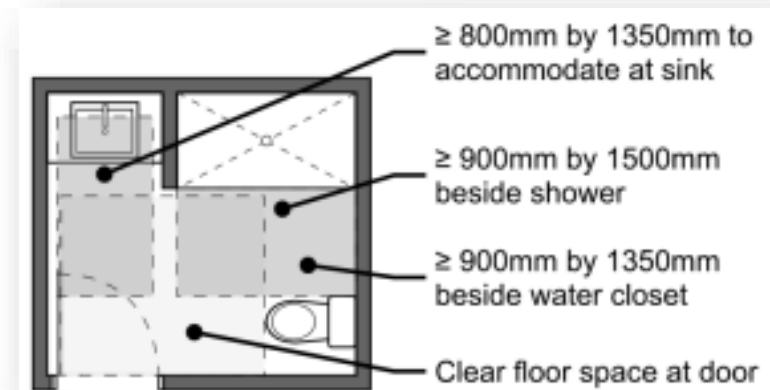
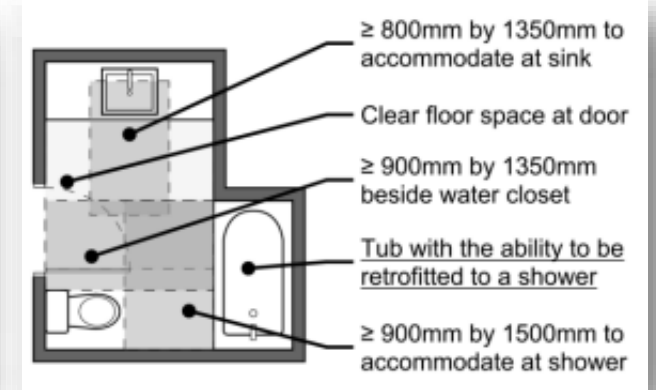
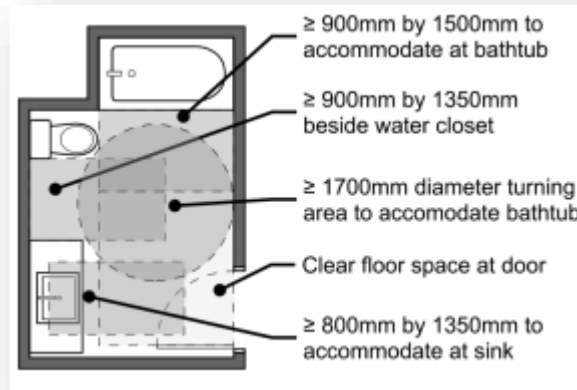


Figure C - Bathtub Design

# 2. Bathroom Layouts



**Figure F - Examples of Washroom Layouts and Clear Floor Spaces**





### 3. Bedrooms

Bedroom clear floor spaces require on one side of the bed and in front of a closet. The bed for adaptable design consideration can be a single bed arranged whatever (could be different from where a normal double bed would be) as long as the clear spaces are provided and emergency egress route is not obstructed.

# 3. Bedrooms

#### 3.8.5.6

Bedrooms 1) At least one bedroom or sleeping space in an adaptable dwelling unit shall have

- a) a floor area that permits a turning area of not less than 1 700 mm in diameter, or not less than 1 700 mm by 1 500 mm, that could be adjacent a bed,
- b) a pathway clearance of not less than 850 mm wide, that could be unobstructed by a bed, to allow functional use of the bedroom, and
- c) at least one closet that provides i) a clear opening width of not less than 900 mm, and ii) a clear floor space, that need not be separate from the turning areas required in Clause (a), of not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm on at least one side of the closet. (See Note A3.8.5.6.(1).)





# 3. Bedroom Layouts

Note A-3.8.5.6.(1)

Adaptable Dwelling Unit Floor Area. An adaptable dwelling unit bedroom shall be designed so that furniture will not be a barrier to functional use of the space. Occupant load is regulated by this Code though beds and furniture are not. Subsection 3.1.17. establishes an occupant load of two people per sleeping room.

