

# 2013 Vancouver Building Bylaw

## Public Consultation: Round 4

The fourth opportunity for public review of draft proposed amendments to the Vancouver Building Bylaw is now available. The proposed amendments are grouped into the following category. All comments must be submitted by 4:30 pm on Tuesday, April 30, 2013. Thanks for your feedback.

- **Adaptable Housing**
- **Enhanced Accessibility Buildings**
- **Washroom Requirements**



# 2013 Vancouver Building Bylaw

## Provisions for Adaptable Housing - All Dwellings

By definition, Adaptable Housing is a design philosophy that seeks to equip a residential dwelling, at time of initial construction, with the basic components necessary to permit that home to adapt to the needs of people living in the dwelling over their lifetime. These needs may be temporary (e.g., a broken leg) or permanent (e.g., long-term mobility restrictions due to medical condition or aging).

The intent of the proposed Building Bylaw amendments outlined below is to ensure that, when necessary, the majority of homes have the ability to be adapted to meet resident's requirements with minimal cost and construction impacts.

This round of Public Consultation will close at 4:30 pm on Tuesday, April 30, 2013. Thank you for your feedback.

### Proposed Amendments

The proposed amendments address the following locations and components in dwelling units such as single family, duplex, triplex, and 4 plex homes; secondary suites; laneway houses; townhouse and stacked town house units; and apartment buildings.

**Contract All** | **Expand All** | (or click on each item individually to expand)

#### 1. Doors, Stairs, and Corridors

	<b>Proposed Amendment</b>	<b>Existing Requirement</b>
Building Access - Door Widths (Entry Door)	At least one entrance door opening into dwelling unit shall provide at least 865 mm (34") of clear opening width.	Some entrance doors to dwellings are permitted to provide 800 mm (31.5") clear opening width.
Unit Interior - Door Widths	All doors within dwelling units shall provide at least 865 mm (34") of clear opening width.	Some interior doors are permitted to provide 610 mm (24") or 760 mm (30") of clear opening width.
Building Access and Unit Interior - Door Thresholds	The threshold for all doors shall be not more than 13 mm (1/2 inch) above the floor and shall be beveled.	Currently not a requirement for all doors in dwelling units.

Door Hardware and Operation	All doors in dwelling units and residential buildings shall use hardware that does not require tight grasping or twisting of the wrist, as well as be limited in the amount of force required to open the door (38 N for exterior doors, 22 N for interior doors).	Currently only required in buildings required to meet the Enhanced Accessibility provisions in the Building Bylaw (i.e., apartment buildings).
Unit Interior - Hallway Widths	All hallways shall be a minimum of 1 015 mm (40") wide.	Hallways within a dwelling must be 860 mm (34") or wider; however, where it only serves bedrooms, the hallway may be 710 mm (30").
Unit Interior - Stairway Widths	All stairways shall be a minimum of 915 mm (36") wide.	At least one stair between each floor within a dwelling must be 860 mm (34") or wider.
Door Viewer / Peephole	The main entrance door to a dwelling unit shall be provided with a peephole at: a) 1067 mm (42 in) above the finished floor level, and b) 1524 mm (60 in) above the finished floor level.	Currently not a requirement.
Main Entrance Weather Protection and Visibility	The exterior area adjacent to the main entrance of a dwelling unit shall be provided with weather protection such as a canopy or roof and exterior lighting.	Currently not a requirement.

2. Plumbing Fixtures and Bathrooms for All Dwelling Units

(a) Minimum Bathroom Fixture Requirements for All Dwelling Units

	<b>Proposed Amendment</b>				<b>Existing Requirement</b>
Suite Floor Area (m <sup>2</sup> )	No Bathroom	Requires 2-piece bathroom on	Requires 3-piece bathroom (toilet, sink &		

		required on lower level	lower level (toilet & sink) <sup>(1)</sup>	bathtub/adaptable shower <sup>(1)(2)</sup>	
Single Storey Suites	Any Size	N/A	N/A	Yes	Currently not a requirement.
Lower Level of Multi-storey suites	≤ 30	Yes	N/A	N/A	Currently not a requirement.
	>30 to ≤ 40	N/A	Yes	N/A	Currently not a requirement.
	> 40	N/A	N/A	Yes	Currently not a requirement.

