Rick Hansen Foundation Accessibility Certification™
Cost Comparison Feasibility Study

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Issued By: HCMA Architecture + Design

HCMA designs buildings, brands, and experiences that maximize positive impact. We believe that human connections are critical to solving the fundamental problems of our time, so we create solutions that ignite conversation and build compassionate communities. By shifting our perspective to learn from others, advocating for inclusive, accessible design, and striving to understand the deeper social context, we hope to contribute to a future where people and institutions come together to make a positive change.

When barriers within the built environment are removed and people with disabilities can live, work, and play to their full potential, the entire community and economy benefits.

Rick Hansen Foundation

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1.0 Executive Summary

1.0 Executive Summary

HCMA Architecture + Design (HCMA) conducted a feasibility study on behalf of the Rick Hansen Foundation. The study evaluates a detailed cost comparison of Rick Hansen Foundation Accessibility Certification™ (RHFAC), Canada's 2015 National Building Code (NBC) and the 2018 Ontario Building Code (OBC). This study is intended to help inform project teams and building owners of the cost implications of pursuing an RHF Accessibility Certified Gold project above and beyond meeting code requirements.

The purpose of the study was to:

1. **Compare the design requirements between the RHFAC program and building code.** The study identifies where RHFAC exceeds or is less stringent than code. Analysis reveals where thoughtful design can mitigate any additional cost for RHFAC requirements that are more stringent or comprehensive than code. It also reveals where additional cost is incurred, and where both additional cost and additional project area are incurred. The RHFAC Rating Survey is layered onto this analysis to understand how achieving RHFAC certification compares to meeting building code.

2. **Determine the cost increase of new construction designed and built according to the RHFAC program instead of solely to code.** Seven case study projects were analyzed assuming they were new construction and not renovations. They are representative of the three building-related RHFAC site types including public, commercial, and multi-unit residential spaces.

Key Findings:

Cost Increase of 1%

The average new construction cost increase across the three building-related RHFAC site types to achieve RHF Accessibility Certified Gold with a score of at least 80% is estimated to be an additional 1% of the construction when meeting NBC or OBC.

Score of 35% / 42%

To achieve an RHFAC certification, a project must achieve a score of at least 60% for Accessibility Certified or at least 80% for Accessibility Certified Gold. Projects built solely to NBC would receive an RHFAC score of 35% , and projects built to OBC would receive an RHFAC score of 42%, **at no additional cost.**

Score of 70% / 74%

Approximately 46% of features within the RHFAC Rating Survey are more stringent or comprehensive than building code. However, these features can be achieved through thoughtful planning and design with **no additional building cost** (e.g. through careful planning, design decisions, material selection and specifications). These features correspond to approximately a third of available points required to achieve RHF Accessibility Certified Gold in the Rating Survey. Projects can achieve an RHFAC Rating Survey score of 70% or 74% (for NBC or OBC respectively) with no additional cost by achieving these features through thoughtful design.

Cost Increase of 6.4% / 6.1%

The average new construction cost increase across the three building-related RHFAC site types to incorporate 100% of RHFAC Accessibility Certification features is estimated to be approximately 6.4% for NBC and 6.1% for OBC.

The study key findings reinforce that:

1. **NBC and OBC do not suitably meet the needs of people with disabilities.**
2. **Accessibility can be achieved with minimal cost impact through commitment to thoughtful/universal design.**

These findings will help accessibility consultants, project teams, and clients advocate for and normalize greater accessibility - to the benefit of all.

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2.0 Introduction

2.1 Project Background and Objectives

HCMA Architecture + Design was approached to compare the design requirements of Rick Hansen Foundation Accessibility Certification™ (RHFAC) program, Canada's National Building Code (NBC) and the Ontario Building Code (OBC), as well as determine the cost impact of building to RHFAC versus solely to code.

Despite a growing awareness of the importance of accessible design considerations in the built environment, and ever-evolving building codes focused on health and safety, new and existing buildings still contain considerable barriers to access and inclusion.

This study will help inform project teams and building owners of the cost implications of pursuing an RHF Accessibility Certified Gold project above and beyond meeting code requirements. It also aims to uncover the extent to which thoughtful design features and strategies can improve access and achieve the certification of a project with minimal to no additional cost.

2.2 Rick Hansen Foundation Accessibility Certification™ (RHFAC)

RHFAC is a rating system developed to help property owners and managers measure the level of meaningful access of their sites and promote increased access through the adoption of Universal Design principles.

Meaningful access is access that meets the real accessibility needs of all users of a site, regardless of their ability. It recognizes that the accessibility of any given site needs to be judged on the basis of the entire user experience, rather than by simply evaluating its physical access features. RHFAC provides a consistent methodology for rating the accessibility of a site based on the provision of meaningful access. Thus, an RHFAC rating goes beyond compliance with building code or adherence to standards or guidelines and provides a snapshot of the holistic level of accessibility of a site. Site owners or managers can then use this information to make positive changes that will help to ensure all users of their facilities feel welcome.

RHFAC focuses on rating the following site types: commercial spaces; public spaces; multi-unit residential buildings; and trails and pathways.

The RHFAC Rating Survey is a standardized questionnaire to which points are awarded to measure the site's level of meaningful access. It includes a list of important accessible features and requirements, and incorporates best practices from a number of sources, including Universal Design principles and the CSA B651, Accessible Design for the Built Environment Standard. The RHFAC Rating is organized into ten main categories (see list). Each RHFAC **category** (e.g. 1. Vehicular Access) contains a series of related key **elements** (e.g. 1.1 Parking), which are further broken down into **features** (e.g. 1.1.1 Number of designated spaces). The points tallied through the RHFAC Rating Survey ultimately determines a site's final rating score and corresponding certification level.

RHFAC Categories

1. Vehicular Access
2. Exterior Approach and Entrance
3. Interior Circulation
4. Interior Services and Environment
5. Sanitary Facilities
6. Signage, Wayfinding and Communications
7. Emergency Systems
8. Additional Uses of Space
9. Residential Units
10. Trails and Pathways

RHFAC Certification Levels

Final Rating Score	Certification Level
80%+	RHF Accessibility Certified Gold
60%-79%	RHF Accessibility Certified
Below 60%	Not Certified

2.3 Methodology and Assumptions

A detailed comparison of RHFAC to NBC and OBC requirements established the foundation for the analysis of cost incurred to achieve RHFAC Accessibility Certified Gold across the three building-focused RHFAC site types (e.g., public spaces, commercial spaces and multi-unit residential buildings). This section details the methodology, which followed the steps outlined below, and the assumptions used to complete the comparison:

1. Comparing RHFAC Rating Survey features to Code requirements
2. Comparing RHFAC Rating scores for each comparison group
3. Determining cost implications using case study buildings

Methodology

Step 1: Compariing RHFAC Rating Survey Features to Code Requirements

This study uses the RHFAC Rating Survey organization structure to compare the requirements of each of its features to related code requirements. A line-by-line spreadsheet, capturing all RHFAC features and their detailed requirements, was created to analyze the differences between RHFAC features and all relevant NBC/OBC requirements. Summaries of these comparison notes are included in this report as Appendices A and B. Based on this comparison, the RHFAC features were sorted into the following five comparison groups:

RHFAC and Code are **similar.**

RHFAC is more stringent and comprehensive than Code, but **thoughtful design can mitigate additional cost** (e.g. through decisions, material specifications, etc).

RHFAC is more stringent and comprehensive than Code, with **additional cost** (but no increase in project area).

RHFAC is more stringent and comprehensive than Code, with **additional cost and project area.**

RHFAC is **less stringent** than Code.

The following documents were referenced for RHFAC requirements:

- RHFAC Rating Survey, Version 2.2, December 2018
- RHFAC Ratings Professional Handbook, Version 2.2, December 2018
- CSA B651-18, Canadian Standards Association, Accessible Design for the Built Environment
- Appendix E of ASME A17.1/CSA B44 Safety Code for Elevators and Escalators

  Note: CSA requirements were used as a baseline in the absence of RHFAC details or dimensions.

The versions of code used were:

- 2015 National Building Code of Canada (NBC)
- 2018 Ontario Building Code (OBC)
- Integrated Accessibility Standards Regulation, Part IV.1: Design of Public Spaces Standard, which covers exterior and public space design requirements not covered in OBC but mandated by the Accessibility for Ontarians with Disabilities Act (AODA).

  Note: This report does not indicate which information is covered in OBC versus the Integrated Accessibility Standards. For simplicity, information from both sources is referenced as OBC.

Step 2: Comparison of RHFAC Rating Survey points to Code

The RHFAC Rating Survey was used for the next step of the comparison study to determine the impact that each of the five comparison groups will have on the final rating score. A direct comparison could not be completed because:

- The RHFAC Rating Survey attributes varying number of points to the different features. Features that are deemed more important are designated with more available points.
- Not all categories, elements or features in the RHFAC Rating Survey will apply to a site. Depending on the building typology and the facilities available on the site, some categories, elements and features may not be applicable, therefore the points awarded for them would not be calculated in the final rating score.

Three (3) common building typologies were studied to capture the wide range of elements included in the RHFAC Rating Survey. They included: Community Centre; Office Building; and High-rise Multi-unit Residential projects.

The RHFAC Rating Survey was completed incrementally according to the five comparison groups to:

- Understand the impact that each comparison groups will have on the rating score for each building typology.

- Determine which features from each comparison category are required to achieve an RHF Accessibility Certified or an RHF Accessibility Certified Gold rating with a score of at least 80%.

The graph on page 22 shows the average rating scores for the three building typologies built to NBC and OBC and the impact each category group will have on the rating scores.

Step 3: Determing Cost Implications using Case Study Buildings

To determine the cost implications for projects built to meet the minimum RHFAC certification requirements instead of building to minimum code requirements, case studies were completed on seven realized HCMA projects. These projects represent common buildings the three building-focused RHFAC site types (see table below).

The first two steps were used in the cost comparison analysis. Step 1 was used to identify which RHFAC features would have added cost or both added cost and area. Step 2 was then used to determine how these features would impact each of the case studies by cross-referencing features in the rating survey that had a significant cost and then removing those points and costs while maintaining RHFAC Certified Gold.

For the purpose of this study, some assumptions were made:

- Each of the seven case study projects were built to meet minimum building code requirements only.
- All project cost estimates assumed the projects were built in 2019.

Costing was completed to understand the cost impact to achieve RHF Accessibility Certified Gold with a rating score of at least 80% (see page 23). Costing was also completed to understand the cost impact to achieve an RHFAC rating score of 100%, therefore incorporating all features with additional costs (see page 24).

Significant cost features (see pages 25-28) were excluded from the cost impact estimates to achieve RHFAC Accessibility Certified Gold with a score of at least 80% (see page 23). The cost estimates reflect the minimum cost increases required to achieve this rating.

Case Study RHFAC Site Types

RHFAC Site Type	HCMA Case Study Projects
Public Spaces	▪ Secondary school ▪ Community centre (x2)
Commercial Spaces	▪ Office building ▪ Temporary housing
Multi-unit Residential	▪ High-rise residential ▪ Affordable housing
Trails and Pathways	▪ Not included in this study

Other Notes + Assumptions

- In Step 1, two versions of RHFAC Category 9 were created to reflect the way residential units are governed by two separate sections of code. Category 9A applies to units in buildings less than or equal to 600 square metres and 3 storeys to RHFAC, while 9B applies to units in buildings greater than 600 square metres or 3 storeys (see Appendices). This distinction is required for accurate comparison of residential units to code.
- In Step 1, all features were categorized and counted only once based on an overall analysis of the detailed comparison of its requirements, except for features categorized as less stringent than code. If such a feature also had requirements described by another category (e.g. more stringent than code with added cost), then the feature was counted in both applicable categories. See graphs on pages 19 and 20 for further detail.
- All cost estimates are based on Class D costing, accurate to plus/minus 25%, which is commonly used in early stage construction estimating. Overall 2019 construction cost was calculated on a dollar per square foot basis, but features with added cost were priced individually.
- Features normally outside the scope of construction (e.g. bus stops, municipal crosswalks) were excluded from the cost comparison.
- Category 10: Trails and Pathways was out of the scope of this project and therefore not included in Steps 2 and 3. However, a comparison analysis of RHFAC features to Code (Step 1) was completed for this Category.

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3.0 Key Findings

3.1 Comparison of RHFAC Features to Code

A line-by-line analysis of RHFAC feature requirements to all relevant code requirements allowed for the categorization of each RHFAC feature into one of the five comparison groups (see page 13).

The graphs on pages 19 and 20 show the breakdown of features from each RHFAC category, by both the number and the percentage of features that were sorted into each comparison group compared to NBC and OBC respectively. Percentages are suggested by the width of the bars.

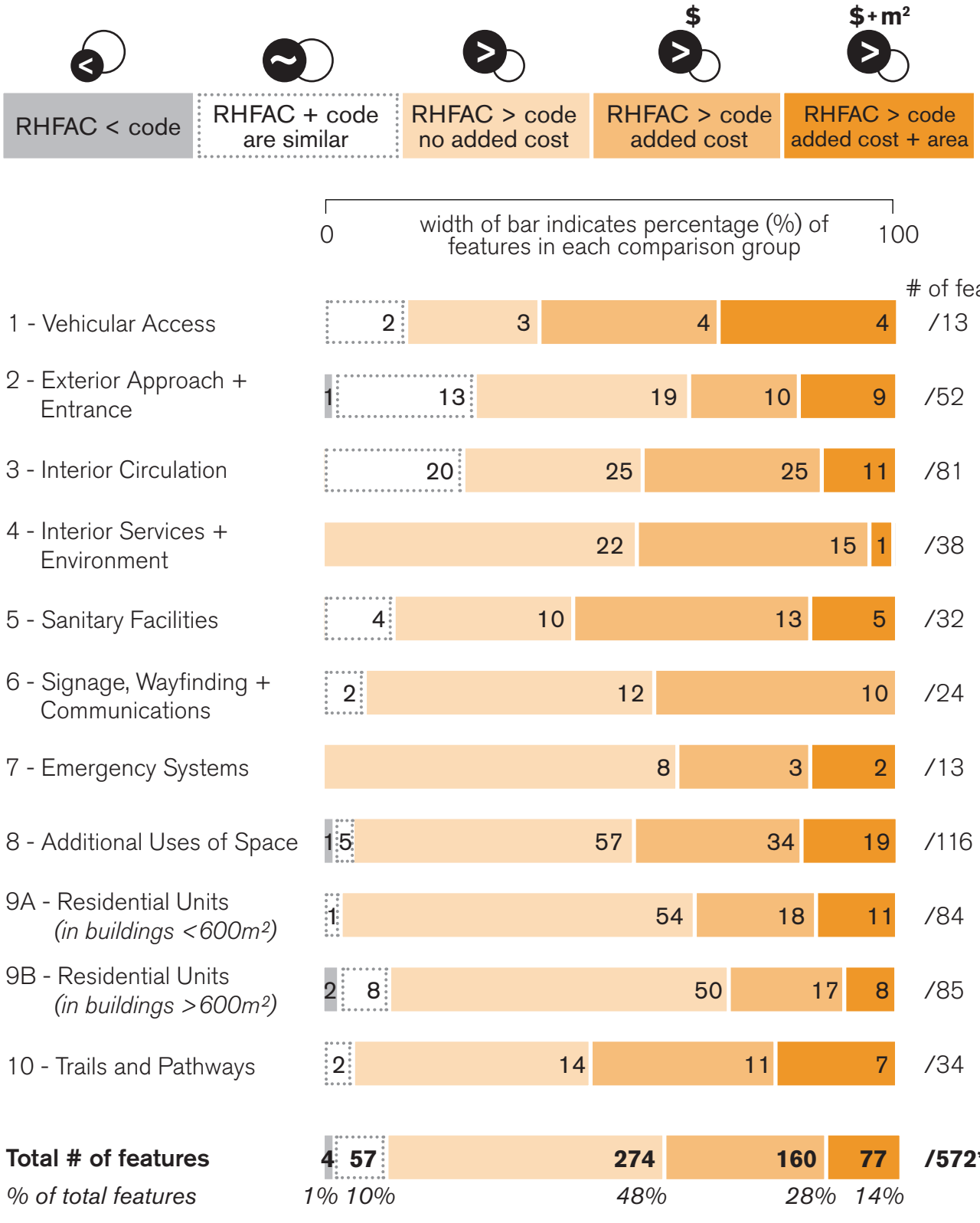
These are some of the key findings from this comparison:

An average (between NBC and OBC) of 13% of all RHFAC features require additional cost and project area beyond NBC and OBC code requirements.

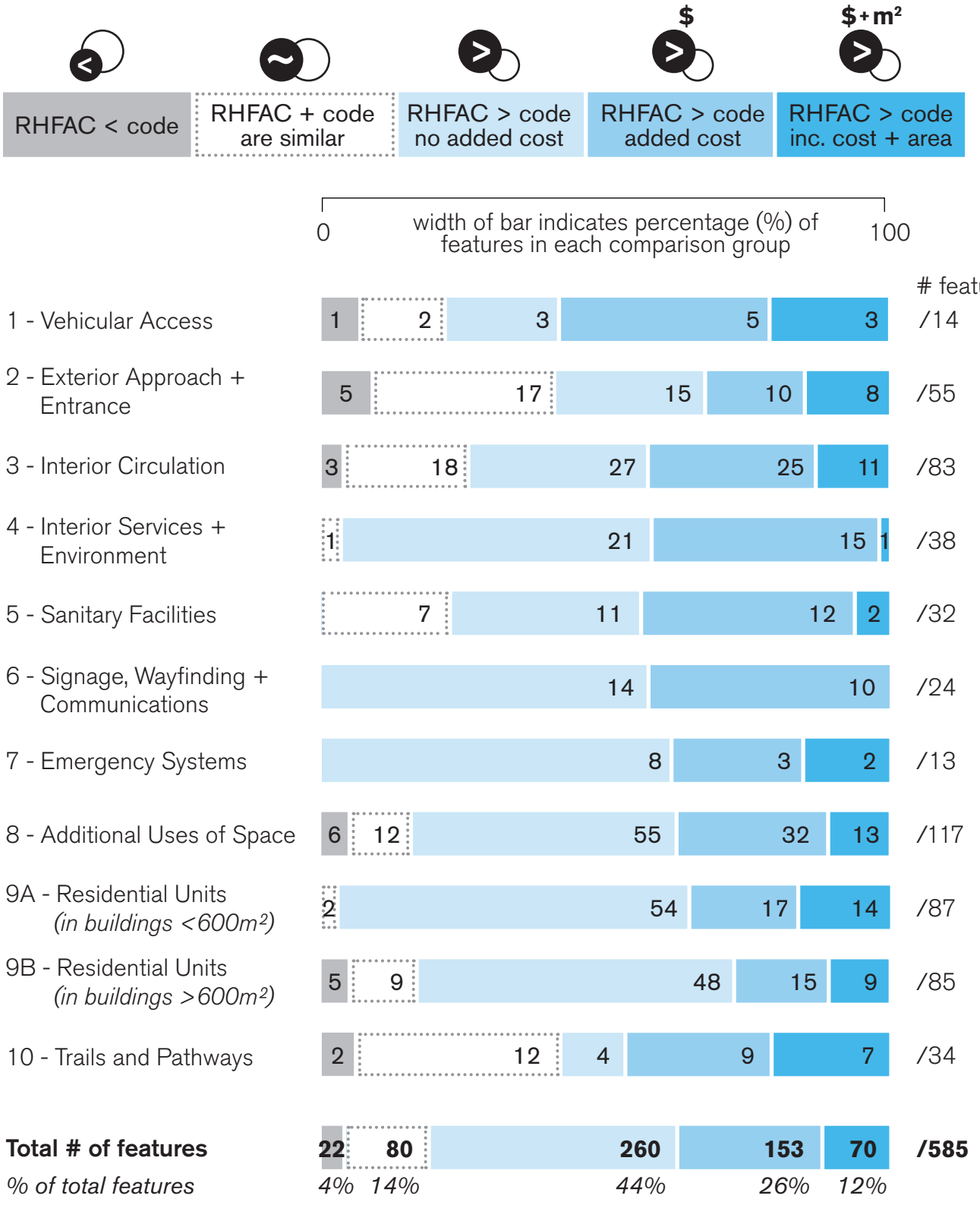
- Only an average (between NBC and OBC) of 12% of all RHFAC features are comparable to Code.
- An average of 46% of all RHFAC features are more stringent or comprehensive than code, but they can be achieved through thoughtful planning and design with no additional building cost. They involve decisions related to, for example:
  - The colour contrast, legibility, and positioning of signage and wayfinding packages
  - The specification of non-glare and non-slip surface materials
  - The provision of knee clearance under service counters
  - The installation height of light switches, hooks, mirrors, and dispensers
  - The selection of door and faucet hardware that is either hands-free or does not require a high degree of force or dexterity
- An average (between NBC and OBC) of 38% of the RHFAC features are more stringent and would add cost to projects and 13% would also require additional project area.
- About 2% (average) of RHFAC features are less stringent than Code.

See Appendices A and B for a comparison summary of all RHFAC features to NBC and OBC respectively.

Comparison of RHFAC Features to NBC



Comparison of RHFAC Features to OBC



3.2 Comparison of RHFAC Points to Code

The graph on page 22 builds on the overall comparison of RHFAC features to NBC and OBC by layering in the RHFAC Rating Survey. The findings show the average rating scores of three different project types: community centre, office building, and high-rise residential.

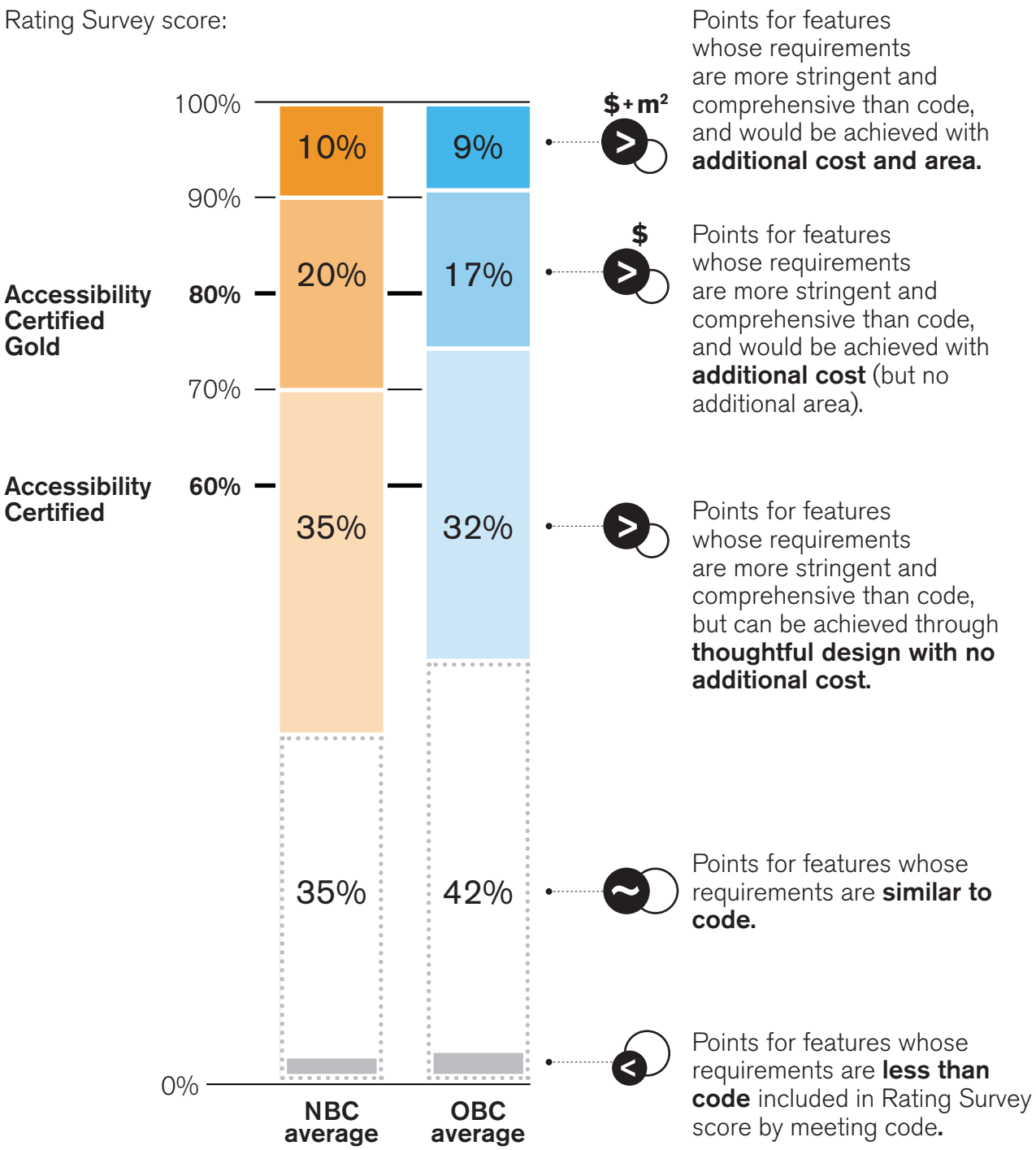
The graph illustrates how a rating score of approximately 35% or 42% will be achieved on the RHFAC Rating Survey by meeting NBC or OBC requirements, respectively. This means that projects built only to NBC or OBC requirements would not meet the minimum rating score to be certified.

A project can however achieve RHF Accessibility Certified and exceed the minimum required rating score of 60% with no increase in construction cost or area, if they included all RHFAC features, RHFAC > Code No Added Cost, identified previously. These RHFAC features make up approximately a third of all available points in the rating survey. By including the RHFAC features in the "no additional cost category group", projects can achieve a rating score of approximately 70% or 74% (for NBC or OBC).

A project can achieve the RHF Accessibility Certified Gold minimum required score of 80% with points associated with RHFAC features that incur additional cost, but no increase in project area.

The RHFAC features that incur additional cost as well as project area beyond code requirements correspond to an average of approximately 10% of RHFAC Rating Survey points.

Comparison of RHFAC Points to Code



3.3 Cost Comparison of RHFAC to Code

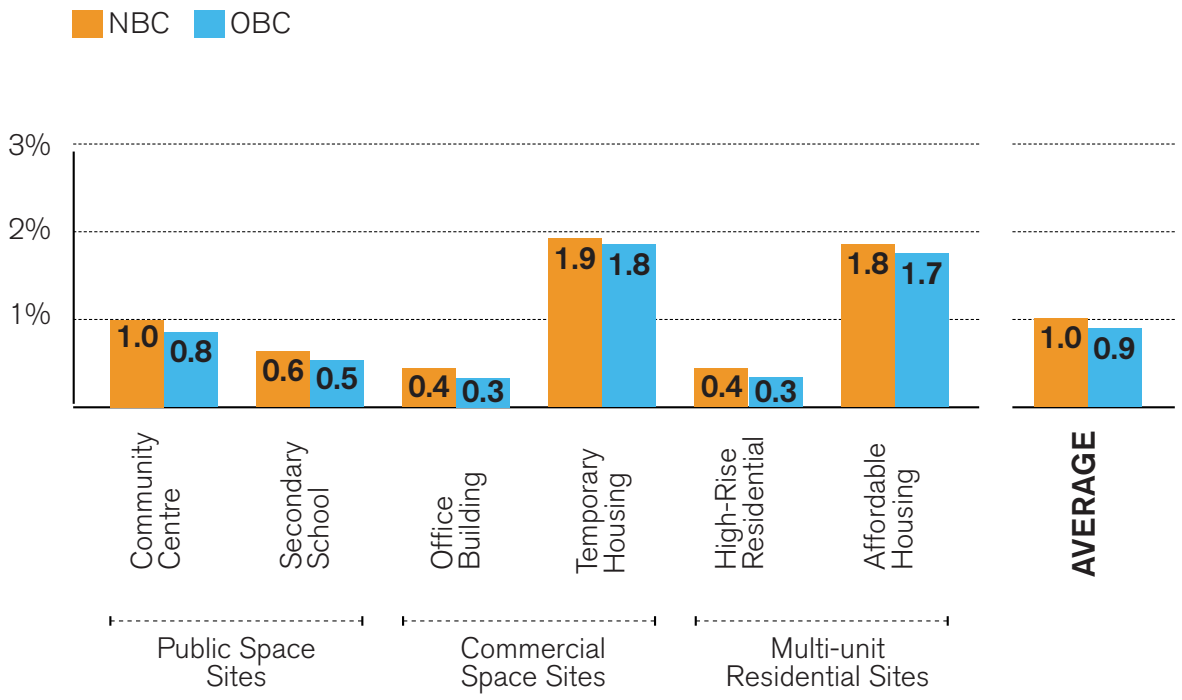
The graphs on pages 23 and 24 show the estimated percentage cost increase to build each building type to RHFAC Accessibility Certified Gold—both to the minimum required score of 80% as well as to the maximum score of 100%.

The average cost increase to achieve RHF Accessibility Certified Gold is estimated to be 1% for NBC and OBC. Office buildings incur the smallest cost increase at approximately 0.4%, and temporary housing incurs the largest cost increase at approximately 1.9%.

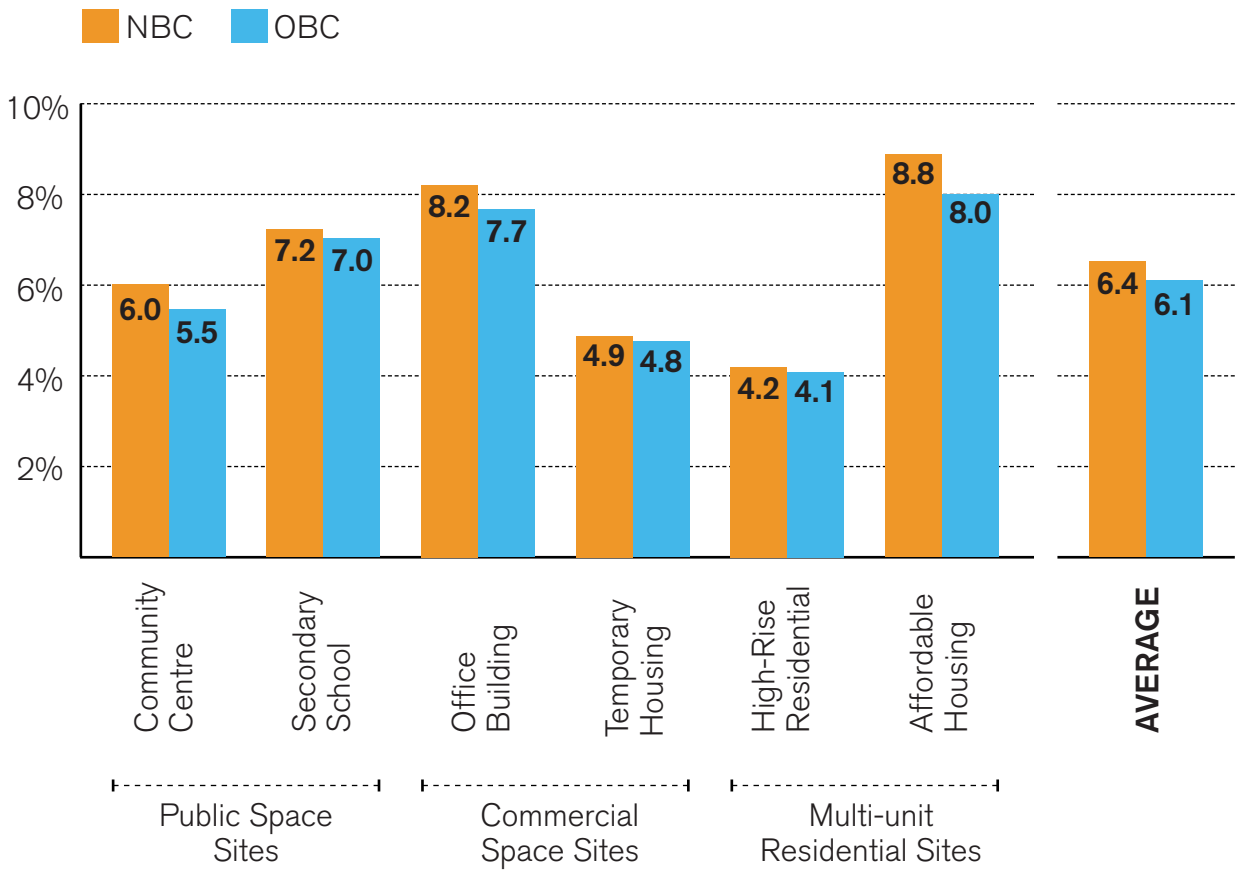
The average cost increase to achieve a maximum RHF Accessibility Certified Gold score of 100% is estimated to be 6.4% for NBC and 6.1% for OBC.

The range in values across the building types is a result of a number of factors. The most significant reason for the variation across different types has to do with the variability of overall construction cost and the corresponding ratio of the cost of individual features. Projects with larger budgets (and often floor areas) will not cost as much relatively to implement accessibility features. For example, the cost of incorporating audio and accessible controls into an information kiosk (Feature 6.3.5) was estimated as ~$5,000 across all projects. For the affordable housing project this would add 0.07% to the overall project cost, whereas the high-rise project would only be increased by 0.003%.

Estimated cost increase across the three building-related RHFAC site types to achieve a minimum RHFAC Accessibility Certified Gold score of 80%:



Estimated cost increase across the three building-related RHFAC site types to achieve a maximum RHFAC Accessibility Certified Gold score of 100%:



3.4 Significant Cost Features

The costing of all case study features incurring additional cost revealed the following features as having the most significant estimated impact on construction cost.

General features:

Vehicular Access - 1.1.1 – Number of Designated Spaces
Cost increase depends on area of parking that needs to be added.

Vehicular Access - 1.1.7 – Clearly Marked Pedestrian Route and Crossings (if in path of traffic)
Add additional alerts to crosswalks, including flashing lights, audible signal, or embedded LED lighting. Cost increase depends on number of crosswalks within the project scope.

Vehicular Access - 1.1.8 – Height Clearance (if sheltered or parkade)
Increasing height within parkade adds significant cost.

Vehicular Access - 1.1.9 – Well Illuminated (if site expected to be lit)
Exterior lighting calls for increased light levels AND low level fixtures.

Vehicular Access – 1.1.10 – Shelter for Designated Spaces
Adding shelter over all designated accessible parking spaces added significant cost across all project types with exterior parking.

Vehicular Access - 1.2.1 – Passenger Drop-Off
Depends on area that needs to be added to accommodate drop-off area.

Exterior Entrance - 2.4.3 – Power-operated door OR Open Entry
Depends on number of doors and entries. The school typology was the highest due to multiple entries.

Interior Circulation - 3.1.16 – Door security and entry system is easily identified and conveniently located
Depending on security and number of doors. The office typology was the highest due to anticipated interior entry doors.

Interior Circulation - 3.3.8 – Well Illuminated
Depends on size of project and amount of circulation space.

Elevators - 3.5.9 – Interior Dimensions
Max points requires flow-through design. Cost depends on scope of elevators and number of elevators and floors.

Interior Stairs - 3.6.12 – Well Illuminated
Significant cost for high-rise residential due to building height and number of stairwells.

Waiting Areas and Lobbies - 4.3.4 – Well Illuminated
Depends on size and layout of project. May overlap with the illumination requirements of interior circulation spaces (3.3.8) and other features (e.g. 4.6.2).

Acoustic Considerations - 4.5.1 – Sound Damping
Sound damping where spoken word is expected adds significant cost. Some sound attenuation can be achieved through thoughtful design, but actual damping materials will add material and labour cost.

Illumination - 4.6.2 – Levels are consistent throughout building/site
Lighting throughout building and site adds considerable cost, but overlap with other areas.

Illumination - 4.6.3 – Lighting individually controlled in task areas
Depends on amount of task lighting in office and work areas.

Sanitary Facilities - 5.1.1 – Power-operated door with sufficient opening time of screen wall entry
Depending on number of public washrooms, but cost through door hardware or space for screen entry.

Sanitary Facilities - 5.1.6 – Accessible Universal Washrooms
Increase for adult change table and area required for universal washrooms.

Sanitary Facilities - 5.1.19 – Emergency Call Button (WC Stall)
NBC doesn't mention button, so cost depends on number of public washrooms. OBC requires button, so no cost, but less stringent than RHFAC.

Sanitary Facilities - 5.2.2 – Emergency Call Button (Shower)
Cost depends on number of showers. The community centre typology had the highest cost impact.

Signage, Wayfinding and Communications - 6.4.2 – Assisted Listening Device/ System
Depends on number and size of public assembly spaces. Code only requires for assembly occupancy.

Emergency Systems - 7.1.1 – Refuge Area
Depends on floor area and number of floors. The high-rise residential typology had the highest cost impact.

Emergency Systems - 7.2.1 – Visual Fire Alarms
Depends on size of building and use. The office typology was the highest cost.

Workstations - 8.1.4 – Desk Height Adjustable
Depends on expected number of desks. The office building typology had the highest cost impact due to the expected number of adjustable desks.

Storage Facilities - 8.14.5 – Well Illuminated
Only applicable in high-rise residential as other typologies didn't have storage in this study, but could apply and cost was significant.

Residential-specific features:

Unit Entrance - 9.2.4 – Unit door is lightweight or power-operated
Based on number of units, cost for adding power operated doors.

Unit Entrance - 9.2.5 – Accessible Door Hardware
Additional cost for accessible door hardware including kickplates, based on number of units.

Unit Kitchen - 9.4.1 - Clear Space for Maneuvering
Could be accomplished through design by shifting counter and losing living space, but assumption for additional cost was based on adding floor area to accommodate clear space for maneuvering.

Unit Kitchen - 9.4.7 – Knee Clearance Under Cooktop
Depends on number of units. Assumed that electric cook top or induction stove would be needed to accommodate knee clearance, adding cost over conventional stove/oven.

Unit Kitchen - 9.4.11 - Electrical outlets in counter
Depends on number of units. Based on assumption that additional wiring and outlet required.

Unit Toilet - 9.8.6 – Clear Space to Maneuver and Transfer
Depends on number of units, but based on area needed in washroom to accommodate movement.

Unit Laundry - 9.10.3 – Clear Space for Approach
Requires additional area on either side of machines, meaning an area increase in each unit with in-suite laundry.

4.0 Case Study Projects

Seven completed HCMA projects were selected as case studies for costing comparison between building to RHFAC and building to NBC or OBC. They cover a wide range of project programs and budgets, and represent the three building-focused RHFAC site types. The case study projects were analyzed assuming they were new construction and not renovations. For the purposes of this study an assumption was made that each of the seven case study projects were built to meet minimum building code requirements.

The first case study goes into more detail to outline the various changes called for in each category as an example of the method used for comparison in this report. The subsequent six case studies offer a high level overview.

