

HNS VISITABILITY REQUIREMENTS

HOUSING NOVA SCOTIA

MAY, 2020

PURPOSE

PREAMBLE

THIS DOCUMENT OUTLINES DETAILS AND STANDARDS REGARDING "VISITABILITY" STANDARDS AS DEFINED BY HOUSING NOVA SCOTIA. THESE DETAILS AND STANDARDS ARE ADDITIVE AND COMPLIMENTARY, AND DO NOT SUPERSEDE CURRENT BUILDING CODES.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH CURRENT CODES AND IN COMPLIANCE WITH REGULATIONS OF AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO THE NATIONAL BUILDING CODE OF CANADA (NBCC) , NOVA SCOTIA BUILDING CODE REGULATIONS (NSBCR), NATIONAL PLUMBING CODE, AND CANADIAN ELECTRICAL CODE. WHERE THERE IS A CONFLICT AMONGST SPECIFICATIONS WITHIN THIS DOCUMENT AND CURRENT STANDARDS AND CODES, THE NSBCR APPLIES.

FOR HOUSING NOVA SCOTIA, VISITABLE HOUSING

MEANS HOUSING DESIGNED AND BUILT TO REDUCE SOME PHYSICAL BARRIERS OTHERWISE PRESENT TO VISITORS WITH MOBILITY IMPAIRMENTS. VISITABLE HOUSING INCORPORATES MANY FEATURES OF BARRIER-FREE DESIGN WHICH CAN BE INCORPORATED AT THE TIME OF CONSTRUCTION AND ENHANCE INCLUSIVITY IN THE BUILT ENVIRONMENT.

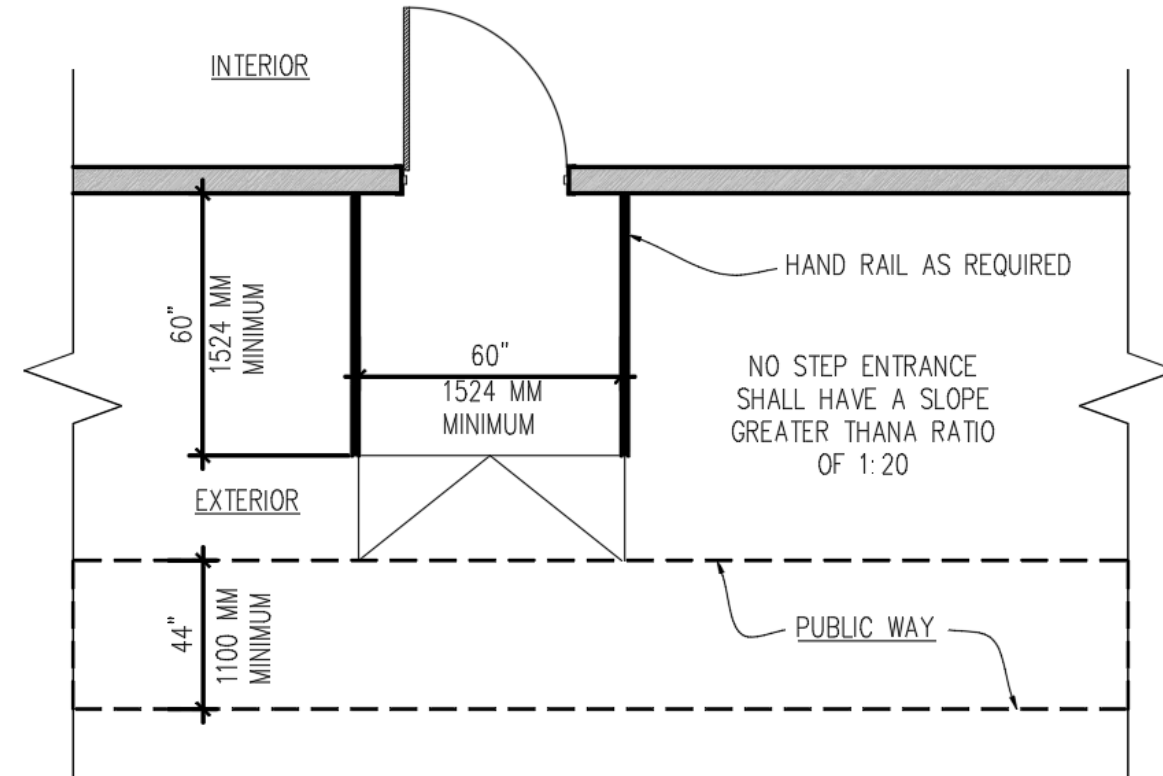
VISITABILITY REQUIREMENTS AND COMPLIANCE