As such, it is reasonable to account for a bed that can sleep two people and functional maneuvering space adjacent the bed and throughout the room or space. Designs should allow for the bed to be located to accommodate transfer from the turning area to either side of the bed.

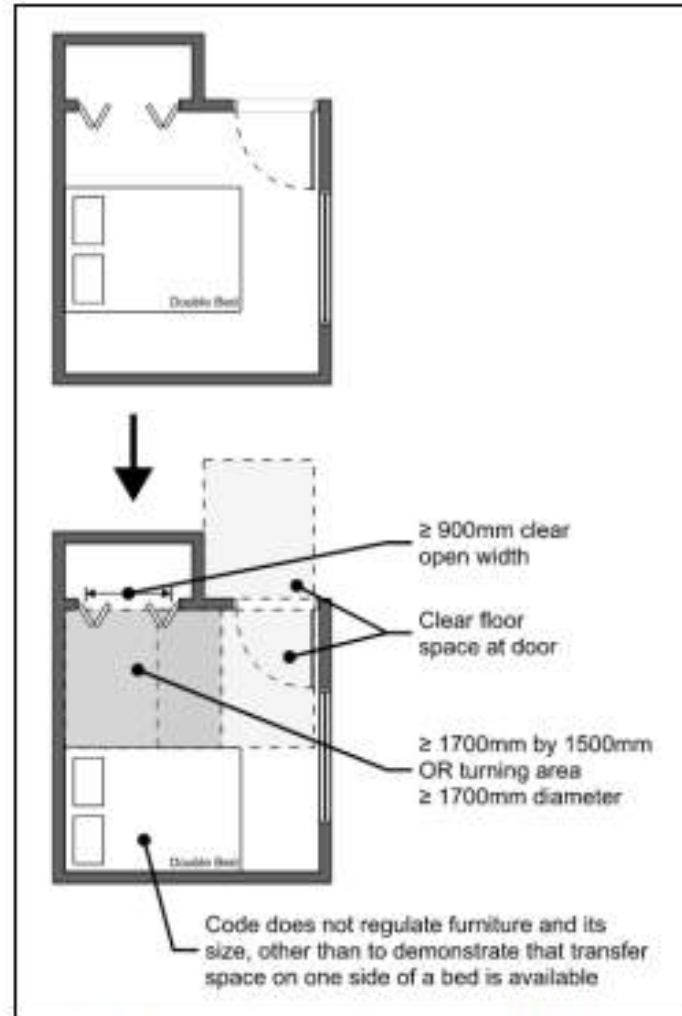


Figure A - Demonstrating Adaptable Clear Floor Space can be Provided

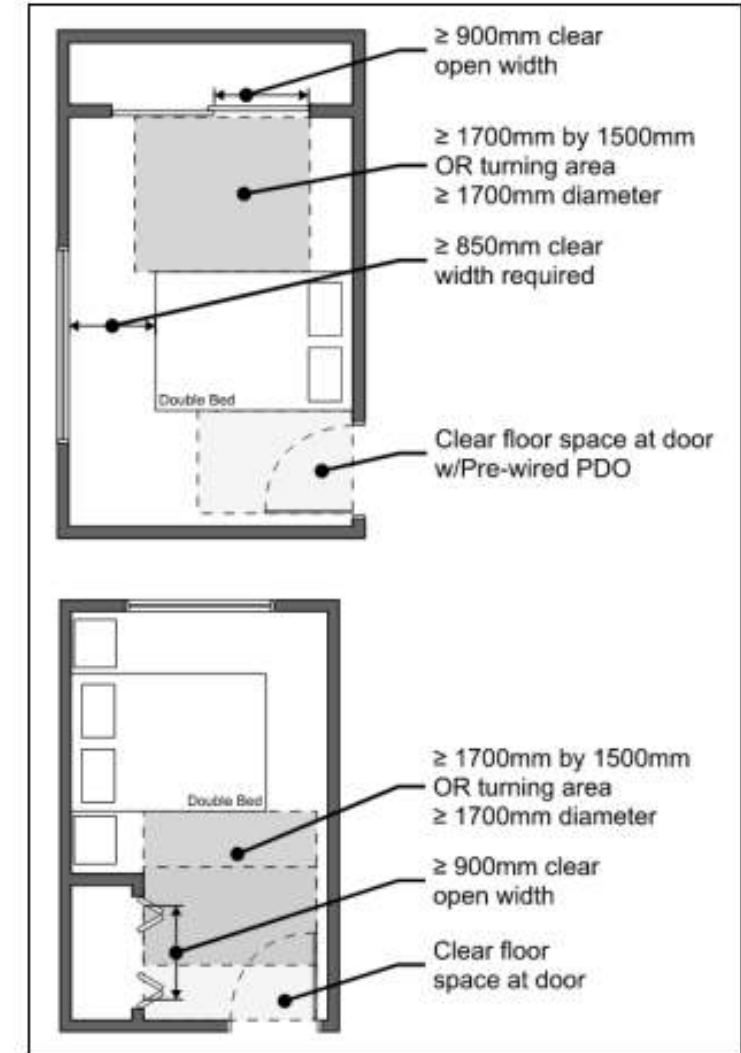


Figure A - Bedroom Clear Floor Space



# 4. Bedrooms-Clear path

## 4. Bedrooms

850mm wide clear path to allow functional use of the bedroom (3.8.5.6.(1)(b)).

What does this mean?

- That there is an available path from the bedroom door to the transfer area at the bed and area at the closet.

**BOABC Interpretation – 24-021**

BC BUILDING CODE INTERPRETATION COMMITTEE		
A joint committee with members representing AIBC, EGBC, BOABC		
File No: 24-0021	INTERPRETATION	Page 1 of 2
Interpretation Date:	May 21, 2024	
Building Code Edition:	BC Building Code 2024	
Subject:	Adaptable Bedrooms	
Keywords:	Adaptable, bedroom, bed size, clearances	
Building Code Reference(s):	A-3.8.5.6.(1), 3.8.5.6.(1)(b), 3.8.5.9.	
Question:		
	1. Is it mandatory to design adaptable bedrooms to accommodate 2 people?	
	2. Is it mandatory to provided 850 mm clearance on both sides of the bed and on the foot of the bed.	
	3. Can the size of an adaptable suite be based on a single bed that is tight to the wall on one side?	