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Public Spaces

▲ School Central Atrium Space

4.1 Secondary School

Project Information

Site Type
Public Spaces

Location Prince George BC, Canada

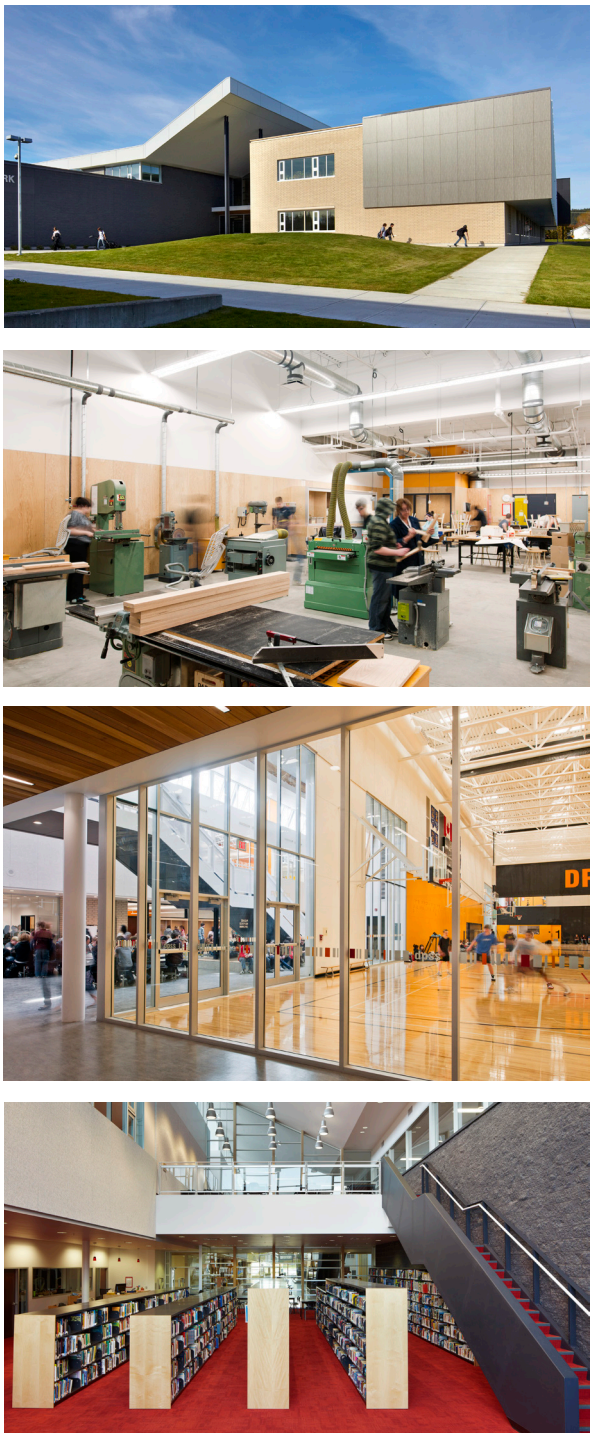
Completion 2010

Building Area 11,040 m^2

Original Project Cost
$36,500,000

Program Features
- Multi-Purpose Theatre
- Three Gymnasiums
- Advanced Workshops

Project Description
The Secondary School is a state-of-the-art building designed expressly for its northern climate. The school sustains a diverse educational community of nearly 1000 individuals. The general environment of the School is that of a modern collegiate campus. Daylight, adaptability and openness of views and spaces provide for a collective learning environment that connects to its users as well as the community.



▲ T to B: Exterior, Shop, Gym, Library

Secondary School

NBC and OBC Comparison

Summary

The first case study dives into a more detailed comparison of the various features that added cost to the project and the changes that are called for by the RHFAC program. For each category, all features that added cost and area to this case study are listed with a corresponding cost range for this project specifically, as follows:

$ = $0-5000
$$ = $5,000-$15,000
$$$ = $15,000-$100,000
$$$$ = $100,000 or more

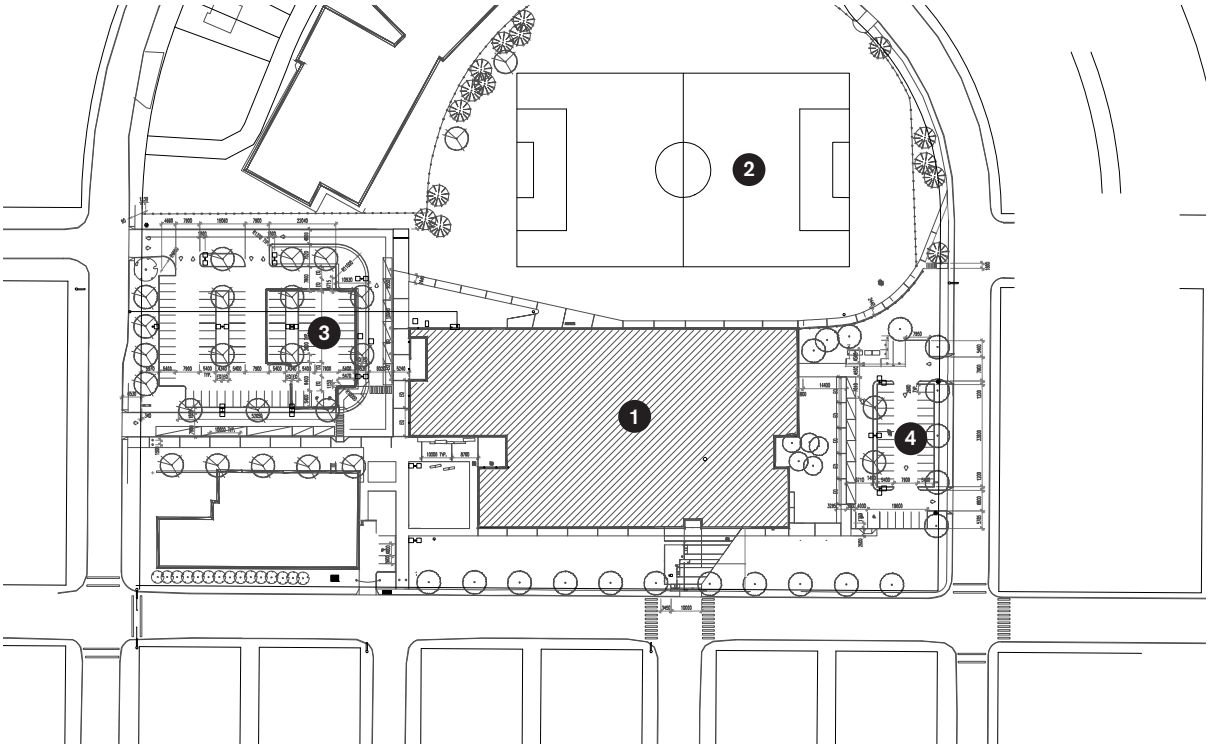
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~ 0.6% cost increase	~ 0.5% cost increase
~ Cost increase to 100% RHFAC features	~ 7.2% cost increase	~ 7.0% cost increase~
~ Impact on exterior area	~ 170m^2 exterior area increase	~ 60m^2 exterior area increase
~ Impact on building area	~ 0.3% increase in building area ~ 30m^2 building area increase	~ 0.3% increase in building area ~ 30m^2 building increase

Notes

- Accessible fitness equipment and a raised stretching mat was added to the fitness area.
- Due to the number of washrooms emergency call buttons added significant cost.
- Due to the long hallways typically found in school typologies the cost to add handrails along long hallways had the biggest impact on this case study.
- Audio assistive technology where information is exchanged added considerable expense in the school typology.
- For the purposes of the study the cost to provide shelter at the entry was included, but is best practice per the typology and would typically be provided.

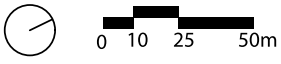
Secondary School

Project Site Plan



Site Plan

1. **School Building**
2. **Sports Field**
3. **West Parking Lot**
4. **East Parking Lot**

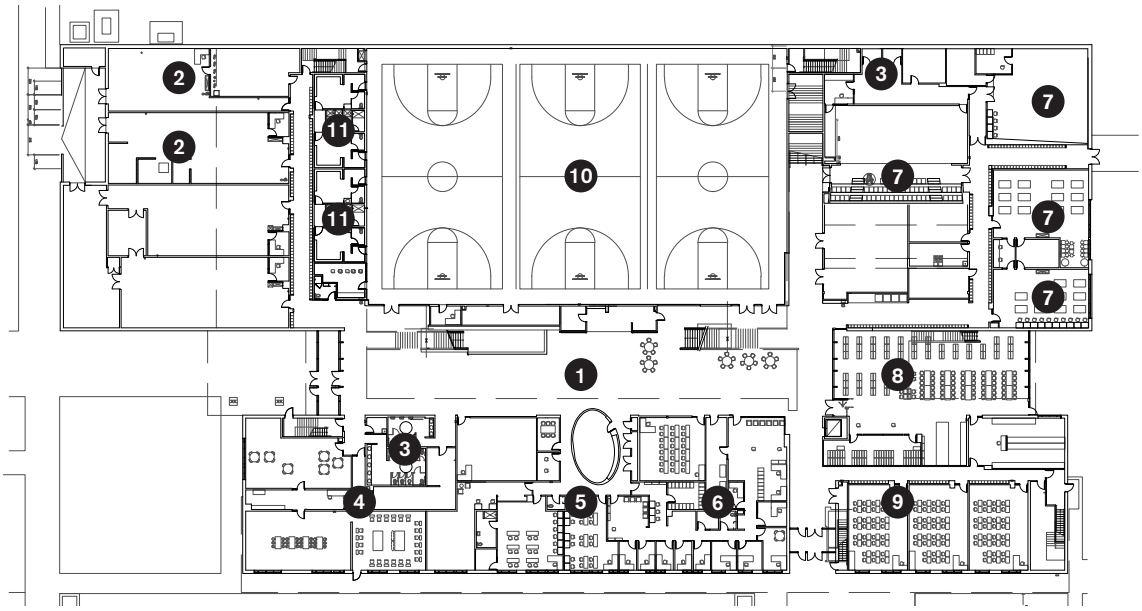


Main Floor + Second Floor Plans

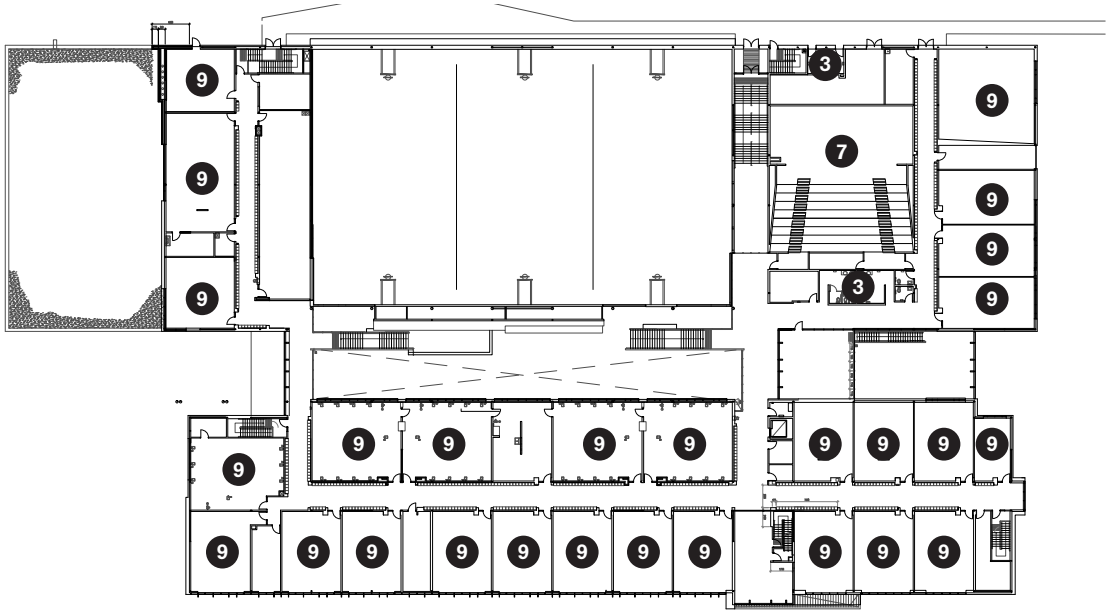
1. **Main Atrium**
2. **Work Shop**
3. **WC**
4. **Home Economics Classrooms**
5. **Special Education Classrooms**
6. **Administration and Staff Space**
7. **Arts Classrooms**
8. **Library**
9. **General Classroom**
10. **Gymnasium**
11. **Change Rooms**

Secondary School

Project Building Plans



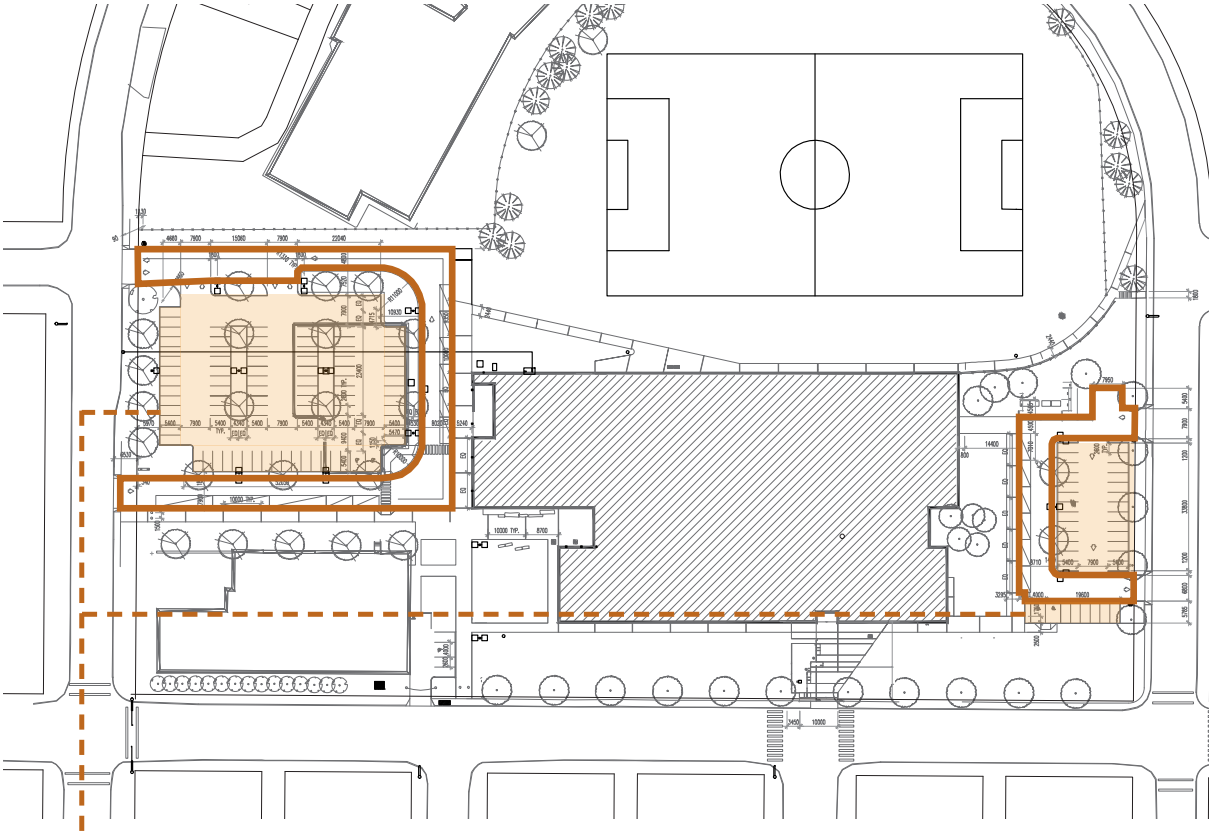
Main Floor Plan



Second Floor Plan

Secondary School

NBC and OBC vs. RHFAC Category Comparison



1.1 Parking Areas

1.1.1 - Number of designated spaces

1.1.2 - Dimensions of designated spaces

1.1.7 - Marked pedestrian crossings

1.1.9 - Well Illuminated

1.1.10 - Shelter for designated spaces

1.2 Vehicle Access

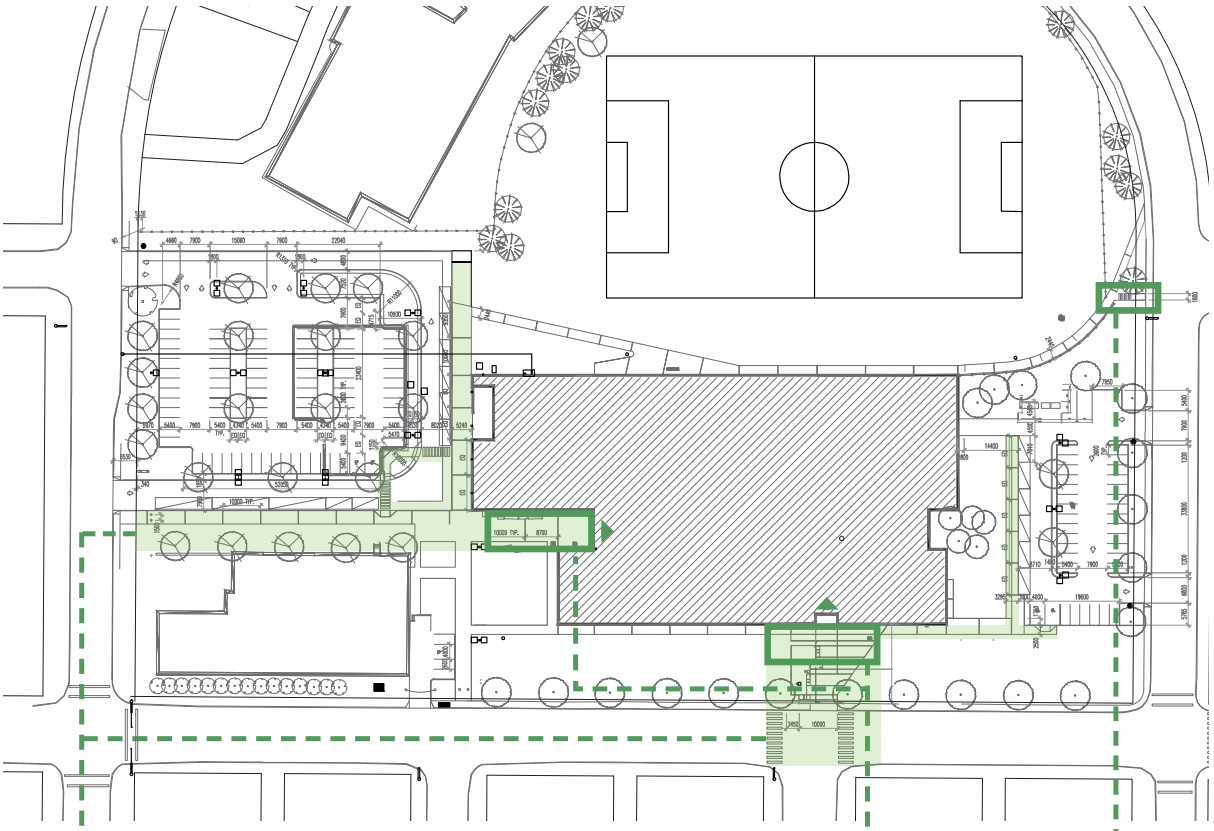
1.2.1 Passenger Drop-off

Site Plan

0 10 25 50m

1.0 Vehicular Access

	NBC Comparison	OBC Comparison
1.1 Parking Areas		
1.1.1 Number of Designated Accessible Spaces ($$)	Increase parking area and number of designated spaces required by local parking bylaws to number indicated in CSA range	Increase number of designated spaces by approximately 4% with equal numbers of (Type A) van accessible spaces and (Type B) standard accessible spaces to number indicated in CSA range
1.1.2 Dimensions of Designated Spaces ($)	Increase parking area and designated space dimension from 2400mm wide + 1500mm access aisle to 2600mm wide + 2000mm access aisle Increase parking area to provide van accessible parking that is 3000mm wide + 2000mm access aisle	Increase designated space dimension from 2400mm wide + 1500mm access aisle to 2600mm wide + 2000mm access aisle Increase aisle width from 1500mm to 2000mm for van accessible spaces
1.1.7 Marked Pedestrian Crossings ($$$)	Provide additional varieties wayfinding alerts, signage, and cues in parking areas including logical routes, crosswalks, high-contrast markings, flashing lights, and audible signals	
1.1.9 Well illuminated ($$$$)	Provide additional lighting elements including photoluminescence treatment on fixtures, shielding, and additional low-level fixtures throughout entire parking area	
1.1.10 Shelter for Designated Spaces ($$$)	Add full weather coverage over accessible parking spaces.	
1.2 Vehicle Access		
1.2.1 Passenger Drop-off ($)	Add 1500mm access aisle running the length of the passenger drop-off Increase height clearance from 2750mm to 3000mm Provide seating, shelter, tactile walking surface indicators, and lighting	Provide seating, shelter, tactile walking surface indicators, and lighting



2.3 Exterior Stairs

2.3.4 - Handrails

2.1 Exterior Pathways to Facilities on Site

2.1.3 - Clear Signage

2.1.11 - Clearly marked pedestrian crossings

2.1.14 - Seating at elevation changes

2.4 Main Entrance and Accessible Entry

2.4.3 - Power-operated door entry

2.4.16 - Seating near entry

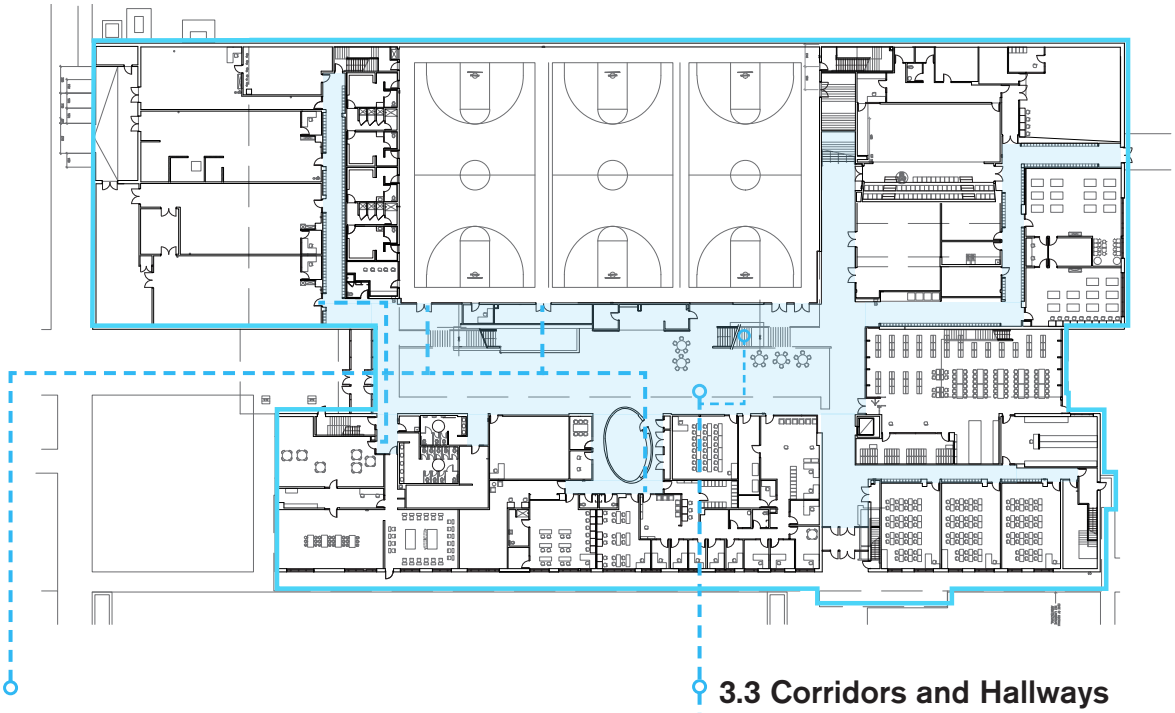
2.4.17 - Shelter

Site Plan

0 10 25 50m

2.0 Exterior Approach + Entry

	NBC Comparison	OBC Comparison
2.1 Exterior Pathways to Facilities on Site		
2.1.3 Clear Signage ($$)	Ensure signage provides directional wayfinding	RHFAC is equivalent to OBC
2.1.11 Clearly Marked Pedestrian Crossing ($$$)	At crosswalks provide additional alerts and cues, such as visual and audible ones, and raised crossing	
2.1.14 Seating at Elevation Changes and Decision Points ($$)	Provide seating at regular intervals along exterior pathways, increase pathway area to ensure seating does not obstruct circulation *Best practice would provide shelter at seating area	
2.3 Exterior Stairs		
2.3.4 Handrails ($)	Lower exterior stair handrail height from between 865-1070mm to between 860-920mm, always provide on both sides of stairs (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	
2.4 Main Entrance and Accessible Entry		
2.4.3 Power-operated Doors at Main Entrances ($$$)	Provide hands-free actuators for power-operated doors and 1350mm space between doors in series, and ensure high-contrast door edges	Provide hands-free actuators for power-operated doors and ensure high-contrast door edges
2.4.16 Seating Near Entrances ($)	Provide seating at or near entrance	
2.4.17 Shelter ($)	Provide shelter or weather protection at entrance	



3.1 Interior Doors and Doorways

3.1.1 - Power-operated Doors

3.1.13 - Kick plates on doors

3.1.15 - Door security and entry system

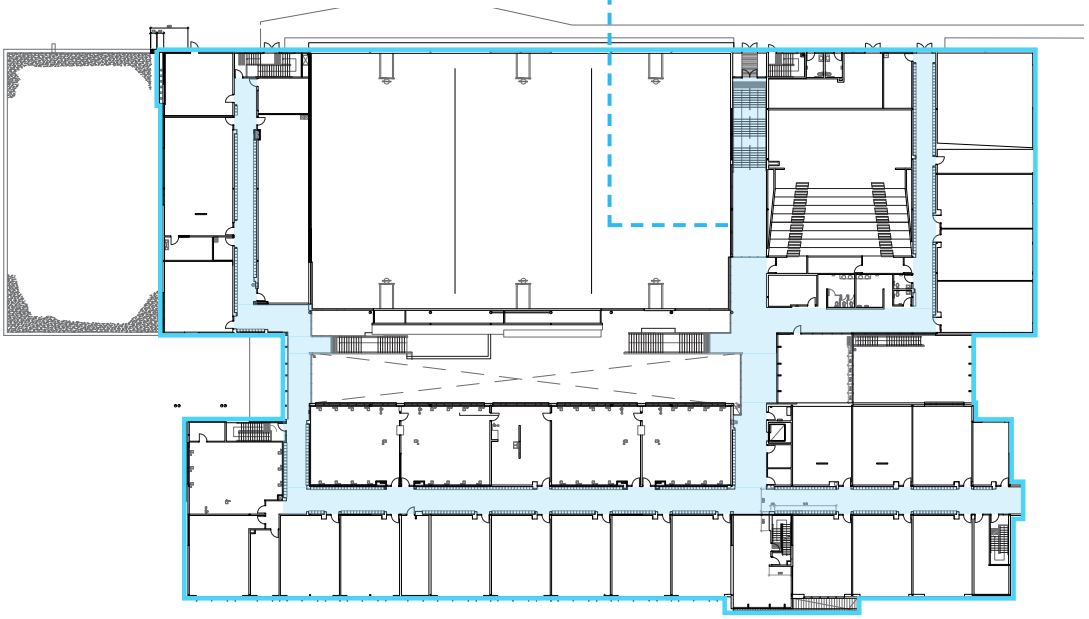
3.1.16 - Door security and entry accessibility

3.3 Corridors and Hallways

3.3.3 - Handrails for long corridors

3.3.7 - Glazed walls coloured strip

3.3.9 - Seating provided at regular intervals

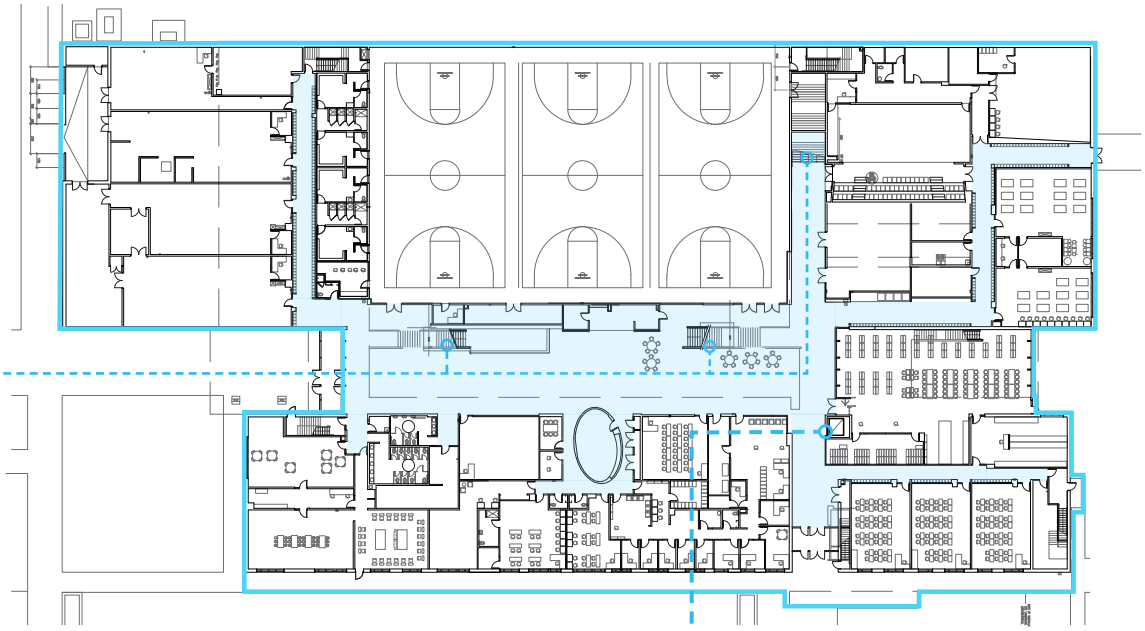


First and Second Level Plans

0 3. 8 16m

3.0 Interior Circulation

	NBC Comparison	OBC Comparison
3.1 Interior Doors and Doorways		
3.1.1 Power Operated Doors w. sufficient opening time ($$$)	Provide power-operated door with high contrast door edges, hands-free actuators, and audible and visual warnings	
3.1.13 Kick Plates on Doors ($$$)	Install kick plates on lower part of push side of manual doors	
3.1.15 Door Security and Entry System ($)	Provide a proximity reader for door security or entry system	
3.1.16 Security and Entry Accessibility ($$$$)	Ensure door security or entry system visually contrasts with adjacent surfaces, has raised buttons with visual contrast and raised symbols/ number/letters, has visual and audible indication of operation, displays the International Symbol of Access, and has a text display (for intercom systems)	
3.3 Corridors and Hallways		
3.3.3 Handrails Incorporated Where Long Corridors ($$$)	Provide handrails on both sides of long hallways	
3.3.7 Glazed Walls have Colour Contrasted-Strip ($)	Provide visually contrasting markings along hallway wall surface, preferably at standard eye level	
3.3.9 Seating is Provided at Regular Intervals ($$)	Provide seating at regular intervals in long hallways	



3.6 Interior Stairs

3.6.4 - Handrails

3.6.5 - Tactile Attention Indicators

3.5 Elevators

3.5.1 - Easy to Find

3.5.6 - Handrails

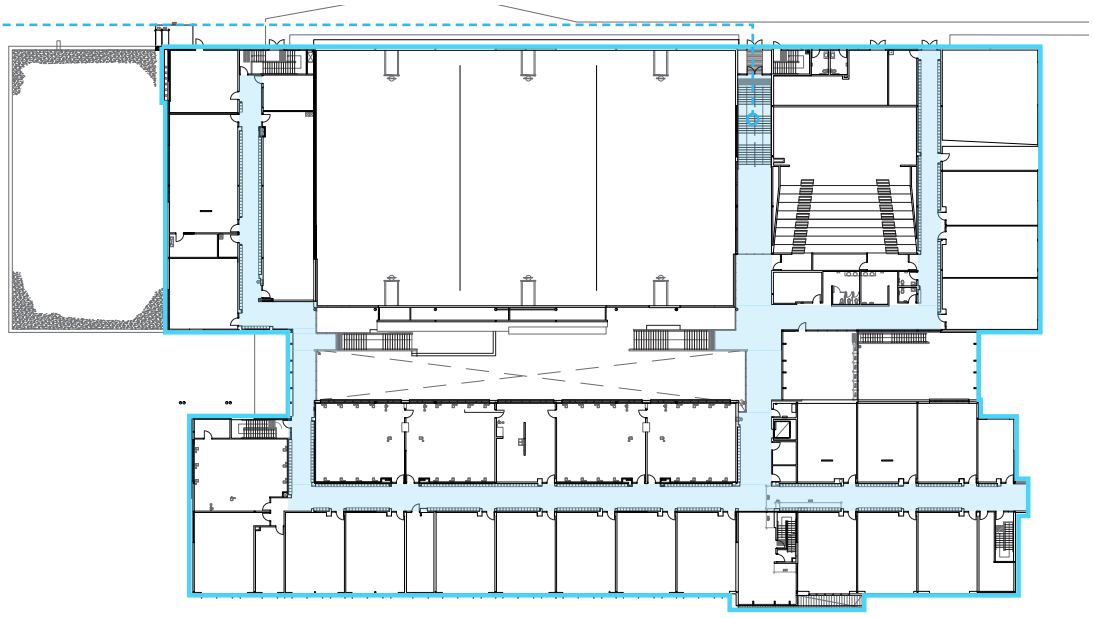
3.5.7 - Controls Inside Elevator Cab

3.5.8 - Cab controls include Braille and tactile

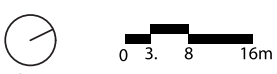
3.5.9 - Interior Dimensions

3.5.15 - Well-illuminated

3.5.16 - Mirror

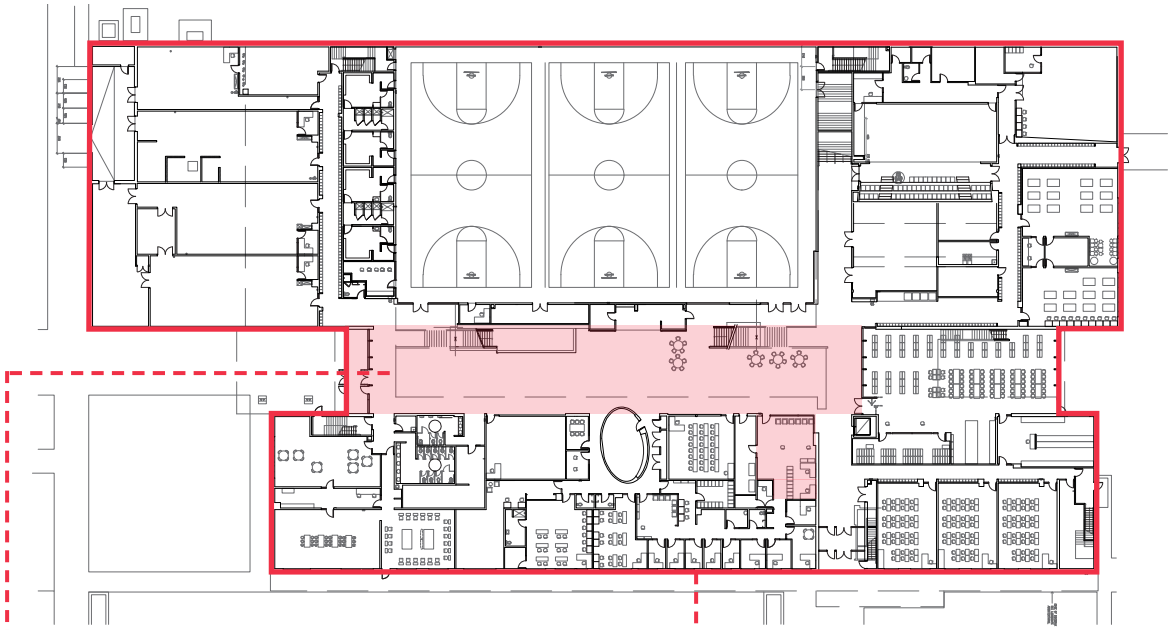


First and Second Level Plans



3.0 Interior Circulation (cont'd)

	NBC Comparison	OBC Comparison
3.5 Elevators		
3.5.1 Easy to find ($)	Identify with international symbol in pictograph and tactile form, blade-type signage, and audible location indicator	
3.5.6 Handrails ($)	Provide a flip-up seat	
3.5.7 Controls inside elevator cab ($)	Decrease height of controls from 1200mm to 1100mm, provide side wall control panel with vertical button arrangement	
3.5.8 Cab controls include Braille and tactile ($)	Provide features related to vision loss	
3.5.9 Interior Dimensions ($$)	Provide custom flow-through elevator car, area implications for flow-through design will vary	
3.5.15 Well-illuminated ($)	Increase light levels by 25%	
3.5.16 Mirror ($)	Provide mirror that extends from 900mm above floor to ceiling	
3.6 Interior Stairs		
3.6.4 Handrails ($$)	Provide lower parallel rail, sufficient extensions, handrails on both sides, continuous railings, visibility through railings, and visual contrast	
3.6.5 Tactile Attention Indicators ($)	Provide at top, ensure they contrast visually and audibly	RHFAC is equivalent to OBC



4.1 + 4.2 Lobby and Reception Area

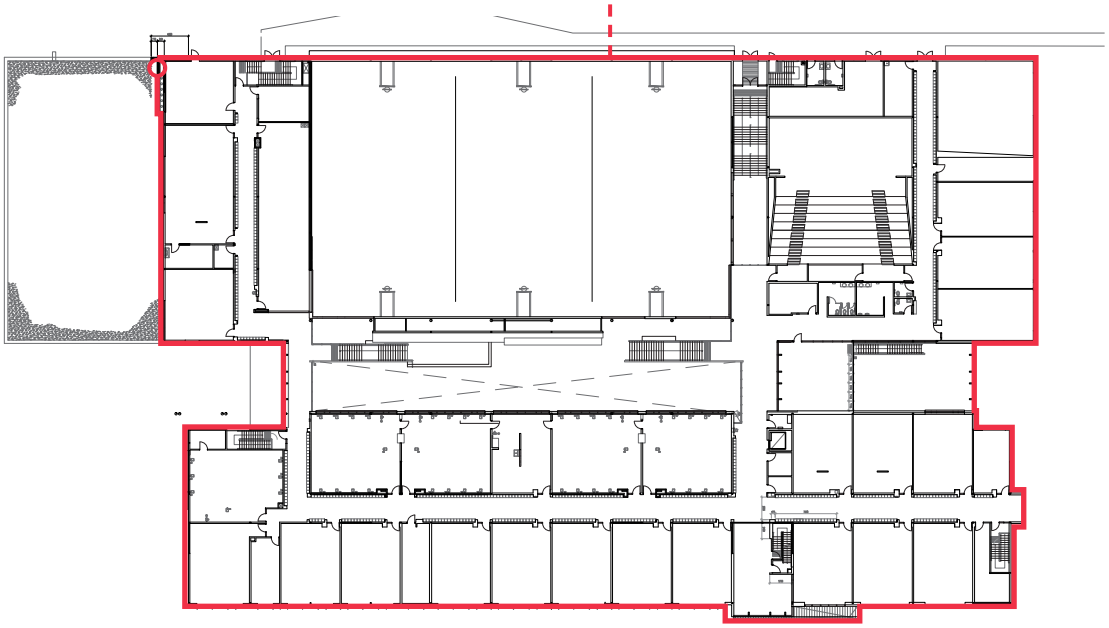
4.1.3 - Location of key facilities identified

4.2.5 - Clear signage

4.5 + 4.6 Acoustic Considerations and Illumination

4.5.1 - Sound Damping where spoken word expected

4.6.2 - Levels are consistent throughout building/site

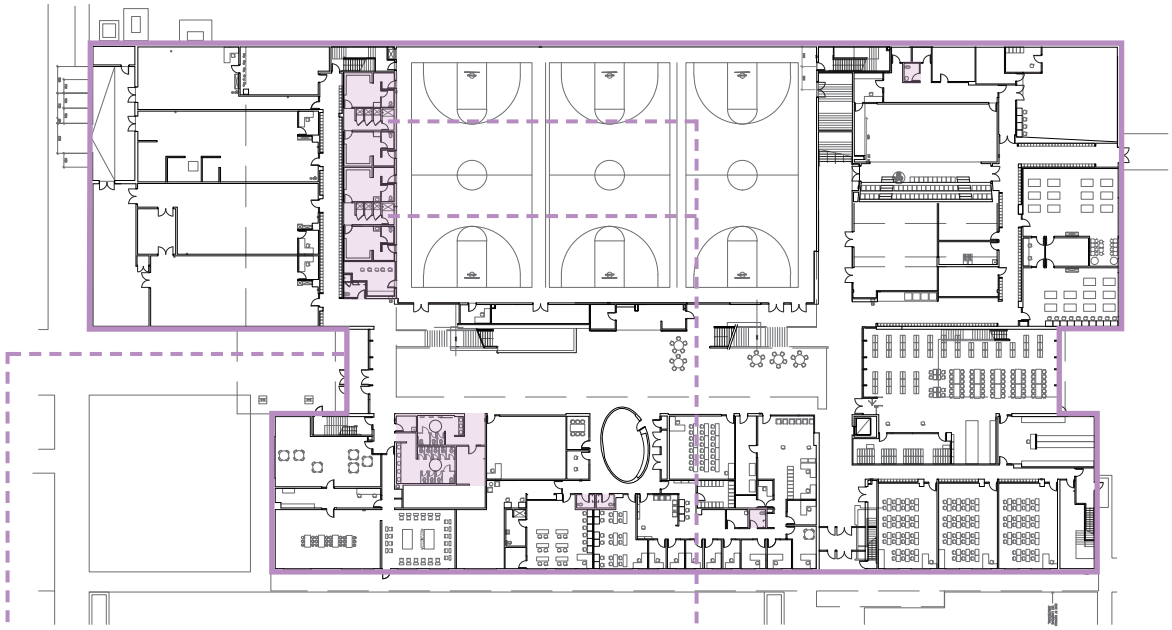


First and Second Level Plans

0 3. 8 16m

4.0 Interior Services

	NBC Comparison	OBC Comparison
4.1 Lobby and Reception Area 4.2 Reception Desks and Service Counters		
4.1.3 Location of Key Facilities Identified ($)	Provide signage for stairs, main building services, social/fitness rooms in addition to other signs	
4.2.5 Clear Signage ($)	Provide signage for reception/counters	
4.1.2/4.2.7 Well Illuminated ($)	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	
4.5 Acoustic Considerations		
4.5.1 Sound Damping where spoken word expected ($$$$)	Increase acoustic material to ensure all users are able to hear clearly.	
4.6 Illumination		
4.6.2 Levels are consistent throughout building/ site ($$$$)	Ensure light levels in hallways are similar to feature areas and rooms, increase light levels by 25% in general and provide features related to vision loss Note: This assumes to capture costs for illumination in other features (i.e. hallways, classrooms) that aren't specific applications (i.e. elevators, reception desk, task lighting, etc.)	