ALL NON BARRIER-FREE UNITS CONSTRUCTED ON AN ACCESSIBLE LEVEL MUST BE MADE VISITABLE IN ACCORDANCE WITH THESE REQUIREMENTS. RELIEF FROM THESE REQUIREMENTS MAY BE SOUGHT FOR CONVERSION PROJECTS WITH APPROVAL BY HNS. IN ADDITION TO THE REQUIREMENTS SET FORTH IN THIS DOCUMENT, **VISITABILITY INCLUDES ALL THE PROVISIONS SET FORTH IN THE MOST CURRENT NSBCR "ADAPTABLE HOUSING REQUIREMENTS".**

IN ANY SUBMISSION FOR HNS REVIEW FOR VISITABILITY COMPLIANCE, **IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE DOCUMENTS WITH EXPLICIT INFORMATION THAT VERIFY THE DESIGN MEETS HNS VISITABLE REQUIREMENTS.** BUILDERS AND DESIGNERS CONTINUE TO BE RESPONSIBLE FOR COMPLIANCE WITH ALL CURRENT BUILDING CODES.

UNIT AND BUILDING ENTRANCE

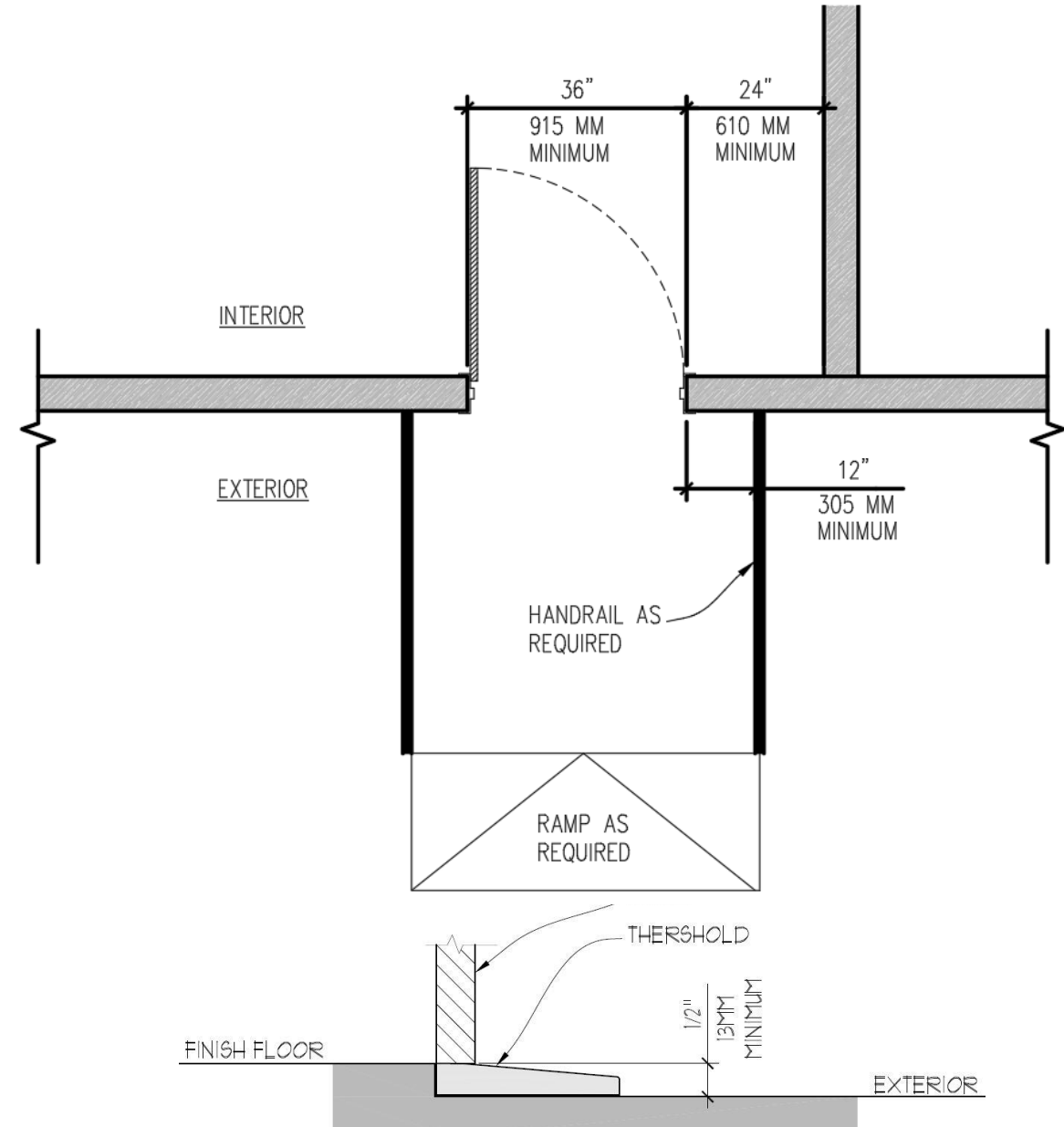
- ▶ THE ENTRANCE MUST BE ACCESSIBLE FROM A SIDEWALK, DRIVEWAY OR OTHER PUBLIC ROUTE
- ▶ THE PATH OF TRAVEL SHALL BE A MINIMUM OF 44" (1100MM) WIDE
- ▶ A LEVEL LANDING THAT IS AT LEAST 60"X60" (1524MMX1524MM) SHOULD BE AT THE ENTRANCE DOOR
- ▶ THE NO-STEP ENTRANCE SHOULD NOT HAVE A SLOPE GREATER THAN 1:20 UNLESS DESIGNED AS A RAMP



