



## Adaptable Housing Checklist

The City of Prince George Adaptable Housing Standards can be summarized by the following key features:

- All entry and internal doors are 36" (915 mm), providing a clear opening of 33.5" (850 mm).
- All internal corridors/hallways provide a 36" (915 mm) clear opening.
- No steps are required to access the adaptable unit.
- A bathroom, bedroom and kitchen provide a 5 ft. (1500 mm) turning radius and are located on the main floor.
- Bathroom, kitchen and door hardware is lever-type.
- Blocking is installed in the main floor bathroom walls.

This document provides a detailed checklist of the requirements for the City's Adaptable Housing Standards. This Checklist includes minimum standards (✓) as well as recommendations for best practices (👉). These standards exceed the requirements for Accessibility and Adaptable Dwelling Units outlined in the B.C. Building Code. In cases where a design element is not specified in these standards, projects must follow the relevant requirements for accessibility and adaptability outlined in the B.C. Building Code.

In order to receive incentives under the City's Multi-Family Housing Incentives program, **50% of the units in a project meet the City of Prince George Adaptable Housing Standards.** For all other residential projects, these standards are **voluntary.**

### Exterior Path of Travel and Access to Adaptable Units

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ For both apartment and ground-oriented buildings, the path of travel must include a minimum width of 59" (1500 mm) and a maximum 1:20 grade (5%). The path of travel must have no step(s) and must be an uninterrupted path from the street, sidewalk, back lane, or on-site parking area to the first storey accessible entrance.		
✓ For apartment buildings, the main building entry and the door providing secondary access from the parking area must have a 36" (915 mm) wide door that provides a clear opening of 33.5" (850 mm).		
✓ For apartment buildings, an auto door opener must be installed at accessible building entry.		
✓ For ground-oriented buildings, the main door entry must have a 36" (915 mm) wide door that provides a clear opening of 33.5" (850 mm).		

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✓ For both apartment and ground-oriented buildings, doors in the path of travel must have a no or low profile threshold at the door. Raised thresholds must be ¼" (6 mm) or less; thresholds exceeding ¼" (6 mm) to a maximum of ½" (13 mm) must be beveled a maximum slope of 1:2 (50%).		
✓ All Adaptable Units must be accessed without requiring stairs. All ramps must meet the accessibility requirements outlined in the B.C. Building Code.		
👉 <i>It is recommended that apartments include an overhang at main entry with minimum dimensions 59" * 59" (1500 mm * 1500 mm), for the purposes of weather protection.</i>		
👉 <i>It is recommended that the main door entry to adaptable units is pre-wired to accommodate electronic swing-free closers.</i>		
👉 <i>It is recommended that ground-oriented developments include an overhang at main entry, for the purposes of weather protection.</i>		

**Circulation within Common Areas**

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ In apartments, hallways in common areas must be at least 48" (1220 mm) wide.		
✓ In apartments, doorways in common areas must have a 36" (915 mm) wide door that provides a clear opening of at least 33.5" (850 mm).		
✓ In apartment buildings, lever-type door hardware must be used in doors providing access to common areas.		
👉 <i>In apartments, doors in common areas should include or be pre-wired for electronic swing-free closers.</i>		
👉 <i>In apartments, common hallways should be at least 59" (1500 mm) wide to accommodate larger mobility devices and allow mobility devices to pass each other in the hallway.</i>		



### Dwelling Unit Entry

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ All dwelling unit entry doors must have a 36" (915 mm) wide door that provides a clear opening of 33.5" (850 mm).		
✓ A no or low profile threshold at the door. Raised thresholds must be ¼" (6 mm) or less; thresholds exceeding ¼" (6 mm) to a maximum of ½" (13 mm) must be beveled a maximum slope of 1:2 (50%).		
✓ Lever-type door hardware		
👉 2 door viewers: one at 1050 mm (41.3") and one at 59" (1520 mm).		
👉 Main door entry should include or be pre-wired to accommodate electronic swing-free closers.		

### Bedroom on the Main Floor

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ There is a bedroom located on the main floor		
✓ The bedroom on the main floor provides a clear opening to the closet at least 31.5" (800 mm).		
✓ The bedroom on the main floor provides a 59" (1500 mm) turning radius on one side of a double-sized bed.		
👉 It is recommended that the bedroom includes height-adjustable closet shelves and clothing rods.		

### Windows

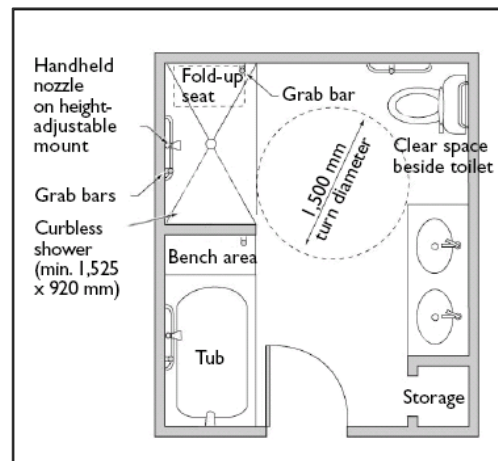
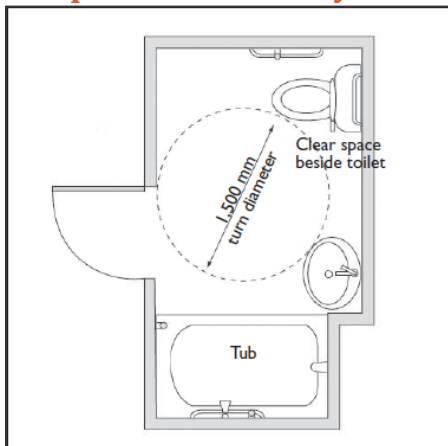
Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ Opening and locking mechanisms must be located adjacent to a clear floor space that has width of not less than 29.5" (750 mm);		
✓ Opening and locking mechanisms must not require tight grasping, pinching or twisting of the wrist.		