5.1 Washrooms

5.1.1 - Power-operated doors for accessible washrooms

5.1.2 - Power outlet near toilet

5.1.6 - Universally Accessible Washrooms

5.1.19 - Emergency call button

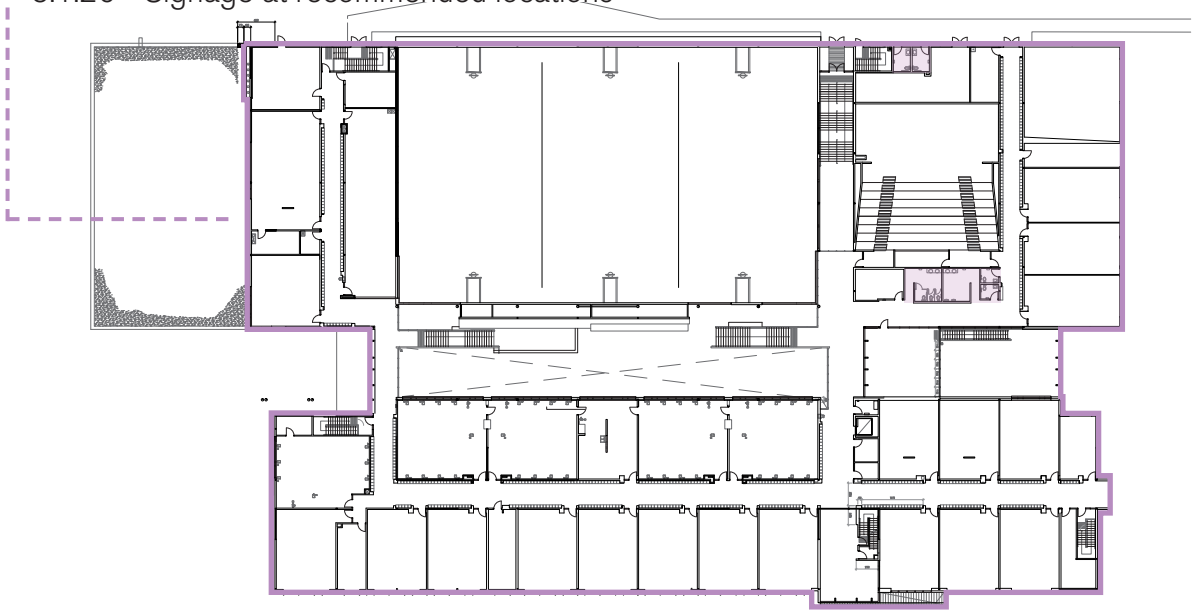
5.1.20 - Signage at recommended locations

5.2 Showers

5.2.2 - Roll-in shower

5.2.7 - Recessed soap holders

5.2.8 - Wall-mounted non-slip fold down seating

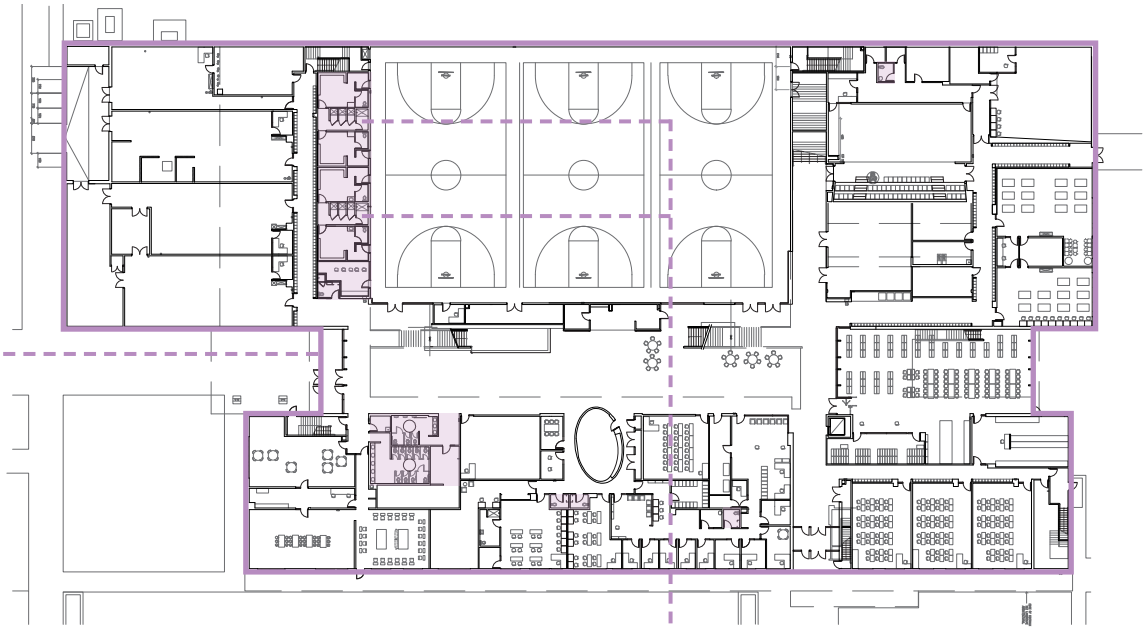


First and Second Level Plans

0 3. 8 16m

5.0 Sanitary Facilities

	NBC Comparison	OBC Comparison
5.1 Washrooms		
5.1.1 Power Operated Doors w. sufficient opening time ($$$)	Provide power-operated door and ensure it remains fully open for at least 5 seconds in addition to having an opening time of at least 3 seconds	Ensure it has an opening time of at least 3 seconds and remains fully open for at least 5 seconds
5.1.6a Universally Accessible Washrooms ($)	- Increase clear space from 1500x1500mm for 1700x1700mm - Provide delayed action and low resistance door closers, sanitary disposal bin, baby change table, shelf for personal appliances, acoustic treatments, and increased light levels	- Areas are equivalent to OBC - Provide delayed action and low resistance door closers, sanitary disposal bin, baby change table, shelf for personal appliances, acoustic treatments, and increased light levels
5.1.6b Universally Accessible Washroom w Adult Change Table ($$)	Provide all requirements above, plus adjustable height adult change table and corresponding area	Provide all requirements above, plus adjustable height adult change table and corresponding area
5.1.7 Clear Space for Maneuvering and Transfer ($)	Increase clear space adjacent to toilet from 1500x1500mm to 1700x1700mm	RHFAC is equivalent to OBC
5.1.12 Power Outlet near Toilet ($)	Provide AC outlet adjacent to each accessible toilet	
5.1.13 Urinals ($)	Provide privacy screens and one urinal mounted at lower height	
5.1.17 Automated fixtures and plumbing ($$)	Provide lever-operated or hands-free paper towel dispensers and dryers, provide only automated fixtures to follow best practice	Provide only automated fixtures to follow best practice



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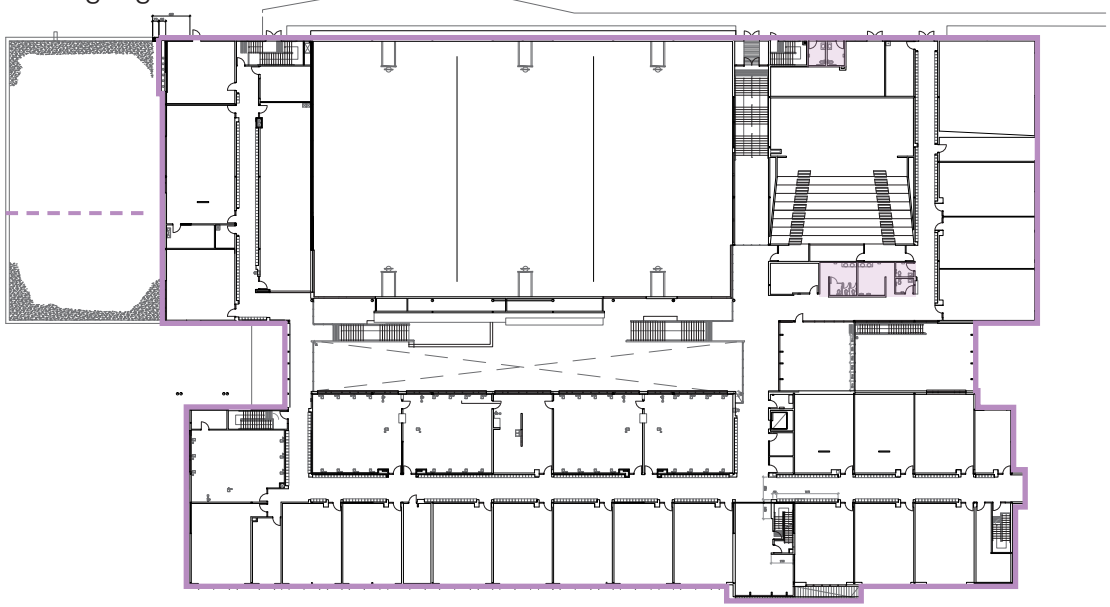
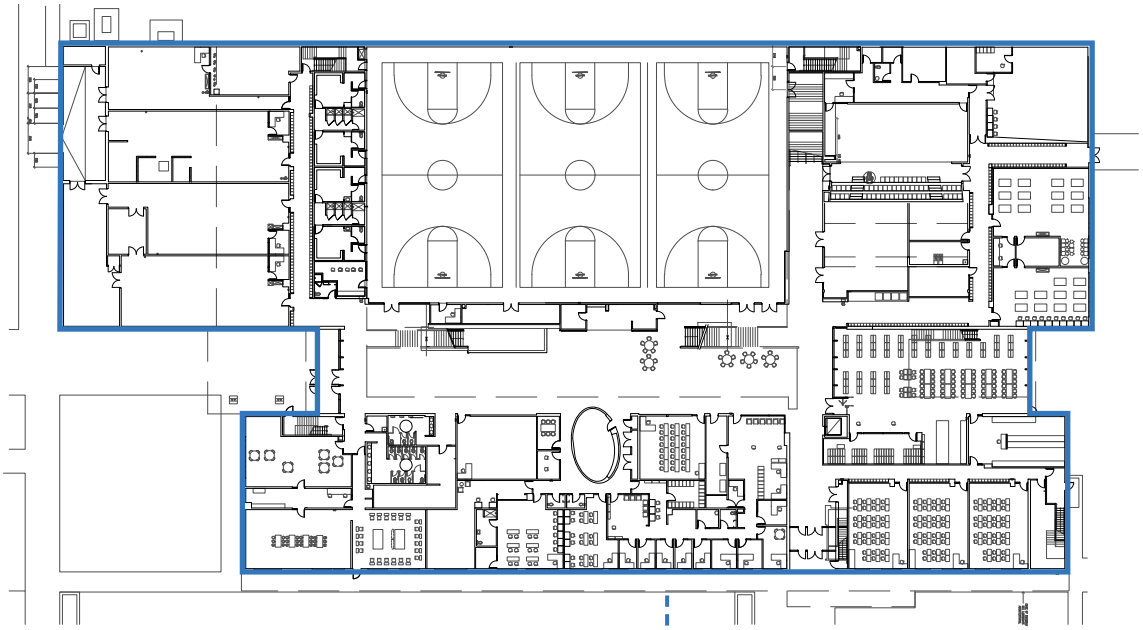


First and Second Level Plans

0 3. 8 16m

5.0 Sanitary Facilities (cont'd)

	NBC Comparison	OBC Comparison
5.1.19 Emergency Call Button ($$)	- Provide in all accessible washroom stalls and single-user washrooms - Ensure button operable is easily operable with one hand from supine position, mounted on a clear wall 480mm above floor and within 600mm of the toilet - Ensure alarm is part of a monitored intercom system or has both audible and visual signals located in adjacent hallway	
5.1.20 Signage at recommended locations ($)	Use raised lettering or Braille in addition to international symbols and shapes, and use standardized symbols consistently throughout facility	
5.2 Showers		
5.2.2 Roll-in Shower ($)	Decrease threshold height from maximum 13mm to as flush as possible and incorporating an integral floor drain, provide emergency call button	
5.2.3 Grab Bars ($)	- Provide one additional horizontal grab bar on a side wall - Provide fixed and drop-down vertical grab bars	- Provide one additional horizontal grab bar and on additional vertical grab bar on separate side walls - Provide fixed and drop-down vertical grab bars
5.2.7 Recessed Soap Holders ($)	Provide easy-to-reach towel bar and clothes hook, and accessible height mirror	
5.2.8 Wall-mounted Non-slip Fold Down Seating ($)	Provide additional fold-down seat for drying – grab bars may be required for transfer	



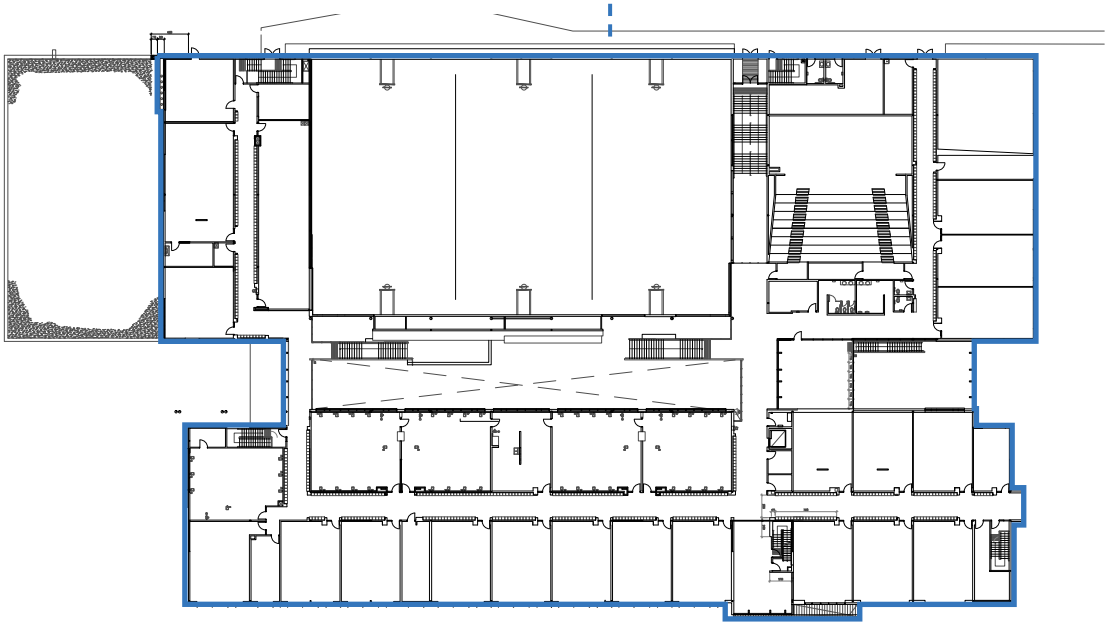
6.1 + 6.3 + 6.4 Signage and Communication

6.1.1 - Comprehensive directional signage

6.3.1 Comprehensive Relevant Information

6.3.5 - Audio with accessible controls

6.4.2 - Assisted listening device

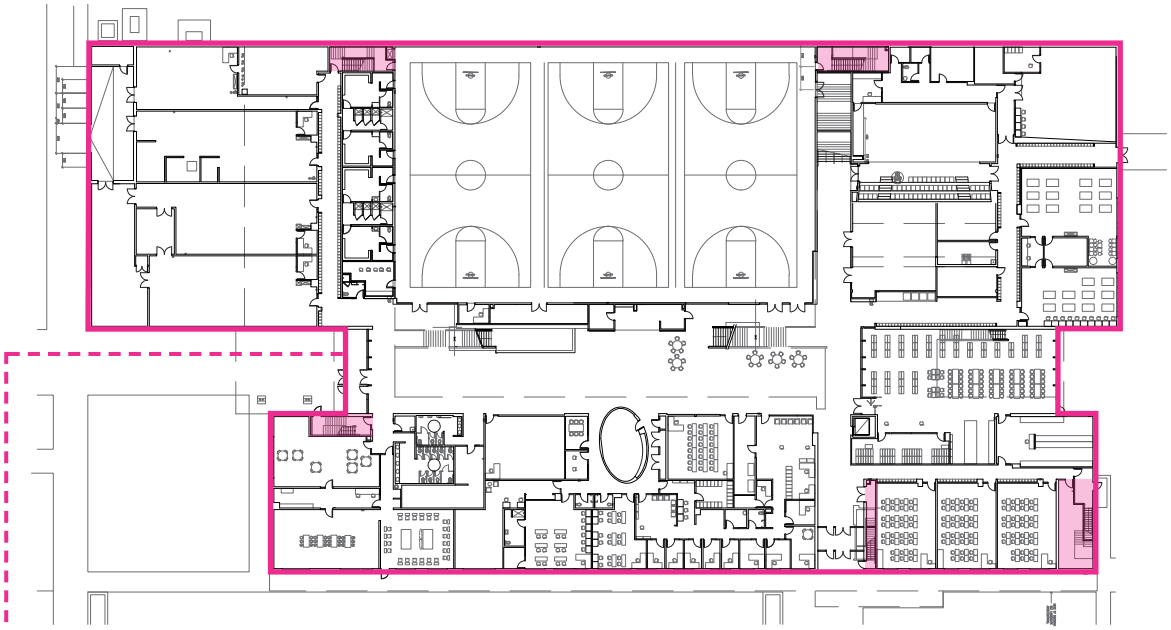


First and Second Level Plans

0 3. 8 16m

6.0 Signage and Wayfinding

	NBC Comparison	OBC Comparison
6.1 General Signage and Wayfinding		
6.1.1 Visible Comprehensive Directional Signage ($)	Locate signage where clearly visible (overhead and perpendicular to path of travel), ensure letters and symbols are large enough to be read from reasonable viewing distance and that signage is uncluttered, provide signs in visual, tactile, and audible formats	
6.3 Directory Board/Information Kiosk		
6.3.1 Comprehensive Relevant Information ($$)	Provide information enabling people to clearly understand and navigate layout and function of space/environment, in visual, tactile map, and audible formats	
6.3.5 Audio with Accessible Controls ($)	Provide audible information and a video using sign language to orient people to building's features	
6.4 Communications		
6.4.2 Assisted Listening Devices where Information is Exchanged ($$$$)	Provide assistive listening technology including FM, infrared, and induction loop systems in all locations where information is exchanged, not just classrooms, auditoria, meeting rooms, and theatres larger than 100m2	



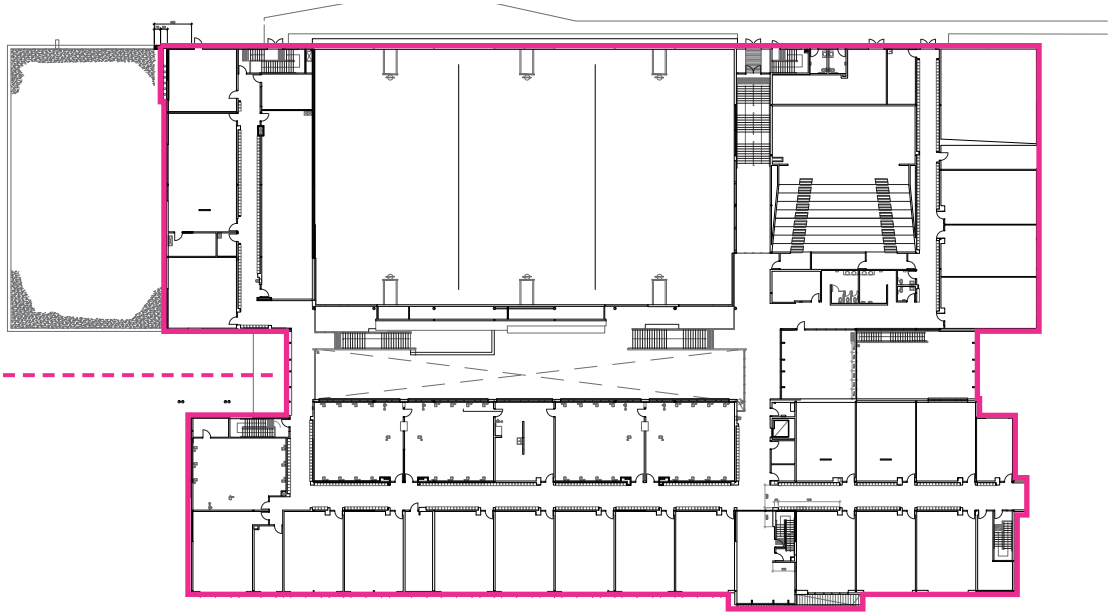
7.1 + 7.2 Emergency exits/refuge + Fire alarms

7.1.1 - Refuge area in egress fire-stairs

7.1.2 - Clear blade signage at emergency exits + refuge

7.1.5 - Evacuation chair provided in egress fire-stairs

7.2.1 - Visual fire alarms throughout facility

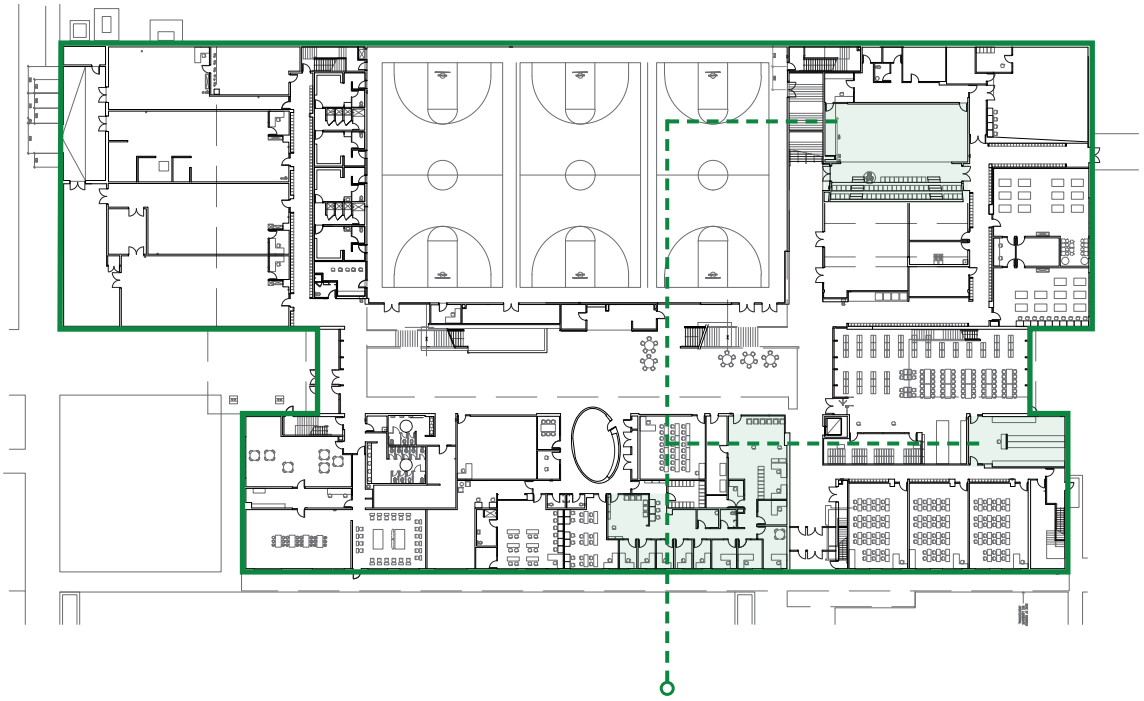


First and Second Level Plans

0 3. 8 16m

7.0 Emergency Systems

	NBC Comparison	OBC Comparison
7.1 Emergency Exits/Refuges		
7.1.1 Refuge Area in Each Egress Staircase ($$$$)	Provide at every escape-designated stairway and on every level, with hands-free communication system and power-operated door with emergency back-up	
7.1.2 Clear Blade Signage for Emergency Exit & Refuge ($)	Ensure visibility from all directions, indicate location of closest accessible emergency exit	
7.1.5 Evacuation Chair Provided in Egress Fire-Stairs ($$$)	Provide an evacuation chair on every other floor* *Note: RHF clarified that the number of required equipment pieces depends on occupancy and is case dependent, so our general assumption is to provide them on 50% of floors	
7.2 Fire Alarm Systems and Equipment		
7.2.1 Visual Fire Alarms ($$$)	Provide in all public gathering areas, washrooms, storage rooms, garages, and in front of all elevators, in addition to areas intended for use by people who are hearing impaired or where occupants are using ear protection, areas with sound insulation, or assembly occupancies with sound levels > 100dBA	Provide in all public gathering areas, washrooms, storage rooms, garages, and in front of all elevators, in addition to areas intended for use by people who are hearing impaired, public corridors serving Group A, B, C, D or E occupancies, or where the public may congregate in a Group A occupancy



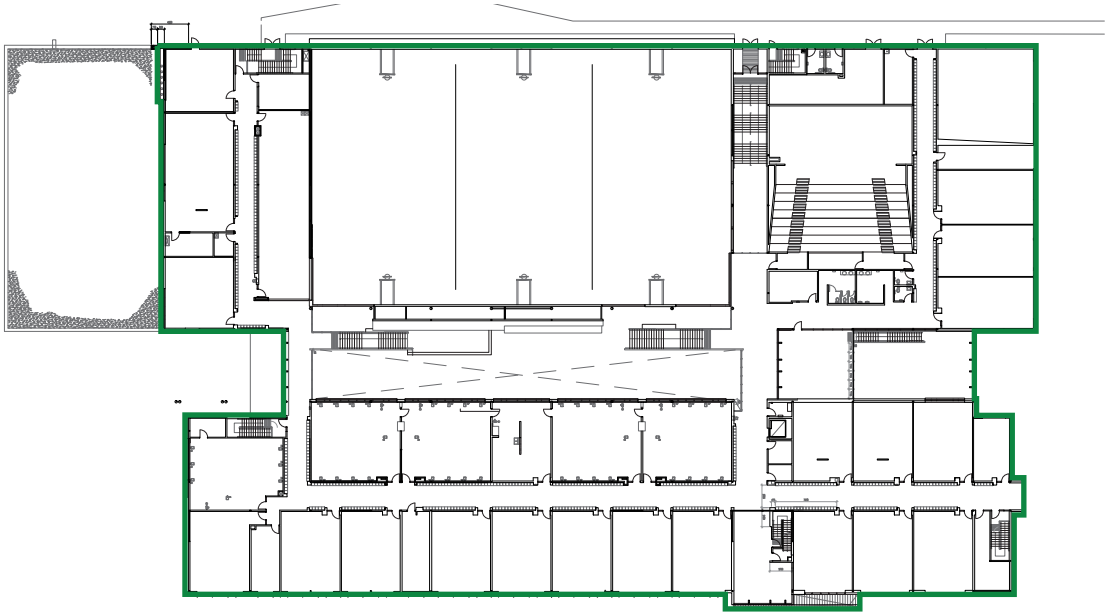
8.1 + 8.9 Workstations + Fitness

8.1.4 - Height-adjustable work surfaces

8.1.6 - Task lighting is available

8.9.1 - Variety of accessible fitness equipment

8.9.2 - Raised stretching mat



First and Second Level Plans

0 3. 8 16m

8.0 Additional use of Space

*The additional uses vary greatly across building type, and only two were identified in the secondary school, Workstations and Fitness Centre

	NBC Comparison	OBC Comparison
8.1 Workstations		
8.1.1 Circulation of all work areas ($$$$)	Increase clear width from 920mm to 1000mm	OBC requires 1100mm, which is greater than the 1000mm required in RHFAC.
8.1.4 Height-Adjustable Desks ($$)	Provide desks with adjustable operating range of 600-1200mm above floor	
8.1.6 Task Lighting Available ($$)	Provide desk lamps and individually-controlled lighting	
8.9 Fitness		
8.9.1 Variety of Accessible Fitness Equipment ($$$)	Provide accessible equipment that accommodates wheeled mobility devices and equipment expressly designed for people with disabilities	
8.9.2 Raised Stretching Mat ($$$)	Provide platform with padded surface between 450-600mm above floor, adjacent clear space transfer space of 1200x760mm, and grab bars on adjacent wall	

4.2 Community Centre (Aquatic, Arena, Library)

Project Information

Site Type
Public Space

Location Oshawa, ON, Canada

Completion 2006

Building Area 19,000 m^2

Original Project Cost
$34,000,000

Program Features
- 25m Pool
- Four Pad Ice Arena
- Leisure Pool
- Seniors Centre
- Fitness Facilities
- Elevated Running Track
- Library
- Public Art Program

Project Description
The community centre brought together ice skating rinks, an aquatic centre, fitness facilities, seniors centre, library branch, and multi-purpose spaces including a public art program. This design embraced all four sides of the building, providing multiple points entry and views to the nearby creek and surrounding landscape. On the interior, glazing allows a transparency for these conditions to percolate throughout the entirety of the complex.

▲ T to B: Lobby, Walking Track, Leisure Pool

Community Centre

NBC and OBC Comparison

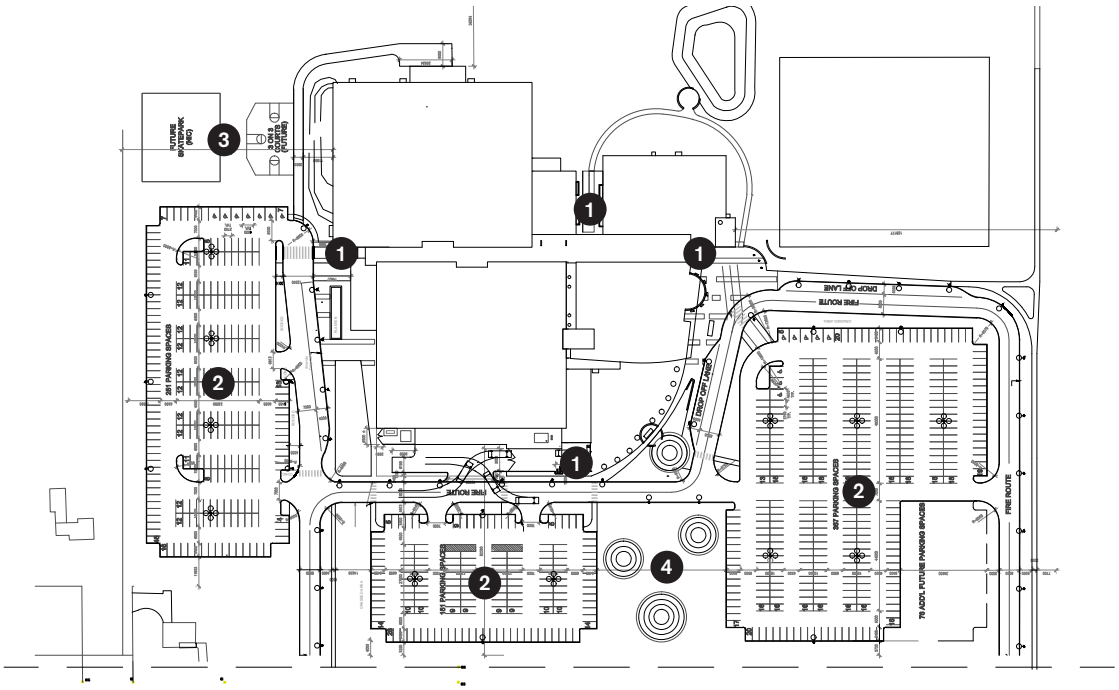
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~1.0% cost increase	~0.8% cost increase
~ Cost increase to 100% RHFAC features	~6.0% cost increase	~5.5% cost increase~
~ Impact on exterior area	~520m^2 exterior area increase	~80m^2 exterior area increase
~ Impact on building area	~0.5% increase in building area ~100m^2 building area increase	~0.4% increase in building area ~70m^2 building increase

Notes

- The community centre case studies saw the largest increase in exterior area due to the required parking areas.
- Providing shelter for such a large number of designated spaces added significant cost.
- Automated bathroom fixtures added more cost in comparison to the other case study projects due to the size and quantity of fixtures.
- Areas of refuge did not add a significant cost as the building is only a two story structure.
- For the purposes of the study the cost to provide the area required to introduce ramp entry into the pools was included as this requirement is over and above building code. However, typically this would be provide per the typology.

Community Centre

Site Plan

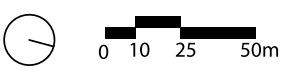


Site Plan

1. **Point of Entry**
2. **On-site Parking**
3. **Atrium**
4. **Outdoor Play Area**

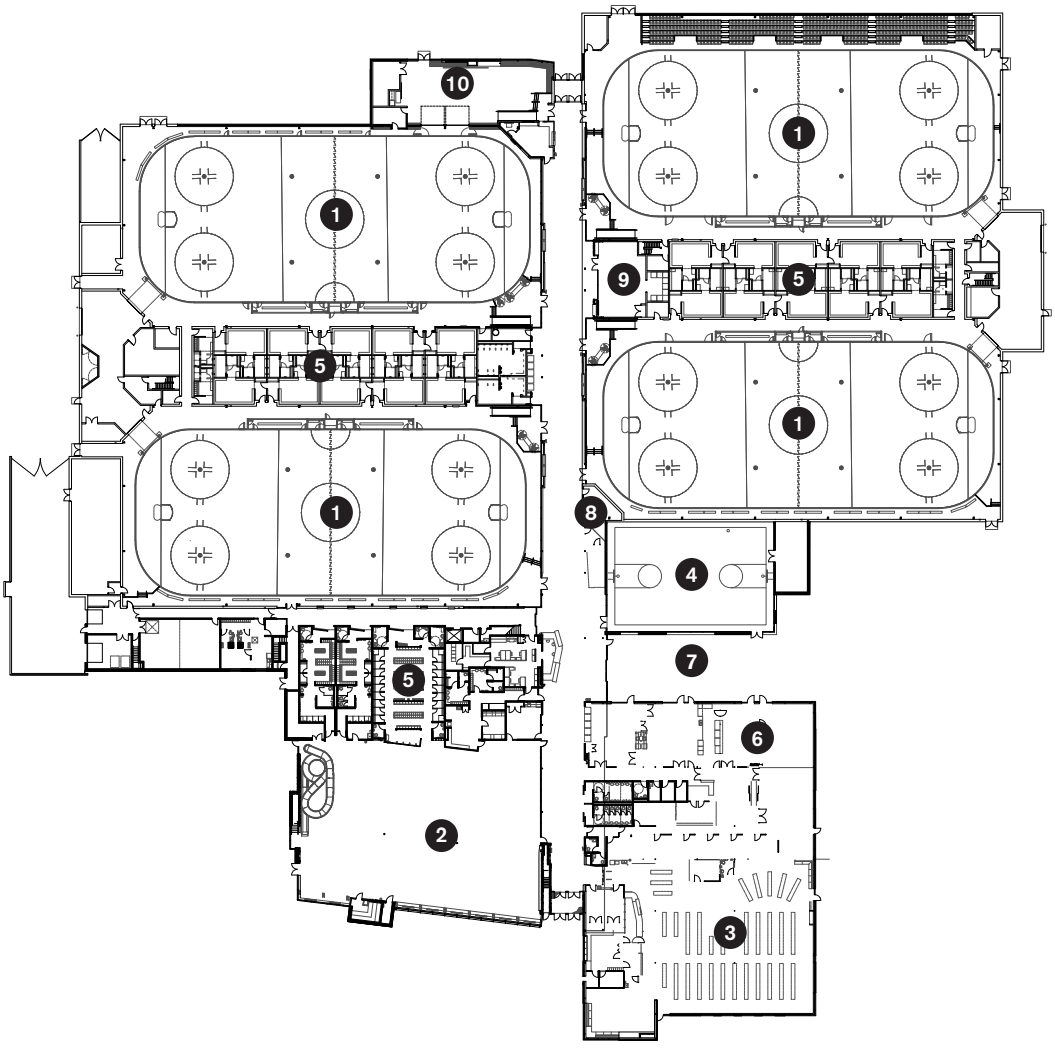
Main Floor Plan

1. **Ice Skating Rink**
2. **Leisure Pool**
3. **Library**
4. **Gymnasium**
5. **Changing Area**
6. **Seniors' Centre**
7. **Exterior Courtyard**
8. **Concession**
9. **Governor's Room**
10. **Leisure Room**



Community Centre

Project Building Plans



4.3 Community Centre (Aquatic, Field House)

Project Information

Site Type
Public Space

Location Montreal, QC, Canada

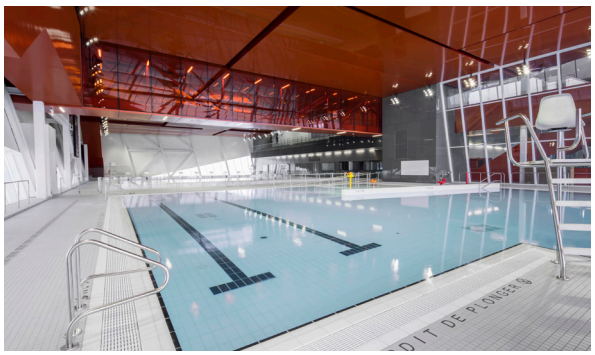
Completion 2017

Building Area 14,500 m^2 combined

Original Project Cost
$36,500,000

Program Features
- 25m Pool
- Leisure Pool
- Gymnasium
- Fitness Rooms
- Spectator Seating Areas

Project Description
The project was intended to develop a sports complex that provided visual and physical links that embedded itself within its surroundings. These links would chain the building to the Park to the northwest, the projected greenbelt along the southeast, the existing school to the southwest and ice skating rink to the northeast. The black and white volumes offer an indoor soccer field, 25m pool, fitness and multi-purpose spaces, as well a gymnasium, that were organized to create a sustainable design that aligns with Montreal's commitment to sustainable development for its municipal buildings.