UNIT AND BUILDING ENTRANCE

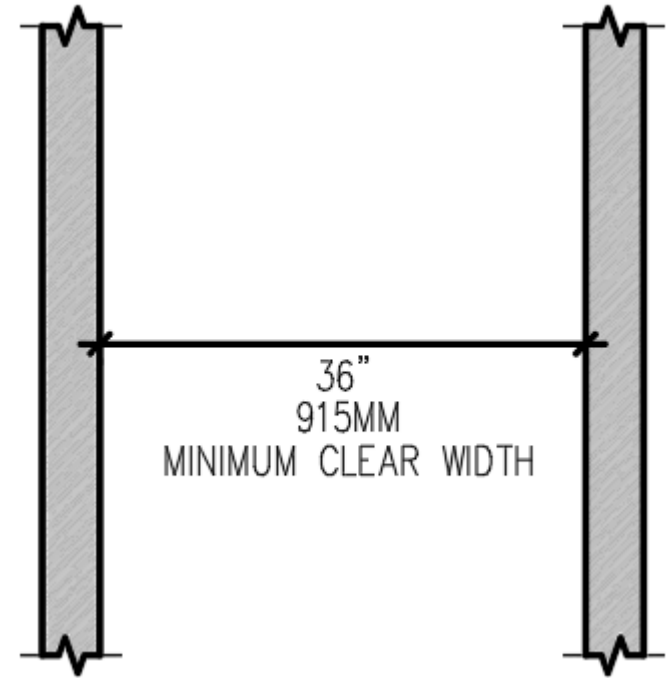
UNIT ENTRANCE DOORWAYS MUST PROVIDE:

- A MINIMUM 36" (915MM) WIDTH
- MINIMUM 24" (610MM) OF CLEAR SPACE ON THE LATCH SIDE OF DOOR
- MINIMUM 12" (305MM) OF CLEAR SPACE ON THE PUSH SIDE OF DOOR
- COMPLIANT AND LEVER HANDLE
- THE THRESHOLD SHALL BE NOT MORE THAN 1/2" (13MM) HIGHER THAN ADJACECENT SURFACE AND SHALL BE BEVELED