Notes:

(1) Bathrooms must provide a minimum clear floor space 750 mm wide by 1200 mm long in front of the wash basin, toilet and bathtub/adaptable shower where applicable. This is the same clear floor space required for bathrooms in apartment buildings (enhanced accessibility).

(2) If a bathtub is installed instead of shower, the washroom shall be configured such that a low-barrier shower can be installed in the future without requiring substantial modifications to existing plumbing or building infrastructure.

(b) Plumbing Requirements for Bathrooms in All Dwelling Units

	<b>Proposed Amendment</b>	<b>Existing Requirement</b>
Offset Bath/Shower Controls	All bath and shower controls shall be located so that they are easily accessible from an open floor space. Typically, the controls are offset half the distance between the traditional midline of the tub/shower and its edge.	Currently not a requirement.

Faucets	All washbasins within dwelling units shall use lever-type faucets, or be operable by hardware that does not require tight grasping or twisting of the wrist.	Currently only required for dwelling units in apartment buildings.
In-Wall Reinforcement	Reinforcement shall be provided in wall assemblies adjacent to a toilet and bathtub or shower to accommodate the future installation of grab bars.	Currently only required for dwelling units in apartment buildings.
Adaptable Shower	At least one washroom in the dwelling unit shall be configured such that a low-barrier shower can be installed in the future without requiring substantial modifications to existing plumbing or building infrastructure.	Currently not a requirement.

(c) Plumbing Requirements for Kitchens in All Dwelling Units

	<b>Proposed Amendment</b>	<b>Existing Requirement</b>
Faucets	All kitchen sinks within dwelling units shall use lever-type faucets, or be operable by hardware that does not require tight grasping or twisting of the wrist.	Currently only required for dwelling units in apartment buildings.
Waste Pipes	All waste pipes running from under-sink p-traps to drain stacks shall be installed no higher than 305 mm (12") above the finished floor. (This feature will allow countertops to be lowered in the future for accessibility purposes without modifying the existing plumbing system.)	Currently not a requirement.

3. Windows

	<b>Proposed Amendment</b>	<b>Existing Requirement</b>
Window with Lowered Sill Height	At least one window in the living room shall have the window sill no higher than 800 mm (32") above the finished floor, such that a seated person would be able to see through it.	Currently not a requirement.

## 4. Electrical

	<b>Proposed Amendment</b>	<b>Existing Requirement</b>
Building Controls Height	Controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches within a dwelling unit shall be accessible to a person in a wheelchair. Controls and devices shall be no higher than 1200 mm above the floor.	Currently not a requirement
Control Switch Type	All switch types shall be operable with a closed fist (such as rocker switches)	Currently not a requirement
Telephone Jack Location	Telephone jacks shall be no farther than 200mm from an electrical outlet	Currently not a requirement
Receptacle Height	All electrical receptacles and cable and phone jacks in dwelling units shall be installed no lower than 455 mm (18") above the finished floor.	Currently not a requirement.

## Feedback

Name:

Company:

E-mail

Address: (\*required)

Proposal 1: Doors, Stairs, and Corridors

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

### Proposal 2: **Plumbing Fixtures and Bathrooms for All Dwelling Units**

(a) Minimum Bathroom Fixture Requirements for All Dwelling Units

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

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- Support
- Support With Modifications (comment below)
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Explanations/Comments:

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- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanations/Comments:

#### Proposal 3: Windows

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

#### Proposal 4: Electrical

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

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## Provisions for Adaptable Housing - All Dwellings

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## Feedback

Name:

Company:

E-mail

Address: (\*required)