▲ T to B: Exterior, Pool, Indoor Play Field

Community Centre

NBC and OBC Comparison

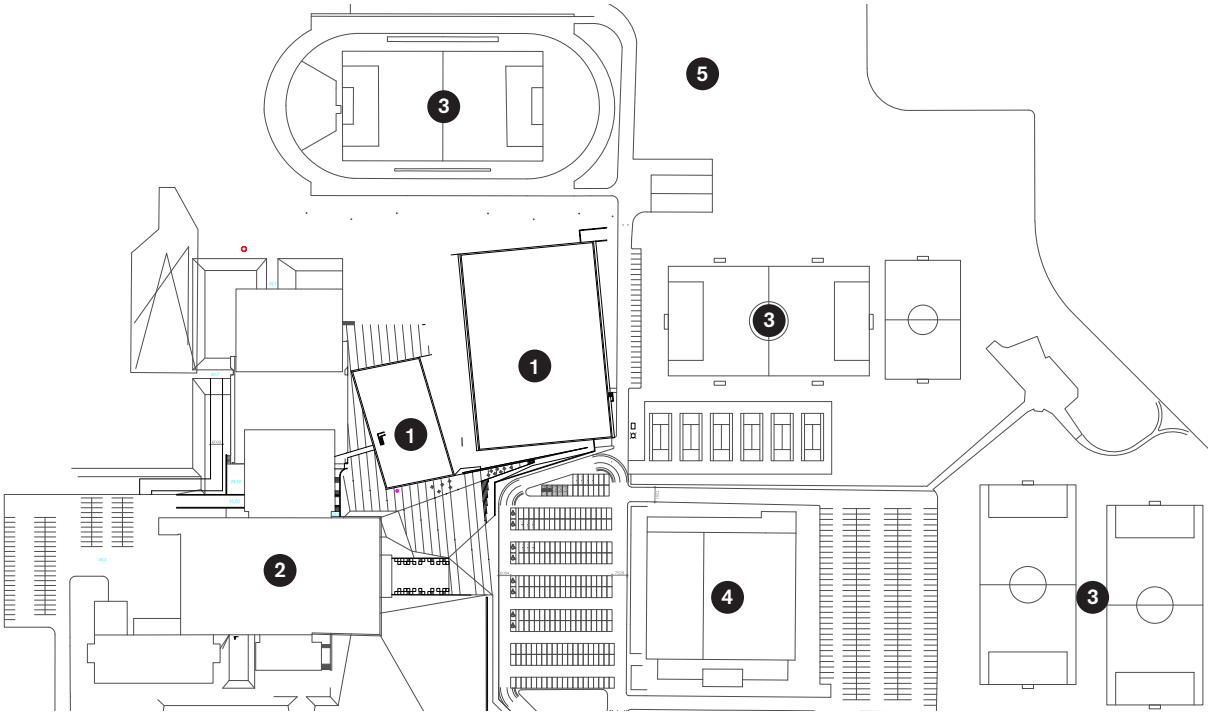
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~1.0% cost increase	~0.8% cost increase
~ Cost increase to 100% RHFAC features	~5.9% cost increase	~5.4% cost increase~
~ Impact on exterior area	~235m^2 exterior area increase	~70m^2 exterior area increase
~ Impact on building area	~0.6% increase in building area ~90m^2 building area increase	~0.5% increase in building area ~70m^2 building increase

Notes

- The community centre case studies saw the largest increase in exterior area due to the required parking areas.
- Providing shelter for such a large number of designated spaces added significant cost.
- Automated bathroom fixtures added more cost in comparison to the other case study projects due to the size and quantity of fixtures.
- Areas of refuge did not add a significant cost as the building is only a two story structure.
- For the purposes of the study the cost to provide the area required to introduce ramp entry into the pools was included as this requirement is over and above building code. However, typically this would be provide per the typology.

Community Centre

Site Plan

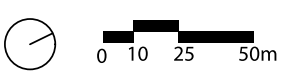


Site Plan

1. **Community Centre**
2. **Adjacent Facility**
3. **Soccer Field**
4. **Ice Arena**
5. **Public Park**

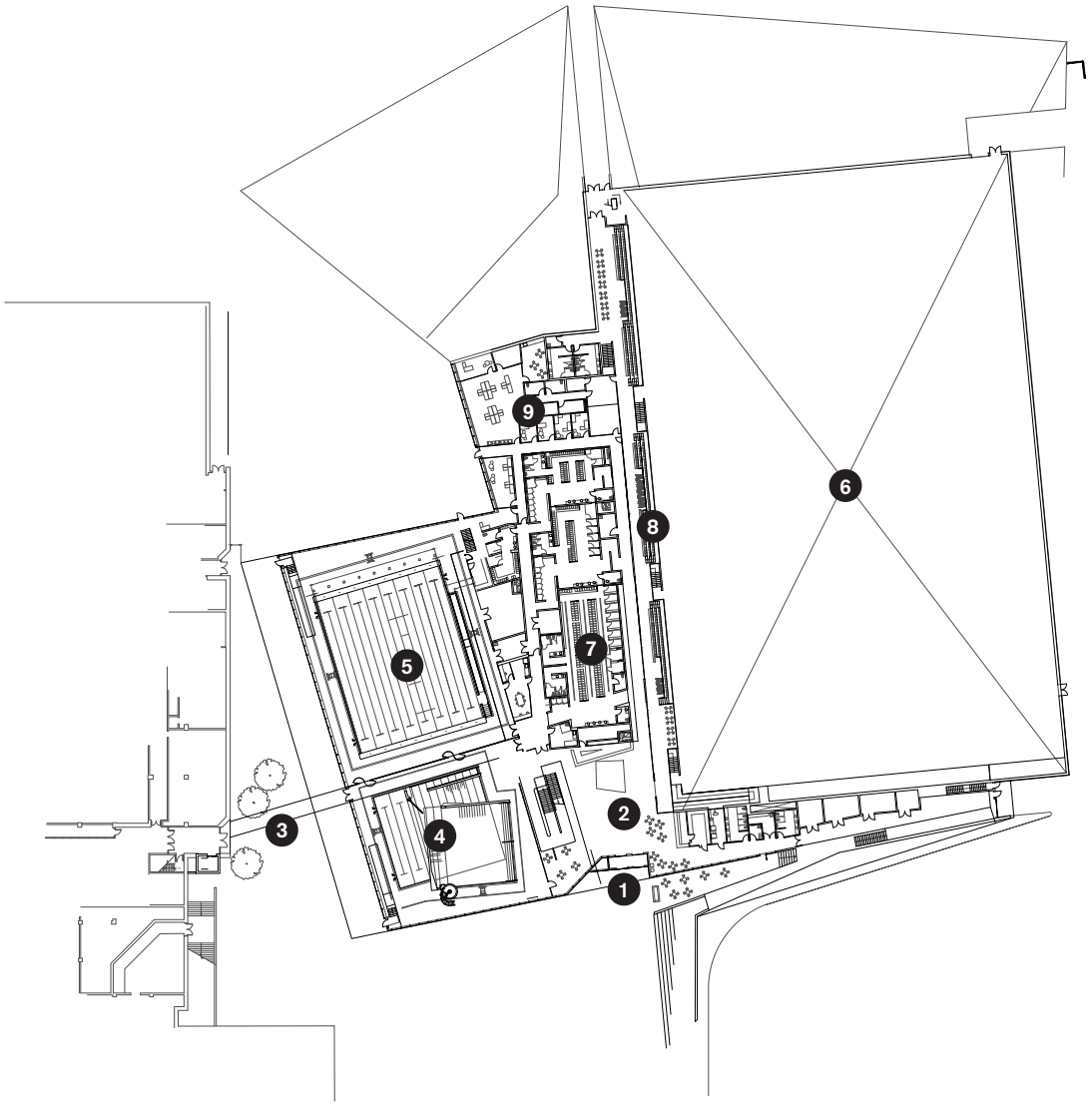
Main Floor Plan

1. **Main Entry**
2. **Main Atrium**
3. **Connecting Bridge to Adjacent Facility**
4. **Leisure Pool**
5. **25m Pool**
6. **Soccer Fields**
7. **Changing Areas**
8. **Soccer Spectating Area**
9. **Office/Admin Area**



Community Centre

Project Building Plans



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Commercial Spaces

▲ Office Building Exterior

4.4 Office Building

Project Information

Site Type
Commercial Space

Location New Westminster, BC, Canada

Completion 2014

Building Area 7,430 m^2 (office building)

Original Project Cost
$41,500,000

Program Features

- Leasable office space
- End of trip facilities
- Structured underground parkade

Project description
The mixed-use centre is part of New Westminster's ongoing efforts to revitalize its historic downtown core. For the purpose of the Rick Hansen Foundation Feasibility Study, focus was placed on the office building portion of the centre, which sits above a public podium. This projects combines essential communal gathering spaces with private sector office space to reaffirm the City's commitment to making the area a hub for both cultural and economic activity.

▲ T to B: Exterior, Elevator Lobby

Office Building

NBC and OBC Comparison

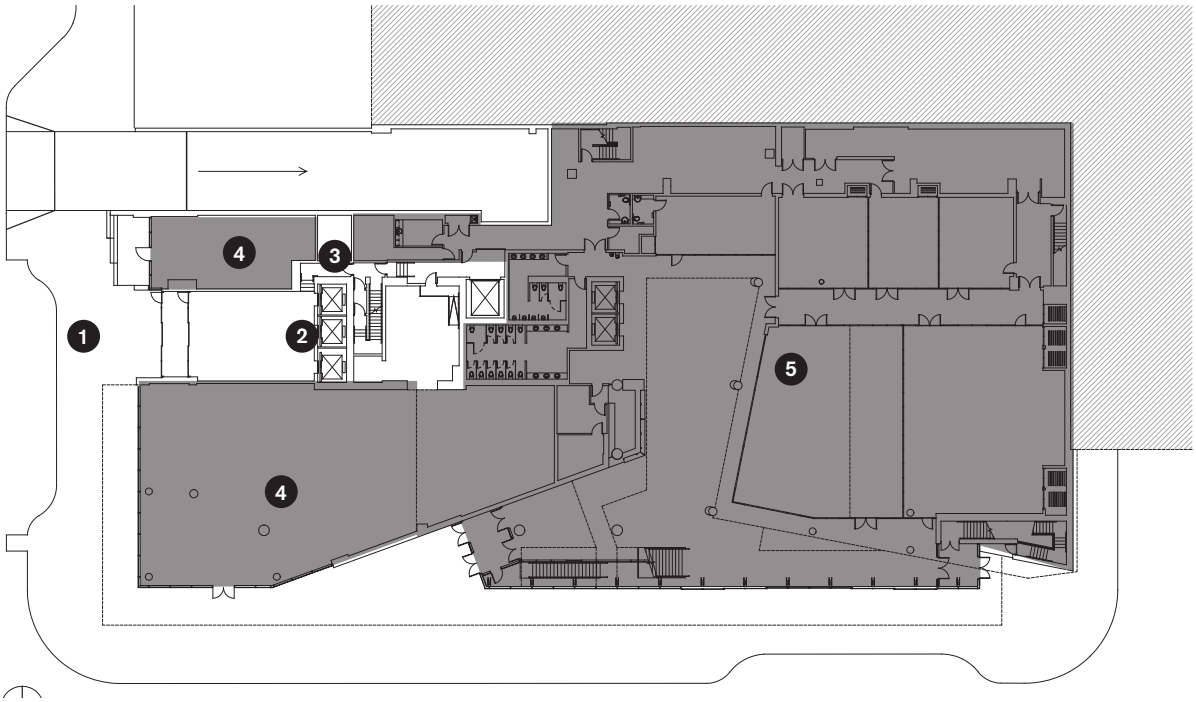
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~0.4% cost increase	~0.3% cost increase
~ Cost increase to 100% RHFAC features	~8.2% cost increase	~7.7% cost increase~
~ Impact on exterior area	~80m^2 exterior area increase	~60m^2 exterior area increase
~ Impact on building area	~1.2% increase in building area ~90m^2 building area increase	~1.0% increase in building area ~70m^2 building increase

Notes

- Improvements in the underground parkade were relatively economical to meet RHFAC features with the exception of the improvements required to provide safe pedestrian movement within the parkade.
- The parkade needed to be increased in height on the level where designated accessible stalls are provided which added significant cost.
- This was one of two projects (Temporary Housing was the other) with ticket dispensers. It was relatively economical to improve the accessibility of these features.
- This project type was the highest cost for feature 3.1.16 - Door Security and entry system because it was assumed that each floor of the office would have its own door security and was therefore costly to improve to RHFAC standards.
- Elevator upgrades were relatively economical with the exception of increasing the interior dimensions which added significant cost.
- Upgrading work stations to have adjustable height desks added significant cost, but typically would not be part of the construction cost of a project.

Office Building

Site Plan

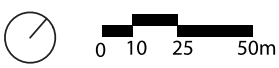


Main Floor Plan

1. **Office Entry**
2. **Office building Lifts**
3. **Office Back-of-House**
4. **Retail Unit (excluded)**
5. **Arts Centre Space (excluded)**

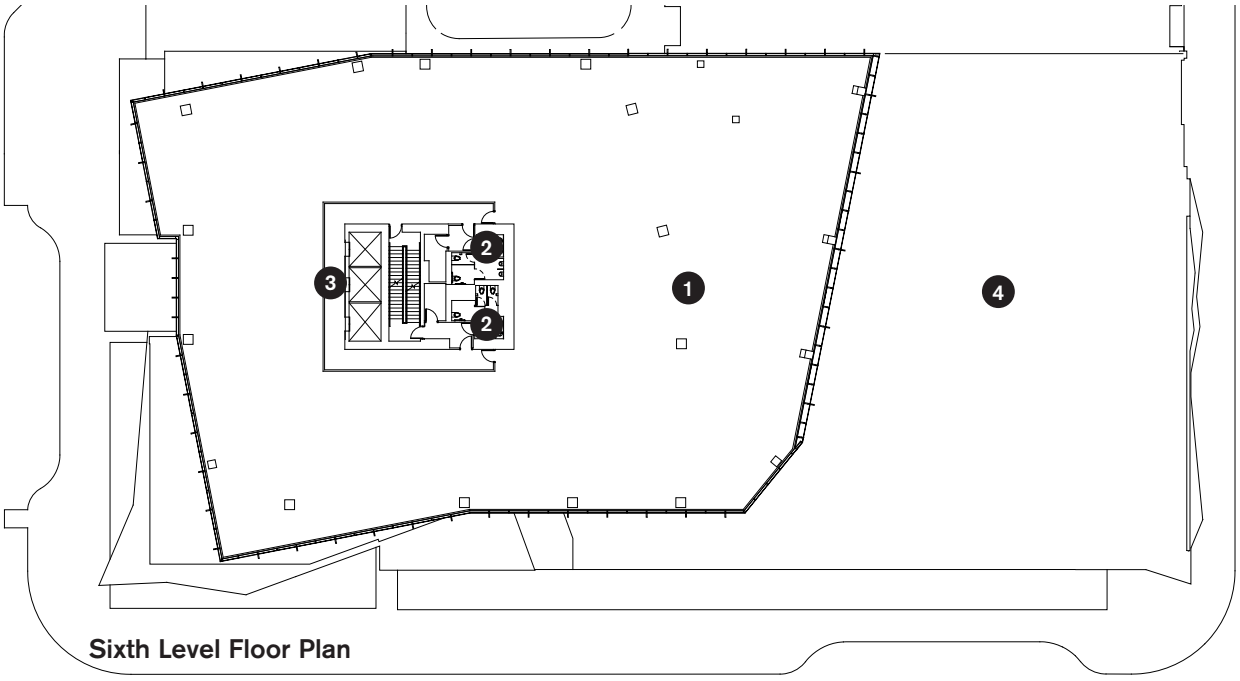
Sixth + Eighth Floor Plans

1. **Open Office Space**
2. **Washroom**
3. **Lifts**
4. **Roof**

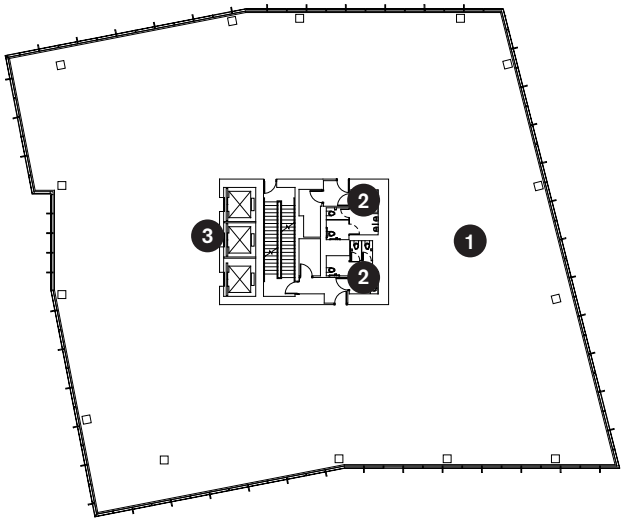


Office Building

Project Building Plans



Sixth Level Floor Plan



Eighth Level Floor Plan

4.5 Temporary Housing

Project Information

Site Type
Commercial Space

Location Prince George, BC, Canada

Completion 2017

Building Area 7,500 m^2

Original Project Cost
$6,500,000 (Renovation)

Program Features

- 274 Beds in total
- 2-bed and 4-bed guest rooms
- Laundry and study rooms

Project Description
Part of a multi-phase dormitory revitalization, this project offered the students of this Northern British Columbia University with an updated look to their living accommodations on campus, which also serves as a hotel over the summer. The renovation reinvigorated the space with a contemporary use of local materials, colours, and textures along with improved access to natural and artificial lighting in all spaces.

▲ T to B: Reception, Lobby, Corridor, Bench

Temporary Housing

NBC and OBC Comparison

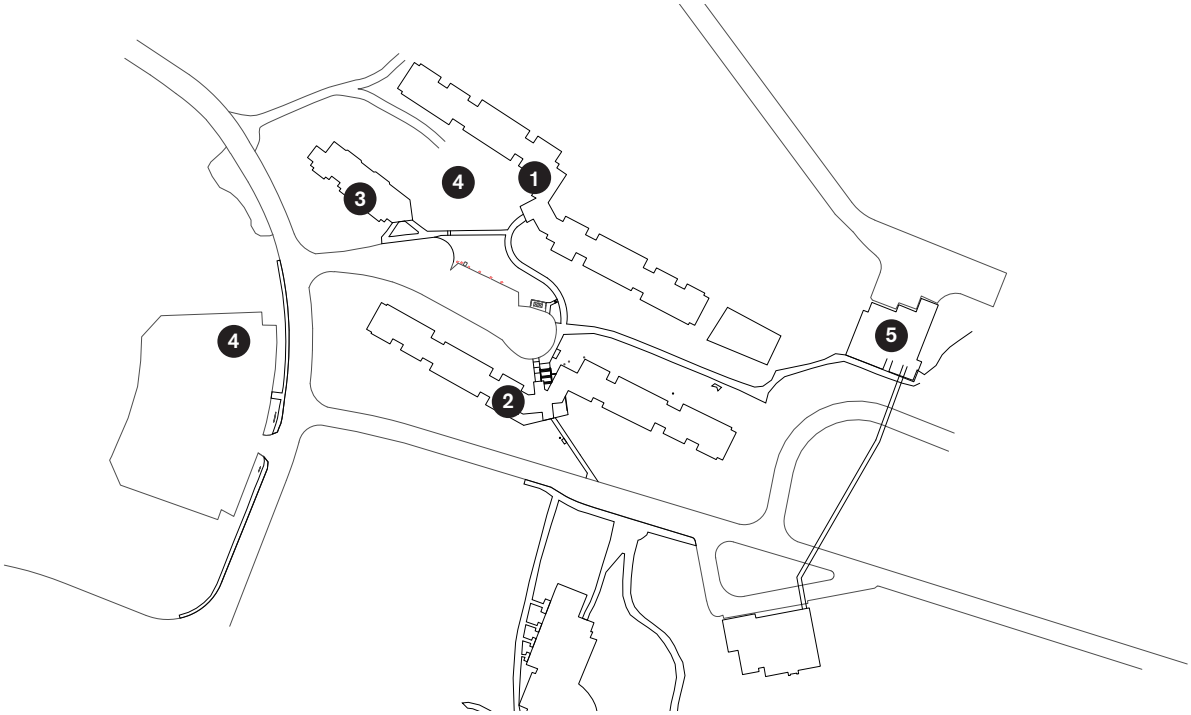
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~1.9% cost increase	~1.8% cost increase
~ Cost increase to 100% RHFAC features	~4.9% cost increase	~4.8% cost increase~
~ Impact on exterior area	~130m^2 exterior area increase	~110m^2 exterior area increase
~ Impact on building area	~0.1% increase in building area ~10m^2 building area increase	~0.1% increase in building area ~10m^2 building increase

Notes

- As the temporary accommodation typology has its own section under the RHFAC Accessibility Program, the features most impacted were in this category.
- The cost to make 10% of suites accessible was considerable as it required increasing the size and other features of the suites, however this was only required for NBC, as OBC has a requirement for greater than or equal to 10% of suites to be accessible. The major difference between RHFAC and OBC is a requirement that the suites be distributed among different types of suites under RHFAC, which is not explicit in OBC.
- Another unique feature of this particular temporary housing project is the presence of a shared laundry on each floor. There was a minor cost associated with making this room accessible by increasing the space between the machines, which added building area.

Temporary Housing

Site Plan

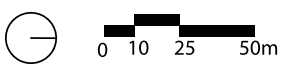


Site Plan

1. **Temporary Housing Project**
2. **Neighbouring Residences**
3. **Existing Childcare Centre**
4. **Residence Parking**
5. **Facilities Building**

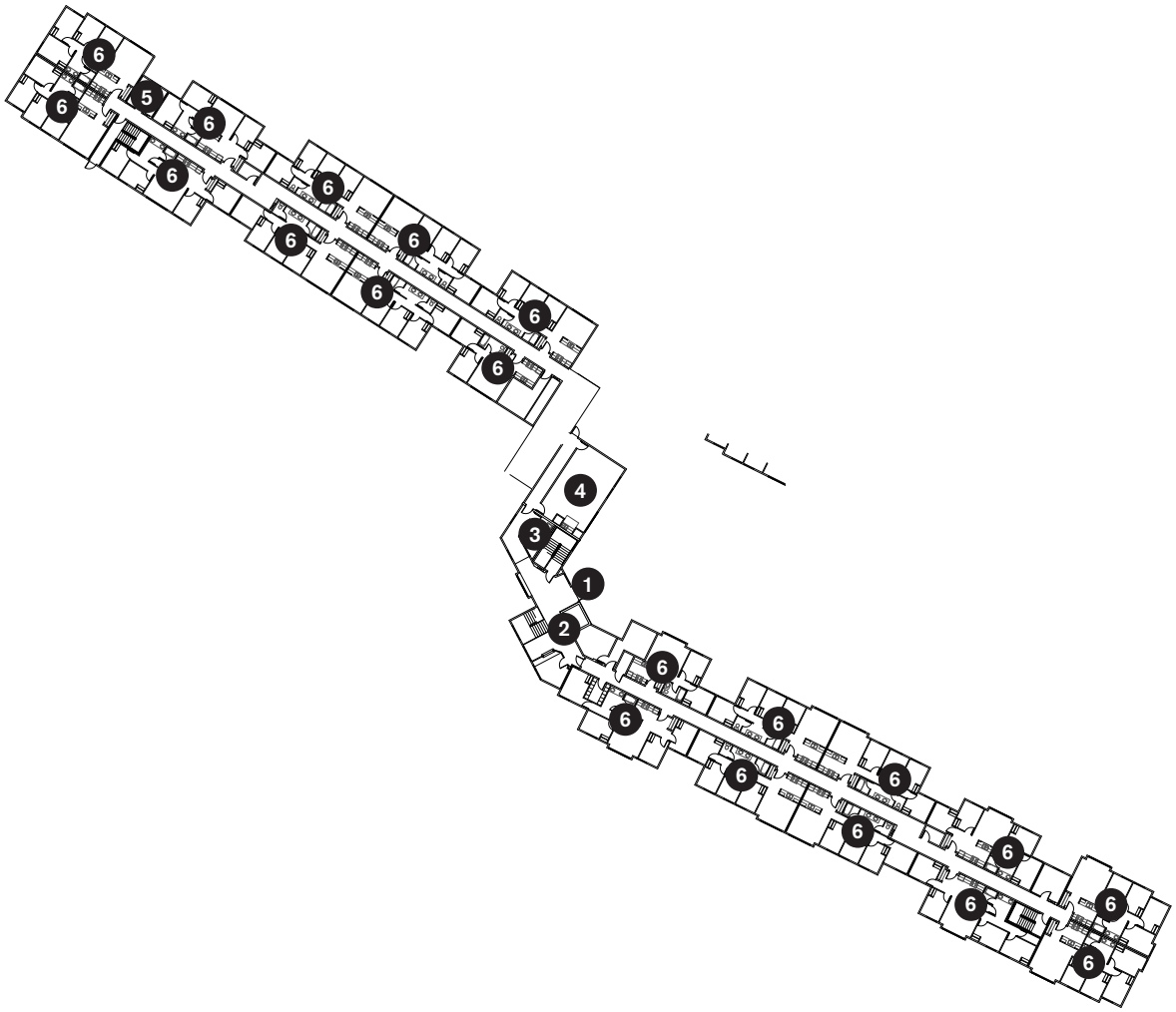
Typical Floor Plan

1. **Main Entry**
2. **Lift**
3. **Laundry**
4. **Multi-purpose Room**
5. **Study Room**
6. **4-Bedroom Dormitory**



Temporary Housing

Typical Floor Plan



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Multi-Unit Residential

▲ Affordable Housing Exterior

4.6 High-Rise Residential

Project Information

Site Type
Multi-Unit Residential

Location Vancouver, BC, Canada

Completion 2004

Building Area 37,500 m^2 combined

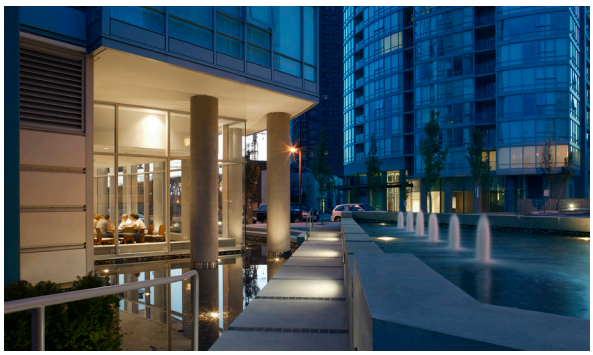
Original Project Cost
$55,000,000

Program Features

- Residential towers with 216 suites
- Leisure + Fitness Facilities
- Public Beach Access
- Waterfront Views
- Gateway Aesthetic

Project Description

This twin tower project forms a gateway between False Creek and Yaletown, while respecting a human scale along the street front through the use of townhouses in a growing high-density area of the city. The 33-storey towers provide both views to False Creek, while utilizing landscaping to form a continuous greenscape towards the public beachfront in the adjacent park. The building provides housing, along with multi-purpose spaces, fitness, and leisure facilities.



▲ Exteriors of High-rise residential project

High-Rise Residential

NBC and OBC Comparison

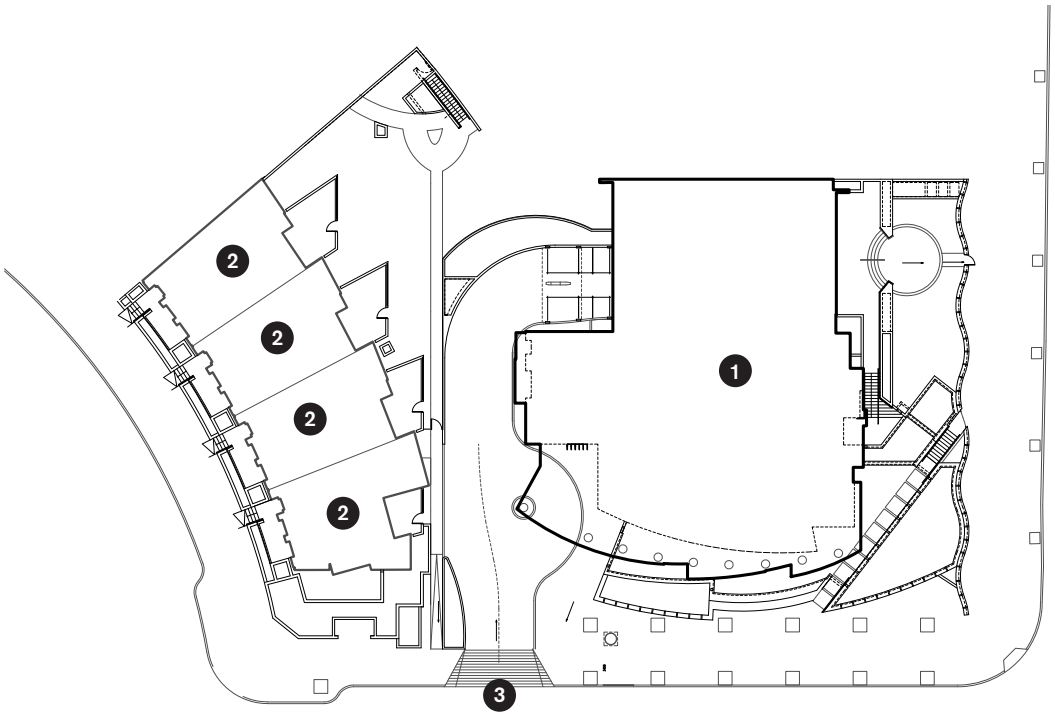
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~0.4% cost increase	~0.3% cost increase
~ Cost increase to 100% RHFAC features	~4.2% cost increase	~4.1% cost increase~
~ Impact on exterior area	~170m^2 exterior area increase	~70m^2 exterior area increase
~ Impact on building area	~0.3% increase in building area ~100m^2 building area increase	~0.3% increase in building area ~100m^2 building increase

Notes

- For the purposes of the case study we only included one of the towers and podiums.
- There are 216 suites in the north tower, which greatly affected the cost of some of the residential features examined.
- Adding power operated doors to one suite per floor (38) and kickplates to all suite doors added significant cost.
- The project had storage for the residences which added significant cost to illuminate to RHFAC standards.
- Shelter was added to the outdoor entries of the four townhouses at ground level.
- Adding area to suites, even a small area like increasing the kitchen width by 300mm, was incredibly expensive across the whole project. This feature could have been accomplished through a reduction in living space.
- Upgrades to suite stairs in the townhouses was relatively economical.
- Adding areas of refuge was a significant cost item across 38 floors. Cost reduction could be considered by providing one every other floor.

High-Rise Residential

Site Plan

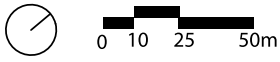


Site Plan

1. **Tower 1**
2. **Townhomes**
3. **Site Access**

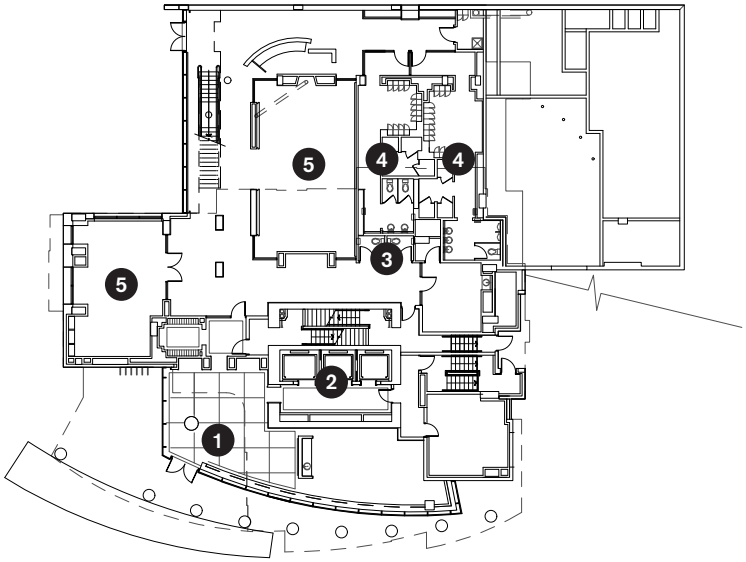
Main Floor + Typical Floor Plan

1. **Main Entry**
2. **Lifts**
3. **WC**
4. **Changerooms**
5. **Multi-purpose Space**
6. **One Bedroom Residential Unit**
7. **Two Bedroom Residential Unit**

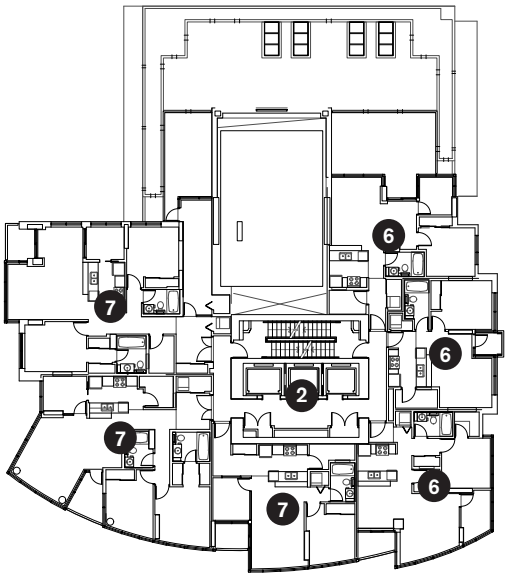


High-Rise Residential

Project Building Plans



Main Floor Plan



Typical Floor Plan

4.7 Affordable Housing

Project Information

Site Type
Multi-Unit Residential

Location Victoria, BC, Canada

Completion 2017

Building Area 2,400 m^2

Original Project Cost
$5,400,000

Program Features

- A total of 49 units
- Studios
- One Bedroom Apartments
- 2-3 Bedroom Townhomes

Project Description
This project provides 49 rental units spread across the two, three-storey buildings, with all units priced below market-rate. As housing prices are steadily increasing, this affordable housing project offers its residents a chance to spend more on building a life and less on their accommodations.

▲ T to B: Exterior, Suite Entry, Kitchen, Path

Affordable Housing

NBC and OBC Comparison

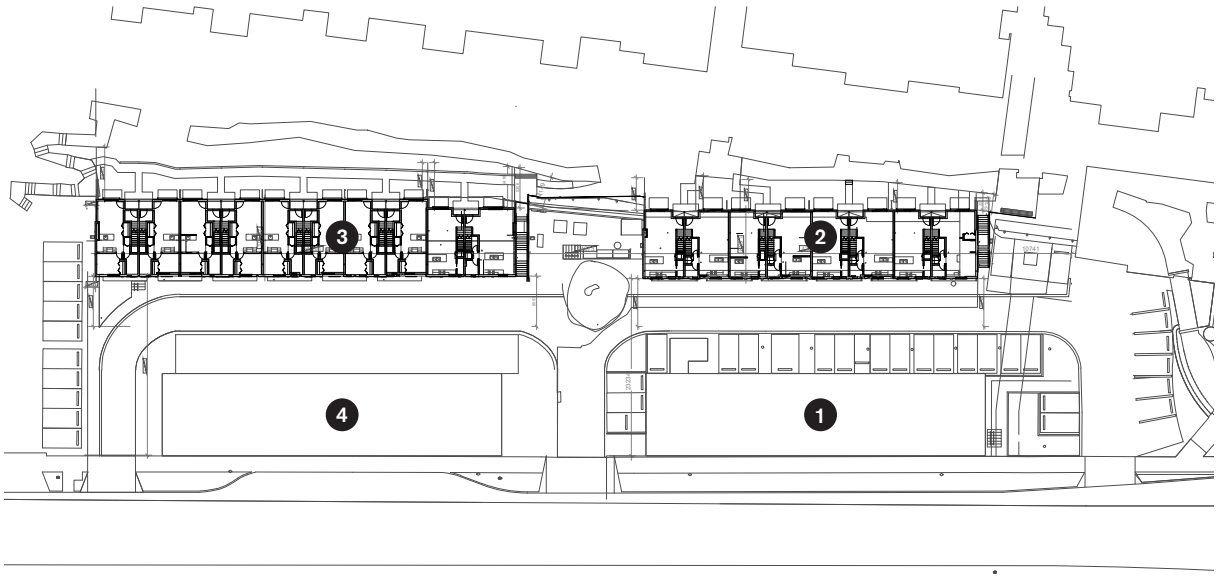
	NBC Comparison	OBC Comparison
~ Cost increase to Gold Certified (80% plus)	~1.8% cost increase	~1.7% cost increase
~ Cost increase to 100% RHFAC features	~8.8% cost increase	~8.0% cost increase~
~ Impact on exterior area	~100m^2 exterior area increase	~80m^2 exterior area increase
~ Impact on building area	~3.3% increase in building area ~80m^2 building area increase	~2.0% increase in building area ~50m^2 building increase

Notes

- Because of the overall lower cost of construction, features which added cost contributed more significantly to the percentage increase to achieve RHFAC Accessibility Certified Gold.
- All suites have direct entry from outside, so a number of typical shared spaces in residential buildings did not apply (i.e. lobby, elevators, etc)
- Adding outlets to the outside edge of kitchen island to make them more accessible was a relatively economical feature with a big impact
- The building's mailboxes are on the outside of the project, and by adding signage and better lighting, as well as knee clearance would be more accessible.
- Adding power operated door to 10% of the suites added significant cost.

