



# Adaptable Housing

Nova Scotia Building Code



# ADAPTABLE HOUSING

What is adaptable housing and why do we need it?

Adaptable housing is adding features that make it easier and less costly to adapt to the specific needs of the resident(s) as their needs evolve without costly changes.

Features such as wider doors and corridors, reinforcement in the wall to allow for grab bar installation and lower plumbing rough-in for kitchen sinks, electrical switches and receptacles that are at accessible heights are have minimal costs during initial construction.

# ADAPTABLE HOUSING

Why is it important to be provided?

- Seniors population is projected to increase from 20% to 25% of the population by 2030
- Disabilities currently affect 19% of the population
- Current housing is not “friendly” to both older persons or those with disabilities
- Cost effective approach to independent living



# ADAPTABLE HOUSING

When do the requirements come in and where do I have to provide them?

Subsection 3.8.4., Adaptable Housing Requirements cover residential dwelling units such as multi-unit residential, single dwelling units, townhouses, rowhouses, duplexes and triplexes.



# ADAPTABLE HOUSING

For multi-unit residential, the compliance options are:

- 1) Provide 1 in 20 barrier-free units, or
- 2) have all units comply with Subsection 3.8.4.

These requirements will become effective for permits applied for on or after **September 1, 2019**.



A calendar for the month of September 2019. The days of the week are listed at the top: S, M, T, W, T, F, S. The dates are arranged in a grid. The date 1 is circled in blue, indicating the start of the new requirements. The date 30 is the last day of the month.

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Sunday, Sep 1st 2019

# ADAPTABLE HOUSING

What types of areas or items are covered?

- Kitchens
- Bathrooms
- Outlets/switches/other controls
- Entrance doors and doorways
- Corridors

# Entrance Doors

- Entrance door shall be 900 mm wide (door width not clear width)
- Threshold complies with the barrier-free requirements or is capable of being made barrier-free
- The entrance door may be any door and not necessarily the front door.
- An example is this porch, where a ramp can be easily added if necessary.



# Interior Doors

- Interior doors or passageways shall be 900 mm wide (door width not clear width)
- Corridors shall have a clear width of 900 mm
- Doors installed between an attached garage and the dwelling unit shall comply with the entrance door requirements
- Door knobs are required to be barrier-free or are able to be installed afterwards within 400 mm and 1200 mm range





# Kitchens

- Trap arm for the P-Trap to be no higher than 305 mm to centre from finished floor
- Faucets are required to be lever-type or lever-type are able to be installed afterwards.
- Duplex electrical receptacles (wall plugs) are not required to comply with this requirement when located over the counter
- An electrical rough-in shall be provided to allow for installation of an accessible electrical outlet



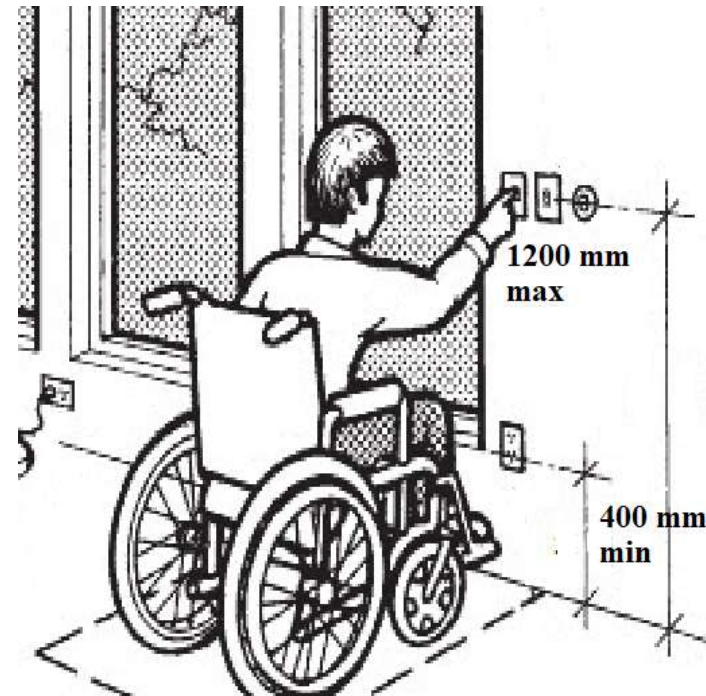
# Bathrooms

- Faucets are required to be lever-type or lever-type are able to be installed afterwards.
- Wall assemblies are required to have reinforcement to allow for grab bars to be installed for water closet, bathtub and showers.
- In the diagram to the right, a grab bar for the water closet could only be installed at the rear, therefore blocking only required there.



# Controls

- Controls are required to be mounted in an accessible range, 400 mm to 1,200 mm from finished floor
- Controls include electrical receptacles, light switches, thermostats, door knobs, cable or data outlets.
- Dedicated outlets are not required to meet these ranges



# Controls

- Dedicated outlets include electrical receptacles for wall mounted clocks, appliances such as ranges, fridges, washer or dryer, wall mounted TV's, sump pump, water heater etc., where it is expected that this receptacle will only be used for that particular purpose and not general use.



# Further information

- The amendments are posted here starting on page 127:  
<https://novascotia.ca/just/regulations/RG2/2019/RG2-2019-03-29.pdf#page=11>
- After September 1, 2019 they will be incorporated in the entire Building Code regulation available here:  
<https://novascotia.ca/just/regulations/regs/bcregs.htm>
- If you require further information please contact the Office of the Fire Marshal at 902 424 5721 or [OFM@novascotia.ca](mailto:OFM@novascotia.ca)