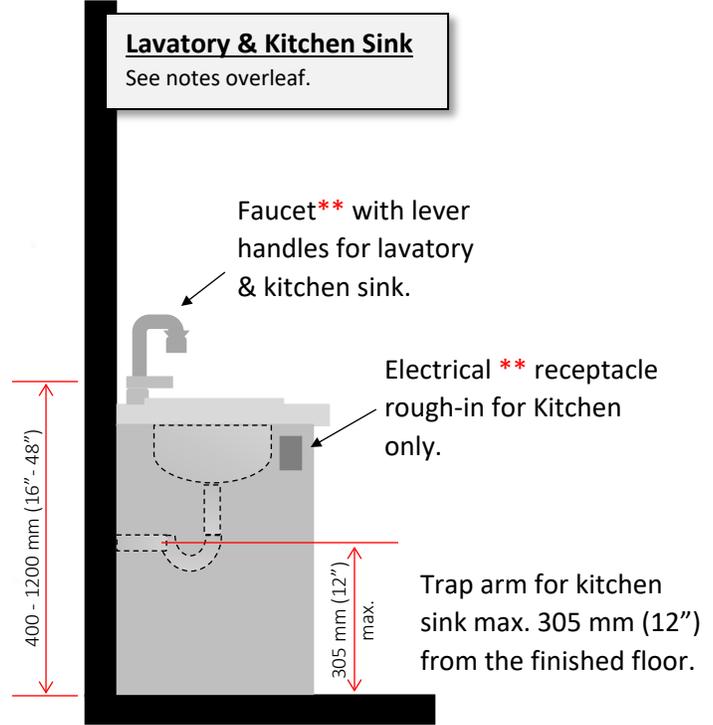
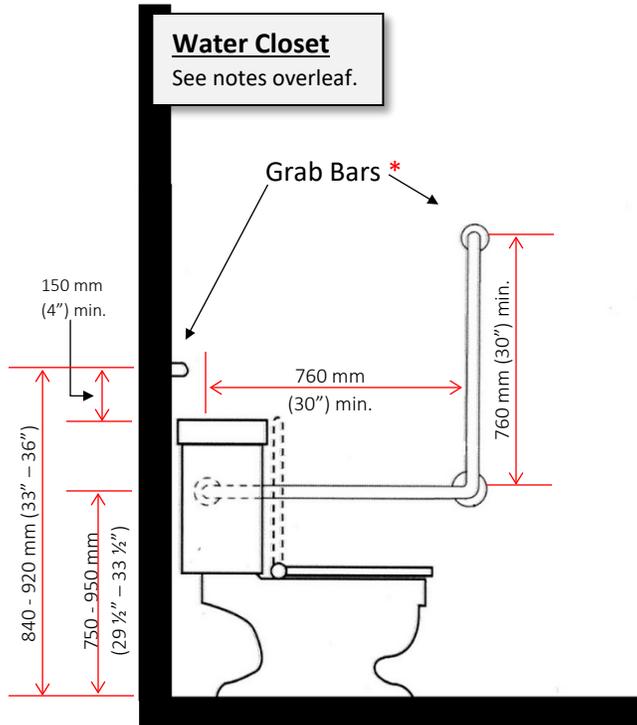


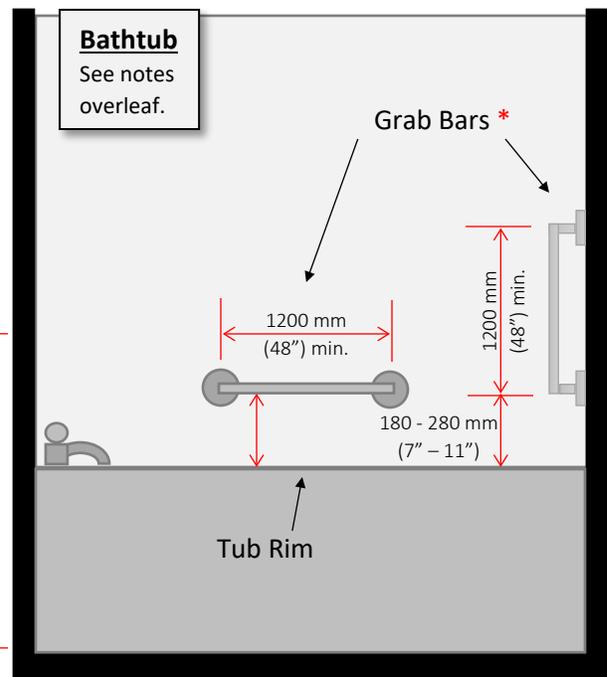
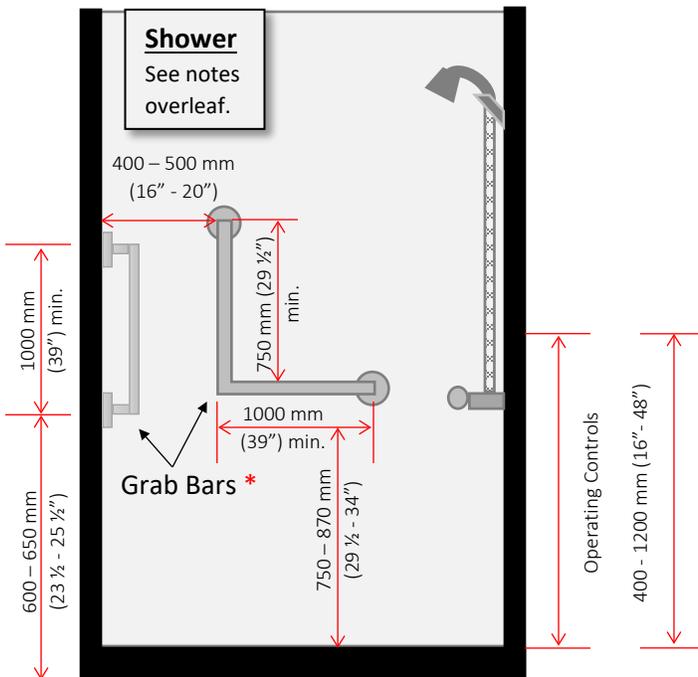
Adaptable Housing Requirements for Residential & Care Occupancies