Affordable Housing

Site Plan

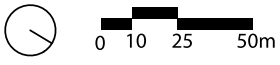


Site Plan

1. **Existing Commercial Building**
2. **Building R4**
3. **Building R5**
4. **Future Development Land**

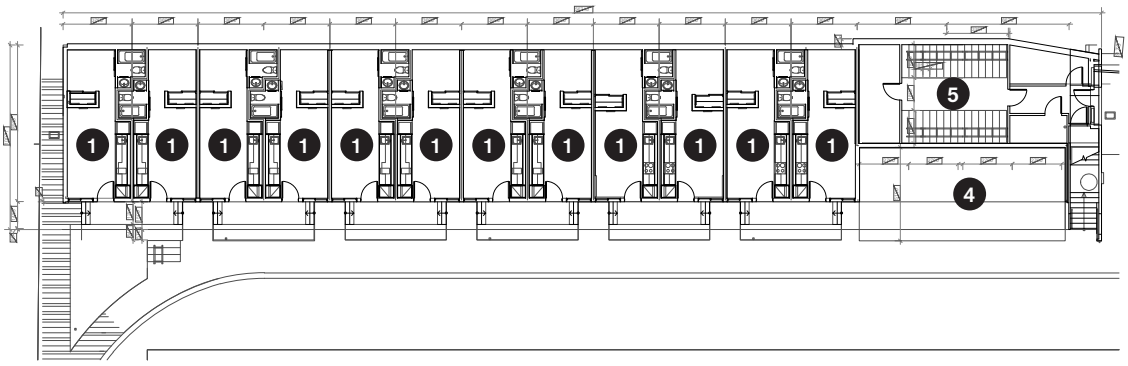
Building R5 Plans

1. **Studio Apartments**
2. **Two-Bedroom Townhome**
3. **Three-Bedroom Townhome**
4. **On-site Parking**
5. **Bike Storage**

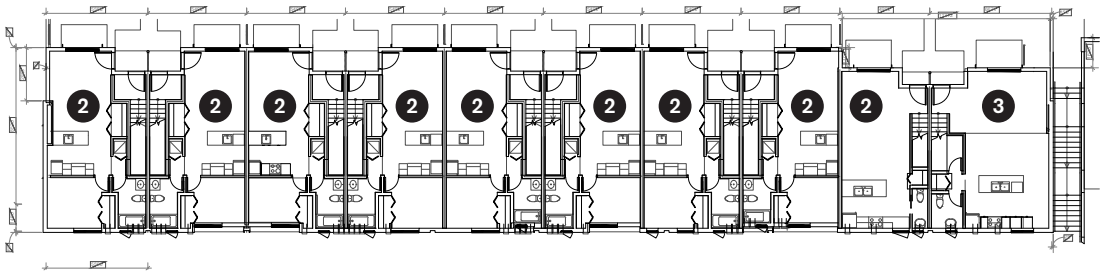


Affordable Housing

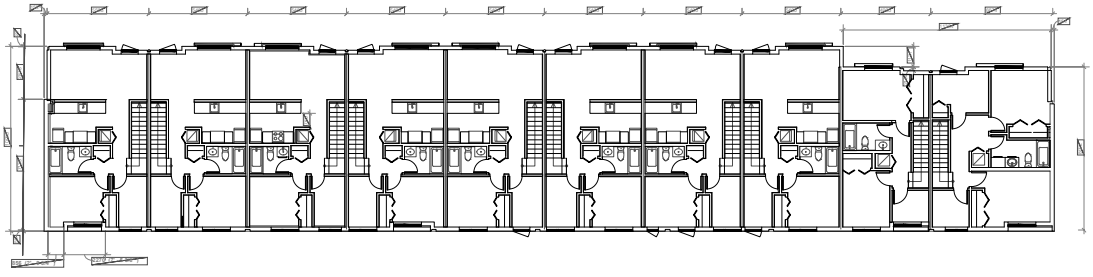
Project Building Plans



Main Floor Plan



Second Floor Plan



Third Floor Plan

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5.0 Appendix

Appendix A: RHFAC and NBC Code Comparison
Appendix B: RHFAC and OBC Code Comparison

HCMA

HCMA Architecture + Design
www.hcma.ca

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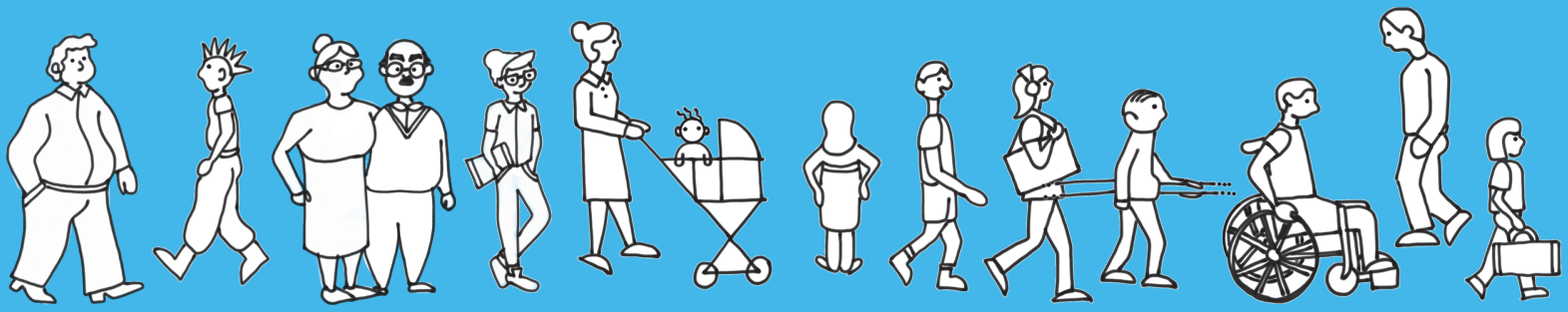
400 - 675 West Hastings Street
Vancouver BC V6B 1N2 Canada

604.732.6620
vancouver@hcma.ca

Victoria
205 - 26 Bastion Square
Victoria BC V8W 1H9 Canada

250.382.6650
victoria@hcma.ca



Appendix A:
RHFAC and NBC Code Comparison

1.0 Vehicular Access

1.1 Parking

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
1.1.3	Surface is level, stable, firm and slip resistant	N/A	**N/A**	CB
1.1.4	Clear signage	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
1.1.5	Safe and direct access to pedestrian pathway	Create direct connection from accessible parking access aisle to pedestrian pathway	**0**	CB
1.1.6	Curb ramps (if level change on route to exterior pathway)	Increase width of ramp connecting parking to pathway from 920mm to 1500mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
1.1.7	Clearly marked pedestrian route and crossings (if in path of traffic)	Provide additional varieties wayfinding alerts, signage, and cues in parking areas including logical routes, crosswalks, high-contrast markings, flashing lights, and audible signals	**$$$**	CB
1.1.9	Well illuminated (if site expected to be lit)	Provide additional lighting elements including photoluminescence treatment on fixtures, shielding, and additional low-level fixtures throughout entire parking area	**$$$**	CB
1.1.10	Shelter for designated spaces (if outdoor parking)	Provide full sheltered weather protection	**$$$$**	CB

1.1.11	Ticket dispensers or paying machines convenient and accessible (if paid parking)	Provide ticket dispensers at different heights	**$$**	CB / OS
Potential increase in project area				
1.1.1	Number of designated spaces	Increase parking area and number of designated spaces required by local parking bylaws to number indicated in CSA range Increase parking area to provide van accessible parking that is 3000mm wide + 2000mm access aisle **Number of required van accessible stalls varies depending on project* **Reference local bylaws for minimum project requirements and CSA B651 Table 7*	**$$$$**	CB
1.1.2	Dimensions of designated spaces for expected vehicles	Increase parking area and designated space dimension from 2400mm wide + 1500mm access aisle to 2600mm wide + 2000mm access aisle **Reference local bylaws for minimum designated space dimension requirements*	**$$$**	CB
1.1.8	Height clearance (if sheltered or parkade)	Increase height clearance over accessible spaces to 3000mm ** City/municipality parking bylaws may specify specific minimum height requirements*	**$$$$**	CB
RHFAC < Code				
No instances				

1.2 General Vehicular Access

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
1.2.2	Public transit (if area is serviced)	** Contact city/municipality to request transit accessibility upgrades, as they are outside project scope and cost*	**N/A**	N/A
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
1.2.1	Passenger drop-off	Add 1500mm access aisle running the length of the passenger drop-off Increase height clearance from 2750mm to 3000mm Provide seating, shelter, tactile walking surface indicators, and lighting	**$$$$**	CB
RHFAC < Code				
No instances				

2.0 Exterior Approach and Entrance

2.1 Exterior Pathway to Facilities on Site

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.1.2	Surface is level, firm, stable and slip resistant - pathways	N/A	**N/A**	CB
2.1.4	Path is level or low-gradient slope (when not accommodated by ramp)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.1.6	Curb ramps (if there is a level change to sidewalk en route to entrance)	Increase width of curb ramp on exterior routes to entrance from 920mm wide to 1500mm wide	**0**	CB
2.1.8	No obstacles on path or overhead	Ensure obstacles or protruding objects on exterior paths are cane detectable below 685mm	**0**	CB / OS
2.1.9	Convenient and understandable pathways to facilities	Create straight, predictable, and easy-to-identify exterior pathways	**0**	CB
2.1.10	Fixed items nearby highly visible and cane detectable	Ensure fixed items on exterior pathways have high colour contrast	**0**	CB
2.1.12	Drainage – pathways	Create proper drainage for exterior paths in addition to ramps	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
2.1.3	Clear signage (if required for expected usage)	Ensure signage provides directional wayfinding	**$**	CB / OS
2.1.7	Curbs, barriers or guardrails (if drop-off at edge of pathway)	Provide 100mm edge protection if drop between 75-600mm, in addition to guard/rail if drop greater than 600mm	**$$**	CB
2.1.11	Clearly marked pedestrian crossings	At crosswalks provide additional alerts and cues, such as visual and audible ones, and raised crossing	**$$**	CB

2.1.13	Well illuminated (if site expected to be lit)	Provide low-level lights and photoluminescence along exterior pathways to better define the ground surface and increase light levels from 50 lx to 60 lx	**$$**	CB
Potential increase in project area				
2.1.1	Clear width - pathways	Increase clear width of exterior pathways to facilities on site from 1100mm to 1600mm	**varies**	CB
2.1.5	Level landings with clear space (at regular intervals and before level changes or decision points)	Increase landing area on exterior pathways from 1500x1500mm to 1700x1700mm	**$$**	CB
2.1.14	Seating – along pathways (at regular intervals and before level changes or decision points)	Provide seating at regular intervals along exterior pathways, increase pathway area to ensure seating does not obstruct circulation *Best practice would provide shelter at seating area	**$$$**	CB / OS
RHFAC < Code				
No features				

2.2 Exterior Ramps

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.2.3	Surface is firm, stable and slip resistant	N/A	**N/A**	CB
2.2.7	Colour-contrasted and slip-resistant strip	N/A	**N/A**	CB
2.2.8	Well illuminated (if required for expected usage)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.2.6	Edge protection	Ensure visual contrast between curb or protective barrier and ramp	**0**	CB
2.2.9	Convenient proximity	Ensure exterior ramps are close to and well-integrated with main route, and offer choice where practical	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
2.2.5	Handrails	Lower exterior ramp handrail height from between 865-965mm to between 860-920mm, always provide on both sides of ramp (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
Potential increase in project area				
2.2.1	Slope	Consider providing exterior ramp with slope reduced from 1:12 to as minimal as 1:20	**$$**	CB
2.2.2	Clear width	Increase clear width of exterior ramps from 1100mm to 1200mm	**$$**	CB
2.2.4	Level landings with clear space and at regular intervals	Increase landing area on exterior ramps from 1500x1500mm to 1700x1700mm	**$$**	CB
RHFAC < Code				
No features				

2.3 Exterior Stairs

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.3.2	Surface is firm, stable and slip resistant	N/A	**N/A**	CB
2.3.3	Level landings with clear space and at regular intervals	N/A	**N/A**	CB
2.3.7	Riser height and tread depth	N/A	**N/A**	CB
2.3.8	No open riser	N/A	**N/A**	CB
2.3.11	Height clearance (if sheltered)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.3.5	Tactile attention indicators at top	Provide tactile attention indicators at top of exterior stairs	**0**	CB
2.3.6	Colour-contrasted strip on nosing	Provide colour-contrasting strip that wraps down riser on exterior stair nosing	**0**	CB
2.3.9	Nosing design	Ensure nosing is flush with riser in addition to having a beveled edge between 6-13mm	**0**	CB
2.3.10	Drainage	Ensure proper drainage for exterior stairs	**0**	CB
2.3.12	Well illuminated (if required for expected usage)	Provide photoluminescent stair nosings and/or handrails along emergency exit routes	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
2.3.4	Handrails	Lower exterior stair handrail height from between 865-1070mm to between 860-920mm, always provide on both sides of stairs (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
Potential increase in project area				

2.3.1	Clear width	Increase clear width of exterior stairs from 920mm to 1200mm	**$$**	CB
RHFAC < Code				
No features				

2.4 Main Entrance or Alternative Accessible Entrance

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.4.5	Controls for manually activated power-operated doors are convenient, clearly identified and easy to use	N/A	**N/A**	CB
2.4.12	Emergency power or fail-safe systems on automatic doors	N/A	**N/A**	CB
2.4.13	Glazed doors have colour-contrasted strip or markings	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.4.1	Main entrance is accessible and doesn't require alternative	Ensure door provides clear visibility, provide change of floor surface at approach of self-activating doors	**0**	CB
2.4.2	Entrance easily identified	Use colour, architecture, flag, texture, and audio/olfactory clues to identify entrance, and ensure directional routes are obvious and clearly marked	**0**	CB / OS
2.4.4	Sufficient opening time (power-operated doors)	Ensure power-operated door remains open for at least 5 seconds in addition to taking at least 3 seconds to close	**0**	CB
2.4.6	Clear width of entry	Increase clear width of entrance from 800mm to 865mm	**0**	CB
2.4.8	Level threshold	Decrease maximum threshold height from 13mm to as flush as possible, and in addition ensure entry mat is high contrast and recessed	**0**	CB
2.4.10	Well illuminated (if site expected to be lit)	Increase lighting levels at entrance by 25%	**0**	CB
2.4.15	Door security and entry system is easily identified and conveniently located	Ensure system is conveniently located on latch side of door and outside of door swing, ensure colour contrast with surrounding surfaces	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				

2.4.3	Power-operated door or open entry	Provide hands-free actuators for power-operated doors and 1350mm space between doors in series, and ensure high-contrast door edges	**$$$**	CB
2.4.11	Outward-opening doors have marked swing path or are protected	Provide swing path marking for entrance door in addition to cane-detectable swing guard	**$**	CB
2.4.14	Door security and entry system is accessible, easy to use, has sufficient lock release time	Provide security/entry panel with proximity readers and induction communication loops	**$$**	CB
2.4.16	Seating	Provide seating at or near entrance	**$$**	CB / OS
2.4.17	Shelter	Provide shelter for weather protection at entrance	**$$$$**	CB
Potential increase in project area				
2.4.7	Level landing at entrance	Increase landing area at entrance from 1500x1500mm to 1700x1700mm	**$$**	CB
2.4.9	Clear space on exterior and interior of door	Increase area of clear space on both sides of entrance door from as wide as the door and 1100mm-1500mm deep, to between 1500-1700mm wide by 1000-1300mm deep depending on door type	**$$$**	CB
RHFAC < Code				
2.4.1	Main entrance is accessible and doesn't require alternative	Increase required number of barrier-free pedestrian entrances from 1 to at least 50%	**N/A**	CB

3.0 Interior Circulation

3.1 Interior Door and Doorways (not including Sanitary Facilities)

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
3.1.4	Minimum force required to open doors with sufficient opening time	N/A **Note: While delayed-action closers are required for many types of rooms in public buildings, they are not recommended for offices, lunch rooms, and storage rooms*	**N/A**	CB
3.1.7	Clear space on outside and inside of door	N/A	**N/A**	CB
3.1.10	Glazed doors have colour-contrasted strip or markings	N/A	**N/A**	CB / OS
3.1.11	Emergency power or fail-safe systems on automatic doors on emergency exit route	N/A	**N/A**	CB
3.1.14	Outward-opening doors have swing path marked or protected	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.1.2	Sufficient opening time (for power-operated door, and includes open entry)	Ensure power-operated door remains fully open for at least 5 seconds, in addition to having an opening time of at least 3 seconds	**0**	CB
3.1.3	Control for manually activated power-operated doors are convenient, clearly identified and easy to use	Provide a round operating button for power-operated doors with clear 'open door' text and clear signage the specifies the mode of operation (e.g. sliding vs swing doors)	**0**	CB
3.1.5	Clear width	Increase clear width of interior doors from 800mm to 865mm	**0**	CB
3.1.6	Level threshold	Decrease maximum threshold height from 13mm to as flush as possible	**0**	CB
3.1.8	Door handles are U-shaped lever style or equivalent	Provide U-shape levers on interior doors, with visual contrast and a design that does not catch clothes and objects	**0**	CB

3.1.9	Doors are colour contrasted with adjacent surfaces	Ensure interior doors are easy to identify relative to adjacent surfaces by using contrasting colour, texture, or a distinctive decorative feature	**0**	CB
3.1.12	Accessible gate with clear signage adjacent to any turnstile	Provide accessible turnstile or gate that is easy to identify and marked with the International Symbol for Access **Note – not mentioned in NBC but best practice*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.1.1	Power-operated door or open entry (if required for easy circulation)	Provide power-operated door with high contrast door edges, hands-free actuators, and audible and visual warnings	**$$$**	CB
3.1.13	Kick plates on doors	Install kick plates on lower part of push side of manual doors	**$**	CB
3.1.15	Door security and entry system is accessible, easy to use and has sufficient opening time	Provide a proximity reader for door security or entry system	**$**	CB
3.1.16	Door security and entry system is easily identified and conveniently located	Ensure door security or entry system visually contrasts with adjacent surfaces, has raised buttons with visual contrast and raised symbols/number/letters, has visual and audible indication of operation, displays the International Symbol of Access, and has a text display (for intercom systems)	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

3.2 Path of Travel

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.2.1	No level changes within a storey or single floor	Ensure no changes in level on a single floor, or if this is not feasible, ensure changes are not abrupt and are mitigated using a ramp, passenger lift, etc.	**0**	CB
3.2.2	Access to all facilities expected to be used	Provide access to all facilities on all levels	**0**	CB
3.2.3	Layout is logical and direct	Ensure arrangement of access and circulation routes to key facilities are logical, easy to follow, useable, and direct	**0**	CB
3.2.5	Open plan areas are well-defined and include tactile direction indicators	Provide floor surfaces that are colour-contrasted with surrounding surfaces, use a change in texture or different types of floor surfaces to define different areas, and ensure furniture is appropriately placed	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
3.2.4	No obstructions	Ensure outward-opening doors are recessed, and that windows and door do not open into circulation routes	**$$$**	CB
RHFAC < Code				
No features				

3.3 Corridors and Hallways

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.3.2	Surface is stable, firm and slip resistant	Use materials appropriate for hallway location and anticipated wet/dry conditions, ensure minimal gaps and other tripping hazards, and select non-glare surface	**0**	CB
3.3.4	Colour contrasted between wall and floor, with no glare	Ensure hallway flooring and wall colours are contrasting and non-glare **See details in RHFAC Handbook*	**0**	CB
3.3.6	No strongly patterned carpet or flooring	Use plain light coloured or simple patterned flooring material in hallways	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.3.3	Handrails are incorporated into both sides (if long hallway)	Provide handrails on both sides of long hallways **See details in RHFAC Handbook*	**$$**	CB
3.3.7	Glazed walls have colour-contrasted strip	Provide visually contrasting markings along hallway wall surface, preferably at standard eye level	**$**	CB / OS
3.3.8	Well illuminated	Increase light levels by 25%, provide photoluminescence and features related to vision loss, ensure no abrupt changes in light levels between indoor and outdoor areas	**$**	CB
Potential increase in project area				
3.3.1	Clear width	Increase clear width of interior public hallways from 1100mm to 1200mm, increase areas for turning from 1500x1500mm to 1700x1700mm at least every 30m and at hallway junctions, the top of ramps, and the end of passageways, and minimize 90 degree corners (rounded are better)	**$$$$**	CB

3.3.5	No obstructions	Ensure outward-opening doors are recessed, and that windows and door do not open into circulation routes	**$$$**	CB
3.3.9	Seating is provided at regular intervals (if long hallway)	Provide seating at regular intervals in long hallways **See details in RHFAC Handbook*	**$$$**	CB / OS
RHFAC < Code				
No features				

3.4 Interior Ramps

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.4.3	Surface is stable, firm and slip resistant	Use materials appropriate for use and weather, minimize tripping hazards and glare	**0**	CB
3.4.6	Edge protection	Increase curb height from 75mm to 100mm	**0**	CB
3.4.8	Colour-contrasted and slip-resistant strip	Provide at top and bottom **Note: tactile attention indicators are not designed to be used for ramps*	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
3.4.5	Handrails	Add parallel lower rail, ensure continuous rails, provide visual contrast and visibility through railings	**$$**	CB
3.4.7	Easy to find	Ensure obvious location, provide signage	**$**	CB
3.4.9	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$**	CB
Potential increase in project area				
3.4.1	Slope	Decrease from 1:12 to between 1:12 to 1:20	**$$**	CB
3.4.2	Clear width	Increase from 870mm to 1000mm	**$$**	CB
3.4.4	Level landings with clear space and at regular intervals	Increase intermediate landings from 1200x1200mm to 1700x1700mm, increase landing at doorways from 1200mm x ramp width to 1700x1700mm	**$$**	CB
RHFAC < Code				
No features				

3.5 Elevators

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
3.5.2	Clear space in front of hall controls in elevator lobbies	N/A	**N/A**	CB
3.5.3	Hall controls are accessible and at accessible height and location	N/A	**N/A**	CB
3.5.4	Clear width of door	N/A	**N/A**	CB
3.5.10	Automatic verbal announcement of floor levels	N/A	**N/A**	CB
3.5.11	Audio and visual identification of operation	N/A	**N/A**	CB
3.5.16	Door reopening device	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.5.5	Opening time	Increase minimum time door remains fully open from 3 seconds to 5 seconds **Note: CSAB44 specifies 5s (or greater depending on provided equation) for time from notification that car is answering call until the doors start to close*	**0**	CB
3.5.12	Self-levelling and level threshold	Decrease threshold from 13mm to as flush as possible	**0**	CB
3.5.13	Interior is colour contrasted between wall and floor	Ensure colour contrasting and minimize glare, with dark walls and light floor	**0**	CB
3.5.14	Door are colour contrasted with surroundings	Ensure doors contrast visually, and any areas of glass have markings	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
3.5.1	Easy to find	Identify with international symbol in pictograph and tactile form, blade-type signage, and audible location indicator	**$$**	CB

3.5.6	Handrails	Provide flip-up seat	**$**	CB / OS
3.5.7	Controls inside elevator cab at accessible height and location	Decrease height of controls from 1200mm to 1100mm, provide side wall control panel with vertical button arrangement **may required customized design*	**$$$$**	CB
3.5.8	Cab controls and/or hall controls include Braille and tactile characters, and are easy to use	Provide features related to vision loss	**$**	CB
3.5.15	Well-illuminated cab interior and wait area in hall	Increase light levels by 25%	**$**	CB
3.5.16	Mirror in rear of cab	Provide mirror that extends from 900mm above floor to ceiling	**$$$**	CB
Potential increase in project area				
3.5.9	Interior dimensions	Provide custom flow-through elevator car, area implications for flow-through design will vary	**$$$$**	CB
RHFAC < Code				
No features				

3.6 Interior Stairs

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
3.6.2	Tread is firm, stable and slip resistant	**Note: use carpeting on tread only*	**N/A**	CB
3.6.6	Colour-contrasted strip on nosing	N/A	**N/A**	CB
3.6.7	Riser height and tread depth	N/A	**N/A**	CB
3.6.8	No open riser	N/A	**N/A**	CB
3.6.9	Nosing design	**Note: specify projected nosing sloped to riser minimum 60 degrees to horizontal*	**N/A**	CB
3.6.11	Height clearance	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.6.10	No strongly patterned carpet or flooring	Ensure plain light colour or simple pattern	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.6.4	Handrails	Provide lower parallel rail, sufficient extensions, handrails on both sides, continuous railings, visibility through railings, and visual contrast	**$$**	CB
3.6.5	Tactile attention indicators at top	Provide at top, ensure they contrast visually and audibly	**$**	CB
3.6.12	Well illuminated	Increase light levels by 25%, provide photoluminescence and features related to vision loss	**$**	CB
Potential increase in project area				
3.6.1	Clear width	Increase from 900mm or 1100mm (depending on occupancy) to 1200mm between handrails	**$$$**	CB

3.6.3	Level landings with clear space and at regular intervals	Decrease maximum rise between landings from 3700 mm to 1800mm, increase landing length from lesser of width or 1100mm to minimum 1200mm or width, colour contrast landing	**$$$**	CB
RHFAC < Code				
No features				

3.7 Escalators and Moving Walkways

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.7.3	Alternative is available	Ensure stairs, elevators, accessible passenger lifts, or golf carts and an accessible path of travel are available	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
3.7.1	Colour-contrasted nosings and side edges	Provide high-contrast markings in signal yellow	**$**	CB
3.7.2	Accessible stop button	Ensure emergency stop controls clearly identified and within reach of all users	**$$**	CB
3.7.4	Tactile attention indicators	Provide at top, ensure contrasting colour and texture, ensure direction of travel clearly signed	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

3.8 Vertical Platform Lifts

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	
RHFAC and code are similar				
3.8.4	Emergency communication button	N/A	**N/A**	CB
3.8.6	Gate and barrier	N/A	**N/A**	CB
3.8.7	Light pressure control buttons	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.8.2	Independently operated	Ensure no key or assistance required	**0**	CB
3.8.3	Door opening clear width	Increase from 800mm to 865mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.8.1	Installed in existing building where elevator is not feasible	Ensure platform is installed due to structural or space constraints preventing provision of elevator	**$$$$**	CB
3.8.5	Fold-down seat	Provide seat of adequate size and shape	**$$**	CB
3.8.9	Solid barrier on non-access sides of platform	Increase barrier height from 1070mm to 1100mm, provide handrail	**$**	CB
Potential increase in project area				
3.8.8	Size and capacity appropriate for expected usage	Provide door on opposite sides for one-way travel **See RHFAC Handbook note at beginning of 3.8*	**$$$**	CB
RHFAC < Code				
No features				

4.0 Interior Services and Environment

4.1 Lobby and Reception Areas

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.1.1	Logical arrangement of circulation routes and facilities in area	Ensure arrangement is logical and direct, contains vertical circulation that connects to other floors	**0**	CB
4.1.4	Toilet facilities adjacent to lobby and reception area	Ensure proximity	**0**	CB
4.1.5	Seating where expected to wait	See details described in RHFAC Handbook	**0**	CB / OS
4.1.6	Floor finishes are firm and slip resistant, with no glare or strongly patterned carpet or flooring	Use materials appropriate for use and weather, minimize tripping hazards and glare, use mat with light colour or simple pattern	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
No features				
4.1.2	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$**	CB
4.1.3	Location of key facilities easily identified	Provide signage for stairs, main building services, social/fitness rooms in addition to other signs	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.2 Reception Desks and Service Counters

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.2.1	Desk/counter is accessible height or variety of heights	Ensure main service area is universally accessible, provide high service area for standing	**0**	CB
4.2.2	Space for knee clearance at transaction points for public and staff	Increase width from 760mm to 800mm (by 480mm deep and 685mm high)	**0**	CB
4.2.3	Clear space for approach for public and staff	Provide clear space along route to allow people using wheeled mobility devices to access desk/counter with ease	**0**	CB
4.2.4	Clearly visible from entrance doors with direct route	Ensure high visibility, prominent location, and no obstructions	**0**	CB
4.2.6	Desk/counter is colour contrasted with surroundings	Ensure visual contrast	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
4.2.5	Clear signage	Provide for reception/counters	**$**	CB / OS
4.2.7	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.3 Waiting Areas, General Seating, Meeting Rooms and Lounges

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.3.3	Upholstery is matte, non-slip without bold pattern, and contrasts with environment	Ensure plain colour or simple pattern	**0**	CB / OS
4.3.5	Tables are stable with rounded corners	Ensure stability and no sharp edges	**0**	CB / OS
4.3.6	Floor finishes are firm and slip resistant, with no glare or strongly patterned carpet or flooring	Use materials appropriate for use and weather, minimize tripping hazards and glare, ensure light colour or simple pattern	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
4.3.1	Variety of seating types	Provide a variety of options including seats with and without arm rests, with backrests, with fixed and moveable seats, and different heights/widths	**$$**	CB / OS
4.3.2	Arrangement of seating with clear space	Provide flexible seating arrangements	**$$**	CB / OS
4.3.4	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.4 Kitchens

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.4.3	Sink faucet is automatic or has lever-type handles	Provide visual temperature indicator	**0**	CB
4.4.4	Accessible-height sink	Provide clear height of minimum 680mm under sink, insulate pipes, and ensure no sharp edges or protrusions	**0**	CB
4.4.5	Knee clearance under sink	Provide clear height of 680mm-760mm under sink and adequate depth	**0**	CB
4.4.6	Adjacent accessible, level work surface beside all appliances	Provide counter with 800-915mm wide work surface and 680-730mm knee clearance	**0**	CB
4.4.7	Microwave mounting height accessible and safe	Locate on a counter with 600mm clear space on latch side of microwave, provide pull-out counter underneath unit/counter	**0**	CB
4.4.8	Accessible storage options	Ensure it is accessible to people who use wheeled mobility devices	**0**	CB
4.4.10	Variety of seating and table options	Provide tables accessible for all users, provide flexible and varied seating with backrests and with and without arm rests	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
4.4.1	Entrance is accessible	Provide power-operated door	**$$$**	CB
4.4.9	Well illuminated	Increase light levels from 200lx for service areas to 300lx for kitchen work surfaces, and provide features related to vision loss	**$$**	CB
Potential increase in project area				
4.4.2	Clear space for manoeuvring	Provide clear space of 1700x1700mm	**$$$**	CB

RHFAC < Code
No features

4.5 Acoustic Considerations

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.5.2	Volume of speakers and voice paging systems adjustable per area	Provide individual controls for different areas	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
4.5.1	Sound damping where spoken word is expected	Ensure all users are able to hear clearly	**$$$**	CB
4.5.3	Double-glazed windows are installed	Install in areas susceptible to noise	**$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.6 Illumination

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB/OS
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.6.4	Interaction between lighting and surfaces minimizes glare	Ensure matte and non-reflective finishes	**0**	CB
4.6.5	No abrupt changes in lighting levels at entrance	Ensure no sudden contrast in light levels between indoor and outdoor areas	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
4.6.1	Flooring, walkway, ramp and stairway surfaces are illuminated with additional lighting	Ensure flooring, walkway, ramp, and stairway surfaces are illuminated and can be used safely at any time of day or night, ensure shadows and reflective glare are minimized	**$$$**	CB
4.6.2	Levels are consistent throughout building/site	Ensure light levels in hallways are similar to feature areas and rooms, increase levels by 25% in general and provide features related to vision loss	**$**	CB
4.6.3	Lighting individually controlled in task areas (if required for expected usage)	Ensure people can control own lighting levels, provide passive infrared sensors to increase light levels automatically	**$**	CB
4.6.6	Windows are glazed or fitted with material to reduce glare	Ensure they are anti-glare and non-reflective, and provide blinds or shades	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

5.0 Sanitary Facilities

5.1 Washrooms

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
5.1.2	Minimum force required to open entry door	N/A	**N/A**	CB
5.1.4	Entry door and toilet stall have accessible hardware	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
5.1.3	Clear width of entry	Increase from 800mm to 860mm, ensure adequate spacing between screen walls	**0**	CB
5.1.5	Entry door is colour contrasted with adjacent surfaces	Ensure visual contrast (contrast walls with floor if screen wall entry)	**0**	CB
5.1.9	Toilets are tank style or back supports are provided	Ensure tank is secured, or if no tank provide toilet seat lid (not the spring-up type) that can rest against rear grab bar	**0**	CB
5.1.10	Toilet flushing mechanisms are within easy reach	Ensure flush handle is on transfer side of toilet and that manual flush override controls are easy-to-reach	**0**	CB
5.1.11	Toilet paper dispensers at appropriate height and locations	Provide open-roll dispenser	**0**	CB
5.1.14	Urinals are colour contrasted with adjacent surface	Ensure colour contrast and provide tactile centerline indicator (e.g. raised piece of tile in contrasting colour above urinal)	**0**	CB
5.1.18	Floor surface is stable, firm and non-slip	Ensure surfaces are non-glare and slip-resistant in both wet and dry conditions	**0**	CB
5.1.21	Child change table at accessible height	Ensure it is provided at an accessible height with knee clearance within safe reach of sink and hand dryer, and is accessible to parents and caregivers of any gender	**0**	CB / OS
5.1.22	Water fountain is accessible	Ensure fountain is colour contrasting and recessed and/or cane-detectable	**0**	CB

RHFAC > code, cost-related items				
No increase in project area				
5.1.1	Power-operated door with sufficient opening time, or screen wall entry	Provide power-operated door and ensure it remains fully open for at least 5 seconds in addition to having an opening time of at least 3 seconds	**$$$**	CB
5.1.8	Grab bars at appropriate height and locations	Provide a rear-wall mounted, fold-down grab bar located on the transfer side of the toilet ** Note: RHFAC specifies grab bars are installed at an angle of 120°(degrees) and NBC require L-shaped grab bars*	**$$**	CB
5.1.12	Power outlet near toilet	Provide AC outlet adjacent to each accessible toilet	**$$**	CB
5.1.13	Urinals are at recommended heights or at variable heights without a step	Provide privacy screens and one urinal mounted at lower height	**$$**	CB
5.1.15	Sink and counter at recommended height with knee clearance and safety precautions	Provide counter/shelf with knee clearance and blunt edges, clearly identify sink as accessible, provide child step at one sink, provide sinks at varied heights (if more than one)	**$$**	CB / OS
5.1.16	All accessories at recommended heights and locations (hand dryers, mirrors and coat hooks)	Ensure paper towel dispensers are reachable from seated position at sink and between 1000-1200mm high, provide automated dryer and paper towel dispenser, provide sanitary disposal bins	**$**	CB / OS
5.1.17	Automated fixtures and plumbing, or easy operation	Provide lever-operated or hands-free paper towel dispensers and dryers, provide only automated fixtures to follow best practice	**$**	CB / OS
5.1.19	Emergency call button	Provide in all accessible washroom stalls and single-user washrooms Ensure button operable is easily operable with one hand from supine position, mounted on a clear wall 480mm above floor and within 600mm of the toilet Ensure alarm is part of a monitored intercom system or has both audible and visual signals located in adjacent hallway	**$$$**	CB
5.1.20	Signage at recommended location and uses international symbols and shapes, raised lettering and Braille	Use raised lettering or Braille in addition to international symbols and shapes, and use standardized symbols consistently throughout facility	**$**	CB / OS
Potential increase in project area				

5.1.6a	Accessible universal washroom	Provide delayed action and low resistance door closers, sanitary disposal bin, baby change table, shelf for personal appliances, acoustic treatments, and increased light levels Increase clear space from 1500x1500mm for 1700x1700mm **Note: RHFAC specifies that where more than one accessible unisex washroom is provided, the layouts provide transfer space on alternate sides of the toilet and wall mounted/fold down grab bars, including a toilet paper dispenser, are installed on both sides*	**$$$**	CB / OS
5.1.6b	Accessible universal washroom with adult change table	Provide all requirements for 5.1.6a plus adjustable height adult change table	**$$$$**	CB / OS
5.1.7	Clear space for maneuvering and transfer	Increase clear space adjacent to toilet from 1500x1500mm to 1700x1700mm	**$$**	CB
RHFAC < Code				
No features				

5.2 Showers

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
5.2.4	Floor surface is stable, firm and non-slip	N/A	**N/A**	CB
5.2.6	Hand-held shower within easy reach from seated position	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
5.2.5	Water control mounted on wall at accessible height	Ensure clearly-identified temperature and volume controls	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
5.2.2	Roll-in shower	Decrease threshold height from maximum 13mm to as flush as possible and incorporating an integral floor drain, provide emergency call button	**$$$**	CB
5.2.3	Grab bars at appropriate height and location	Provide one additional horizontal grab bar on a side wall Provide fixed and drop-down vertical grab bars **Note: RHFAC requires one horizontal and one vertical grab bar on the back wall and NBC requires an L-shaped grab bar on the back wall with horizontal and vertical members*	**$**	CB / OS
5.2.7	Recessed soap holders or shelves located within easy reach from seated position	Provide easy-to-reach towel bar and clothes hook, and accessible height mirror	**$**	CB / OS
5.2.8	Wall-mounted non-slip fold-down seat that is self draining	Provide additional fold-down seat for drying – grab bars may be required for transfer	**$$**	CB / OS
Potential increase in project area				

5.2.1	Number of accessible showers adequate for expected use	Increase from one in each group of showers (care and residential occupancies exempted in NBC) to context-dependent number **Note: RHFAC number requirement is determined on a case-by-case basis and depends on expected use, type of facility, and demographic the facility is serving*	**varies**	CB
5.2.9	Adult change table	Provide adjustable height adult change table	**$$$$**	CB / OS
RHFAC < Code				
No features				

6.0 Signage, Wayfinding and Communications

6.1 General Signage and Wayfinding

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
6.1.3	Signs have glare-free surface	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
6.1.2	Signage uses Arabic numerals and/or sans-serif lettering	Use on all signage in addition to floor numbers and emergency exits, use consistent font for all signage throughout facility	**0**	CB / OS
6.1.5	High-contrast text on single-coloured backgrounds	Ensure sign board contrasts with background or mounting surface	**0**	CB / OS
6.1.6	Signs with text are efficiently worded	Use simple and brief wording, ensure words and short sentences being with a capital letter and continue in lower case, avoid abbreviations, align wording to the left	**0**	CB / OS
6.1.7	Use of international symbols/pictograms on signage where useful	Accompany symbols that are not universally recognized with text	**0**	CB / OS
6.1.8	Signs well illuminated (if site expected to be lit)	Ensure signs are evenly illuminated without glare with an appropriate level of lighting for the room conditions and use	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
6.1.1	Directional signage is comprehensive and clearly visible	Locate signage where clearly visible (overhead and perpendicular to path of travel), ensure letters and symbols are large enough to be read from reasonable viewing distance and that signage is uncluttered, provide signs in visual, tactile, and audible formats	**$$**	CB / OS
6.1.4	Blade signage is used to supplement overhead signage where useful	Provide projecting blade signage for key areas and amenities	**$**	CB / OS