Proposal 1: Doors, Stairs, and Corridors

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

### Proposal 2: **Plumbing Fixtures and Bathrooms for All Dwelling Units**

(a) Minimum Bathroom Fixture Requirements for All Dwelling Units

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

(b) Plumbing Requirements for Bathrooms in All Dwelling Units

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanations/Comments:

(c) Plumbing Requirements for Kitchens in All Dwelling Units



- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanations/Comments:

#### Proposal 3: Windows

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

#### Proposal 4: Electrical

- Support
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Explanation/Comments:

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## 2013 Vancouver Building Bylaw

### Provisions for Enhanced Accessibility Buildings [i.e., apartment buildings or condominiums as defined by Division B, Clause 3.8.2.27.(1)(d) of the current Building By-law]

Currently, the Building By-law requires that apartment or condominium buildings that contain three or more dwelling units served by an elevator and a common corridor system meet specific accessibility provisions. These requirements are designed to increase the liveability of the unit for the residents while providing the basic elements needed to permit a disabled visitor access the building and dwelling units [Division B, Sentence 3.8.2.27.(4)]. Compliance with full accessibility provisions in the Building By-law is not expected.

The proposed Building By-law amendments outlined below clarify and expand upon these requirements to ensure the intent of the City's liveability and visitability goals are met.

This round of Public Consultation will close at 4:30 on Tuesday, April 30, 2013. Thank you for your feedback.

### Proposed Amendments

The proposed amendments address the following locations and components:

**Contract All** | **Expand All** | (or click on each item individually to expand)

#### 1. Accessible Paths of Travel

	Proposed Amendment	Existing Requirement
Exterior Access Paths	3.8.2.27.  1) Apartment and condominium buildings need not comply with Sentence 3.8.2.3.(1), except that access shall be provided  a) from the street to the main entrance conforming to Article 3.8.3.5. without the use of mechanical lifts,	3.8.2.27.  1) Apartment and condominium buildings need not comply with Sentence 3.8.2.3.(1), except that access shall be provided  a) from the street to the main entrance conforming to Article 3.8.3.5.,

	b) from a private parking area to an entrance conforming to Article 3.8.3.5. without the use of mechanical lifts, and...	b) from a private parking area to an entrance conforming to Article 3.8.3.5., and...
Building Access - Door Closing Rate	All doors equipped with a closer in an accessible path of travel shall have a closing period of not less than 3 seconds measured from the door in an open position of 70 degrees to the doorway to a point 75 mm from the closed position measured from the leading edge of the latch side of the door.	Currently not a requirement.
Building Access - Protected Entrances	The main building entrance shall be provided with weather protection such as a canopy or roof and exterior lighting.	Currently not a requirement.
Building Access - Automated Doors	The main building entrance and the entrance from the parking area shall have doors that are power-operated, functioning for passage in both directions.	Currently not a requirement.

2. Accessible Signage

	<b>Proposed Amendment</b>	<b>Existing Requirement</b>
Accessible Signage	Way-finding signage in public areas, amenity areas, and exits in multi-unit residential buildings shall be equipped with signage conforming to Sentence 3.8.3.12.(3).	Currently not a requirement.

## Feedback

Name:

Company:

E-mail

Address: (\*required)

Proposal 1: Accessible Paths of Travel

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

Proposal 2: **Accessible Signage**

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

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# 2013 Vancouver Building Bylaw

## Provisions for Washroom Requirements

This round of Public Consultation will close at 4:30 pm on Tuesday, April 30, 2013. Thank you for your feedback.