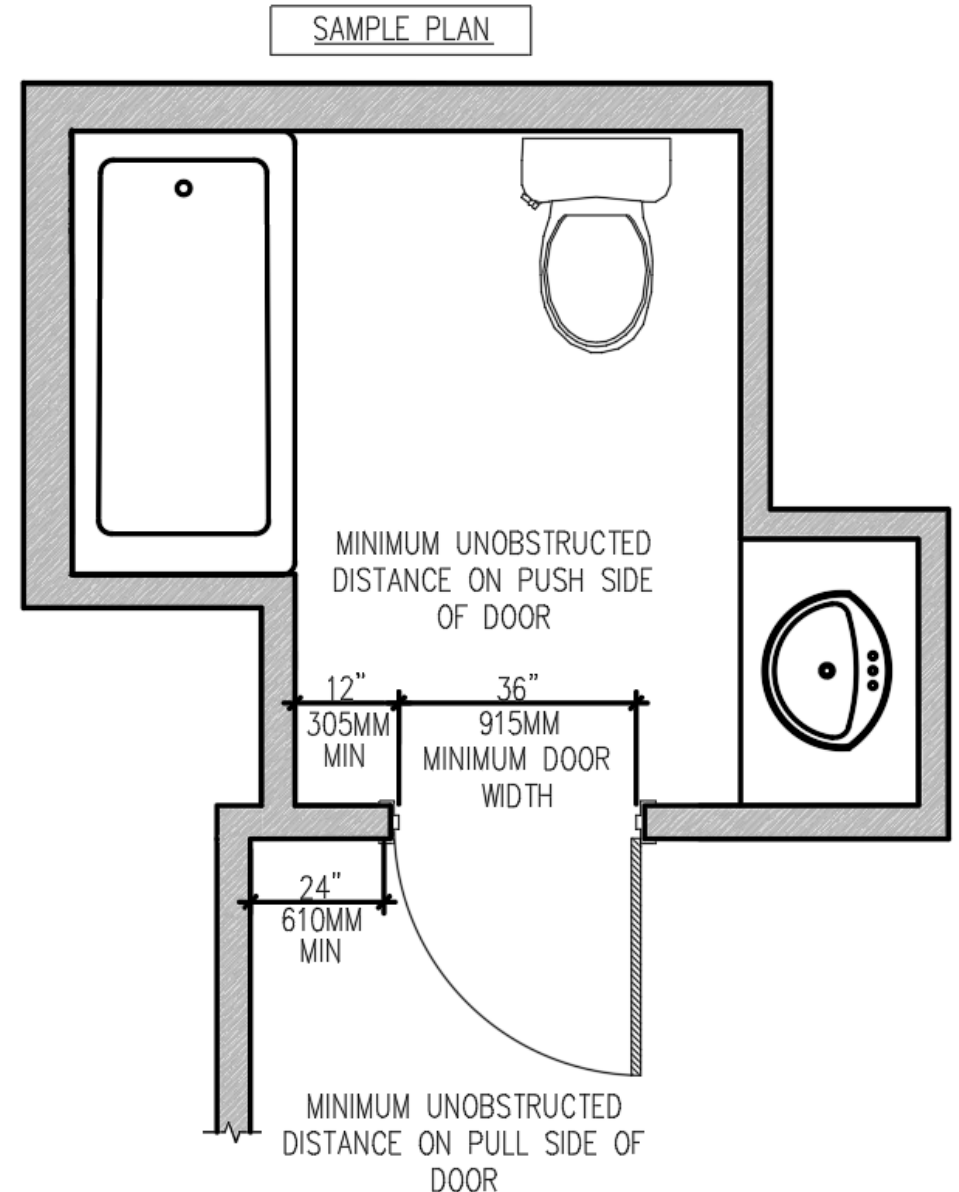
UNIT HALLWAYS

- INTERIOR UNIT HALLWAYS OR CORRIDORS MUST BE A MINIMUM OF 36" (915MM) WIDE



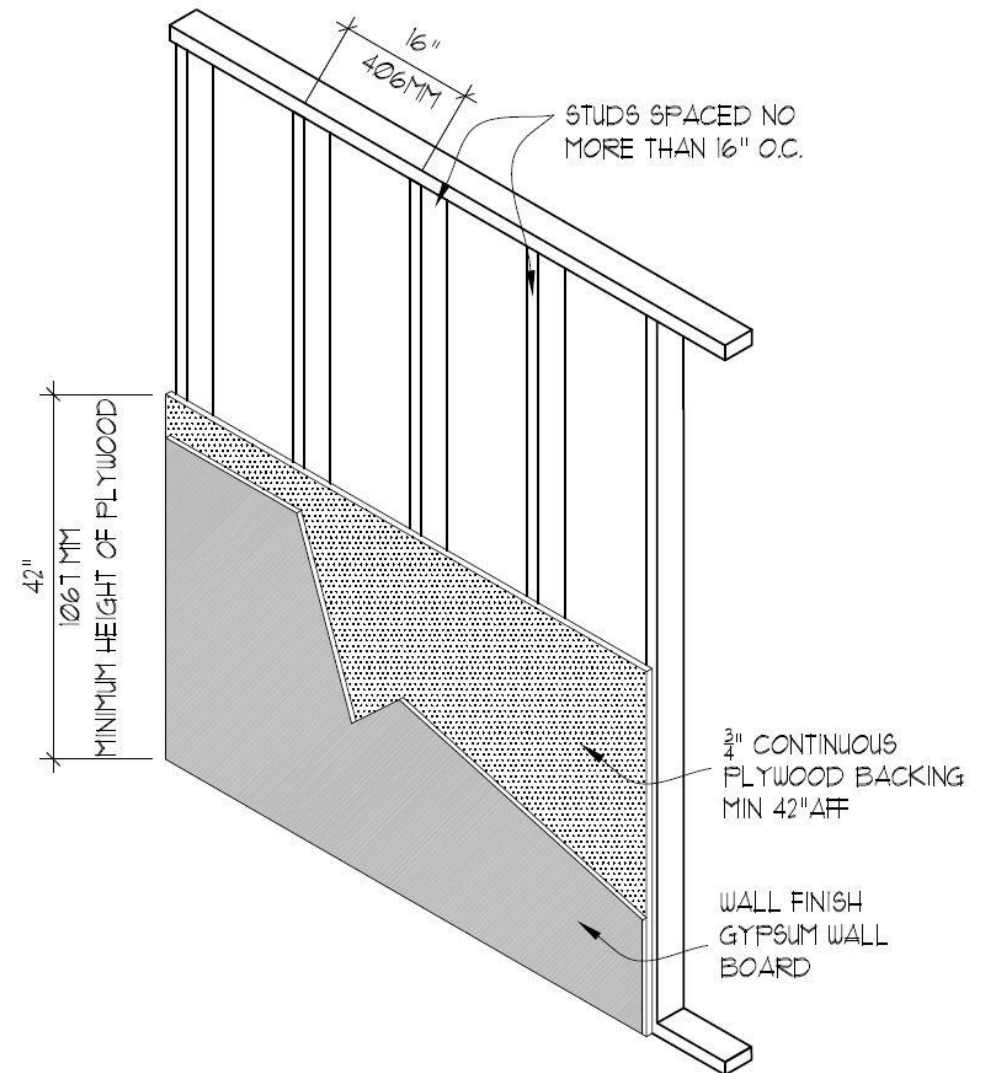
BATHROOM ENTRANCE

- UNIT MUST HAVE AT LEAST ONE BATHROOM ON THE FIRST FLOOR WITH NO-STEP ENTRANCE WITH A BARRIER FREE THRESHOLD DESIGN AS PER NSBCR, DESIGNED WITH:
 - DOOR TO BE A MINIMUM 36" (915MM) WIDTH
 - A CLEAR DISTANCE BETWEEN THE DOOR EDGE AND AN ADJACENT WALL, FIXTURE ETC MINIMUM OF 24" (610MM) ON THE PULL SIDE AND A MINIMUM OF 12" (305MM) ON THE PUSH SIDE