6.1.9	Wayfinding includes a variety of techniques (landmarks, surface treatments, colour, sound, scents, lighting)	Ensure design features are used to define different zones inside and outside, including unique multi-sensory features	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

6.2 Room Signage

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
6.2.4	High contrast text and single coloured backgrounds	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
6.2.1	Lettering size is recommended minimum or larger	Ensure room signs are clearly visible from a distance	**0**	CB / OS
6.2.3	Sign at recommended height	Ensure centerline of sign is 1350mm from floor	**0**	CB / OS
6.2.5	Signs located on the latch side of doors, or if no door, in consistent location	Ensure signs located at latch side of door or openings and not on door itself	**0**	CB / OS
6.2.6	Logical numbering	Ensure rooms are easy to locate as they are in numerical or other logical order	**0**	CB / OS
6.2.7	Use of international symbols on signage where useful	Use symbols in place of or to supplement text for all facility types, not just those specified in NBC	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
6.2.2	Sign includes Braille, raised lettering and/or symbol	Use raised lettering/symbols and Braille, locate Braille directly below text and indicate presence of Braille on sign with a marker or notch on left edge Ensure room signs have the minimum number of characters possible and use a combination of upper and lower case characters	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

6.3 Directory Board and Information Kiosk

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
6.3.2	Location of amenities where provided	Clearly display locations of washrooms, viewpoints, water fountains, etc.	**0**	CB / OS
6.3.4	Recommended height or alternative height options	Ensure height is 900-1200mm above floor, provide clearance for approach and knee space	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
6.3.1	Comprehensive relevant information	Provide information enabling people to clearly understand and navigate layout and function of space/environment, in visual, tactile map, and audible formats	**$$**	CB / OS
6.3.3	Raise lettering, Braille and tactile maps where appropriate	Use raised lettering and provide Braille directly below text	**$**	CB / OS
6.3.5	Audio with accessible options	Provide audible information and a video using sign language to orient people to building's features	**$$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

6.4 Communications

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
6.4.1	Online and printed information accessible	Provide printed information in large font (14 pt.), ensure online content can be interpreted by screen reader and is accessible by all users **Note: Refer to Web Content Accessibility Guidelines or WCAG 2.0*	**$$$**	OS
6.4.2	Assisted listening device/system where information is exchanged	Provide assistive listening technology including FM, infrared, and induction loop systems in all locations where information is exchanged, not just classrooms, auditoria, meeting rooms, and theatres larger than 100m2 **Note: Provision locations depend on building type, but includes reception and service counters*	**$$$**	OS
6.4.3	Customer service/accessibility awareness training	Ensure employees have taken formal training related to communication with people with disabilities	**$$$**	OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

7.0 Emergency Systems

7.1 Emergency Exit/Refuges

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
7.1.4	Emergency exit and refuge door is colour contrasted with surrounding surface	Ensure entrance door to area of refuge contrasts with adjacent surfaces	**0**	CB
7.1.6	Ground-level emergency exit is accessible	Ensure exit to exterior muster area is level, has sufficient space on both sides of the door, and that the door pushes open to the outside with minimal force	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
7.1.2	Clear blade signage for emergency exit and refuge	Ensure visibility from all directions, indicate location of closest accessible emergency exit	**$**	CB / OS
7.1.5	Evacuation chair or similar equipment available and easily understood	Provide on every other floor **Note: RHF clarified that the number of required equipment pieces depends on occupancy and is case dependent, but in general to provide them on 50% of floors*	**$$$**	CB / OS
Potential increase in project area				
7.1.1	Refuge located at each protected escape-designated stairway	Provide at every escape-designated stairway and on every level, with hands-free communication system and power-operated door with emergency back-up	**$$$$**	CB
7.1.3	Refuge has adequate clear space for expected usage	Factored into 7.1.1	**N/A**	N/A
RHFAC < Code				
No features				

7.2 Fire Alarm Systems and Equipment

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
7.2.2	Fire alarm pulls are at accessible height	Ensure mounted at maximum height of 1200mm above floor **Note that 1066mm is the preferred mounting height*	**0**	CB
7.2.3	Fire-fighting equipment at accessible height	Ensure mounted at maximum height of 1200mm above floor **Note that 1066mm is the preferred mounting height*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
7.2.1	Visual fire alarms generally visible throughout facility and where people might expect to be alone	Provide in all public gathering areas, washrooms, storage rooms, garages, and in front of all elevators, in addition to areas intended for use by people who are hearing impaired or where occupants are using ear protection, areas with sound insulation, or assembly occupancies with sound levels > 100dBA	**$$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

7.3 Building Evacuation Instructions

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
7.3.1	Evacuation instructions on non-reflective surface	Ensure they are mounted on a matte surface	**0**	CB
7.3.2	Evacuation instructions in large print and high contrast	Ensure they appear in large print (minimum 14 pt) and high contrast (red on white or vice versa preferred), and ensure they provide high contrast to surrounding surfaces	**0**	CB
7.3.3	Instructions include a floor plan diagram with clearly marked exit points	Ensure they include tactile and Braille lettering and a clear map or graphic of evacuation routes with clearly marked exit points	**0**	CB
7.3.4	Signs mounted at accessible height with clear space directly in front	Ensure centerline height from floor is 1200mm for evacuation instructions (vs 1350mm for other signs), and ensure a clear space of 1200x750mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.0 Additional Use of Spaces

8.1 Workstations

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.1.3	Outlets and switches are at accessible height	Decrease outlet and data port height from 400-1200mm to 480mm above floor, increase room controls and light switch height from 400-1200mm to 900-1200mm above floor	**0**	CB
8.1.5	All workstations are appropriate size for expected usage	Provide workstations that accommodate all users	**0**	OS
RHFAC > code, cost-related items				
No increase in project area				
8.1.2	Chairs are adjustable	Ensure they move up and down and recline with ease, have adjustable armrests and lumbar support, and provide options both with and without arms	**$**	OS
8.1.4	Desk height adjustable	Provide desks with adjustable operating range of 600-1200mm above floor	**$$**	OS
8.1.6	Task lighting is available	Provide desk lamps and individually-controlled lighting	**$$**	CB / OS
Potential increase in project area				
8.1.1	Circulation to all work areas	Increase clear width from 920mm to 1000mm, ensure boxes and other obstacles are not stored in aisles, ensure sharp edge and corner or immovable obstructions are blunted or mitigated **Note: RHF indicated CSA 1000mm width, not 915mm indicated in RHFAC*	**$$$$**	CB / OS
RHFAC < Code				
No features				

8.2 Public Assembly

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.2.2	Accessible seating evenly distributed	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.2.1	Accessible seating with line of sight	Ensure sightlines not affected by standing audience	**0**	CB
8.2.3	Adjacent seating for companions	Provide directly beside the user, ensure companion seat is not fixed, is wheelchair accessible, and is higher than a standard chair at 500-560mm above floor	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
8.2.4	Accessible ticket counter	Provide knee clearance, ensure all counters accessible with high contrast counter surface, provide assistive listening device	**$$$**	CB / OS
Potential increase in project area				
8.2.5	Access to stage by performers and audience	Ensure stage is accessible from the wings, backstage, front of house, and audience **Note: cost case dependent*	**$$$$**	CB
8.2.6	Access to all back stage facilities	Ensure all areas including dressing rooms, washrooms, green room, etc. are accessible **Note: cost case dependent*	**$$$$**	CB
RHFAC < Code				
8.2.1	Accessible seating with line of sight	Increase clear adjacent area from 850x1350mm to 900x1525mm for side wheelchair approach	**N/A**	CB

8.3 Exhibit Space

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.3.3	Accessible sight lines for all displays	Ensure clear slight lines for people in the seated position	**0**	CB / OS
8.3.4	Accessible interactive devices	Increase height of controls from 400-1200mm to 900-1200mm above floor, ensure self-serve kiosks meet CAN/CSA-B651.2-07	**0**	CB / OS
8.3.5	Accessible operable controls	Ensure exhibit controls meet requirements for accessible controls	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.3.1	Accessible path of travel	Provide tactile walking surface indicators, and high contrast surfaces and features	**$$**	CB
8.3.2	Seating dispersed throughout space	Provide seating with back support and at least one armrest anywhere people expected to wait and at least every 30m	**$$**	CB / OS
8.3.6	Alternative media for all audio/video presentations	Not related to construction cost	**N/A**	OS
8.3.7	Alternative media for all descriptive information	Ensure alternative formats such as large print, audio, and Braille version	**$$**	OS
8.3.8	Information in alternative languages for major exhibits	Not related to construction cost	**N/A**	OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.4 Lodging and Temporary Accommodations

Units/suites assumed to be in buildings > 600 sqm or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.4.1	Entrance door is fully automated or easily opened with self-closer	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.4.2	Accessible door hardware	Ensure U-shaped levers that return to door surface or are designed to not catch clothes and objects, and that have visual contrast	**0**	CB
8.4.3	Accessible options for bed heights and no platform	Ensure top of bed is 508-584mm above floor, and space under the bed to accommodate portable lift	**0**	CB / OS
8.4.5	Additional rooms adaptable	Increase clear width of entrance doors and doorways into bathrooms from 800mm to 865mm **Assuming location along barrier-free path of travel*	**0**	CB
8.4.6	All controls and outlets are within reach recommendations	Decrease outlet height from 400-1200mm to 480mm above floor, increase room controls and light switch height from 400-1200mm to 900-1200mm above floor for all suites	**0**	CB
8.4.9	External spaces and patios are accessible	Provide accessible outdoor space, along with threshold height of maximum 13mm with beveled edges but preferably as flush as possible	**0**	CB
8.4.10	Storage space with clear floor space, closets with shelves at variety of heights	Ensure storage areas are within reach, have flexible and easy-to-adjust shelves, and clear floor space for manoeuvring	**0**	CB
8.4.14	Viewing window sills at recommended height with reachable opening and/or locking mechanism	Ensure sightlines out the window, provide hand crank or other accessible operating system within each reach, ensure window coverings are operable by people with reduced dexterity	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				

8.4.7	Design of toilets, showers and bathrooms meet the needs of all potential guests	**NOTE: NBC mentions accessibility for bathtubs only and not showers. See all of Section 5.0 for full assessment of differences between RFHAC and NBC. Area differences are captured in 8.4.4 only.*	**$$**	CB
8.4.8	Emergency alarm systems have both audible and visual signals	Provide visual and audible warnings in room and bathroom in addition to public areas	**$**	CB
8.4.11	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss, ensure no abrupt change in lighting levels between indoor and outdoor areas	**$**	CB / OS
8.4.12	Adequate ratio of mix of rooms with roll-in showers and regular showers	Provide roughly 50/50 split of accessible showers and tubs with showers **NOTE: Please refer to Section 5.0 for additional details. NBC mentions accessibility for bathtubs only and not showers.*	**$$**	CB
8.4.13	A second door viewer at accessible height	Provide second viewer, increase its height from 400-1200mm to 900-1200mm above floor	**$**	CB
Potential increase in project area				
8.4.4	Adequate number of rooms accessible	Provide adequate number of accessible rooms for expected use, dispersed throughout the building and room classes with at least one accessible room in each class	**$$$$**	CB
RHFAC < Code				
No features				

8.5 Outdoor Recreation

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
8.5.3	Shelter	Provide weather protection **Note: cost case dependent*	**$$$$**	CB
Potential increase in project area				
8.5.1	Accessible pathways to all facilities and amenities	See Section 2.1	**$$**	CB
8.5.2	Seating	Provide accessible seating at facilities and every 30m along routes, ensure a variety of seating types including armrests and backrests	**$$$**	CB / OS
RHFAC < Code				
No features				

8.6 Cafeterias, Restaurants, and Bars

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.6.1	All facilities and amenities are accessible to everyone	Ensure entry, aisles, and furniture arrangement and style accommodate people with disabilities	**0**	CB
8.6.2	Counter, table and bar at recommended accessible heights, or variety of options	Ensure seating accommodates all users whether at the tables, bar, or counter service (with lowered sections)	**0**	CB / OS
8.6.5	Continuous tray rail in cafeterias, and condiments and cutlery within reach	Ensure all products are within easy reach from seated position	**0**	CB / OS
8.6.6	Prices clearly displayed	Ensure cash register displays easily viewed by all patrons	**0**	CB / OS
8.6.7	Vending and dispensing machines are accessible	Not related to construction budget	**N/A**	N/A
8.6.8	Goods are within reach, vertically stacked where possible	Ensure products are stacked vertically such that some of each product is available for people with different ranges of motion	**0**	CB / OS
8.6.9	Cash desk or point of sale (POS) location is accessible	Increase knee clearance width from 760mm to 800mm, ensure each checkout counter in cash area is configured with accessible counter	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.6.4	Variety of seating available	Provide both chairs with and without arms, ensure bench seating provides kick space, armrest, and backrests **Note: booth seating is not considered accessible*	**$$**	CB / OS
Potential increase in project area				

8.6.3	Clear path of travel	Increase clear aisle width from 920mm to 1000mm, and turnaround spaces from 1500x1500mm to 1700x1700mm **RHF Note: number of turning spaces is context-dependent*	**$$$$**	CB
RHFAC < Code				
No features				

8.7 Retail Outlets

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.7.3	Clothes racks within accessible reach	Ensure racks are within easy reach of people using wheelchairs or those in a seated position, ensure clear space around clothing racks **Note: potential area implications would depend on number and type of goods sold at the store. Many variables.*	**0**	CB / OS
8.7.4	Front-opening slider doors on refrigerators and freezers	Ensure coolers have sliding doors, not swing-open doors	**0**	CB / OS
8.7.5	Goods are clearly visible, within reach, vertically stacked where possible	Ensure goods are easily accessed from a seated or standing position, organize products vertically (up and down) on shelves to ensure products are within easy reach of all users **Note: potential area implications would depend on number and type of goods sold at the store. Many variables.*	**0**	CB / OS
8.7.6	Clear path of travel	Provide accessible routes throughout facility	**0**	CB
8.7.7	Cash desk or point of sale (POS) location is accessible	Increase knee clearance width from 760mm to 800mm, ensure each checkout counter in cash area is configured with accessible counter	**0**	CB
8.7.8	Prices clearly displayed	Ensure prices and cost of sale are clearly visible on the shelves as well as at the point of sale	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
8.7.2	Display units are solid, stable, and adequately illuminated	Ensure display units are well-anchored and well-lit	**$$**	CB / OS
Potential increase in project area				

8.7.1	Access to all display areas and facilities	Increase clear aisle width from 920mm to 1000mm, and turnaround spaces from 1500x1500mm to 1700x1700mm **RHF Note: number of turning spaces is context-dependent*	**$$$$**	CB
RHFAC < Code				
No features				

8.8 Playgrounds

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.8.2	Surface is firm, stable and able to absorb the shock of a fall to help prevent injuries	Provide continuous safety surface throughout play space, ensure transitions are maximum 13mm or ideally as flush as possible	**0**	CB
8.8.3	Accessible play space features such as sensory components that promote active play experiences	Provide scented gardens or plantings, quiet areas allowing autonomous play, and stand-alone play features such as spring rockers or teeter-totters	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
8.8.1	Adequate space for all children and their caregivers to move through, in, and around the play space	Provide accessible pathway to, and throughout, the play space	**$$$$**	CB
8.8.4	Seating	Provide accessible seating with adequate clear space, ensure a variety of seating types including armrests and backrests	**$$$**	CB / OS
RHFAC < Code				
No features				

8.9 Fitness Centre

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.9.3	Gymnasium space with adjustable basketball/volleyball nets	Provide adaptable equipment that is height adjustable	**0**	OS
8.9.4	Lockers variable heights or recommended accessible height	Provide lockers with an operating height 900-1200mm above floor	**0**	CB / OS
8.9.6	Water fountain accessible	Decrease spout height from 750-915mm to 750-900mm, provide cane-detectable indicators/guards or recess fountain	**0**	CB
8.9.7	Clear width of path of travel	Provide accessible routes throughout facility	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.9.1	Number/variety of accessible fitness equipment	Provide accessible equipment that accommodates wheeled mobility devices and equipment expressly designed for people with disabilities	**$$$**	OS
8.9.2	Raised stretching mat	Provide platform with padded surface between 450-600mm above floor, adjacent clear space transfer space of 1200x760mm, and grab bars on adjacent wall **Note: assume no area implications as existing stretching area can be converted*	**$$$**	CB / OS
8.9.5	Service counter is accessible	Increase knee clearance width from 760mm to 800mm, ensure cash register display is clearly visible to clients, provide task lighting, contrasting surfaces, and assistive listening device	**$$$**	CB / OS
Potential increase in project area				
No features				

RHFAC < Code
No features

8.10 Pool

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.10.3	Clear path of travel	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.10.1	Deck surface is level, firm, stable and slip resistant	Ensure pool deck surfaces are non-slip and as dry as possible, provide direct routes to pool lifts or ramps, change facilities, and showers	**0**	CB
8.10.2	Colour-contrast edge around pool	Provide high contrast lines or markings located approximately 915mm from edge of pools or hazards	**0**	CB
8.10.4	Marked pathways from change room to pool access	Provide marked accessible route through change room to pool facilities	**0**	CB
8.10.6	General safety equipment is accessible height and location	Indicate location of safety equipment clearly using symbols or icons in high contrast and mounted at accessible heights, ensure clear space in front of equipment	**0**	CB / OS
8.10.8	Lockers variable height or accessible	Ensure approximately half the total number of lockers have an operating height 900-1200mm above floor	**0**	CB / OS
8.10.9	Colour-contrasted handrails on stairs into pool	Provide colour contrasted handrails on both sides of stairs/ramps and parallel lower handrail, ensure handrails are graspable and continuous with adequate extensions at the top and bottom	**0**	CB
8.10.10	Colour-contrasted strip on nosing of stairs	Ensure each step has non-slip nosing or colour-contrasting strip of a single colour with no strong patterning	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.10.7	Pool wheelchair	Provide aquatic chair with push rims whenever wet ramp is used for accessible water entry/exit, provide at least one aquatic chair with seat height 450mm above deck and minimum seat width of 480mm, and with armrests where at least one is removable/movable	**$$$**	OS

Potential increase in project area				
8.10.5	Entrance ramp into pool or mechanical lifts into pool (2 required)	Provide at least two accessible means of water entry and exit on accessible routes, unless a wet ramp or zero depth entry ramp is provided **Note: area implications for ramped entry will vary, assume minimum 1m wide by 5m long*	**$$$$**	CB
RHFAC < Code				
No features				

8.11 Change Room

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.11.2	Clear path of travel	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.11.1	Surface is level, firm, stable and slip-resistant	Ensure slip-resistance in both wet and dry conditions	**0**	CB
8.11.4	Accessible lockers	Ensure approximately half the total number of lockers have an operating height 900-1200mm above floor, ensure lockers are in an accessible location and easy to reach with easy-to-use operating mechanism	**0**	CB / OS
8.11.5	Seating	Ensure seating is available adjacent to lockers, has back rest and non-slip surface when wet, is direct and unobstructed, and visually contrasts with surrounding surfaces	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
8.11.3	Adult change table with privacy	Provide adjustable height adult change table with no operating mechanisms higher than 1200mm and a clear floor transfer space parallel to the long side not less than 760x1500mm	**$$$$**	CB / OS
RHFAC < Code				
No features				

8.12 Mail Service

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.12.1	Accessible height or different heights	Provide equal number of unit mail boxes mounted at accessible (lower) heights and higher heights	**0**	CB
8.12.2	Space for knee recess at transaction points	Increase knee clearance width from 760mm to 800mm under any service desks, tables, or work surfaces in mail rooms	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.12.4	Clear signage	Provide signage using high-contrast, raised lettering and directional signage	**$$**	CB / OS
8.12.5	Well illuminated	Increase light levels from 200lx to 250lx, provide task lighting at service desk and sorting table (if present), provide features related to vision loss	**$**	CB / OS
Potential increase in project area				
8.12.3	Clear space for approach	Ensure minimum clear space 760x1200mm in front of all mailboxes and 1700x1700mm clear turning space	**$$$**	CB
RHFAC < Code				
No features				

8.13 Laundry Room

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.13.2	Front loading only or variety of options	Not related to construction budget	**N/A**	OS
RHFAC > code, cost-related items				
No increase in project area				
8.13.1	Accessible controls and payment options	Provide raised platform for washers and dryers	**$**	CB / OS
8.13.4	Clear signage	Provide accessible directional signage to locate laundry room, ensure signage uses high-contrast, raised lettering and is easy to read	**$$**	CB / OS
8.13.5	Well illuminated	Increase light levels from 200lx to 250lx, provide task lighting at sorting table (if present), provide features related to vision loss	**$**	CB / OS
Potential increase in project area				
8.13.3	Clear space for approach	Provide clear space 915mm wide across full width and in front of washer and dryer that extends at least 460mm beyond each side **Note: cost case dependent*	**$$$**	CB
RHFAC < Code				
No features				

8.14 Storage Facilities

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.14.3	Clear space for approach	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.14.1	Security and entry access system accessible	Ensure devices visually contrast with surroundings	**0**	CB
8.14.2	Low threshold entry to storage unit	Decrease maximum threshold height from 13mm to as flush as possible	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.14.4	Clear signage	Provide accessible directional signage to locate storage facility, ensure signage uses high-contrast, raised lettering and is easy to read	**$$**	CB / OS
8.14.5	Well illuminated	Increase light levels from 50lx to 63lx, provide features related to vision loss	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.15 Viewpoints

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.15.2	Surface is firm, stable and slip resistant	**Note: see all details in RHFAC Handbook*	**0**	CB
8.15.5	Drainage	Ensure cross-fall is minimal but sufficient to allow adequate drainage	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.15.1	Handrails/guardrails	Provide 100mm edge protection if drop between 75-600mm, in addition to guard/rail if drop greater than 600mm	**$$**	CB
8.15.3	Viewing amenities accessible	Provide information signs and maps to indicate locations and provide descriptions of points of interest, ensure other amenities such as water, bicycle rack, waste receptacles as provided as appropriate	**$$$**	CB / OS
8.15.6	Interpretive signage accessible	Provide information in audio format, in addition to features in Section 6.1	**$$$**	CB / OS
Potential increase in project area				
8.15.4	Level landings and clear space	Increase area from 1500x1500mm to 1700x1700mm for landings, ensure entire viewpoint is on a single level or elevation	**$$**	CB
8.15.7	Seating	Provide seating at regular intervals at least every 30m, ensure rest area is clearly visible and identified with a change in surface materials, ensure clear approach and adequate clear space, provide variety of seating types including armrests and backrests	**$$$**	CB / OS
8.15.8	Shelter	Provide full coverage from weather **Note: area of shelter will vary*	**$$$$**	CB

RHFAC < Code
No features

8.16 Visitor Centre and Information Kiosk

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.16.1	Located on accessible route of travel	Ensure accessible routes connect with other accessible elements in the outdoor environment, such as accessible trail entrance, picnic areas, restrooms, and parking	**0**	CB
8.16.2	Accessible entrance to facility	Use colour, architecture, flag, texture, and audio/olfactory clues to identify entrance, and ensure directional routes are obvious and clearly marked	**0**	CB / OS
8.16.4	Counter is colour contrasted, accessible height or different heights	Increase knee clearance width from 760mm to 800mm, ensure counter at accessible height or provide at different heights, ensure colour contrast and that main service counter is universally accessible	**0**	CB
8.16.5	Information, interactive kiosks and sales items within accessible range ranges	**Note: see guidelines for reach in RHFAC Handbook*	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
8.16.3	Clear signage	Provide clear directional signage from parking and other accessible elements to accessible entrance, provide clear informational signage including available information and services	**$$**	CB / OS
8.16.6	Information available in a variety of formats	Not related to construction budget	**N/A**	OS
Potential increase in project area				
8.16.7	Seating and shelter	Provide seating and shelter both inside and outside **Note: area of shelter will vary*	**$$$$**	CB / OS

RHFAC < Code
No features

8.17 Picnic Areas

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.17.2	Located on accessible route of travel	Locate on accessible routes connecting to other accessible elements in the outdoor environment, such as accessible trails, restrooms, and parking. Ensure picnic tables are fixed to prevent movement away from accessible routes	**0**	CB
8.17.3	Surface is firm, stable and slip resistant	**Note: see all details in RHFAC Handbook*	**0**	CB
8.17.4	Clear space around picnic table, fire pit and front of barbeque grill	Ensure adequate space around the picnic table, fire pit, and in front of barbeque for all sizes of mobility devices	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.17.1	Appropriate number of accessible picnic tables with seating	Ensure at least most picnic tables are accessible and dispersed within the area, ideally all are accessible	**$$$**	CB / OS
Potential increase in project area				
No features				
8.17.5	Shelter option available	Provide sheltered picnic area for protection from weather **Note: area of shelter will vary*	**$$$$**	CB
RHFAC < Code				
No features				

9.0a Residential Units

9.1a Unit Security and Entry Systems

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.1.1	Unit entry systems are located along accessible routes	Ensure route to the unit entrance or door is accessible	**0**	CB
9.1.2	Unit door entry systems accessible, easy to use, with sufficient lock release time	Ensure devices such as locks and keypads are accessible, position them to suit people at a range of heights, and ensure raised buttons that contrast visually with adjacent surface and have raised symbols, numbers, or letters arranged logically	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.2a Unit Entrance or Alternative Accessible Entrance, Entrance to Outdoor Spaces

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.2.2	Unit entrance is easy to identify	Ensure entrance is easy to locate, entrance door visually contrasts with adjacent surfaces, address of unit is clearly visible, location of route(s) to unit is clear and obvious	**0**	CB
9.2.6	Level landing at entrance	Provide a flat, non-slip clear space of 1200x730mm at entry **Note: not mentioned in NBC but accommodated in required corridor width*	**0**	CB
9.2.7	Level threshold	Decrease maximum threshold height from 13mm and bevelled, ramped, or rounded to as flush as possible	**0**	CB
9.2.8	Clear space on interior and exterior of door	Provide adequate space on both sides of the door, 600mm on the pull side and 300mm on the push side	**0**	CB
9.2.9	Clear width of entry doorway	Increase from 810mm to 865mm	**0**	CB
9.2.11	Doorbell or intercom at accessible height (if available)	Ensure doorbell or intercom is located 900-1200mm above floor	**0**	CB
9.2.12	Door viewer at accessible height (if available)	Ensure door viewer is mounted 900-1200mm above floor	**0**	CB
9.2.14	Entrance to outdoor balcony, patio and other outdoor spaces is accessible	Ensure entrance is at least 865mm wide, door and hardware are accessible, low threshold	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				

9.2.3	Clear signage	Provide additional clear directional signage	**$$**	CB / OS
9.2.4	Unit door is lightweight or power operated	Decrease maximum required force from 90N to 38N or provide power-operated door	**$$$**	CB
9.2.5	Accessible door hardware	Decrease height of accessible door hardware from maximum 1200mm to 900-1100mm, ensure all entrance doors have accessible hardware, provide kick plates on all doors	**$**	CB
9.2.10	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
9.2.13	Shelter (if outdoor entry)	Provide canopy/overhang/porch for protection	**$$$**	CB
Potential increase in project area				
9.2.1	Unit entrance is accessible and doesn't require alternative entrance	Ensure at least one door or doorway to the home is accessible, ensure interior circulation route to the entrance is accessible with a direct accessible route to parking, elevators, the main building entrance, etc. **Note: area and cost case dependent*	**$$$$**	CB
RHFAC < Code				
No features				

9.3a Unit Interior Doors

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.3.1	Clear width	Increase from 610mm to 865mm	**0**	CB
9.3.2	Level threshold	Ensure threshold has a maximum height of 13mm and is bevelled, ramped, or rounded, ideally make it as flush as possible	**0**	CB
9.3.3	Accessible door hardware (if standard for all units)	Provide lever handles, ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement, ensure levers do not catch clothing or other objects (e.g. U-style), ensure handles contrast visually with door	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
9.3.4	Clear space on outside and inside of door or doorway (if not studio or similar single room)	Provide adequate space on both sides of the door, 600mm on the pull side and 300mm on the push side	**varies**	CB
RHFAC < Code				
No features				

9.4a Unit Kitchen

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.4.2	Sink faucet is automatic or has lever-type handle	Ensure sink faucet has lever-type handles or is automated	**0**	CB
9.4.3	Knee clearance underneath sink with safety precautions, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth, ensure pipes are insulated with no exposed sharp edges or hazards	**0**	CB
9.4.4	Accessible height sink	Ensure height allows a person in a seated position to easily use sink and faucets	**0**	CB
9.4.5	Clear counter space adjacent to sink and appliances	Provide 800-915mm wide work surface	**0**	CB
9.4.6	Accessible cooktop on front of unit, with no reach required over elements	Ensure cooktop controls are safely and easily accessed without reaching over elements	**0**	CB / OS
9.4.9	Vertical side-by-side style refrigerator	Ensure refrigerator has two doors – one freezer compartment and one fridge (side-by-side)	**0**	CB / OS
9.4.10	Counter at accessible height or variety of heights	Provide height options that allow people to work from either a standing or seated position, or ensure counter heights are adjustable (manually or automated)	**0**	CB
9.4.11	Counter has electrical outlets within accessible reach requirements	Ensure electrical receptacle located at either the side or front of a kitchen counter, rather than at the back	**0**	CB
9.4.12	Accessible storage options	Ensure items may be accessed with minimal bending or reaching, provide flexible storage options (e.g. fold-down shelves, pull-out drawers, circular shelving, etc.)	**0**	CB
9.4.13	Well illuminated with accessible task lighting available	Ensure task lighting at work stations and areas, and provide features related to vision loss	**0**	CB / OS

9.4.14	Raised dishwasher	Ensure dishwasher is raised 150mm *Note: this will also create a raised counter at 1066mm for use by taller people	**0**	CB
9.4.15	Cabinet hardware is accessible, with no grasp required (if standard for all units)	Ensure opening hardware is easy to use, operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB
9.4.16	Rounded corners on counters and cabinetry	Ensure corners are rounded	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.4.8	Microwave mounting height accessible and safe	Ensure microwave located on a counter with 600mm of clear space on latch side of unit, provide pull-out counter under microwave	**$**	CB
Potential increase in project area				
9.4.1	Clear space for manoeuvring	Provide 1700x1700mm turning area, and 800x1350mm clear space in front of fixtures and to side of where drawers and doors open	**varies**	CB
9.4.7	Knee clearance underneath cooktop, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth **Note: cost associated with displaced oven or storage*	**$$$**	CB
RHFAC < Code				
No features				

9.5a Unit Hallways

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.5.2	Colour contrasted between wall and floor, with no glare (if colours are standard for all units)	**See details in RHFAC Handbook*	**0**	CB
9.5.3	No level changes requiring steps	Ensure there are no steps if there is a change in level	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.5.4	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.5.1	Clear width	Increase from 710mm to 1000mm, minimize sharp 90 degree corners	**varies**	CB
RHFAC < Code				
No features				

9.6a Unit Interior Stairs

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.6.8	Nosing design	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.6.2	Tread is firm, stable and slip resistant	**See details in RHFAC Handbook*	**0**	CB
9.6.5	Colour-contrasted strip on each step nosing (if standard in all units)	**See details in RHFAC Handbook*	**0**	CB
9.6.6	Riser height and tread depth of steps	Decrease rise from 125-200mm to maximum 180mm, ensure angle of riser face is greater than 60 degrees	**0**	CB
9.6.7	No open riser	Ensure all step risers are closed and opaque	**0**	CB
9.6.9	No strong pattern on carpet or flooring (if standard in all units)	Ensure flooring is light coloured and plain or has simple pattern	**0**	CB
9.6.10	Height clearance	Increase from 1950mm to 2050mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.6.4	Handrails	Provide continuous handrails on both sides of all stairs, with parallel lower handrail, sufficiently long horizontal extensions, visual contrast, and visibility through railing	**$$**	CB
9.6.11	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.6.1	Clear width	Increase from 860mm for at least one stair between levels to 1067mm for all stairs	**varies**	CB

9.6.3	Level landing with clear space and at regular intervals	Decrease maximum rise between landings from 3700 mm to 1800mm, colour contrast landing, provide tactile attention indicators at top	**varies**	CB
RHFAC < Code				
No features				

9.7a Unit Bedrooms and Closets

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.7.1	Clear space in front of closet door or clear width in walk-in closet	Provide 1200x760mm clear space	**0**	CB
9.7.2	Low mounted or adjustable hanger rods, and accessible shelving	Ensure operating height 900-1200mm above floor, ensure approximately half the available storage is below 1200mm above floor	**0**	CB / OS
9.7.3	Clear space on at least two sides of queen bed	Ensure aisle width is 800mm **Note: potential area implications, dependent on size of bedroom*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.7.4	Reinforced ceiling for lift	Provide blocking in ceiling to allow for future installation of lift	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.8a Unit Toilet Room

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.8.1	Accessible toilet room on the entry level	Ensure toilet room is accessible to all residents and visitors	**0**	CB
9.8.2	Floor surface is stable, firm and non-slip	**See details in RHFAC Handbook*	**0**	CB
9.8.3	Entry doors have a minimum clear opening width	Increase from 760mm to 865mm	**0**	CB
9.8.4	Entry door swings out or slides (if door available)	Ensure the entry door swings out or slides and does not encroach on the toilet room's interior space and clearance	**0**	CB
9.8.5	Accessible entry door hardware (if door hardware is standard for all units)	Ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement, ensure locking hardware allows door to be unlocked from the outside in case of emergency	**0**	CB
9.8.7	Clear width of route to toilet	Increase to 1000mm	**0**	CB
9.8.9	Toilet flushing mechanism within accessible reach requirement	Ensure flush handle is on transfer side of toilet and that manual flush override controls are easy-to-reach, provide high-tech toilet if possible (e.g. Toto)	**0**	CB
9.8.11	Sink, counter and mirror are accessible	Ensure sink is mounted 900-1200mm above floor and within 600mm reach from people using wheelchairs or in seated position, provide adequate knee clearance, ensure hot water and drain pipes are offset to the rear, insulated, and covered, ensure faucets are easy to reach, ensure counter or shelf available adjacent to sink, ensure someone in either seated or standing position can see in the mirror	**0**	CB
9.8.12	Cabinet hardware is accessible, with no grasp required	Ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB

9.8.13	Accessible storage	Ensure items may be accessed with minimal bending or reaching **Note: see accessible reach requirements in RHFAC Handbook*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.8.8	Reinforced walls for safe installation of grab bars	Provide blocking for grab bars around toilet	**$**	CB
9.8.10	Power outlet near toilet	Provide power outlet adjacent to accessible toilet to accommodate adaptive devices	**$**	CB
Potential increase in project area				
9.8.6	Clear space to manoeuvre and transfer	Increase clear space adjacent to toilet to 1700x1700mm **Note: to be designed the same way as washroom in Section 5.0*	**$$$**	CB
RHFAC < Code				
No features				

9.9a Unit Showers and Bath Tubs

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.9.1	Floor surfaces are stable, firm and slip resistant	**See details in RHFAC Handbook*	**0**	CB
9.9.6	Recessed soap holder or shelves located within easy reach from the seated position	Ensure soap holders or shelves are easy to reach, do not impede required clear space, and are of adequate size to hold toiletries, ensure towel bar/clothes hook located within easy reach	**0**	CB
9.9.7	Colour contrasted between shower/tub tile floor or base and front wall (if standard in all units)	Ensure floor contrasts with front wall	**0**	CB
9.9.8	Drainage	Ensure floor is level with minimal slope for drainage and includes an integral floor drain (trench or channel drains recommended)	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.9.2	Reinforced walls for shower and/or bath for installation of grab bars	Provide blocking for grab bars around tub and shower	**$**	CB
9.9.3	Roll-in shower or accessible tub	Provide specialized roll-in shower design with clear floor area in front, adequate width of entrance and clear space for maneuvering, flush threshold with strip, trench, or linear drain	**$$**	CB
9.9.5	Accessible water faucet/shower wand (if standard for all units)	Provide detachable shower head with 1500mm hose, ensure control is within easy reach of seated position, ensure faucet operable with closed first and minimal force, provide clearly identified temperature and volume controls, ensure water controls located 1200mm above floor	**$**	CB

Potential increase in project area				
9.9.4	Clear space beside tub for transfers (if available)	Ensure clear space 1200x760mm	**varies**	CB
RHFAC < Code				
No features				

9.10a Unit Laundry

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.10.2	Choice of front loading or top loading (if appliances are provided for all units)	Not related to construction budget	**N/A**	OS
RHFAC > code, cost-related items				
No increase in project area				
9.10.1	Accessible controls	Provide raised platform for washers and dryers	**$**	CB
9.10.4	Well illuminated	Provide light levels 25% brighter than what's typical, and features related to vision loss	**$$**	CB
Potential increase in project area				
9.10.3	Clear space for approach	Provide clear space 915mm wide across full width and in front of washer and dryer that extends at least 460mm beyond each side	**varies**	CB
RHFAC < Code				
No features				

9.11a Unit General Requirements

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.11.2	All controls and outlets are within accessible reach requirements	Ensure height of 900-1200mm above floor	**0**	CB
9.11.4	Window sills are low enough for easy viewing with accessible hardware (if viewing window available)	Ensure sills are 915mm above floor	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.11.1	Unit has both audible and visual fire/smoke alarm	Provide visual fire/smoke alarm(s), visible throughout premises	**$**	CB
Potential increase in project area				
9.11.3	Space/framing is provided for future residential lift (if multiple level)	In multi-level units, ensure elevator shaft is framed in for future use	**$$$$**	CB
RHFAC < Code				
No features				

9.0b Residential Units

9.1b Unit Security and Entry Systems

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.1.1	Unit entry systems are located along accessible routes	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.1.2	Unit door entry systems accessible, easy to use, with sufficient lock release time	Ensure devices such as locks and keypads are accessible, position them to suit people at a range of heights, and ensure raised buttons that contrast visually with adjacent surface and have raised symbols, numbers, or letters arranged logically	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
9.1.2	Unit door entry systems accessible, easy to use, with sufficient lock release time	Decrease height range from 400-1200mm to 900-1100mm	**N/A**	CB / OS

9.2b Unit Entrance or Alternative Accessible Entrance, Entrance to Outdoor Spaces

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.2.4	Unit door is lightweight or power operated	N/A	**N/A**	CB
9.2.8	Clear space on interior and exterior of door	N/A	**N/A**	CB
9.2.11	Doorbell or intercom at accessible height (if available)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.2.2	Unit entrance is easy to identify	Ensure entrance is easy to locate, entrance door visually contrasts with adjacent surfaces, address of unit is clearly visible, location of route(s) to unit is clear and obvious	**0**	CB
9.2.6	Level landing at entrance	Provide a flat, non-slip clear space of 1200x730mm at entry **Note: not mentioned in NBC but accommodated in required corridor width*	**0**	CB
9.2.7	Level threshold	Decrease maximum threshold height from 13mm and bevelled, ramped, or rounded to as flush as possible	**0**	CB
9.2.9	Clear width of entry doorway	Increase from 800mm to 865mm	**0**	CB
9.2.12	Door viewer at accessible height (if available)	Ensure door viewer is mounted between 900-1200mm above floor	**0**	CB
9.2.14	Entrance to outdoor balcony, patio and other outdoor spaces is accessible	Ensure entrance is at least 865mm wide, door and hardware are accessible, low threshold	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				

