

BY-LAW NO.

**A By-law to amend Building By-law No. 10908 regarding
Adaptable Housing Requirements**

THE COUNCIL OF THE CITY OF VANCOUVER, in public meeting, enacts as follows:

1. This by-law amends the indicated provisions of the Building By-law.
2. In Article 3.8.2.27., Council:
 - a) strikes out the title “**Apartment and Condominium Buildings**” and substitutes “**Apartment and Condominium Buildings, Townhouses, and 1 and 2 Family Dwellings**”;
 - b) strikes out Sentence (1) and substitutes the following:

“**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. and the elevator lobby without the use of a mechanical lift, unless provided with acceptable protection from inclement weather,
 - b) from a private parking area to an entrance conforming to Article 3.8.3.5. and the elevator lobby without the use of a mechanical lift, unless provided with acceptable protection from inclement weather,
 - c) where an elevator is provided, from the main entrance in Clause (a), or from the entrance in Clause (b), to an elevator conforming to Sentence 3.5.2.1.(3)., and
 - d) to *dwelling units* by means of an elevator and a *public corridor* in a *building* of 4 storeys or greater where access is not provided to those *dwelling units* at the adjacent ground level.”;
 - c) strikes out Sentence (4) and substitutes the following:

“**4)** Despite the provisions of Sentence (1), a building which contains three or more dwelling units served by an elevator and a public corridor or exterior passageway, shall be equipped with the following (see Appendix A.)

 - a) interior and exterior stairs and ramps that are accessible to the public, with a colour contrast or distinctive pattern, visible from both directions of travel, demarcating the leading edge of treads, and
 - b) door opening hardware within dwelling units and common amenity areas which may be operated
 - i) without tight grasping or twisting of the wrist, and
 - ii) by application, of a force of not more than 38 N for exterior doors or 22 N for interior doors, at the handle, push plate or latch-releasing device, except where the Chief Building Official determines that a greater force is

necessary to ensure proper building function,
c) kitchen sinks and washbasins within dwelling units and common amenity spaces with faucets activated by levers or by devices that do not require tight grasping or twisting of the wrist,
d) wall assemblies reinforced adjacent to the toilet and bathtub to accommodate the future installation of grab bars.”; and

d) strikes out Sentence (6) and substitutes the following:

“**6)** A townhouse and *1 or 2 family dwelling* shall be provided with a path of travel in accordance with Article 3.8.3.2.(2).”.

3. Council strikes out Article 3.8.3.2. and substitutes the following:

“3.8.3.2. Paths of Travel

1) Walks to at least one main entrance and all ancillary areas that are required to be accessible shall

a) be provided by means of a continuous plane not interrupted by steps or abrupt changes in level,

b) have a permanent, firm and slip-resistant surface,

c) have an uninterrupted width of not less than 1 500 mm, and a gradient not more than 1 in 20,

d) have a curb not less than 75 mm high where, in the absence of walls, railings, or other barriers on either or both sides of the walk, the vertical drop from the walk is more than 75 mm,

e) not have gratings with openings that will permit the passage of a sphere more than 13 mm in diameter and have all elongated openings oriented approximately perpendicular to the direction of travel,

f) where the path of travel is level and even with adjacent walking surfaces, have a texture, not less than 1 500 mm in width, that differs from the texture of the surrounding walking surfaces,

g) be free from obstructions for the full width of the walk to a height of not less than 1 980 mm, except that handrails are permitted to project not more than 100 mm from either or both sides into the clear area, and

h) be designed as a ramp where the gradient of the walk is more than 1 in 20.

2) Path of travel from the street or where feasible from the lane in conformance with Sentence (1) will be provided to entrance doors of:

a) dwelling units in townhouses with frontage more than 27.5 m,

b) dwelling units in townhouses combined with apartment buildings, and

c) laneway houses on sites with frontage more than 15.2 m.”

4. Council strikes out Articles 3.8.5.1. and 3.8.5.2. and replaces them with the following:

“3.8.5.1. Application

1) Except as permitted by Sentence (2), this Subsection applies to the design and *construction* of

a) *one and two-family dwellings*, with or without *secondary suites* as per Table

- 3.8.5.1.A,
 b) *laneway houses* with a total floor area of accessible level more than 40 m² as per Table 3.8.5.1.B,
 c) *row housing*, townhouses and stacked townhouses as per Table 3.8.5.1.C, Table 3.8.5.1.D, and Table 3.8.5.1.E, and
 d) multi-family residential *buildings* except as otherwise permitted by tables 3.8.5.1.C through 3.8.5.1.E.