### Bathroom on the Main Floor

Design Standard	Y/N/NA	Comments(refer to drawing #)
✓ There is a bathroom located on the main floor		
✓ The bathroom on the main floor provides a turning radius of 59" (1500 mm) in front of the toilet with the washroom door not crossing the turning circle while being closed or open (this could include the area under the vanity).		
✓ The bathroom on the main floor provides a 3-piece bathroom.		
✓ The bathroom on the main floor provides a solid blocking in walls around toilets, tub/shower and behind towel bars to accommodate future grab bars.		
✓ The bathroom on the main floor includes lever-type sink faucets.		
👉 <i>It is recommended that bathrooms include: roll-under sink; roll-in shower; offset plumbing for vanity (provision for vanity removal);height-adjustable showerhead ; and a tilt mirror</i>		

### Sample Bathroom Layouts

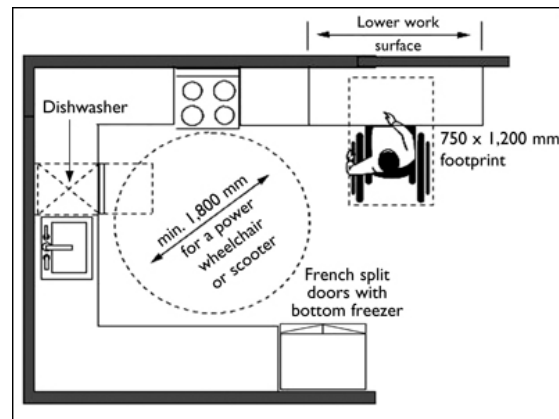
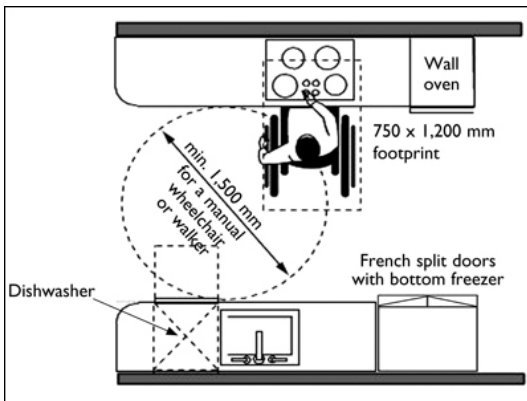




### Kitchen on the Main Floor

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ Kitchen is located on the main floor		
✓ Kitchen on the main floor includes a continuous counter between stove and sink;		
✓ Kitchen on the main floor includes a lever-type sink faucets; and		
✓ Kitchen on the main floor can accommodate a turning radius of 59" (1500 mm).		
<p>☝ <i>The following best practices are recommended:</i></p> <ul style="list-style-type: none"> <li>• <i>L-shaped kitchens provide several work spaces and allows people to work without bumping into one another.</i></li> <li>• <i>Removable base cabinet under sink</i></li> <li>• <i>Adjustable shelves in all cabinets</i></li> <li>• <i>D-type cabinet handles</i></li> <li>• <i>Grab edge under counters</i></li> <li>• <i>Task lighting at sink, stove, and work areas</i></li> <li>• <i>Pull-out work boards at 810mm (32") height</i></li> <li>• <i>Pull-out cabinet shelves</i></li> <li>• <i>Separate stove and oven</i></li> </ul>		

### Sample Kitchen Floor Plans





### Flooring

Design Standard	Y/N/NA	Comments (refer to drawing #)
<p>☞ <i>It is recommended that floor surfaces meet the following requirements:</i></p> <ul style="list-style-type: none"> <li>• <i>Firm and slip resistant.</i></li> <li>• <i>Floor surfaces must have no abrupt changes in level.</i></li> <li>• <i>Carpet is not preferred for wheelchairs. In cases where carpets or carpet tiles are used, they should have a pile texture with a maximum pad and pile height of 0.5" (13 mm) or less.</i></li> </ul>		

### Outlets/Switches

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ Light switches must be located between 40" (1015 mm) and 44" (1120mm) from the floor.		
✓ electrical outlets, cable outlets, and telephone jacks must be located not less than 18" (450mm) from the floor		

### Laundry

Design Standard	Y/N/NA	Comments (refer to drawing #)
☞ <i>It is recommended best practice that buildings provide access to side-by-side, front-loading laundry.</i>		

### Notice of Adaptability

Design Standard	Y/N/NA	Comments (refer to drawing #)
✓ A permanent information sheet on the location and type of adaptable/accessible features included in the unit shall be posted on, beside or inside the electrical panel.		