As required by the 2022 Nova Scotia Building Code Regulations (Accessibility Schedule "C")

**** Controls, such as faucets, light switches, door handles etc., must be located between 400 mm and 1200 mm (16"-48") above the finished floor.**



* Reinforcement (blocking) must be present in the bathroom walls to allow the future installation of Barrier Free grab bars as indicated for the water closet, shower, and bathtub.



NOTE: Diagrams are not to scale.

ADAPTABLE HOUSING REQUIREMENTS

For Residential & Care Occupancies

For full details of the minimum acceptable Adaptable Housing Requirements refer to Schedule “C” Accessibility of the 2022 Nova Scotia Building Code Regulations, specifically **Section 3.8.4 Adaptable Housing Requirements**.

APPLICATION

The Adaptable Housing Requirements apply to dwelling units in buildings that would otherwise be exempt from the Barrier Free Requirements of the Nova Scotia Building Code Regulations, including:

- Houses including single unit dwellings, semi-detached houses, houses with secondary suites, duplexes, triplexes, town houses, row houses, boarding and rooming houses and mobile homes.
- Dwelling units in a building with multiple suites of care or residential occupancy that are not required to be Barrier Free by Section 3.8.2 of the Nova Scotia Building Code Regulations.

DOORS & CORRIDORS

- At least one Entrance Door to a dwelling unit, and any door between an attached garage and a dwelling unit, shall be at least 900 mm (36”) wide.
- The Entrance Door shall have a threshold that is not more than 13 mm (½”) higher than the finished floor and beveled to facilitate the passage of wheelchairs or shall be capable of being adapted for such a threshold.
- Access from a sidewalk or parking area to the Entrance Door shall be capable of being made Barrier Free.
- Doors and passageways within the dwelling unit that lead to habitable rooms or service rooms, and corridors within a dwelling unit, shall be at least 900 mm (36”) wide.
- Doors described above shall be fitted with opening hardware that is operable with a force not greater than 22N with one hand using a closed fist or other method that does not require tight grasping or twisting of the wrist, and is located as described in ‘**OPERATING CONTROLS**’, or shall be capable of having such hardware installed.

KITCHENS & BATHROOMS

- Kitchen sinks and bathroom lavatory sinks shall be fitted with lever-type faucets that are capable of being operated with a force not greater than 22N with one hand using a closed fist or other method that does not require tight grasping or twisting of the wrist, and is located as described in ‘**OPERATING CONTROLS**’, or shall be capable of having such a faucet installed.
- Trap arms under the kitchen sink shall be installed no higher than 305 mm (12”) above the finished floor.
- An electrical rough-in shall be provided below the kitchen countertop to allow the installation of a receptacle at the front or side of the work surface.
- Walls that enclose a bathroom in a dwelling unit shall include reinforcement that will allow the future installation of Barrier Free compliant grab bars for the water closet, bathtub, and shower.

OPERATING CONTROLS

- Controls, including switches, duplex receptacles, telephone, cable and data outlets, door handles and locks, faucets and adjustable shower heads, and controls for the operation of building services, shall be located so that their centre line is between 400 mm and 1200 mm (16” - 48”) above the finished floor.

CONTACT US

Contact **HRM** to obtain the required Building Permit, or to speak to a Building Official for advice and clarification of any of the requirements outlined above, by visiting the Customer Service Center located at **5251 Duke St, 3rd floor, Suite 300, Duke Tower, Halifax**, or by calling 311.