Table 3.8.5.1.A
Adaptability Requirements for 1 & 2 Family Dwellings,
with or without Secondary Suites
 Forming part of Sentence 3.8.5.1.(1)

Articles	1 & 2 Family Dwellings
3.8.5.2	Applicable ¹
3.8.5.3	Applicable
3.8.5.4	Applicable ²
3.8.5.5	Applicable
3.8.5.6	Applicable
3.8.5.7	Applicable
3.8.5.8	Applicable

⁽¹⁾ Accessible exterior path of travel as per Sentence 3.8.3.2.(2)

⁽²⁾ A bathtub or shower as per T-3.8.5.6. is not required in dwelling units with a total floor area of accessible level greater than 40m².

Table 3.8.5.1.B
Laneway Houses
 Forming part of Sentence 3.8.5.1.(1)

Articles	On sites with frontage less than 15.2 m		On sites with frontage 15.2 m or greater	
	1 Storey	2 Storeys	1 Storey	2 Storeys
3.8.5.2	Applicable ⁽¹⁾	Applicable ⁽¹⁾	Applicable	Applicable
3.8.5.3	Applicable	Applicable, ground floor only ⁽²⁾	Applicable	Applicable, ground floor only ⁽²⁾
3.8.5.4	Applicable ⁽³⁾	Applicable ⁽³⁾	Applicable	Applicable
3.8.5.5	Applicable ⁽⁴⁾	Applicable ⁽⁵⁾	Applicable ⁽⁴⁾	Applicable ⁽⁵⁾
3.8.5.6	Not applicable	Applicable	Not applicable	Applicable
3.8.5.7	Applicable	Applicable	Applicable	Applicable, ground floor only
3.8.5.8	Applicable	Applicable	Applicable	Applicable

⁽¹⁾ Accessible exterior path of travel as per Sentence 3.8.3.2.(2) is not applicable.

⁽²⁾ Minimum width of stair as per Sentence 3.8.5.3.(5) is not applicable.

⁽³⁾ Minimum clear space in front of the sink and stove as per Sentence 3.8.5.4.(3) is not applicable.

- (4) Notwithstanding the requirements of 3.8.5.6., a washbasin, toilet, and bathtub or shower shall be provided.
- (5) Notwithstanding the requirements of 3.8.5.6., a bathtub or shower as per T-3.8.5.6. is not required in dwelling units with a total floor area great than 50 m².

Table 3.8.5.1.C
Adaptability Requirements for Townhouses
with Frontage Less than 27.5 m
 Forming part of Sentence 3.8.5.1.(1)

Articles	Main floor 1.5 m or more above adjacent ground level	Main floor less than 1.5 m above adjacent ground level and visitable ground floor
3.8.5.2	Not applicable	Applicable ⁽¹⁾
3.8.5.3	Not applicable	Applicable, ground floor only ⁽²⁾
3.8.5.4	Applicable ⁽³⁾	Applicable ⁽³⁾
3.8.5.5	Not applicable	Applicable ⁽⁴⁾
3.8.5.6	Not applicable	Applicable ⁽⁴⁾
3.8.5.7	Applicable	Applicable
3.8.5.8	Not applicable	Applicable, ground floor only

- (1) Accessible exterior path of travel as per Sentence 3.8.3.2.(2) is not applicable.
- (2) Minimum width of stair as per Sentence 3.8.5.3.(5) is not applicable.
- (3) Minimum clear space in front of the sink and stove as per Sentence 3.8.5.4.(3) is not applicable.
- (4) Notwithstanding the requirements of 3.8.5.6., a bathtub or shower as per T-3.8.5.6. is not required in dwelling units with a total floor area great than 50 m².