# Bedrooms

1. Is it mandatory to design adaptable bedrooms to accommodate 2 people?

**NO** Refer to the Building and Safety Standards Branch Bulletin B24-09-R.  
<https://www2.gov.bc.ca/gov/content/industry/construction-industry/building-codesstandards/bc-codes/technical-bulletins>



# Bedrooms

2. Is it mandatory to provide 850 mm clearance on both sides of the bed and on the foot of the bed.

**No (with conditions).**

Clause 3.8.5.6.(1)(b) requires a pathway clearance in an adaptable bedroom of 850 mm wide. This 850 mm wide pathway applies from the bedroom entry door to the transfer space on one side of the bed as required in Clause 3.8.5.6.(1)(a).

This 850 mm wide pathway also applies from the adaptable bedroom entry door to any operable window, door and dwelling unit controls, switches and outlets that are intended for frequent operation as described in Article 3.8.5.9. Refer to the Building and **Safety Standards Branch Bulletin B24-09-R.**



# Bedrooms

3. Can the size of an adaptable suite be based on a single bed that is tight to the wall on one side?

**Yes (with conditions).**

For demonstration of compliance to Clause 3.8.5.6.(1)(b), a single bed can be tight to the wall on one side provided it does not interfere with access to any operable window, door and dwelling unit controls, switches and outlets that are intended for frequent operation as described in Article 3.8.5.9.