9.2.3	Clear signage	Provide clear directional and information signage	**$$**	CB / OS
9.2.5	Accessible door hardware	Provide kick plates on all doors	**$**	CB
9.2.10	Well illuminated	Increase light levels from 50lx to 63lx, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
9.2.13	Shelter (if outdoor entry)	Provide canopy/overhang/porch for protection	**$$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
9.2.1	Unit entrance is accessible and doesn't require alternative entrance	Increase number of required accessible entrances from minimum one to not less than 50% of pedestrian entrances	**N/A**	CB

9.3b Unit Interior Doors

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.3.4	Clear space on outside and inside of door or doorway (if not studio or similar single room)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.3.1	Clear width	Increase from 800mm to 865mm	**0**	CB
9.3.2	Level threshold	Ensure threshold has a maximum height of 13mm and is bevelled, ramped, or rounded, ideally make it as flush as possible	**0**	CB
9.3.3	Accessible door hardware (if standard for all units)	Ensure lever handles (e.g. U-style) that do not catch clothing or other objects, ensure handles contrast visually with door	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.4b Unit Kitchen

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.4.2	Sink faucet is automatic or has lever-type handle	Ensure sink faucet has lever-type handles or is automated	**0**	CB
9.4.3	Knee clearance underneath sink with safety precautions, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth, ensure pipes are insulated with no exposed sharp edges or hazards	**0**	CB
9.4.4	Accessible height sink	Ensure height allows a person in a seated position to easily use sink and faucets	**0**	CB
9.4.5	Clear counter space adjacent to sink and appliances	Provide 800-915mm wide work surface	**0**	CB
9.4.6	Accessible cooktop on front of unit, with no reach required over elements	Ensure cooktop controls are safely and easily accessed without reaching over elements	**0**	CB / OS
9.4.9	Vertical side-by-side style refrigerator	Ensure refrigerator has two doors – one freezer compartment and one fridge (side-by-side)	**0**	CB / OS
9.4.10	Counter at accessible height or variety of heights	Provide height options that allow people to work from either a standing or seated position, or ensure counter heights are adjustable (manually or automated)	**0**	CB
9.4.11	Counter has electrical outlets within accessible reach requirements	Ensure electrical receptacle located at either the side or front of a kitchen counter, rather than at the back	**0**	CB
9.4.12	Accessible storage options	Ensure items may be accessed with minimal bending or reaching, provide flexible storage options (e.g. fold-down shelves, pull-out drawers, circular shelving, etc.)	**0**	CB
9.4.13	Well illuminated with accessible task lighting available	Ensure task lighting at work stations and areas, and provide features related to vision loss	**0**	CB / OS

9.4.14	Raised dishwasher	Ensure dishwasher is raised 150mm **Note: this will also create a raised counter at 1066mm for use by taller people*	**0**	CB
9.4.15	Cabinet hardware is accessible, with no grasp required (if standard for all units)	Ensure opening hardware is easy to use, operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB
9.4.16	Rounded corners on counters and cabinetry	Ensure corners are rounded	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.4.8	Microwave mounting height accessible and safe	Ensure microwave located on a counter with 600mm of clear space on latch side of unit, provide pull-out counter under microwave	**$**	CB
Potential increase in project area				
9.4.1	Clear space for manoeuvring	Provide 1700x1700mm turning area, and 800x1350mm clear space in front of fixtures and to side of where drawers and doors open	**varies**	CB
9.4.7	Knee clearance underneath cooktop, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth **Note: cost associated with displaced oven or storage*	**$$$**	CB
RHFAC < Code				
No features				

9.5b Unit Hallways

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.5.2	Colour contrasted between wall and floor, with no glare (if colours are standard for all units)	**See details in RHFAC Handbook*	**0**	CB
9.5.3	No level changes requiring steps	Ensure there are no steps if there is a change in level **Note: NBC only requires entry level to suite (if multi-level) to have barrier-free path of travel*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.5.4	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.5.1	Clear width	Increase from 920mm to 1000mm, ensure clear width on all levels of suite and not just entry level, minimize sharp 90 degree corners	**varies**	CB
RHFAC < Code				
No features				

9.6b Unit Interior Stairs

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.6.8	Nosing design	N/A	**N/A**	CB
9.6.10	Height clearance	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.6.2	Tread is firm, stable and slip resistant	Ensure carpeting on tread only	**0**	CB
9.6.5	Colour-contrasted strip on each step nosing (if standard in all units)	**See details in RHFAC Handbook*	**0**	CB
9.6.6	Riser height and tread depth of steps	Decrease rise from maximum 210mm to maximum 180mm, increase tread depth from minimum 220mm plus nosing to minimum 280mm, ensure angle of riser face is greater than 60 degrees	**0**	CB
9.6.7	No open riser	Ensure all step risers are closed and opaque	**0**	CB
9.6.9	No strong pattern on carpet or flooring (if standard in all units)	Ensure flooring is light coloured and plain or has simple pattern	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.6.4	Handrails	Provide continuous handrails on both sides of all stairs, with parallel lower handrail, sufficiently long horizontal extensions, visual contrast, and visibility through railing	**$$**	CB
9.6.11	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.6.1	Clear width	Increase from 900mm (if serving maximum two storeys) to 1067mm	**varies**	CB

9.6.3	Level landing with clear space and at regular intervals	Decrease maximum rise between landings from 3700 mm to 1800mm, colour contrast landing	**varies**	CB
RHFAC < Code				
No features				

9.7b Unit Bedrooms and Closets

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.7.1	Clear space in front of closet door or clear width in walk-in closet	Provide 1200x760mm clear space	**0**	CB
9.7.2	Low mounted or adjustable hanger rods, and accessible shelving	Ensure operating height 900-1200mm above floor, ensure approximately half the available storage is below 1200mm above floor	**0**	CB / OS
9.7.3	Clear space on at least two sides of queen bed	Ensure aisle width is 800mm **Note: potential area implications, dependent on size of bedroom*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.7.4	Reinforced ceiling for lift	Provide blocking in ceiling to allow for future installation of lift	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.8b Unit Toilet Room

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.8.1	Accessible toilet room on the entry level	Ensure toilet room is accessible to all residents and visitors	**0**	CB
9.8.2	Floor surface is stable, firm and non-slip	**See details in RHFAC Handbook*	**0**	CB
9.8.3	Entry doors have a minimum clear opening width	Increase from 800mm to 865mm, and ensure for all bathrooms instead of just one	**0**	CB
9.8.4	Entry door swings out or slides (if door available)	Ensure the entry door swings out or slides and does not encroach on the toilet room's interior space and clearance	**0**	CB
9.8.5	Accessible entry door hardware (if door hardware is standard for all units)	Ensure locking hardware allows door to be unlocked from the outside in case of emergency	**0**	CB
9.8.7	Clear width of route to toilet	Increase to 1000mm	**0**	CB
9.8.9	Toilet flushing mechanism within accessible reach requirement	Ensure flush handle is on transfer side of toilet and that manual flush override controls are easy-to-reach, provide high-tech toilet if possible (e.g. Toto)	**0**	CB
9.8.11	Sink, counter and mirror are accessible	Ensure sink is mounted 900-1200mm above floor and within 600mm reach from people using wheelchairs or in seated position, provide adequate knee clearance, ensure hot water and drain pipes are offset to the rear, insulated, and covered, ensure faucets are easy to reach, ensure counter or shelf available adjacent to sink, ensure someone in either seated or standing position can see in the mirror	**0**	CB
9.8.12	Cabinet hardware is accessible, with no grasp required	Ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB

9.8.13	Accessible storage	Ensure items may be accessed with minimal bending or reaching **Note: see accessible reach requirements in RHFAC Handbook*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.8.8	Reinforced walls for safe installation of grab bars	Provide blocking for grab bars around toilet	**$**	CB
9.8.10	Power outlet near toilet	Provide power outlet adjacent to accessible toilet to accommodate adaptive devices	**$**	CB
Potential increase in project area				
9.8.6	Clear space to manoeuvre and transfer	Increase clear space adjacent to toilet to 1700x1700mm **Note: to be designed the same way as washroom in Section 5.0*	**$$$**	CB
RHFAC < Code				
No features				

9.9b Unit Showers and Bath Tubs

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.9.4	Clear space beside tub for transfers (if tub available)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.9.1	Floor surfaces are stable, firm and slip resistant	**See details in RHFAC Handbook. Note that NBC mentions floor surface requirements for bathtubs which are similar to RHFAC, but not for showers.*	**0**	CB
9.9.6	Recessed soap holder or shelves located within easy reach from the seated position	Ensure soap holders or shelves are easy to reach, do not impede required clear space, and are of adequate size to hold toiletries, ensure towel bar/clothes hook located within easy reach **Note: NBC mentions requirements for bathtubs which are similar to RHFAC, but not for showers*	**0**	CB
9.9.7	Colour contrasted between shower/tub tile floor or base and front wall (if standard in all units)	Ensure floor contrasts with front wall	**0**	CB
9.9.8	Drainage	Ensure floor is level with minimal slope for drainage and includes an integral floor drain (trench or channel drains recommended)	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.9.2	Reinforced walls for shower and/or bath for installation of grab bars	Provide blocking for grab bars around tub and shower	**$**	CB
9.9.3	Roll-in shower or accessible tub	Provide specialized roll-in shower design with clear floor area in front, adequate width of entrance and clear space for maneuvering, flush threshold with strip, trench, or linear drain **Note: NBC mentions requirements for bathtubs which are similar to RHFAC, but not for showers*	**$$**	CB

9.9.5	Accessible water faucet/shower wand (if standard for all units)	Provide detachable shower head with 1500mm hose, ensure control is within easy reach of seated position, ensure faucet operable with closed first and minimal force, provide clearly identified temperature and volume controls, ensure water controls located 1200mm above floor	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.10b Unit Laundry

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.10.2	Choice of front loading or top loading (if appliances are provided for all units)	Not related to construction budget	**N/A**	OS
RHFAC > code, cost-related items				
No increase in project area				
9.10.1	Accessible controls	Provide raised platform for washers and dryers	**$**	CB
9.10.4	Well illuminated	Provide light levels 25% brighter than what's typical, and features related to vision loss	**$$**	CB
Potential increase in project area				
9.10.3	Clear space for approach	Provide clear space 915mm wide across full width and in front of washer and dryer that extends at least 460mm beyond each side *Note: area case dependent	**$$$**	CB
RHFAC < Code				
No features				

9.11b Unit General Requirements

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.11.2	All controls and outlets are within accessible reach requirements	Increase from 400-1200mm to 900-1200mm above floor	**0**	CB
9.11.4	Window sills are low enough for easy viewing with accessible hardware (if viewing window available)	Ensure sills are 915mm above floor	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.11.1	Unit has both audible and visual fire/smoke alarm	Provide visual fire/smoke alarm(s), visible throughout premises **Note: NBC mentions this only for public areas*	**$**	CB
Potential increase in project area				
9.11.3	Space/framing is provided for future residential lift (if multiple level)	In multi-level units, ensure elevator shaft is framed in for future use	**$$$$**	CB
RHFAC < Code				
No features				

10.0 Trails and Pathways

10.1 Trail/Pathway Features

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
10.1.6	Path is level or low-gradient slope (when not accommodated by ramp)	N/A	**N/A**	CB
10.1.9	Well illuminated (if required for expected usage)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
10.1.1	Trail/pathway entrances accessible	Ensures any gates are simple and easy to open, with no level change or ramp	**0**	CB
10.1.4	No obstacles on path or overhead	Ensure clear headroom of 2030mm, ensure obstacles or protruding objects on exterior paths are cane detectable below 685mm	**0**	CB / OS
10.1.10	Drainage	Ensure cross-fall is minimal but sufficient for adequate drainage, ensure drainage channels do not obstruct path of travel, ensure grate is high contrast relative to surrounding surfaces	**0**	CB
10.1.11	Fixed items nearby highly visible and cane detectable	Ensure fixed items on exterior pathways are located off path of travel if possible and have high colour contrast	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
10.1.3	Surface is level, firm, stable and slip resistant	Ensure trail/pathway is constructed of porous concrete	**$$**	CB
10.1.5	Clearly marked pedestrian crossings (if in path of traffic)	Ensure crosswalk are clearly marked on pavement, provide additional varieties of wayfinding alerts and cues, including visual and audible signals, provide raised crossing, use zebra markings to indicate uncontrolled crossing	**$$$**	CB

10.1.8	Curb, barriers or guardrails (if drop-off at edge of trail/pathway)	Provide 100mm edge protection if drop between 75-600mm, in addition to guard/rail if drop greater than 600mm	**$$**	CB
Potential increase in project area				
10.1.2	Clear width (or passing spaces at regular intervals)	Increase from 1100mm to 1600mm, minimize 90 degree corners, ensure pathway is wider in front of shops and bus stops	**$$$**	CB
10.1.7	Seating (at regular intervals, before level changes and decision points)	*Note: see details in RHFAC Handbook, best practice would provide shelter at seating area*	**$$$**	CB
RHFAC < Code				
No features				

10.2 Trail/Pathway Exterior Ramps

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
10.2.4	Surface is level, firm, stable and slip resistant	**See all details in RHFAC Handbook*	**0**	CB
10.2.6	Edge protection	Ensure visual contrast	**0**	CB
10.2.7	Colour-contrasted and slip-resistant strip	Ensure ramp surfaces contrast visually with landing surfaces **Note: tactile attention indicators are not designed to be used for ramps*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
10.2.8	Well illuminated (if required for expected usage)	Provide light levels 25% brighter than what's typical, and features related to vision loss	**$$**	CB
10.2.5	Handrails	Lower exterior ramp handrail height from between 865-965mm to between 860-920mm, always provide on both sides of ramp (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	yes
Potential increase in project area				
10.2.1	Ramp slope	Reduce slope from 1:12 to as minimal as 1:20	**$$**	CB
10.2.2	Clear width	Increase from 870mm to 1200mm	**$$**	CB
10.2.3	Level landings with clear space and at regular intervals	Increase area from 1500x1500mm to 1830x1830mm	**$$**	CB
RHFAC < Code				
No features				

10.3 Trail/Pathway Exterior Stairs

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
10.3.2	Tread surface is firm, stable and slip resistant	Ensure treads and landings have a slip-resistant finish or are provided with slip-resistant strips	**0**	CB
10.3.5	Tactile attention indicators	Provide at top of stairs, ensure contrasting colour and texture	**0**	CB
10.3.6	Colour-contrasted strip on nosing	Provide colour-contrasting strip that wraps down riser on exterior stair nosing	**0**	CB
10.3.7	Riser height and tread depth	**Note: see all details in RHFAC Handbook*	**0**	CB
10.3.8	No open riser	Ensure all step risers are closed and opaque; open risers can be tripping hazards, a source of visual confusion, or disconcerting	**0**	CB
10.3.9	Nosing design	Ensure nosing is flush with riser in addition to having a beveled edge between 6-13mm	**0**	CB
10.3.11	Drainage	Ensure proper drainage for exterior stairs	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
10.3.1	Handrails	Decrease height from between 865-1070mm to between 860-920mm, always provide on both sides of stairs (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
10.3.10	Well illuminated (if required for expected usage)	Provide lighting levels 25% higher than what's typical, provide photoluminescent stair nosings and/or handrails along emergency exit routes	**$$**	CB
Potential increase in project area				
10.3.3	Clear width	Provide clear width of 1600mm	**$$**	CB

10.3.4	Level landings with clear space and at regular intervals	Provide every 1800mm rise in height	**$$**	CB
RHFAC < Code				
No features				

10.4 Trail/Pathway Signage and Wayfinding

CB = part of construction budget, OS = owner supplied items

RHFAC		NBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
10.4.1	Trail/pathway accessible route length indicated at trailhead with terrain details	Provide at each trailhead, trail junction, and road crossing **See full details in RHFAC Handbook*	**$$$**	CB / OS
10.4.2	Distance markers along route	Provide at least every tenth-of-a-mile	**$$$**	CB / OS
10.4.3	Amenities and/or point of interest signage (if available)	Display types of amenities, direction, and distance	**$$$**	CB / OS
10.4.4	Accessible interpretive signage (if available)	Share information about features of interest in a variety of formats, use simple descriptions and symbols	**$$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

Appendix B:
RHFAC and OBC Code Comparison

1.0 Vehicular Access

1.1 Parking

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
1.1.3	Surface is level, stable, firm and slip resistant	N/A	**N/A**	CB
1.1.6	Curb ramps (if level change on route to exterior pathway)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
1.1.4	Clear signage	Provide directional signage to accessible spaces and create setback for nature and landscaping to avoid blockage	**0**	CB
1.1.5	Safe and direct access to pedestrian pathway	Create direct connection from accessible parking access aisle to pedestrian pathway	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
1.1.7	Clearly marked pedestrian route and crossings (if in path of traffic)	Provide additional varieties wayfinding alerts, signage, and cues in parking areas including logical routes, crosswalks, high-contrast markings, flashing lights, and audible signals	**$$$**	CB
1.1.9	Well illuminated (if site expected to be lit)	Provide additional lighting elements including photoluminescence treatment on fixtures, shielding, and additional low-level fixtures throughout entire parking area	**$$$**	CB
1.1.10	Provide full sheltered weather protection	OBC mentions full sheltered weather protection for outdoor accessible parking spaces as optional, not required	**$$$$**	CB

1.1.11	Ticket dispensers or paying machines convenient and accessible (if paid parking)	Provide ticket dispensers at different heights as well as intercom	**$$**	CB
Potential increase in project area				
1.1.1	Number of designated spaces	Increase number of designated spaces by approximately 4% with equal numbers of (Type A) van accessible spaces and (Type B) standard accessible spaces to number indicated in CSA range **Reference CSA Table 7*	**$$$$**	CB
1.1.2	Dimensions of designated spaces for expected vehicles	Increase designated space dimension from 2400mm wide + 1500mm access aisle to 2600mm wide + 2000mm access aisle Increase aisle width from 1500mm to 2000mm for van accessible spaces	**$$$**	CB
1.1.8	Height clearance (if sheltered or parkade)	Increase height clearance over accessible spaces from 2100mm to 3000mm	**$$$$**	CB
RHFAC < Code				
No features				

1.2 General Vehicular Access

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
1.2.2	Public transit (if area is serviced)	** Contact city/municipality to request transit accessibility upgrades, as they are outside project scope and cost*	**N/A**	N/A
RHFAC > code, cost-related items				
No increase in project area				
1.2.1	Passenger drop-off	Provide seating, shelter, tactile walking surface indicators, and lighting	**$$$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
1.2.1	Passenger drop-off	OBC requires 3600mm height clearance and 2440x7400mm access aisle, while RHFAC requires only 3000mm height clearance and 1500x7000mm access aisle	N/A	CB

2.0 Exterior Approach and Entrance

2.1 Exterior Pathway to Facilities on Site

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.1.2	Surface is level, firm, stable and slip resistant	N/A	**N/A**	CB
2.1.3	Clear signage (if required for expected usage)	N/A	**N/A**	CB /OS
2.1.4	Path is level or low-gradient slope (when not accommodated by ramp)	N/A	**N/A**	CB
2.1.6	Curb ramps (if there is a level change to sidewalk en route to entrance)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.1.9	Convenient and understandable pathways to facilities	Create straight, predictable, and easy-to-identify exterior pathways	**0**	CB
2.1.10	Fixed items nearby highly visible and cane detectable	Ensure fixed items on exterior pathways have high colour contrast	**0**	CB
2.1.12	Drainage	Create proper drainage for exterior paths in addition to ramps	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
2.1.7	Curbs, barriers or guardrails (if drop-off at edge of pathway)	Decrease height of drop required for edge protection from 500mm to 75mm	**$$**	CB
2.1.11	Clearly marked pedestrian crossings	At crosswalks provide additional alerts and cues, such as visual and audible ones, and raised crossing	**$$**	CB
2.1.13	Well illuminated (if site expected to be lit)	Provide low-level lights and photoluminescence along exterior pathways to better define the ground surface and increase light levels from 50 lx to 60 lx	**$$**	CB

Potential increase in project area				
2.1.1	Clear width	Increase clear width of exterior pathways to facilities on site from 1100mm to 1600mm	**varies**	CB
2.1.14	Seating (at regular intervals and before level changes or decision points)	Provide seating at regular intervals along exterior pathways, increase pathway area to ensure seating does not obstruct circulation *Best practice would provide shelter at seating area	**$$$**	CB
RHFAC < Code				
2.1.5	Level landings with clear space (at regular intervals and before level changes or decision points)	Increase landing area on exterior pathways from 1700x1700mm to 1800x1800mm	**N/A**	CB
2.1.8	No obstacles on path or overhead	Decrease required height clearance from 2050mm to 1980mm	**N/A**	CB / OS

2.2 Exterior Ramps

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.2.3	Surface is firm, stable and slip resistant	N/A	**N/A**	CB
2.2.7	Colour-contrasted and slip-resistant strip	N/A	**N/A**	CB
2.2.8	Well illuminated (if required for expected usage)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.2.6	Edge protection	Ensure visual contrast between curb or protective barrier and ramp	**0**	CB
2.2.9	Convenient proximity	Ensure exterior ramps are close to and well-integrated with main route, and offer choice where practical	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
2.2.5	Handrails	Lower exterior ramp handrail height from between 865-965mm to between 860-920mm, always provide on both sides of ramp (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
Potential increase in project area				
2.2.1	Slope	Consider providing exterior ramp with slope reduced from 1:12 to as minimal as 1:20	**$$**	CB
2.2.2	Clear width	Increase clear width of exterior ramps from 900mm to 1200mm	**$$**	CB
2.2.4	Level landings with clear space and at regular intervals	Increase landing area on exterior ramps from 1670x1670mm to 1700x1700mm	**$$**	CB
RHFAC < Code				
No features				

2.3 Exterior Stairs

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.3.2	Surface is firm, stable and slip resistant	N/A	**N/A**	CB
2.3.3	Level landings with clear space and at regular intervals - stairs	N/A	**N/A**	CB
2.3.5	Tactile attention indicators at top	N/A	**N/A**	CB
2.3.6	Colour-contrasted strip on nosing	N/A	**N/A**	CB
2.3.7	Riser height and tread depth	N/A	**N/A**	CB
2.3.8	No open riser	N/A	**N/A**	CB
2.3.11	Height clearance (if sheltered)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.3.9	Nosing design	Ensure nosing is flush with riser in addition to having a beveled edge between 6-13mm	**0**	CB
2.3.10	Drainage	Ensure proper drainage for exterior stairs	**0**	CB
2.3.12	Well illuminated (if required for expected usage)	Provide photoluminescent stair nosings and/or handrails along emergency exit routes	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
2.3.4	Handrails	Lower exterior stair handrail height from between 865-965mm to between 860-920mm, always provide on both sides of stairs (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
Potential increase in project area				
2.3.1	Clear width	Increase clear width of exterior stairs from 1100mm to 1200mm	**$$**	CB

RHFAC < Code				
2.3.11	Height clearance (if sheltered)	Decrease the headroom height that requires a guard or barrier below 685mm from 2050mm to 1980mm	**N/A**	CB

2.4 Main Entrance or Alternative Accessible Entrance

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
2.4.5	Controls for manually activated power-operated doors are convenient, clearly identified and easy to use	N/A	**N/A**	CB
2.4.12	Emergency power or fail-safe systems on automatic doors	N/A	**N/A**	CB
2.4.13	Glazed doors have colour-contrasted strip or markings	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
2.4.1	Main entrance is accessible and doesn't require alternative	Ensure door provides clear visibility, provide change of floor surface at approach of self-activating doors	**0**	CB
2.4.2	Entrance easily identified	Use colour, architecture, flag, texture, and audio/olfactory clues to identify entrance	**0**	CB / OS
2.4.4	Sufficient opening time (power-operated doors)	Ensure power-operated door remains open for at least 5 seconds in addition to taking at least 3 seconds to close	**0**	CB
2.4.6	Clear width of entry	Increase clear width of entrance from 860mm to 865mm	**0**	CB
2.4.8	Level threshold	Decrease maximum threshold height from 13mm to as flush as possible, and in addition ensure entry mat is high contrast and recessed	**0**	CB
2.4.10	Well illuminated (if site expected to be lit)	Increase lighting levels at entrance by 25%	**0**	CB
2.4.15	Door security and entry system is easily identified and conveniently located	Ensure system is conveniently located on latch side of door and outside of door swing, ensure colour contrast with surrounding surfaces	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				

2.4.3	Power-operated door or open entry	Provide hands-free actuators for power-operated doors and ensure high-contrast door edges	**$$$**	CB
2.4.11	Outward-opening doors have marked swing path or are protected	Provide swing path marking for entrance door in addition to cane-detectable swing guard	**$**	CB
2.4.14	Door security and entry system is accessible, easy to use, has sufficient lock release time	Provide security/entry panel with proximity readers and induction communication loops	**$$**	CB
2.4.16	Seating	Provide seating at or near entrance	**$$**	CB / OS
2.4.17	Shelter	Provide shelter for weather protection at entrance	**$$$$**	CB
Potential increase in project area				
2.4.7	Level landing at entrance	Increase landing area at entrance from 1670x1670mm to 1700x1700mm	**$$**	CB
2.4.9	Clear space on exterior and interior of door	Increase area of clear space on both sides of entrance door from as wide as the door and 1100mm-1500mm deep, to between 1500-1700mm wide by 1000-1300mm deep depending on door type	**$$$**	CB
RHFAC < Code				
2.4.1	Main entrance is accessible and doesn't require alternative	Increase required number of barrier-free pedestrian entrances from 1 to: - 1 for 1-3 entrances - 2 for 4-5 entrances - At least 50% for 6 or more entrances	**N/A**	CB
2.4.3	Power-operated door or open entry	Increase space provided between doors in series from 1350mm to 1500mm	**N/A**	CB

3.0 Interior Circulation

3.1 Interior Doors and Doorways (not including Sanitary Facilities)

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
3.1.4	Minimum force required to open doors with sufficient opening time	N/A *Note: While delayed-action closers are required for many types of rooms in public buildings, they are not recommended for offices, lunch rooms, and storage rooms*	**N/A**	CB
3.1.7	Clear space on outside and inside of door	N/A	**N/A**	CB
3.1.10	Glazed doors have colour-contrasted strip or markings	N/A	**N/A**	CB / OS
3.1.11	Emergency power or fail-safe systems on automatic doors on emergency exit route	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.1.2	Sufficient opening time (for power-operated door, and includes open entry)	Ensure power-operated door has an opening time of at least 3 seconds and remains fully open for at least 5 seconds	**0**	CB
3.1.3	Control for manually activated power-operated doors are convenient, clearly identified and easy to use	Provide a round operating button for power-operated doors with clear 'open door' text and clear signage the specifies the mode of operation (e.g. sliding vs swing doors)	**0**	CB
3.1.5	Clear width	Increase clear width of interior doors from 860mm to 865mm	**0**	CB
3.1.6	Level threshold	Decrease maximum threshold height from 13mm to as flush as possible	**0**	CB
3.1.8	Door handles are U-shaped lever style or equivalent	Provide U-shape levers on interior doors, with visual contrast and a design that does not catch clothes and objects	**0**	CB

3.1.9	Doors are colour contrasted with adjacent surfaces	Ensure interior doors are easy to identify relative to adjacent surfaces by using contrasting colour, texture, or a distinctive decorative feature	**0**	CB
3.1.12	Accessible gate with clear signage adjacent to any turnstile	Provide accessible turnstile or gate that is easy to identify and marked with the International Symbol for Access **Note – not mentioned in OBC but best practice*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.1.1	Power-operated door or open entry (if required for easy circulation)	Provide power-operated door with high contrast door edges, hands-free actuators, and audible and visual warnings	**$$$**	CB
3.1.13	Kick plates on doors	Install kick plates on lower part of push side of manual doors	**$**	CB
3.1.14	Outward-opening doors have swing path marked or protected	Provide cane-detectable guard in addition to marked swing path	**$**	CB / OS
3.1.15	Door security and entry system is accessible, easy to use and has sufficient opening time	Provide a proximity reader for door security or entry system	**$**	CB
3.1.16	Door security and entry system is easily identified and conveniently located	Ensure door security or entry system visually contrasts with adjacent surfaces, has raised buttons with visual contrast and raised symbols/number/letters, displays the International Symbol of Access, and has a text display (for intercom systems)	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

3.2 Path of Travel

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.2.1	No level changes within a storey or single floor	Ensure no changes in level on a single floor, or if this is not feasible, ensure changes are not abrupt and are mitigated using a ramp, passenger lift, etc.	**0**	CB
3.2.2	Access to all facilities expected to be used	Provide access to all facilities on all levels	**0**	CB
3.2.3	Layout is logical and direct	Ensure arrangement of access and circulation routes to key facilities are logical, easy to follow, useable, and direct	**0**	CB
3.2.5	Open plan areas are well-defined and include tactile direction indicators	Provide floor surfaces that are colour-contrasted with surrounding surfaces, use a change in texture or different types of floor surfaces to define different areas, and ensure furniture is appropriately placed	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
3.2.4	No obstructions	Ensure outward-opening doors are recessed, and that windows and door do not open into circulation routes	**$$$**	CB
RHFAC < Code				
No features				

3.3 Corridors and Hallways

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.3.2	Surface is stable, firm and slip resistant	Use materials appropriate for hallway location and anticipated wet/dry conditions, ensure minimal gaps and other tripping hazards, and select non-glare surface	**0**	CB
3.3.4	Colour contrasted between wall and floor, with no glare	Ensure hallway flooring and wall colours are contrasting and non-glare **See details in RHFAC Handbook*	**0**	CB
3.3.6	No strongly patterned carpet or flooring	Use plain light coloured or simple patterned flooring material in hallways	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.3.3	Handrails are incorporated into both sides (if long hallway)	Provide handrails on both sides of long hallways **See details in RHFAC Handbook*	**$$**	CB
3.3.7	Glazed walls have colour-contrasted strip	Provide visually contrasting markings along hallway wall surface, preferably at standard eye level	**$**	CB / OS
3.3.8	Well illuminated	Increase light levels by 25%, provide photoluminescence and features related to vision loss, ensure no abrupt changes in light levels between indoor and outdoor areas	**$**	CB
Potential increase in project area				
3.3.1	Clear width	Increase clear width of interior public hallways from 1100mm to 1200mm, and minimize 90 degree corners (rounded are better)	**$$$$**	CB
3.3.5	No obstructions	Ensure outward-opening doors are recessed, and that windows and door do not open into circulation routes	**$$$**	CB

3.3.9	Seating is provided at regular intervals (if long hallway)	Provide seating at regular intervals in long hallways **See details in RHFAC Handbook*	**$$$**	CB / OS
RHFAC < Code				
3.3.1	Clear width	Increase areas for turning from 1700x1700mm to 1800x1800mm at least every 30m (if hallway less than 1600mm wide)	**$$$$**	CB

3.4 Interior Ramps

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.4.3	Surface is stable, firm and slip resistant	Use materials appropriate for use and weather, minimize tripping hazards and glare	**0**	CB
3.4.6	Edge protection	Increase curb height from 50mm to 100mm, low barrier edge from 50mm to 100mm	**0**	CB
3.4.8	Colour-contrasted and slip-resistant strip	Provide at top and bottom **Note: tactile attention indicators are not designed to be used for ramps*	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
3.4.5	Handrails	Add parallel lower rail, provide visual contrast and visibility through railings	**$$**	CB
3.4.7	Easy to find	Ensure obvious location, provide signage	**$**	CB
3.4.9	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$**	CB
Potential increase in project area				
3.4.1	Slope	Decrease from 1:12 to between 1:12 to 1:20	**$$**	CB
3.4.2	Clear width	Increase from 900mm to 1000mm	**$$**	CB
3.4.4	Level landings with clear space and at regular intervals	Increase intermediate landings and landings at doorways from 1670x1670mm to 1700x1700mm	**$$**	CB
RHFAC < Code				
3.4.4	Level landings with clear space and at regular intervals	Increase length of landings at top/bottom from 1500mm to 1670mm	**$$**	CB

3.5 Elevators

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
3.5.2	Clear space in front of hall controls in elevator lobbies	N/A	**N/A**	CB
3.5.3	Hall controls are accessible and at accessible height and location	N/A	**N/A**	CB
3.5.4	Clear width of door	N/A	**N/A**	CB
3.5.10	Automatic verbal announcement of floor levels	N/A	**N/A**	CB
3.5.11	Audio and visual identification of operation	N/A	**N/A**	CB
3.5.16	Door reopening device	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.5.5	Opening time	Increase minimum time door remains fully open from 3 seconds to 5 seconds **Note: CSAB44 specifies 5s (or greater depending on provided equation) for time from notification that car is answering call until the doors start to close*	**0**	CB
3.5.12	Self-levelling and level threshold	Decrease threshold from 13mm to as flush as possible	**0**	CB
3.5.13	Interior is colour contrasted between wall and floor	Ensure colour contrasting and minimize glare, with dark walls and light floor	**0**	CB
3.5.14	Door are colour contrasted with surroundings	Ensure doors contrast visually, and any areas of glass have markings	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
3.5.1	Easy to find	Identify with international symbol in pictograph and tactile form, blade-type signage, and audible location indicator	**$$**	CB

3.5.6	Handrails	Provide flip-up seat	**$**	CB / OS
3.5.7	Controls inside elevator cab at accessible height and location	Decrease height of controls from 1200mm to 1100mm, provide side wall control panel with vertical button arrangement **may required customized design*	**$$$$**	CB
3.5.8	Cab controls and/or hall controls include Braille and tactile characters, and are easy to use	Provide features related to vision loss	**$**	CB
3.5.15	Well-illuminated cab interior and wait area in hall	Increase light levels by 25%	**$**	CB
3.5.16	Mirror in rear of cab	Provide mirror that extends from 900mm above floor to ceiling	**$$$**	CB
Potential increase in project area				
3.5.9	Interior dimensions	Provide custom flow-through elevator car, area implications for flow-through design will vary	**$$$$**	CB
RHFAC < Code				
No features				

3.6 Interior Stairs

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
3.6.2	Tread is firm, stable and slip resistant	**Note: use carpeting on tread only*	**N/A**	CB
3.6.6	Colour-contrasted strip on nosing	N/A	**N/A**	CB
3.6.7	Riser height and tread depth	N/A	**N/A**	CB
3.6.9	Nosing design	**Note: specify projected nosing sloped to riser minimum 60 degrees to horizontal*	**N/A**	CB
3.6.11	Height clearance	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.6.5	Tactile attention indicators at top	ensure they contrast visually and audibly	**0**	CB
3.6.8	No open riser	Ensure all step riser are closed and opaque	**0**	CB
3.6.10	No strongly patterned carpet or flooring	Ensure plain light colour or simple pattern **Note: OBC encourages pattern for leading edges of tread/landing*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.6.4	Handrails	Provide lower parallel rail, sufficient extensions, handrails on both sides, visibility through railings, and visual contrast	**$$**	CB
3.6.12	Well illuminated	Increase light levels by 25%, provide photoluminescence and features related to vision loss	**$**	CB
Potential increase in project area				
3.6.1	Clear width	Increase from 900mm or 1100mm (depending on occupancy) to 1200mm between handrails	**$$$**	CB

3.6.3	Level landings with clear space and at regular intervals	Decrease maximum rise between landings from 3700 mm to 1800mm, increase landing length from lesser of width or 1100mm to minimum 1200mm or width, colour contrast landing	**$$$**	CB
RHFAC < Code				
3.6.1	Clear width	Increase from 1200mm between handrails to 1650mm is serving patients' or residents' sleeping rooms	**$$$**	CB

3.7 Escalators and Moving Walkways

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.7.3	Alternative is available	Ensure stairs, elevators, accessible passenger lifts, or golf carts and an accessible path of travel are available	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
3.7.1	Colour-contrasted nosings and side edges	Provide high-contrast markings in signal yellow	**$**	CB
3.7.2	Accessible stop button	Ensure emergency stop controls clearly identified and within reach of all users	**$$**	CB
3.7.4	Tactile attention indicators	Provide at top, ensure contrasting colour and texture, ensure direction of travel clearly signed	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

3.8 Vertical Platform Lifts

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	
RHFAC and code are similar				
3.8.4	Emergency communication button	N/A	**N/A**	CB
3.8.6	Gate and barrier	N/A	**N/A**	CB
3.8.7	Light pressure control buttons	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
3.8.2	Independently operated	Ensure no key or assistance required	**0**	CB
3.8.3	Door opening clear width	Increase from 800mm to 865mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
3.8.1	Installed in existing building where elevator is not feasible	Ensure platform is installed due to structural or space constraints preventing provision of elevator	**$$$$**	CB
3.8.5	Fold-down seat	Provide seat of adequate size and shape	**$$**	CB
3.8.9	Solid barrier on non-access sides of platform	Increase barrier height from 1070mm to 1100mm, provide handrail	**$**	CB
Potential increase in project area				
3.8.8	Size and capacity appropriate for expected usage	Provide door on opposite sides for one-way travel **See RHFAC Handbook note at beginning of 3.8*	**$$$**	CB
RHFAC < Code				
No features				

4.0 Interior Services and Environment

4.1 Lobby and Reception Areas

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.1.1	Logical arrangement of circulation routes and facilities in area	Ensure arrangement is logical and direct, contains vertical circulation that connects to other floors	**0**	CB
4.1.4	Toilet facilities adjacent to lobby and reception area	Ensure proximity	**0**	CB
4.1.5	Seating where expected to wait	See details described in RHFAC Handbook	**0**	CB / OS
4.1.6	Floor finishes are firm and slip resistant, with no glare or strongly patterned carpet or flooring	Use materials appropriate for use and weather, minimize tripping hazards and glare, use mat with light colour or simple pattern	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
4.1.2	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
4.1.3	Location of key facilities easily identified	Provide signage for stairs, main building services, social/fitness rooms in addition to other signs	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.2 Reception Desks and Service Counters

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
4.2.3	Clear space for approach for public and staff	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.2.1	Desk/counter is accessible height or variety of heights	Ensure main service area is universally accessible with counter height of 730-860mm, provide high service area for standing	**0**	CB
4.2.2	Space for knee clearance at transaction points for public and staff	Provide knee clearance of 800mm wide by 480mm deep and 685mm high	**0**	CB
4.2.4	Clearly visible from entrance doors with direct route	Ensure high visibility, prominent location, and no obstructions	**0**	CB
4.2.6	Desk/counter is colour contrasted with surroundings	Ensure visual contrast	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
4.2.5	Clear signage	Provide for reception/counters	**$**	CB / OS
4.2.7	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.3 Waiting Areas, General Seating, Meeting Rooms and Lounges

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.3.3	Upholstery is matte, non-slip without bold pattern, and contrasts with environment	Ensure plain colour or simple pattern	**0**	CB / OS
4.3.5	Tables are stable with rounded corners	Ensure stability and no sharp edges	**0**	CB / OS
4.3.6	Floor finishes are firm and slip resistant, with no glare or strongly patterned carpet or flooring	Use materials appropriate for use and weather, minimize tripping hazards and glare, ensure light colour or simple pattern	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
4.3.1	Variety of seating types	Provide a variety of options including seats with and without arm rests, with backrests, with fixed and moveable seats, and different heights/widths	**$$**	CB / OS
4.3.2	Arrangement of seating with clear space	Provide flexible seating arrangements	**$$**	CB / OS
4.3.4	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.4 Kitchens