Table 3.8.5.1.D
Adaptability Requirements for Townhouses
with Frontage of 27.5 m or Greater
 Forming part of Sentence 3.8.5.1.(1)

Articles	Visitable and adaptable units (as per development permit)		Standard units	
	Visitable/adapt able one-storey garden flats	Multi-level with visitable ground floor	Main floor more than 1.5 m above adjacent ground level	Main floor less than 1.5 m above adjacent ground level and visitable ground floor
3.8.5.2	Applicable	Applicable	Not applicable	Applicable ⁽¹⁾
3.8.5.3	Applicable	Applicable ⁽²⁾	Not applicable	Applicable ⁽²⁾
3.8.5.4	Applicable	Applicable, ground floor only ⁽³⁾	Applicable, ground floor only ⁽³⁾	Applicable, ground floor only ⁽³⁾
3.8.5.5	Applicable ⁽⁴⁾	Applicable ⁽⁵⁾	Not applicable	Applicable ⁽⁵⁾
3.8.5.6	Applicable ⁽⁴⁾	Applicable ⁽⁵⁾	Not applicable	Applicable ⁽⁵⁾
3.8.5.7	Applicable	Applicable	Applicable	Applicable
3.8.5.8	Applicable	Applicable,	Not applicable	Applicable, ground

ground floor only

floor only

- (1) Accessible exterior path of travel as per Sentence 3.8.3.2.(2) is not applicable.
- (2) Minimum width of stair as per Sentence 3.8.5.3.(5) is not applicable.
- (3) Minimum clear space in front of the sink and stove as per Sentence 3.8.5.4.(3) is not applicable.
- (4) Notwithstanding the requirements of 3.8.5.6., a washbasin, toilet, and bathtub or shower shall be provided.
- (5) Notwithstanding the requirements of 3.8.5.6., a bathtub or shower as per T-3.8.5.6. is not required in dwelling units with a total floor area great than 50 m2.

Table 3.8.5.1.E
Adaptability Requirements for Townhouses Combined with Apartment Buildings
for Visitable and Adaptable Units
 Forming part of Sentence 3.8.5.1.(1)

Articles	Visitable and adaptable units (as per development permit)
3.8.5.2	Applicable
3.8.5.3	Applicable
3.8.5.4	Applicable, ground floor only ⁽¹⁾
3.8.5.5	Applicable
3.8.5.6	As per Table 3.8.5.6
3.8.5.7	Applicable
3.8.5.8	Applicable

⁽¹⁾ Minimum clear space in front of the sink and stove as per Sentence 3.8.5.4.(3) is not applicable.

2) This Subsection does not apply to single room accommodation.

3) This Subsection does not apply to existing buildings except for spaces created by

- a) an addition,
- b) the reconstruction of an existing space, and
- c) the conversion of an existing space into a secondary suite or lock-off unit.

3.8.5.2. Entrance Doors to Dwelling Units

1) All dwelling units shall have at least one entrance door with a clear width not less than 865 mm wide, equipped with

- a) two peepholes, one located at 1067 mm above the floor and the other located at 1524 mm above the floor, or a glass sidelight or intercom security type system (see Appendix A),
- b) a beveled threshold not more than 13 mm above the floor level, except for entrance doors serving balconies and basements, and
- c) door opening hardware that does not require a tight grasp or twisting action of the wrist, and can be opened with a force of not more than 38 N.

2) *Dwelling units* with an accessible exterior path of travel from the street, or lane where acceptable to the *Chief Building Official*, shall provide a no-step entrance into the unit.”

5. Council strikes out Article 3.8.5.4. and substitutes the following:

“3.8.5.4. Kitchens in Dwelling Units

1) Kitchen sinks in dwelling units, shall use lever-type faucets or hardware that does not require a tight grasp or twisting action of the wrist.

2) All waste pipes running from under-sink “P” traps to drain stacks shall be offset and installed no higher than 305 mm above the finished floor.

3) Except as permitted by Article 3.8.5.1., kitchens shall have a minimum clear floor space 750 mm by 1200 mm of in front of the sink and stove.”

6. Council strikes out Article 3.8.5.7. and substitutes the following:

“3.8.5.7. Outlets, Switches and Controls

1) **Regularly used** electrical, telephone, cable and data outlets in a *dwelling unit* shall be located between 450 mm and 1 200 mm above the finished floor, except where, in the opinion of the *Chief Building Official*, a different height is necessary to accommodate appliances or equipment.

2) Controls for the operation of building services or safety devices, electrical switches, thermostats and intercoms in a *dwelling unit* shall be located no more than 1 200 mm above the finished floor, except where, in the opinion of the *Chief Building Official*, a different height is necessary for safety reasons.”

7. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

8. This By-law is to come into force and take effect on January 1, 2019.

ENACTED by Council this _____ day of _____, 2018

Mayor

City Clerk