

Accessibility Features

Accessible laneway and carriage houses can provide rental housing for a variety of people, including people that use wheelchairs or other assisted mobility devices. These accessible laneway and carriage houses allow people to remain in their homes and communities as their mobility needs change.

The Development Permit Area Guidelines offer relaxations to single story accessible Laneway and Carriage Houses built with a functional plan for aging in place. These relaxations include: increased site coverage, reduced side setbacks, reduced building separation, and increased garage area. In order to take advantage of these relaxations, accessible laneway and carriage houses should meet all Required accessibility features listed below, and consider including the Recommended accessibility features.

The accessibility features listed in this document should be shown on a separate “accessibility site plan”, including details and notations, submitted with the laneway or carriage houses Development Permit application. This will form part of the final Development Permit.

Disclaimer: *This document is intended as a guide and does not replace the BC Building Code requirements. Laneway or carriage house designers and architects are strongly encouraged to familiarize themselves with the Accessibility requirements of Section 3.8 of the BCBC, or engage a code consultant for advice and interpretation.*

Exterior Doors and Access

BCBC 3.8.5.3, 3.8.3.6

Required	Recommended
<p>All exterior doors should be installed with the following:</p> <ul style="list-style-type: none"> • Minimum door clearance widths of 0.85m (34”). • Maximum door thresholds height of 13mm (1/2”), including patio doors. • Clear and level covered front door landing areas of at least 1.85m² (20 sqft). • For doors swinging towards the user, an additional clear and level space of 0.60m (24”) by 1.5m (59”) beside the door on the latch side. For doors swinging away from the user, an additional space of 0.30m (12”) by 1.2m (48”). 	<ul style="list-style-type: none"> • The front door should have door viewer (peephole), windows or sidelights that allow a seated person to see out. • For further details relating to automatic or power operated doors, see BCBC 3.8.3.6.

Exterior Pathways

BCBC 3.8.3.2, 3.8.3.3

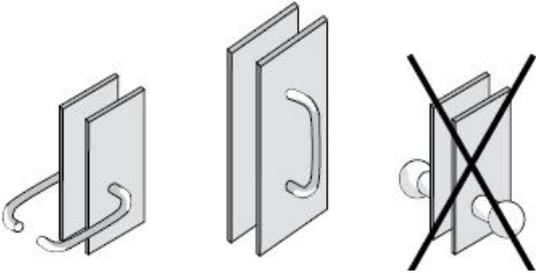
Handi-Dart and taxis will pick up riders from either streets or lanes. On flatter sites, laneway houses should be accessed by a step-free pathway to the front sidewalk. Where the lot is steeply sloping, steps to the front sidewalk may be allowed, provided there is a step-free pathway to the lane. All accessible carriage houses (where there is no lane), regardless of slope, require a step free pathway to the front sidewalk.

Accessible pathways should be designed with the following:

Required	Recommended
<ul style="list-style-type: none"> For laneway houses, an accessible pathway to the lane or flanking street with no steps. For carriage houses, an accessible pathway with no steps to the front sidewalk. Firm and slip-resistant surface material. Handrails for both sides for ramps greater than 1 in 20. See section BCBC 3.8.3.5 for details for ramp widths, slopes and level landing area requirements. All gratings oriented perpendicular to the direction of travel. 	<ul style="list-style-type: none"> For laneway houses where pre-construction site grade conditions allow, an accessible pathway to the front sidewalk with no steps. Accessible pathway with a minimum width of 1.2m (48") clear (no projections). Accessible pathways sloped to not more than 1 in 20. Install handrails at any ramp or sloping area. Minimal cross slopes for drainage. Avoid gratings of more than 13mm (1/2").

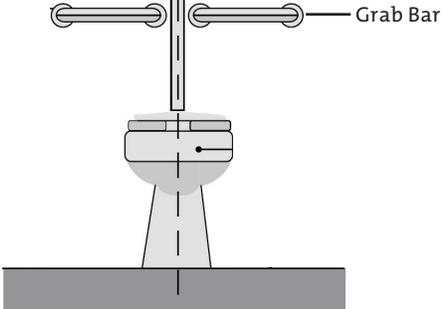
Interior Doors and Hallways

BCBC 3.8.5.3, 3.8.5.4

Required	Recommended
<ul style="list-style-type: none"> No stairs or steps within the building. Hallway widths, with a minimum of 0.85m (34"). All interior doors to meet: <ul style="list-style-type: none"> minimum clearance width of 0.81m (32"), thresholds to a maximum height of 13mm (1/8"), Doors which are installed in series should be separated by 1.5m plus the width of the door swinging into the separating space. 	<ul style="list-style-type: none"> Door handles should not require tight grasping or twisting of the wrist. Use lever-type handles. 

Bathrooms

BCBC 3.8.5.5, 3.8.3.15

Required	Recommended
<ul style="list-style-type: none"> All bathrooms designed for use by persons in wheelchairs: <ul style="list-style-type: none"> 0.8m (31.5") minimum from the front edge of the toilet to the facing wall, 0.51m (20") minimum from the front face of the bathtub or shower to the centerline of the toilet, 0.76m (30") by 1.35m (53") clear floor area centered in front of the washbasin. In the main (full) bathroom, knee clearance centered underneath the sink of: <ul style="list-style-type: none"> 0.76m (30") wide by, 0.25m (10") deep by, 0.68m (27") high, With hot water and drain pipes offset to the rear. Bathroom walls should be constructed or re-enforced in such a way to allow the installation of grab bars and handles next to toilets and showers in the future. 	<ul style="list-style-type: none"> Install grab bars and handles next to toilets and showers. Design additional bathrooms to also meet knee clearance requirements. Install lever-type or automatic faucets, not knob-handle or push-operated faucets. Install a roll-in shower according to BCBC 3.8.3.16. 