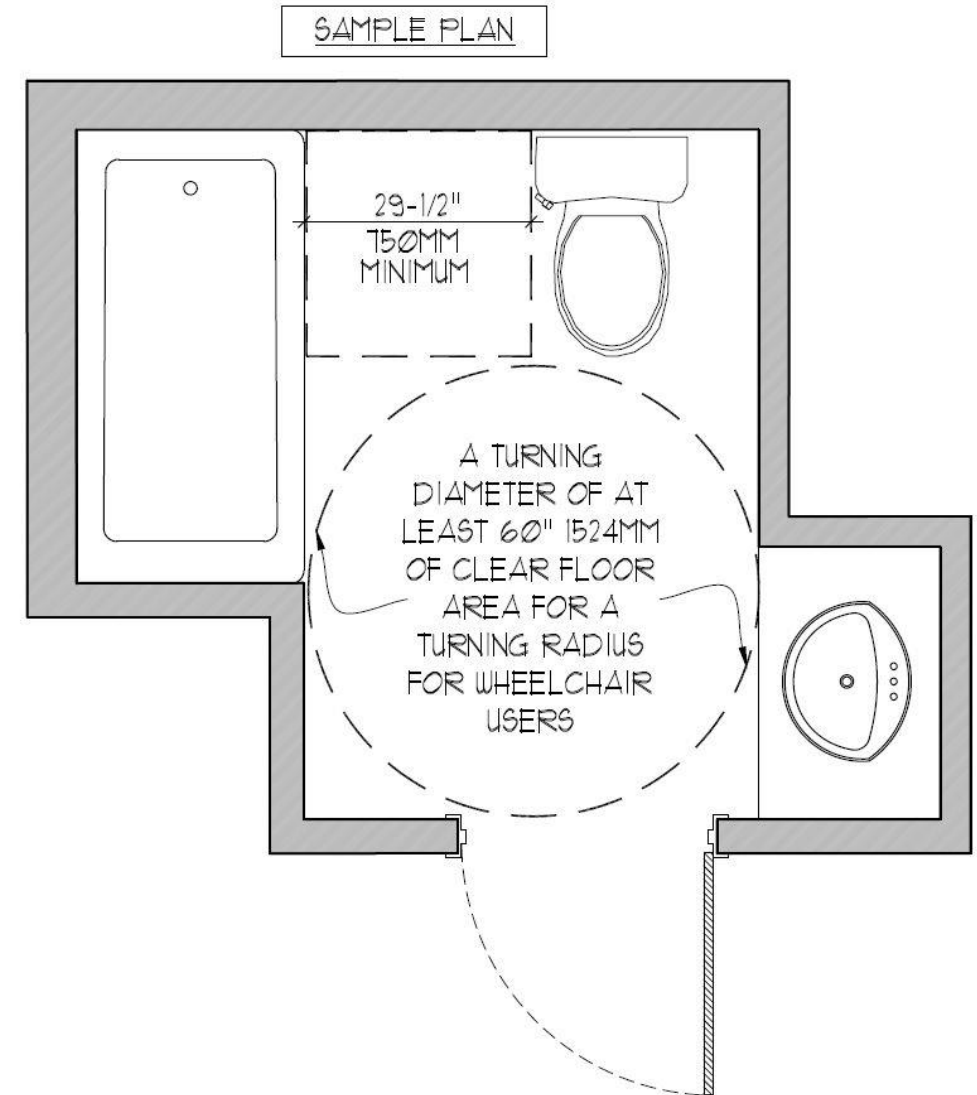
BATHROOM WALL ASSEMBLY

- BATHROOM WALLS MUST BE CONSTRUCTED WITH $\frac{3}{4}$ " (19MM) CONTINUOUS PLYWOOD BACKING TO A MINIMUM OF 42" (1067MM) AFF COMPLETE WITH STUD SPACING OF NO MORE THAN 16" O. C. (406MM)