Refer to Building and Safety Standards **Branch Bulletin 24-09-R.**

**Note that adaptable requirements are temporary unrestricted matters with time limitations in the Building Act.**

**Local governments can adopt bylaws to require additional adaptable design features that are more than the building code requirements. Their bylaws cannot include less restrictive requirements than are required by the building code.**

**Check with the AHJ to determine if they have additional adaptable requirements within their community.**





# Bedrooms

## What does this mean?

There may be a short period of time that designers may not be aware of this, specifically having an 850mm path to the operable window, since it is such a new interpretation, so this may come up as an issue for some time.

That there is an available path from the bedroom door to the transfer area at the bed and area at the closet.

BOABC Interpretation 24-0021 further clarifies that there is a path available to elements intended for frequent operation including operable windows and controls/switches.



# 5. Kitchens

## 5. Clear turn around space in kitchen –

may start seeing a lot less kitchen islands, unless can demonstrated it can be removed in future.

- 1000mm clear path of travel between the kitchen, living room, adaptable bedroom, and adaptable bathroom

### 3.8.5.8 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) A clear floor space shall be provided in the kitchen area that is not less than 1 700 mm in diameter or 1 700 mm by 1 500 mm.
- 3) The plumbing system serving the kitchen shall accommodate the future installation of a kitchen sink that could be installed in accordance with the requirements for the installation of a lavatory as described in Clauses 3.8.3.16.(1)(b) to (f). (See Note A-3.8.5.7.(1)(c) and (d).)

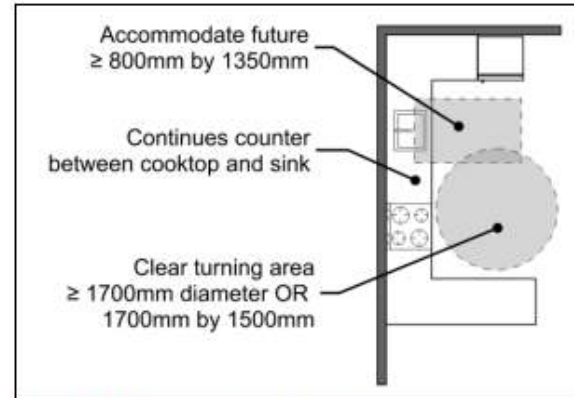


Figure A - Kitchen Clear Floor Space

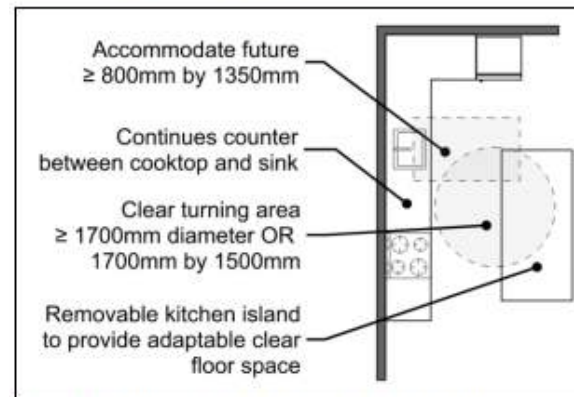


Figure B - Kitchen Clear Floor Space with Island



Member question – would auto adjust kitchen counters be permitted at initial time of build out?



# Next Lunch and Learn – August

**August 22, 2024**

**On-Site Storm water management systems – hillside & missing middle higher density impacts.**

- **Do any communities have guides or requirements on rainwater harvesting?**

Please forward questions, updated policies or education bulletins to Ken Kunka at [kkunka@boabc.org](mailto:kkunka@boabc.org).



# Questions - Contact Us



**Session feedback & future topics**  
[kkunka@boabc.org](mailto:kkunka@boabc.org)



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- Zone Meetings
- Zone Directors - Mentors
- Member Forum Discussions

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**Webinar survey to follow.**