

Accessibility

For Persons with Disabilities Guide

Version 2 - August 2021

A Guide to Accessibility

Overview

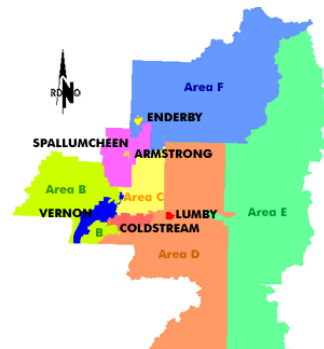
This guide outlines when buildings and occupancies must be accessible to persons with disabilities and provides a number of illustrations from the “Building Accessibility Handbook 2020” as examples of the British Columbia Building Code (BCBC) requirements. This guide does not include an exhaustive list but is meant to highlight typical requirements. The BCBC should be consulted for details and specific requirements for specific occupancies and situations.

The following areas of buildings must be accessible:

- The first storey
- Storeys above or below the first storey in a two-storey building, that does not exceed 600 m² in area, contain facilities integral to the function of the building or contain an assembly occupancy that exceeds 100 m², and
- All storeys in buildings more than two storey in height.

The following are not required to be accessible:

- Dwelling units, row housing, boarding and lodging houses.
- Apartment buildings except for the main entry and elevators.
- Heavy industrial occupancies (Group F-1).



Existing buildings:

Access is required with an addition or major renovation to an existing building or where the occupancy of an existing building is changed (i.e., conversion of a retail store to a restaurant). The building code permits exceptions in cases where providing access is unusually difficult.

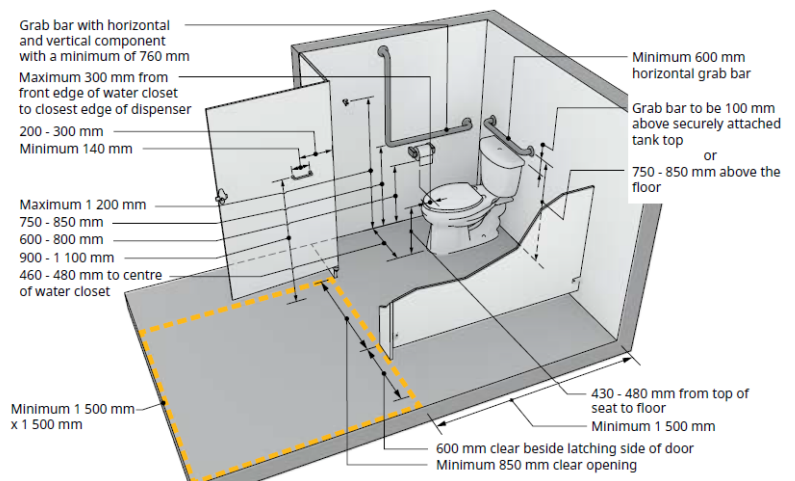
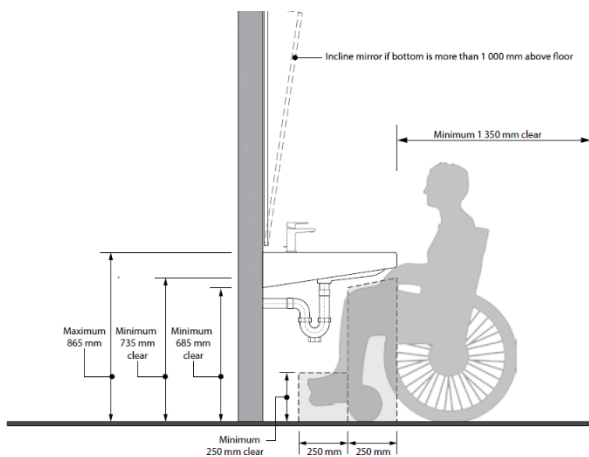
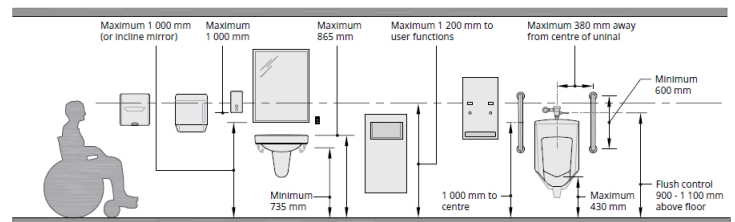
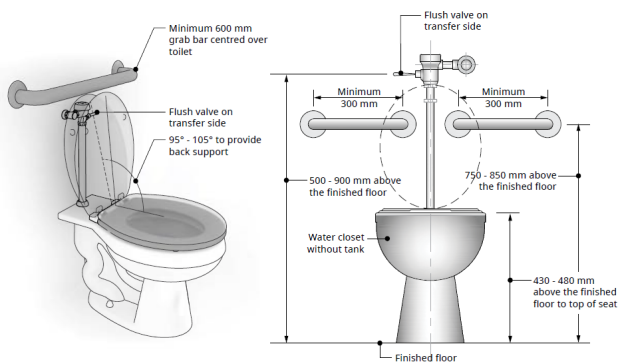
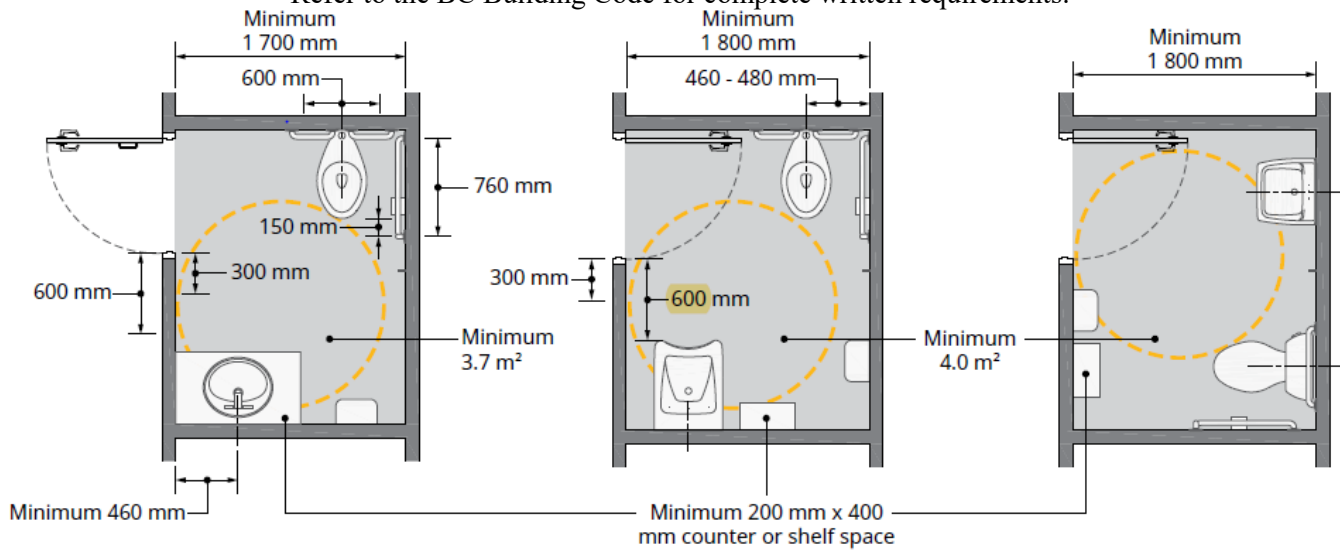
Access is required:

- From the street to either the main entrance or a clearly marked alternate entrance.
- To all areas where work functions can reasonably be expected to be performed by persons with disabilities.
- To all public areas.
- To knee space at counters over 2m (6') in length in service/office uses (see counter detail).
- To a minimum 760 mm (30") wide by 865 mm (34") high section of retail sales counters where the counter is over 2m (6') in length.
- To each type of facility available to the public, ie: bank tellers and hairdressing sinks.
- To an “accessible” toilet room.
- To an elevator at floors above or below grade.
- To an exit at grade or onto a ramp that leads to grade.

Guide to Building Code Parameters for Accessible Washroom Design

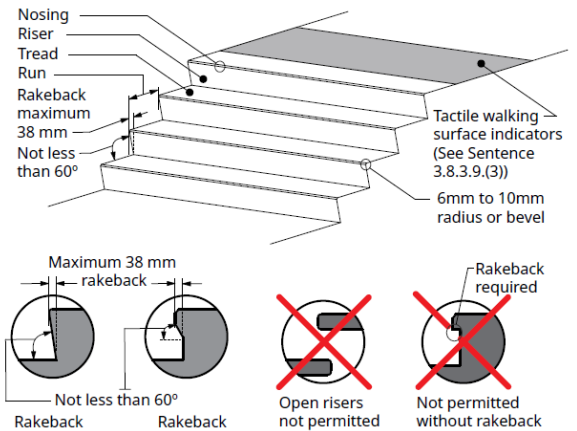
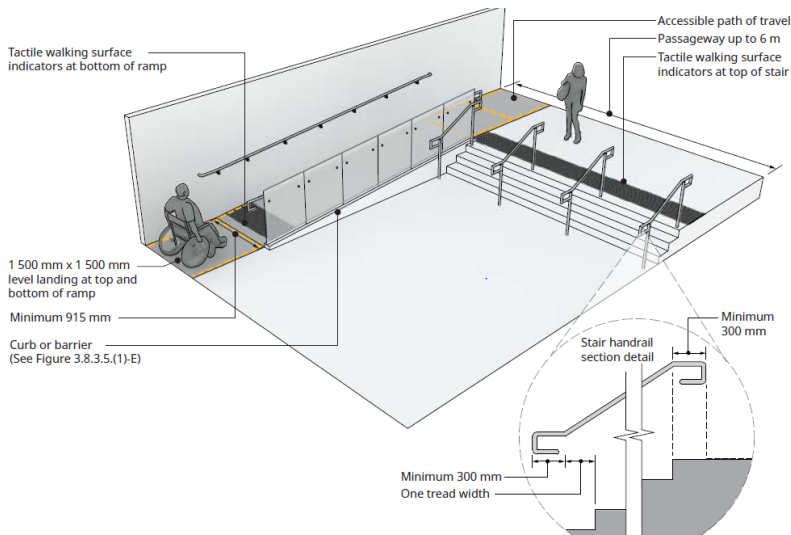
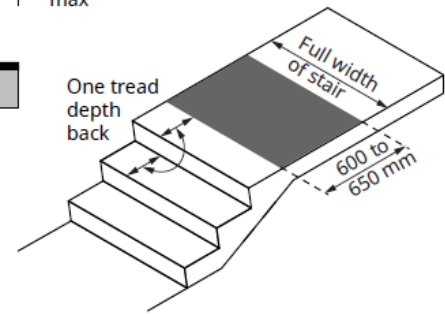
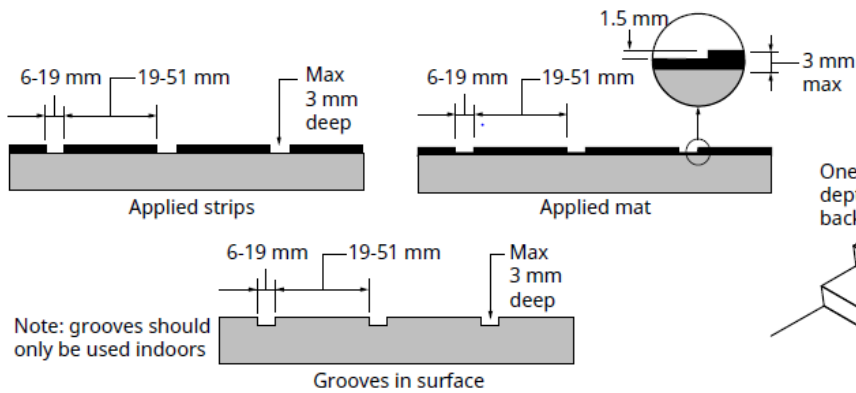
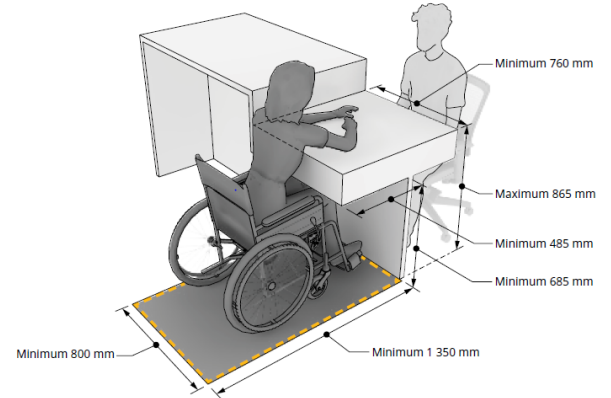
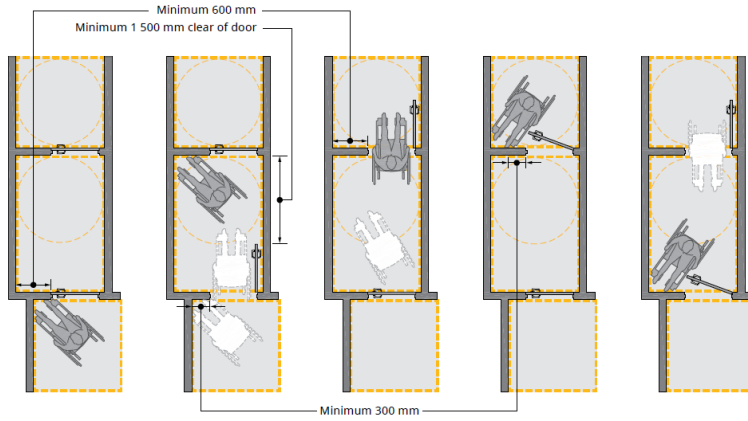
This guide provides visual references only from the Building Accessibility Handbook 2020.