### Proposed Amendments

The proposed amendments address the following locations and components:

**Contract All** | **Expand All** | (or click on each item individually to expand)

#### 1. Combined Washrooms



Code Reference:	Division B, Part 3, Section 3.7. - Health Requirements
Existing By-law Provision:	<p>The current Building By-law permits gender neutral washrooms provided the number of water closets is equal to the total number required for male and female washrooms as specified in Subsection 3.7 of Division B of the Building By-law.</p> <p>The current Building By-law contains no requirements to address privacy, safety and security in gender neutral washroom facilities.</p>
Proposed By-law Provision:	<p>The proposed amendment is only an option - <u>it is not intended to mandate that gender neutral washroom facilities be provided in buildings</u>. This proposal establishes simple requirements to ensure that persons using gender neutral washrooms have acceptable privacy, safety and security.</p> <p><i>a) Other than gender neutral washrooms for bars, clubs and restaurants, individual toilet stalls in gender neutral washroom facilities must have partition walls and doors that are full height with a clear opening of not less than 150 mm and not more than 300 mm measured between the floor and the underside of the doors and partitions, and</i></p> <p><i>b) The main entrance to all gender neutral washroom facilities shall have either no door or be</i></p>

	<p><i>provided with a door having an open transom above the main entrance door. An open transom may be equipped with a louvered grill provided it allows sound to be transmitted through the opening.</i></p>
<p>Rationale for Change:</p>	<p>While the current Building By-law allows the option for gender neutral washroom facilities, the By-law does not address privacy, safety or security concerns. The proposed amendments will ensure that persons using gender neutral washrooms have acceptable privacy, safety and security within the individual toilet stalls as well as in the washroom facility itself.</p> <p><u>Partitions and Doors around Individual Toilet Stall</u>                  (Requirement "A") – The intent of having a clear opening (150 mm to 300 mm) at the bottom of partitions and doors around individual toilet stalls is to make it easier for persons using the washroom to recognize if others are in the washroom for safety and security. Because washrooms serving bars, clubs and restaurants are used more frequently, safety and security is less of a concern and as such are exempted from this requirement.</p> <p><u>Main Entrance to Gender Neutral Washroom Facilities</u>                  (Requirement "B") – This requirement applies to all gender neutral washroom facilities regardless of the intended use of the space the washroom serves. This requirement only applies to the main entrance to the gender neutral washroom facility and not individual toilet stalls. This requirement is intended to allow persons outside of the washroom to hear a potential call for help from within the washroom.</p>

2. Water Closets for Assembly Occupancy

<p>Code Reference:</p>	<p>Division B, Part 3, Table 3.7.2.2.A - Water Closets for Assembly Occupancy</p>
<p>Existing By-law Provision:</p>	<p>Division B, Sentence 3.7.2.2.(6):</p>



	<p>(6) Except as permitted by Sentences (4), (7), (8) and (17), the number of water closets required for assembly occupancies shall conform to Table 3.7.2.2.A.</p> <p>According to Table 3.7.2.2.A and Sentence 3.7.2.2.(17), the minimum number of water closets for 61 to 100 persons is one male and two female.</p>
<p>Proposed By-law Provision:</p>	<p>Add a new Sentence:</p> <p>(18) Three unisex toilet rooms may be used to serve 61 to 100 persons provided at least one is accessible for persons with disability.</p> <p>Consequential Amendment to the Building By-law:</p> <p>Amend Sentence 3.7.2.2.(6) as follows:</p> <p>(6) Except as permitted by Sentences (4), (7), (8), (17) and (18), the number of water closets required for assembly occupancies shall conform to Table 3.7.2.2.A.</p>
<p>Rationale for Change:</p>	<p>The current Building By-law requires one male and two female water closets to serve 61 to 100 persons. In order to satisfy accessibility requirements, it is common practice to designate the male water closet as a unisex accessible washroom.</p> <p>This proposed amendment will provide more options for designers while at the same time, provide improved and diverse washroom facilities that encourage the use of individual unisex washrooms.</p>

## Feedback

Name:

Company:

E-mail

Address: (\*required)

Proposal 1: Combined Washrooms

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

Proposal 2: **Water Closets for Assembly Occupancy**

- Support
- Support With Modifications (comment below)
- Do Not Support (comment below)

Explanation/Comments:

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