BATHROOM LAYOUT

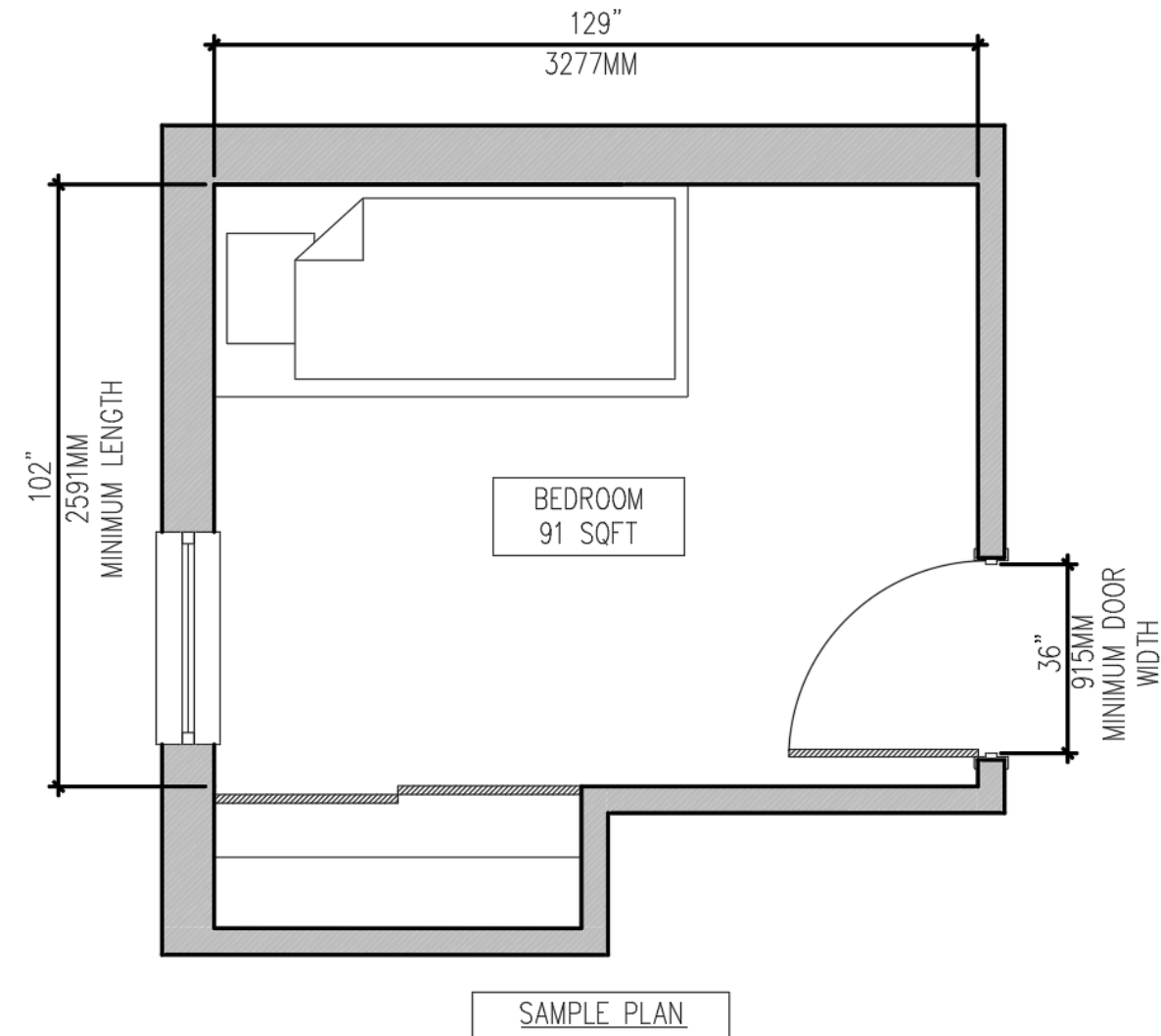
- REQUIRE A WIDTH OF 29-1/2" (750MM) OF CLEAR SPACE TO ONE SIDE OF A TOLIET
- A FLUSHING CONTROL LOCATED ON CLEAR SPACE TRANSFER SIDE OF THE TOLIET
- A DIAMETER OF AT LEAST 60" (1524MM) OF CLEAR FLOOR AREA FOR A TURNING RADIUS FOR WHEELCHAIR USERS; THIS SPACE MAY BE OVERLAPED BY THE OPEN SPACE UNDER A WALL HUNG SINK THAT PROVIDES A MINIMUM OF 29" (737MM) OF FREE SPACE FROM THE FINISHED FLOOR TO THE UNDERSIDE OF THE SINK



BEDROOM LAYOUT

AT LEAST ONE BEDROOM WITHIN EACH VISITABLE UNIT SHALL BE DESIGNED WITH:

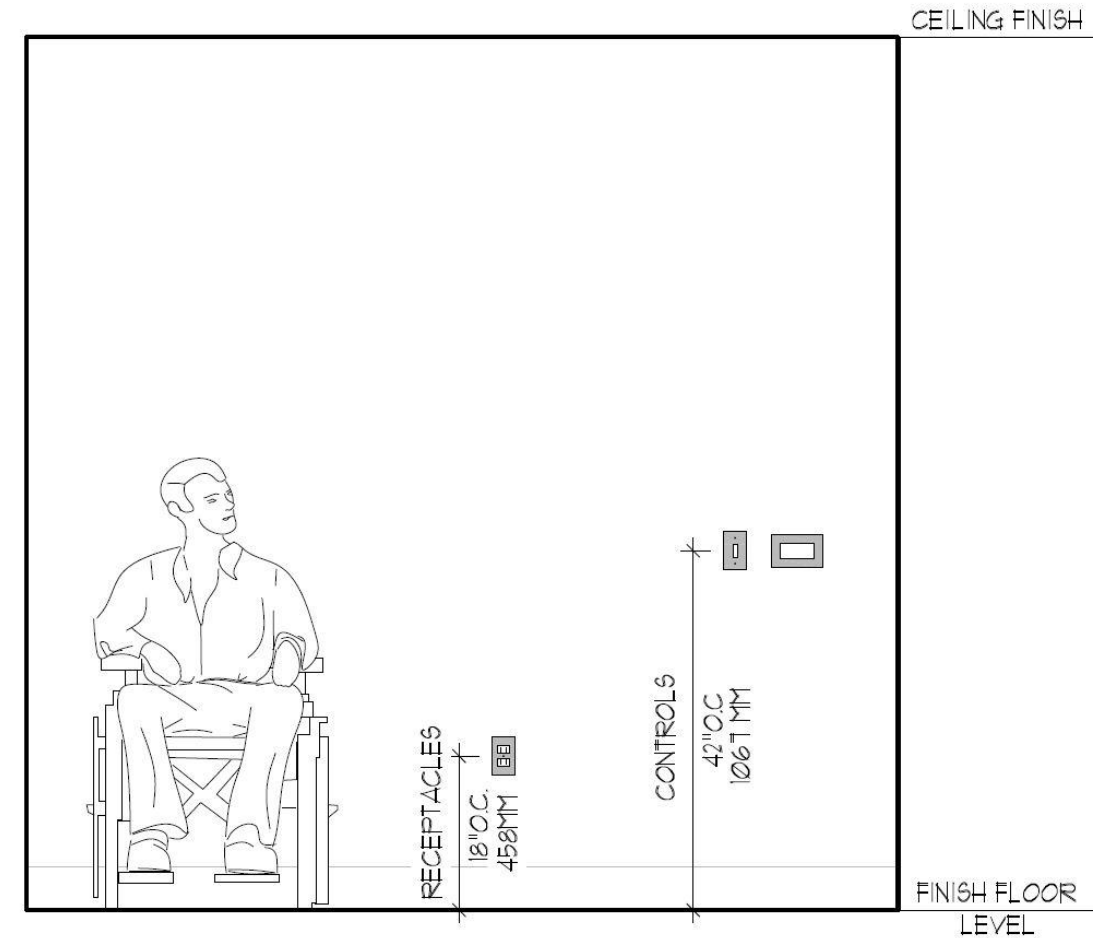
- A DOOR WITH A MINIMUM 36" (915MM) WIDTH.
- AT LEAST ONE HORIZONTAL ROOM DIMENSION NOT LESS THAN 102" (2591MM) IN LENGTH
- A MINIMUM OF 91 SQUARE FEET



OUTLETS AND CONTROLS

WITHIN THE ENTIRE UNIT OR SUITE

- ALL LIGHT SWITCHES, THERMOSTATS AND OTHER ELECTRICAL CONTROLS THROUGHOUT THE UNIT SHALL BE LOCATED 42" (1067MM) ABOVE FINISHED FLOOR LEVEL
- ALL RECEPTACLES THROUGHOUT THE UNIT SHALL BE LOCATED 18" (458MM) ABOVE THE FINISH FLOOR LEVEL



SOURCES

- CURRENT ISSUES OF:
- NATIONAL BUILDING CODE (NBC)
 - SECTION 3.8 ACCESSIBILITY
 - SECTION 9.5.2 BARRIER FREE DESIGN
- NOVA SCOTIA BUILDING CODE REGULATIONS (NSBCR)
 - SECTION 3.8 ACCESSIBILITY
 - SECTION 3.8.4 ADAPTABLE HOUSING REQUIREMENTS