Refer to the BC Building Code for complete written requirements.



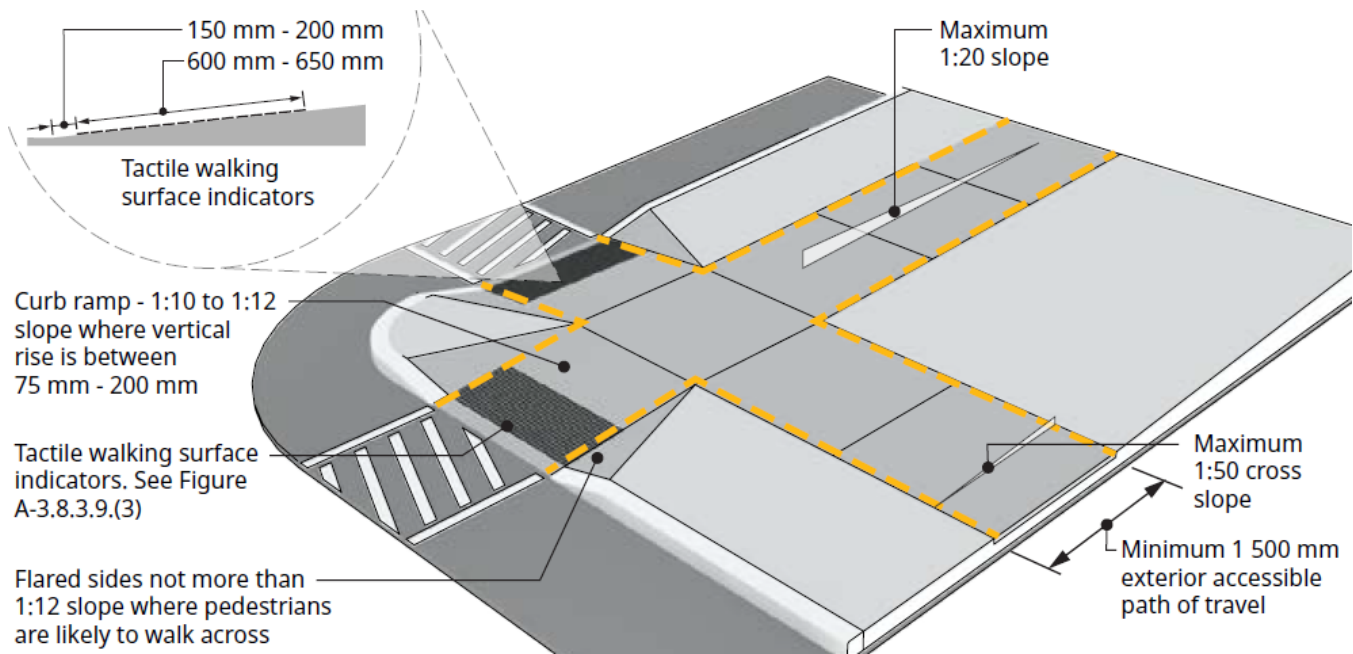
Guide to Building Code Parameters for “Accessible” Doors, Counters, Stairs, Handrails & Tactile Warning Strip Design

This guide provides visual references only from the Building Accessibility Handbook 2020.
Refer to the BC Building Code for complete written requirements.



Guide to Building Code Parameters for Ramp Design

This is a brief guide only; refer to the BC Building Code for the complete requirements.



ADDITIONAL NOTES:

1. Ramps other than above described have a minimum slope of 1:12.
2. Ramps may need to be wider to accommodate minimum egress/exit widths.
3. Handrails must be mounted 865mm to 965mm above the ramp surface. Guards 1070mm high may be required.
4. Where the ramp is 1500mm wide, handrails may project a maximum 100mm from each side of the ramp into this width (total width reduction 200mm).
5. At least one handrail must have 300mm horizontal extensions beyond both top and bottom of the ramp slope.
6. If there is a vertical drop of more than 75mm at the side of the ramp, a 75mm high curb must be provided at the side of the ramp or alternatively flanking walls, railings, or other such barriers must be provided such that the gap from the ramp surface to the underside of such barriers is a maximum 75mm.
7. Ramp surface must be slip-resistant and must not have gratings which permit passage of a 13mm spherical object. Gratings with elongated openings must have them oriented approximately perpendicular to the direction of travel.
8. Ramp must be free of obstruction to a height of 1980mm.
9. Persons who have suffered a stroke, have partial paralysis, or who are unstable on their feet may be unaware of a changing floor plane, thereby experiencing instability when encountering a shallow ramp or sloping floor; stairs in addition to ramps should be considered.