Kitchens and Appliances

BCBC 3.8.5.6

Required	Recommended
<ul style="list-style-type: none"> Kitchen design with continuous counter between range and sink. A clear floor area of 1.50m by 1.50m provided directly in front of each kitchen fixture. Knee clearance provided underneath the sink or counter of: <ul style="list-style-type: none"> 0.75m (30") wide by, 0.48m (19") deep by, 0.68m (27") high. 	<p>Consider the location and configuration of other appliances in the home:</p> <ul style="list-style-type: none"> Avoid stacking washer/dryers, Include front load laundry machines, Avoid over-the-range microwaves, Include refrigerators with side by side or bottom drawer freezers, Install additional pull-out work-boards below standard counter height.

Bedrooms

BCBC 3.8.3.22

Required	Recommended
<ul style="list-style-type: none"> Clear floor turning area of 1.50m in diameter on one side of the bed. 	<ul style="list-style-type: none"> Clear floor turning area of 1.50m in diameter on two sides of the bed. Low pile carpet or hard surface flooring. Closets with clothes hanger rods and shelves that can be lowered to 1.20m height.

Electrical Outlets

BCBC 3.8.5.7, 3.8.5.8

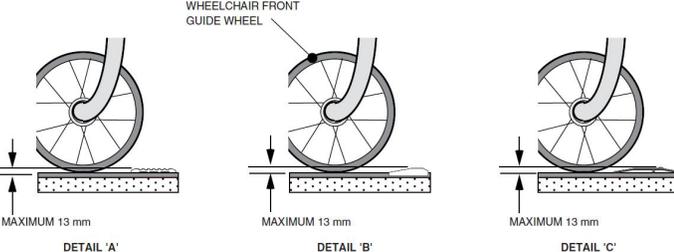
Required	Recommended
<ul style="list-style-type: none"> • Outlets and switches installed in all rooms in locations that are easily reached by persons in wheelchairs. • Electrical, telephone, cable and data outlets between 0.455m (18") and 1.20m (48") above the floor. • Switches, controls (ex. light switches) and electrical outlets between 0.455m (18") and 1.20m (48") above the floor. 	<ul style="list-style-type: none"> • Install dimmer switches for lighting. • Consider the accessibility of the height and location of the electrical panel.

Parking

New Westminster Zoning Bylaw 6860, 2001, Section 150

Required	Recommended
<ul style="list-style-type: none"> • One accessible parking space meeting the Zoning Bylaw size requirements, <ul style="list-style-type: none"> • minimum width of 3.9m (12.8ft) plus 0.3m (1ft) on either side if adjacent to a wall, • minimum length of 5.5m (18.04ft). • The location and configuration of the accessible parking space should include a safe access route on the property, from the parking space to the LWH door, such as: <ul style="list-style-type: none"> • directly adjacent to the front door or other exterior door, • interior access from a garage, or • a 0.9m (3ft) wide smooth pathway to an exterior LWH door. 	<ul style="list-style-type: none"> • The other required parking space may meet standard size requirements. • Parking spaces should be level.

Private Outdoor Space and Landscaping

Required	Recommended
<ul style="list-style-type: none"> • Access to the private outdoor space from a low-threshold door.  <p>WHEELCHAIR FRONT GUIDE WHEEL</p> <p>MAXIMUM 13 mm</p> <p>DETAIL 'A'</p> <p>DETAIL 'B'</p> <p>DETAIL 'C'</p>	<p>Consider the design of the private outdoor space, including:</p> <ul style="list-style-type: none"> • Level grading and smooth paving materials. If using units such as brick pavers or slabs, care should be taken to ensure that all joints are as flush as possible, • Installing elevated planter beds to allow gardening from a seated position.

Fire Suppression Sprinklers

Recommended

Sprinklers may be desirable as part of the project, particularly if the building is intended to be occupied by children, elderly persons or persons with reduced mobility. Sprinklers significantly reduce the probability of fatality caused by a fire in a residence. Sprinklers are most cost-effective when installed during new building construction, compared to retrofitting.

The cost for installing sprinklers for small laneway house project can be less than \$3000, and may even reduce the costs of home insurance for the building. If you are interested in installing sprinklers, please contact a plumber or fire protection engineer. More information is available at www.homefiresprinklercanada.ca.

EnergyStar and Step Code Level 3

At the time of preparing this document, no low-threshold energy efficient doors have been certified by EnergyStar. Please confirm with your NRCan EnergyStar representative that one non-certified external door is allowed in an EnergyStar certified building. Care and attention should be given to ensure that the selected location for the low-threshold door allows the occupant to safely access their home and private outdoor space.

More Information

For more information, please see:

- The *Building Access Handbook*, and illustrated commentary of the access requirements in the 2012 BCBC: www2.gov.bc.ca/assets/gov/farming-natural-resources-and-industry/construction-industry/building-codes-and-standards/guides/2014_building_access_handbook.pdf
- The *Canadian Standards Association B651-12 Accessible Design for the Built Environment*: <https://sci-bc-database.ca/wp-content/uploads/Canadian-Standards-Association-Access-Standards-for-the-Built-Environment-2004.pdf>