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.4.3	Sink faucet is automatic or has lever-type handles	Provide visual temperature indicator	**0**	CB
4.4.4	Accessible-height sink	Provide clear depth of 680mm under sink, insulate pipes, and ensure no sharp edges or protrusions	**0**	CB
4.4.5	Knee clearance under sink	Provide clear height of 680mm-760mm under sink and adequate depth	**0**	CB
4.4.6	Adjacent accessible, level work surface beside all appliances	Provide counter with 800-915mm wide work surface and 680-730mm knee clearance	**0**	CB
4.4.7	Microwave mounting height accessible and safe	Locate on a counter with 600mm clear space on latch side of microwave, provide pull-out counter underneath unit/counter	**0**	CB
4.4.8	Accessible storage options	Ensure it is accessible to people who use wheeled mobility devices	**0**	CB
4.4.10	Variety of seating and table options	Provide tables accessible for all users, provide flexible and varied seating with backrests and with and without arm rests	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
4.4.1	Entrance is accessible	Provide power-operated door	**$$$**	CB
4.4.9	Well illuminated	Increase light levels from 200lx for service areas to 300lx for kitchen work surfaces, and provide features related to vision loss	**$$**	CB
Potential increase in project area				
4.4.2	Clear space for manoeuvring	Provide clear space of 1700x1700mm	**$$$**	CB

RHFAC < Code
No features

4.5 Acoustic Considerations

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.5.2	Volume of speakers and voice paging systems adjustable per area	Provide individual controls for different areas	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
4.5.1	Sound damping where spoken word is expected	Ensure all users are able to hear clearly	**$$$**	CB
4.5.3	Double-glazed windows are installed	Install in areas susceptible to noise	**$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

4.6 Illumination

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
4.6.4	Interaction between lighting and surfaces minimizes glare	Ensure matte and non-reflective finishes	**0**	CB
4.6.5	No abrupt changes in lighting levels at entrance	Ensure no sudden contrast in light levels between indoor and outdoor areas	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
4.6.1	Flooring, walkway, ramp and stairway surfaces are illuminated with additional lighting	Ensure flooring, walkway, ramp, and stairway surfaces are illuminated and can be used safely at any time of day or night, ensure shadows and reflective glare are minimized	**$$$**	CB
4.6.2	Levels are consistent throughout building/site	Ensure light levels in hallways are similar to feature areas and rooms, increase levels by 25% in general and provide features related to vision loss	**$**	CB
4.6.3	Lighting individually controlled in task areas (if required for expected usage)	Ensure people can control own lighting levels, provide passive infrared sensors to increase light levels automatically	**$**	CB
4.6.6	Windows are glazed or fitted with material to reduce glare	Ensure they are anti-glare and non-reflective, and provide blinds or shades	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

5.0 Sanitary Facilities

5.1 Washrooms

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
5.1.2	Minimum force required to open entry door	N/A	**N/A**	CB
5.1.3	Clear width of entry	N/A	**N/A**	CB
5.1.4	Entry door and toilet stall have accessible hardware	N/A	**N/A**	CB
5.1.6b	Accessible universal washroom with adult change table	N/A	**N/A**	CB / OS
5.1.7	Clear space for maneuvering and transfer	N/A	**N/A**	CB
5.1.8	Grab bars at appropriate height and locations	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
5.1.1	Power-operated door with sufficient opening time, or screen wall entry	Ensure it has an opening time of at least 3 seconds and remains fully open for at least 5 seconds	**0**	CB
5.1.5	Entry door is colour contrasted with adjacent surfaces	Ensure visual contrast (contrast walls with floor if screen wall entry)	**0**	CB
5.1.9	Toilets are tank style or back supports are provided	Provide toilet without tanks with seat lids (not the spring-up type) that can rest against rear grab bar	**0**	CB
5.1.10	Toilet flushing mechanisms are within easy reach	Ensure flush handle is on transfer side of toilet	**0**	CB
5.1.11	Toilet paper dispensers at appropriate height and locations	Provide open-roll dispenser	**0**	CB
5.1.14	Urinals are colour contrasted with adjacent surface	Ensure colour contrast and provide tactile centerline indicator (e.g. raised piece of tile in contrasting colour above urinal)	**0**	CB
5.1.18	Floor surface is stable, firm and non-slip	Ensure surfaces are non-glare and slip-resistant in both wet and dry conditions	**0**	CB

5.1.21	Child change table at accessible height	Ensure it is provided at an accessible height with knee clearance within safe reach of sink and hand dryer, and is accessible to parents and caregivers of any gender	**0**	CB / OS
5.1.22	Water fountain is accessible	Ensure fountain is colour contrasting	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
5.1.6a	Accessible universal washroom	Provide delayed action and low resistance door closers, sanitary disposal bin, baby change table, shelf for personal appliances, acoustic treatments, and increased light levels **Note: RHFAC specifies that where more than one accessible unisex washroom is provided, the layouts provide transfer space on alternate sides of the toilet and wall mounted/fold down grab bars, including a toilet paper dispenser, are installed on both sides*	**$$**	CB / OS
5.1.12	Power outlet near toilet	Provide AC outlet adjacent to each accessible toilet	**$$**	CB
5.1.13	Urinals are at recommended heights or at variable heights without a step	Provide privacy screens	**$$**	CB
5.1.15	Sink and counter at recommended height with knee clearance and safety precautions	Provide counter/shelf with knee clearance and blunt edges, clearly identify sink as accessible, provide child step at one sink, provide sinks at varied heights (if more than one)	**$$**	CB / OS
5.1.16	All accessories at recommended heights and locations (hand dryers, mirrors and coat hooks)	Ensure paper towel dispensers are reachable from seated position at sink and between 1000-1200mm high, provide automated dryer and paper towel dispenser, provide sanitary disposal bins	**$**	CB / OS
5.1.17	Automated fixtures and plumbing, or easy operation	Provide only automated fixtures to follow best practice	**$**	CB / OS
5.1.19	Emergency call button	Provide in all accessible washroom stalls and single-user washrooms Ensure button operable is easily operable with one hand from supine position, mounted on a clear wall 480mm above floor and within 600mm of the toilet Ensure alarm is part of a monitored intercom system or has both audible and visual signals located in adjacent hallway	**$$$**	CB

5.1.20	Signage at recommended location and uses international symbols and shapes, raised lettering and Braille	Use Braille in addition to raised lettering and international symbols and shapes, and use standardized symbols consistently throughout facility	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

5.2 Showers

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
5.2.4	Floor surface is stable, firm and non-slip	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
5.2.5	Water control mounted on wall at accessible height	Ensure clearly-identified temperature and volume controls	**0**	CB
5.2.6	Hand-held shower within easy reach from seated position	Increase flexible hose length from 1500mm to 1800mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
5.2.2	Roll-in shower	Decrease threshold height from maximum 13mm to as flush as possible and incorporating an integral floor drain, provide emergency call button	**$$$**	CB
5.2.3	Grab bars at appropriate height and location	Provide one additional horizontal grab bar and one additional vertical grab bar on separate side walls Provide fixed and drop-down vertical grab bars **Note: RHFAC requires one horizontal and one vertical grab bar on the back wall and OBC requires an L-shaped grab bar on the back wall with horizontal and vertical members.* *OBC requirements will change January 2020 to require two grab bars: one vertical bar on the side wall, and one L-shaped bar located on the wall opposite shower entrance. See 3.8.3.18 (2).*	**$**	CB / OS
5.2.7	Recessed soap holders or shelves located within easy reach from seated position	Provide easy-to-reach towel bar and clothes hook, and accessible height mirror	**$**	CB / OS
5.2.8	Wall-mounted non-slip fold-down seat that is self draining	Provide additional fold-down seat for drying – grab bars may be required for transfer	**$$**	CB / OS

Potential increase in project area				
5.2.1	Number of accessible showers adequate for expected use	Increase from OBC requirements (care and residential occupancies exempted) to context-dependent number *OBC requirements for showers provided in a group:* 1 shower = 0 accessible 2 - 7 showers = 1 accessible 7+ = 1 + 1 for each increment of 7 **Note: RHFAC number requirement is determined on a case-by-case basis and depends on expected use, type of facility, and demographic the facility is serving*	**varies**	CB
5.2.9	Adult change table	Provide adjustable height adult change table	**$$$$**	CB / OS
RHFAC < Code				
No features				

6.0 Signage, Wayfinding and Communications

6.1 General Signage and Wayfinding

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
6.1.2	Signage uses Arabic numerals and/or sans-serif lettering	Use on all signage in addition to floor numbers and emergency exits, use consistent font for all signage throughout facility	**0**	CB / OS
6.1.3	Signs have glare-free surface	Ensure matte or satin surface	**0**	CB / OS
6.1.5	High-contrast text on single-coloured backgrounds	Ensure letters and symbols contrast visually with sign board, and sign board contrasts with background or mounting surface	**0**	CB / OS
6.1.6	Signs with text are efficiently worded	Use simple and brief wording, ensure words and short sentences being with a capital letter and continue in lower case, avoid abbreviations, align wording to the left	**0**	CB / OS
6.1.7	Use of international symbols/pictograms on signage where useful	Accompany symbols that are not universally recognized with text	**0**	CB / OS
6.1.8	Signs well illuminated (if site expected to be lit)	Ensure signs are evenly illuminated without glare with an appropriate level of lighting for the room conditions and use	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
6.1.1	Directional signage is comprehensive and clearly visible	Locate signage where clearly visible (overhead and perpendicular to path of travel), ensure letters and symbols are large enough to be read from reasonable viewing distance and that signage is uncluttered, provide signs in visual, tactile, and audible formats	**$$**	CB / OS

6.1.4	Blade signage is used to supplement overhead signage where useful	Provide projecting blade signage for key areas and amenities	**$**	CB / OS
6.1.9	Wayfinding includes a variety of techniques (landmarks, surface treatments, colour, sound, scents, lighting)	Ensure design features are used to define different zones inside and outside, including unique multi-sensory features	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

6.2 Room Signage

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
6.2.1	Lettering size is recommended minimum or larger	Ensure room signs are clearly visible from a distance	**0**	CB / OS
6.2.3	Sign at recommended height	Adjust centerline of signs from 1200-1500mm from floor to consistently 1350mm from floor	**0**	CB / OS
6.2.4	High contrast text and single coloured backgrounds	Ensure character and symbols contrast with single-coloured backgrounds	**0**	CB / OS
6.2.5	Signs located on the latch side of doors, or if no door, in consistent location	Ensure signs located at latch side of door or openings and not on door itself	**0**	CB / OS
6.2.6	Logical numbering	Ensure rooms are easy to locate as they are in numerical or other logical order	**0**	CB / OS
6.2.7	Use of international symbols on signage where useful	Use symbols in place of or to supplement text for all facility types, not just those specified in OBC	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
6.2.2	Sign includes Braille, raised lettering and/or symbol	Use raised lettering/symbols and Braille, locate Braille directly below text and indicate presence of Braille on sign with a marker or notch on left edge Ensure room signs have the minimum number of characters possible and use a combination of upper and lower case characters	**$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

6.3 Directory Board and Information Kiosk

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
6.3.2	Location of amenities where provided	Clearly display locations of washrooms, viewpoints, water fountains, etc.	**0**	CB / OS
6.3.4	Recommended height or alternative height options	Ensure height is 900-1200mm above floor, provide clearance for approach and knee space	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
6.3.1	Comprehensive relevant information	Provide information enabling people to clearly understand and navigate layout and function of space/environment, in visual, tactile map, and audible formats	**$$**	CB / OS
6.3.3	Raise lettering, Braille and tactile maps where appropriate	Use raised lettering and provide Braille directly below text	**$**	CB / OS
6.3.5	Audio with accessible options	Provide audible information and a video using sign language to orient people to building's features	**$$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

6.4 Communications

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
6.4.1	Online and printed information accessible	Provide printed information in large font (14 pt.), ensure online content can be interpreted by screen reader and is accessible by all users **Note: Refer to Web Content Accessibility Guidelines or WCAG 2.0*	**$$$**	OS
6.4.2	Assisted listening device/system where information is exchanged	Provide assistive listening technology including FM, infrared, and induction loop systems in all locations where information is exchanged, not just classrooms, auditoria, meeting rooms, and theatres that are larger than 100m2 with occupant loads greater than 75 **Note: Provision locations depend on building type, but includes reception and service counters*	**$$$**	OS
6.4.3	Customer service/accessibility awareness training	Ensure employees have taken formal training related to communication with people with disabilities	**$$$**	OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

7.0 Emergency Systems

7.1 Emergency Exit/Refuges

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
7.1.4	Emergency exit and refuge door is colour contrasted with surrounding surface	Ensure entrance door to area of refuge contrasts with adjacent surfaces	**0**	CB
7.1.6	Ground-level emergency exit is accessible	Ensure exit to exterior muster area is level, has sufficient space on both sides of the door, and that the door pushes open to the outside with minimal force	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
7.1.2	Clear blade signage for emergency exit and refuge	Ensure visibility from all directions, indicate location of closest accessible emergency exit	**$**	CB / OS
7.1.5	Evacuation chair or similar equipment available and easily understood	Provide on every other floor **Note: RHF clarified that the number of required equipment pieces depends on occupancy and is case dependent, but in general to provide them on 50% of floors*	**$$$**	CB / OS
Potential increase in project area				
7.1.1	Refuge located at each protected escape-designated stairway	Provide at every escape-designated stairway and on every level, with hands-free communication system and power-operated door with emergency back-up	**$$$$**	CB
7.1.3	Refuge has adequate clear space for expected usage	Factored into 7.1.1	**N/A**	N/A
RHFAC < Code				
No features				

7.2 Fire Alarm Systems and Equipment

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
7.2.2	Fire alarm pulls are at accessible height	Decrease height of controls from 1200mm to 900-1200mm above floor	**N/A**	CB
7.2.3	Fire-fighting equipment at accessible height	Decrease height of controls from 1200mm to 900-1200mm above floor	**N/A**	CB
RHFAC > code, cost-related items				
No increase in project area				
7.2.1	Visual fire alarms generally visible throughout facility and where people might expect to be alone	Provide in all public gathering areas, washrooms, storage rooms, garages, and in front of all elevators, in addition to areas intended for use by people who are hearing impaired, public corridors serving Group A, B, C, D or E occupancies, or where the public may congregate in a Group A occupancy	**$$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

7.3 Building Evacuation Instructions

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
7.3.1	Evacuation instructions on non-reflective surface	Ensure they are mounted on a matte surface	**0**	CB
7.3.2	Evacuation instructions in large print and high contrast	Ensure they appear in large print (minimum 14 pt) and high contrast (red on white or vice versa preferred), and ensure they provide high contrast to surrounding surfaces	**0**	CB
7.3.3	Instructions include a floor plan diagram with clearly marked exit points	Ensure they include tactile and Braille lettering and a clear map or graphic of evacuation routes with clearly marked exit points	**0**	CB
7.3.4	Signs mounted at accessible height with clear space directly in front	Decrease centerline height from floor from 1200-1500mm to 1200mm for evacuation instructions (vs 1350mm for other signs), and ensure a clear space of 1200x750mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.0 Additional Use of Spaces

8.1 Workstations

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.1.1	Circulation to all work areas	Ensure boxes and other obstacles are not stored in aisles, ensure sharp edge and corner or immovable obstructions are blunted or mitigated	**0**	CB / OS
8.1.3	Outlets and switches are at accessible height	Decrease outlet and data port height from 400-1200mm to 480mm above floor, increase room controls and light switch height from 900-1100mm to 900-1200mm above floor	**0**	CB
8.1.5	All workstations are appropriate size for expected usage	Provide workstations that accommodate all users	**0**	OS
RHFAC > code, cost-related items				
No increase in project area				
8.1.2	Chairs are adjustable	Ensure they move up and down and recline with ease, have adjustable armrests and lumbar support, and provide options both with and without arms	**$**	OS
8.1.4	Desk height adjustable	Provide desks with adjustable operating range of 600-1200mm above floor	**$$**	OS
8.1.6	Task lighting is available	Provide desk lamps and individually-controlled lighting	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				

8.1.1	Circulation to all work areas	Increase clear width 1000mm to 1100mm **Note: RHF indicated CSA 1000mm width, not 915mm indicated in RHFAC*	**N/A**	CB

8.2 Public Assembly

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.2.2	Accessible seating evenly distributed	N/A	**N/A**	CB / OS
8.2.4	Accessible ticket counter	N/A	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.2.1	Accessible seating with line of sight	Ensure sightlines not affected by standing audience	**0**	CB
8.2.3	Adjacent seating for companions	Ensure companion seat is not fixed, is wheelchair accessible, and is higher than a standard chair at 500-560mm above floor	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
8.2.5	Access to stage by performers and audience	Ensure stage is accessible from the wings, backstage, front of house, and audience **Note: cost case dependent*	**$$$$**	CB
8.2.6	Access to all back stage facilities	Ensure all areas including dressing rooms, washrooms, green room, etc. are accessible **Note: cost case dependent*	**$$$$**	CB
RHFAC < Code				
8.2.1	Accessible seating with line of sight	Increase clear adjacent area from 850x1350mm to 900x1525mm for side wheelchair approach	**N/A**	CB

8.3 Exhibit Space

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.3.3	Accessible sight lines for all displays	Ensure clear slight lines for people in the seated position	**0**	CB / OS
8.3.4	Accessible interactive devices	Increase height of controls from 900-1100mm to 900-1200mm above floor, ensure self-serve kiosks meet CAN/CSA-B651.2-07	**0**	CB / OS
8.3.5	Accessible operable controls	Ensure exhibit controls meet requirements for accessible controls	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.3.1	Accessible path of travel	Provide tactile walking surface indicators, and high contrast surfaces and features	**$$**	CB
8.3.2	Seating dispersed throughout space	Provide seating with back support and at least one armrest anywhere people expected to wait and at least every 30m	**$$**	CB / OS
8.3.6	Alternative media for all audio/video presentations	Not related to construction cost	**N/A**	OS
8.3.7	Alternative media for all descriptive information	Ensure alternative formats such as large print, audio, and Braille version	**$$**	OS
8.3.8	Information in alternative languages for major exhibits	Not related to construction cost	**N/A**	OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.4 Lodging and Temporary Accommodations

OBC requirements for hotels used when available, otherwise units/suites assumed to be in buildings > 600 sqm or 3 storeys,

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.4.1	Entrance door is fully automated or easily opened with self-closer	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.4.2	Accessible door hardware	Ensure U-shaped levers that return to door surface or are designed to not catch clothes and objects, and that have visual contrast	**0**	CB
8.4.3	Accessible options for bed heights and no platform	Ensure top of bed is 508-584mm above floor, and space under the bed to accommodate portable lift	**0**	CB / OS
8.4.5	Additional rooms adaptable	Increase clear width of entry door from 860mm to 865mm Increase bathroom door clear width from 760 (if corridor width is equal to or greater than 1060) or 810 mm (if corridor width is less than 1060) to 865mm **Assuming location along barrier-free path of travel*	**0**	CB
8.4.6	All controls and outlets are within reach recommendations	Decrease outlet height from 400-1200mm to 480mm above floor, increase room controls and light switch height from 900-1100mm to 900-1200mm above floor for all suites in addition to 10% (max. 20) suites required by OBC for hotels	**0**	CB
8.4.9	External spaces and patios are accessible	Ensure threshold height is maximum 13mm with beveled edges, preferably as flush as possible	**0**	CB
8.4.10	Storage space with clear floor space, closets with shelves at variety of heights	Ensure storage areas are within reach, have flexible and easy-to-adjust shelves, and clear floor space for manoeuvring	**0**	CB

8.4.12	Adequate ratio of mix of rooms with roll-in showers and regular showers	Provide roughly 50/50 split of accessible showers and tubs with showers, instead of solely accessible showers **NOTE: Please refer to Section 5.0 for additional details*	**0**	CB
8.4.14	Viewing window sills at recommended height with reachable opening and/or locking mechanism	Ensure sightlines out the window, provide hand crank or other accessible operating system within each reach, ensure window coverings are operable by people with reduced dexterity	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
8.4.7	Design of toilets, showers and bathrooms meet the needs of all potential guests	**NOTE: OBC only requires 10% (max. 20) of hotel suites mentions accessibility for bathtubs only and not showers. See all of Section 5.0 for full assessment of differences between RFHAC and OBC. Area differences are captured in 8.4.4 only.*	**$$**	CB
8.4.8	Emergency alarm systems have both audible and visual signals	Provide visual and audible warnings in room and bathroom of all suites in addition to 10% (max. 20) suites required by OBC for hotels	**$**	CB
8.4.11	Well illuminated	Increase light levels by 25%, provide photoluminescent fixtures and features related to vision loss, ensure no abrupt change in lighting levels between indoor and outdoor areas	**$**	CB / OS
Potential increase in project area				
8.4.4	Adequate number of rooms accessible	Ensure accessible rooms dispersed throughout the building and room classes with at least one accessible room in each class Increase clear space from 1200x1200mm to 1700x1700mm	**$$$$**	CB
RHFAC < Code				
8.4.13	A second door viewer at accessible height	Decrease height from 900-1200mm to maximum 1100mm above floor	**N/A**	CB

8.5 Outdoor Recreation

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
8.5.3	Shelter	Provide weather protection **Note: cost case dependent*	**$$$$**	CB
Potential increase in project area				
8.5.1	Accessible pathways to all facilities and amenities	See Section 2.1	**$$**	CB
8.5.2	Seating	Provide accessible seating at facilities and every 30m along routes, ensure a variety of seating types including armrests and backrests	**$$$**	CB / OS
RHFAC < Code				
No features				

8.6 Cafeterias, Restaurants, and Bars

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.6.1	All facilities and amenities are accessible to everyone	Ensure entry, aisles, and furniture arrangement and style accommodate people with disabilities	**0**	CB
8.6.2	Counter, table and bar at recommended accessible heights, or variety of options	Ensure seating accommodates all users whether at the tables, bar, or counter service (with lowered sections)	**0**	CB / OS
8.6.5	Continuous tray rail in cafeterias, and condiments and cutlery within reach	Ensure all products are within easy reach from seated position	**0**	CB / OS
8.6.6	Prices clearly displayed	Ensure cash register displays easily viewed by all patrons	**0**	CB / OS
8.6.7	Vending and dispensing machines are accessible	Not related to construction budget	**N/A**	N/A
8.6.8	Goods are within reach, vertically stacked where possible	Ensure products are stacked vertically such that some of each product is available for people with different ranges of motion	**0**	CB / OS
8.6.9	Cash desk or point of sale (POS) location is accessible	Ensure each checkout counter in cash area is configured with accessible counter height and knee clearance	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.6.4	Variety of seating available	Provide both chairs with and without arms, ensure bench seating provides kick space, armrest, and backrests **Note: booth seating is not considered accessible*	**$$**	CB / OS
Potential increase in project area				
No features				

RHFAC < Code				
8.6.3	Clear path of travel	Increase clear aisle width from 1000mm to 1100mm, and turnaround spaces from 1700x1700mm to 1800x1800mm **RHF Note: number of turning spaces is context-dependent*	**$$$$**	CB

8.7 Retail Outlets

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.7.3	Clothes racks within accessible reach	Ensure racks are within easy reach of people using wheelchairs or those in a seated position, ensure clear space around clothing racks **Note: potential area implications would depend on number and type of goods sold at the store. Many variables.*	**0**	CB / OS
8.7.4	Front-opening slider doors on refrigerators and freezers	Ensure coolers have sliding doors, not swing-open doors	**0**	CB / OS
8.7.5	Goods are clearly visible, within reach, vertically stacked where possible	Ensure goods are easily accessed from a seated or standing position, organize products vertically (up and down) on shelves to ensure products are within easy reach of all users **Note: potential area implications would depend on number and type of goods sold at the store. Many variables.*	**0**	CB / OS
8.7.6	Clear path of travel	Provide accessible routes throughout facility	**0**	CB
8.7.7	Cash desk or point of sale (POS) location is accessible	Ensure each checkout counter in cash area is configured with accessible counter height and knee clearance	**0**	CB
8.7.8	Prices clearly displayed	Ensure prices and cost of sale are clearly visible on the shelves as well as at the point of sale	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
8.7.2	Display units are solid, stable, and adequately illuminated	Ensure display units are well-anchored and well-lit	**$$**	CB / OS
Potential increase in project area				
No features				

RHFAC < Code				
8.7.1	Access to all display areas and facilities	Increase clear aisle width from 1000mm to 1100mm, and turnaround spaces from 1700x1700mm to 1800x1800mm **RHF Note: number of turning spaces is context-dependent*	**$$$$**	CB

8.8 Playgrounds

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.8.1	Adequate space for all children and their caregivers to move through, in, and around the play space	N/A (similar to AODA)	**N/A**	CB
8.8.2	Surface is firm, stable and able to absorb the shock of a fall to help prevent injuries	N/A (similar to AODA)	**N/A**	CB
8.8.3	Accessible play space features such as sensory components that promote active play experiences	N/A (similar to AODA)	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
8.8.4	Seating	Provide accessible seating with adequate clear space, ensure a variety of seating types including armrests and backrests	**$$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.9 Fitness Centre

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.9.3	Gymnasium space with adjustable basketball/volleyball nets	Provide adaptable equipment that is height adjustable	**0**	OS
8.9.4	Lockers variable heights or recommended accessible height	Provide lockers with an operating height 900-1200mm above floor	**0**	CB / OS
8.9.6	Water fountain accessible	Decrease spout height from maximum 915mm to 750-900mm	**0**	CB
8.9.7	Clear width of path of travel	Provide accessible routes throughout facility	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.9.1	Number/variety of accessible fitness equipment	Provide accessible equipment that accommodates wheeled mobility devices and equipment expressly designed for people with disabilities	**$$$**	OS
8.9.2	Raised stretching mat	Provide platform with padded surface between 450-600mm above floor, adjacent clear space transfer space of 1200x760mm, and grab bars on adjacent wall **Note: assume no area implications as existing stretching area can be converted*	**$$$**	CB / OS
8.9.5	Service counter is accessible	Provide accessible counter with knee clearance and universal counter height of 865 above floor, ensure cash register display is clearly visible to clients, provide task lighting, contrasting surfaces, and assistive listening device	**$$$**	CB / OS
Potential increase in project area				
No features				

RHFAC < Code
No features

8.10 Pool

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.10.3	Clear path of travel	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.10.1	Deck surface is level, firm, stable and slip resistant	Ensure pool deck surfaces are non-slip and as dry as possible, provide direct routes to pool lifts or ramps, change facilities, and showers	**0**	CB
8.10.2	Colour-contrast edge around pool	Provide high contrast lines or markings located approximately 915mm from edge of pools or hazards	**0**	CB
8.10.4	Marked pathways from change room to pool access	Provide marked accessible route through change room to pool facilities	**0**	CB
8.10.6	General safety equipment is accessible height and location	Indicate location of safety equipment clearly using symbols or icons in high contrast and mounted at accessible heights, ensure clear space in front of equipment	**0**	CB / OS
8.10.8	Lockers variable height or accessible	Ensure approximately half the total number of lockers have an operating height 900-1200mm above floor	**0**	CB / OS
8.10.9	Colour-contrasted handrails on stairs into pool	Provide colour contrasted handrails on both sides of stairs/ramps and parallel lower handrail, ensure handrails are graspable and continuous with adequate extensions at the top and bottom	**0**	CB
8.10.10	Colour-contrasted strip on nosing of stairs	Ensure each step has non-slip nosing or colour-contrasting strip of a single colour with no strong patterning	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.10.7	Pool wheelchair	Provide aquatic chair with push rims whenever wet ramp is used for accessible water entry/exit, provide at least one aquatic chair with seat height 450mm above deck and minimum seat width of 480mm, and with armrests where at least one is removable/movable	**$$$**	OS

Potential increase in project area				
8.10.5	Entrance ramp into pool or mechanical lifts into pool (2 required)	Provide one additional accessible means of water entry and exit on accessible routes, unless a wet ramp or zero depth entry ramp is provided **Note: area implications for ramped entry will vary, assume minimum 1m wide by 5m long*	**$$$$**	CB
RHFAC < Code				
No features				

8.11 Change Room

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.11.1	Surface is level, firm, stable and slip-resistant	N/A	**N/A**	CB
8.11.2	Clear path of travel	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.11.4	Accessible lockers	Ensure approximately half the total number of lockers have an operating height 900-1200mm above floor, ensure lockers are in an accessible location and easy to reach with easy-to-use operating mechanism	**0**	CB / OS
8.11.5	Seating	Ensure seating is available adjacent to lockers, has back rest and non-slip surface when wet, is direct and unobstructed, and visually contrasts with surrounding surfaces	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
8.11.3	Adult change table with privacy	Provide adjustable height adult change table with no operating mechanisms higher than 1200mm and a clear floor transfer space parallel to the long side not less than 760x1500mm	**$$$$**	CB / OS
RHFAC < Code				
No features				

8.12 Mail Service

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.12.1	Accessible height or different heights	Provide equal number of unit mail boxes mounted at accessible (lower) heights and higher heights	**0**	CB
8.12.2	Space for knee recess at transaction points	Provide knee clearance under any service desks, tables, or work surfaces in mail rooms	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.12.4	Clear signage	Provide signage using high-contrast, raised lettering and directional signage	**$$**	CB / OS
8.12.5	Well illuminated	Increase light levels from 200lx to 250lx, provide task lighting at service desk and sorting table (if present), provide features related to vision loss	**$**	CB / OS
Potential increase in project area				
8.12.3	Clear space for approach	Ensure minimum clear space 760x1200mm in front of all mailboxes and 1700x1700mm clear turning space	**$$$**	CB
RHFAC < Code				
No features				

8.13 Laundry Room

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.13.2	Front loading only or variety of options	Not related to construction budget	**N/A**	OS
RHFAC > code, cost-related items				
No increase in project area				
8.13.1	Accessible controls and payment options	Provide raised platform for washers and dryers	**$**	CB / OS
8.13.4	Clear signage	Provide accessible directional signage to locate laundry room, ensure signage uses high-contrast, raised lettering and is easy to read	**$$**	CB / OS
8.13.5	Well illuminated	Increase light levels from 200lx to 250lx, provide task lighting at sorting table (if present), provide features related to vision loss	**$**	CB / OS
Potential increase in project area				
8.13.3	Clear space for approach	Provide clear space 915mm wide across full width and in front of washer and dryer that extends at least 460mm beyond each side **Note: cost case dependent*	**$$$**	CB
RHFAC < Code				
No features				

8.14 Storage Facilities

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.14.3	Clear space for approach	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.14.1	Security and entry access system accessible	Ensure devices visually contrast with surroundings	**0**	CB
8.14.2	Low threshold entry to storage unit	Decrease maximum threshold height from 13mm to as flush as possible	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.14.4	Clear signage	Provide accessible directional signage to locate storage facility, ensure signage uses high-contrast, raised lettering and is easy to read	**$$**	CB / OS
8.14.5	Well illuminated	Increase light levels from 50lx to 63lx, provide features related to vision loss	**$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				

8.15 Viewpoints

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.15.2	Surface is firm, stable and slip resistant	**Note: see all details in RHFAC Handbook*	**0**	CB
8.15.4	Level landings and clear space	Ensure entire viewpoint is on a single level or elevation	**0**	CB
8.15.5	Drainage	Ensure cross-fall is minimal but sufficient to allow adequate drainage	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.15.1	Handrails/guardrails	Provide edge protection for drops greater than 75mm	**$$**	CB
8.15.3	Viewing amenities accessible	Provide information signs and maps to indicate locations and provide descriptions of points of interest, ensure other amenities such as water, bicycle rack, waste receptacles as provided as appropriate	**$$$**	CB / OS
8.15.6	Interpretive signage accessible	Provide information in audio format, in addition to features in Section 6.1	**$$$**	CB / OS
Potential increase in project area				
8.15.7	Seating	Provide seating at regular intervals at least every 30m, ensure rest area is clearly visible and identified with a change in surface materials, ensure clear approach and adequate clear space, provide variety of seating types including armrests and backrests	**$$$**	CB / OS
8.15.8	Shelter	Provide full coverage from weather **Note: area of shelter will vary*	**$$$$**	CB

RHFAC < Code				
8.15.4	Level landings and clear space	Increase area from 1700x1700mm to 1800x1800mm for landings	**N/A**	CB

8.16 Visitor Centre and Information Kiosk

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.16.1	Located on accessible route of travel	Ensure accessible routes connect with other accessible elements in the outdoor environment, such as accessible trail entrance, picnic areas, restrooms, and parking	**0**	CB
8.16.2	Accessible entrance to facility	Use colour, architecture, flag, texture, and audio/olfactory clues to identify entrance, and ensure directional routes are obvious	**0**	CB / OS
8.16.4	Counter is colour contrasted, accessible height or different heights	Provide knee clearance and ensure counter at accessible height or provide at different heights, ensure colour contrast and that main service counter is universally accessible	**0**	CB
8.16.5	Information, interactive kiosks and sales items within accessible range ranges	**Note: see guidelines for reach in RHFAC Handbook*	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
8.16.3	Clear signage	Provide clear informational signage including available information and services	**$$**	CB / OS
8.16.6	Information available in a variety of formats	Not related to construction budget	**N/A**	OS
Potential increase in project area				
8.16.7	Seating and shelter	Provide seating and shelter both inside and outside **Note: area of shelter will vary*	**$$$$**	CB / OS
RHFAC < Code				
No features				

8.17 Picnic Areas

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
8.17.2	Located on accessible route of travel	N/A	**N/A**	CB
8.17.3	Surface is firm, stable and slip resistant	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
8.17.4	Clear space around picnic table, fire pit and front of barbeque grill	Ensure adequate space around the picnic table, fire pit, and in front of barbeque for all sizes of mobility devices	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
8.17.1	Appropriate number of accessible picnic tables with seating	Increase required number of accessible picnic tables from at least 20% (AODA) to at least most, disperse them within the area, and ideally ensure all are accessible	**$$**	CB / OS
Potential increase in project area				
8.17.5	Shelter option available	Provide sheltered picnic area for protection from weather **Note: area of shelter will vary*	**$$$$**	CB
RHFAC < Code				
No features				

9.0a Residential Units

9.1a Unit Security and Entry Systems

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.1.1	Unit entry systems are located along accessible routes	Ensure route to the unit entrance or door is accessible	**0**	CB
9.1.2	Unit door entry systems accessible, easy to use, with sufficient lock release time	Ensure devices such as locks and keypads are accessible, position them to suit people at a range of heights, and ensure raised buttons that contrast visually with adjacent surface and have raised symbols, numbers, or letters arranged logically	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.2a Unit Entrance or Alternative Accessible Entrance, Entrance to Outdoor Spaces

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.2.2	Unit entrance is easy to identify	Ensure entrance is easy to locate, entrance door visually contrasts with adjacent surfaces, address of unit is clearly visible, location of route(s) to unit is clear and obvious	**0**	CB
9.2.6	Level landing at entrance	Provide a flat, non-slip clear space of 1200x730mm at entry **Note: not mentioned in OBC but accommodated in required corridor width*	**0**	CB
9.2.7	Level threshold	Decrease maximum threshold height from 13mm and bevelled, ramped, or rounded to as flush as possible	**0**	CB
9.2.8	Clear space on interior and exterior of door	Provide adequate space on both sides of the door, 600mm on the pull side and 300mm on the push side	**0**	CB
9.2.9	Clear width of entry doorway	Increase from 810mm to 865mm	**0**	CB
9.2.11	Doorbell or intercom at accessible height (if available)	Ensure doorbell or intercom is located 900-1200mm above floor	**0**	CB
9.2.12	Door viewer at accessible height (if available)	Ensure door viewer is mounted 900-1200mm above floor	**0**	CB
9.2.14	Entrance to outdoor balcony, patio and other outdoor spaces is accessible	Ensure entrance is at least 865mm wide, door and hardware are accessible, low threshold	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				

9.2.3	Clear signage	Provide additional clear directional signage	**$$**	CB / OS
9.2.4	Unit door is lightweight or power operated	Decrease maximum required force from 90N to 38N or provide power-operated door	**$$$**	CB
9.2.5	Accessible door hardware	Decrease height of accessible door hardware from maximum 1200mm to 900-1100mm, ensure all entrance doors have accessible hardware, provide kick plates on all doors	**$**	CB
9.2.10	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
9.2.13	Shelter (if outdoor entry)	Provide canopy/overhang/porch for protection	**$$$**	CB
Potential increase in project area				
9.2.1	Unit entrance is accessible and doesn't require alternative entrance	Ensure at least one door or doorway to the home is accessible, ensure interior circulation route to the entrance is accessible with a direct accessible route to parking, elevators, the main building entrance, etc. **Note: area and cost case dependent*	**$$$$**	CB
RHFAC < Code				
No features				

9.3a Unit Interior Doors

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.3.1	Clear width	Increase from 610mm to 865mm	**0**	CB
9.3.2	Level threshold	Ensure threshold has a maximum height of 13mm and is bevelled, ramped, or rounded, ideally make it as flush as possible	**0**	CB
9.3.3	Accessible door hardware (if standard for all units)	Provide lever handles, ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement, ensure levers do not catch clothing or other objects (e.g. U-style), ensure handles contrast visually with door	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
9.3.4	Clear space on outside and inside of door or doorway (if not studio or similar single room)	Provide adequate space on both sides of the door, 600mm on the pull side and 300mm on the push side	**varies**	CB
RHFAC < Code				
No features				

9.4a Unit Kitchen

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.4.2	Sink faucet is automatic or has lever-type handle	Ensure sink faucet has lever-type handles or is automated	**0**	CB
9.4.3	Knee clearance underneath sink with safety precautions, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth, ensure pipes are insulated with no exposed sharp edges or hazards	**0**	CB
9.4.4	Accessible height sink	Ensure height allows a person in a seated position to easily use sink and faucets	**0**	CB
9.4.5	Clear counter space adjacent to sink and appliances	Provide 800-915mm wide work surface	**0**	CB
9.4.6	Accessible cooktop on front of unit, with no reach required over elements	Ensure cooktop controls are safely and easily accessed without reaching over elements	**0**	CB / OS
9.4.9	Vertical side-by-side style refrigerator	Ensure refrigerator has two doors – one freezer compartment and one fridge (side-by-side)	**0**	CB / OS
9.4.10	Counter at accessible height or variety of heights	Provide height options that allow people to work from either a standing or seated position, or ensure counter heights are adjustable (manually or automated)	**0**	CB
9.4.11	Counter has electrical outlets within accessible reach requirements	Ensure electrical receptacle located at either the side or front of a kitchen counter, rather than at the back	**0**	CB
9.4.12	Accessible storage options	Ensure items may be accessed with minimal bending or reaching, provide flexible storage options (e.g. fold-down shelves, pull-out drawers, circular shelving, etc.)	**0**	CB
9.4.13	Well illuminated with accessible task lighting available	Ensure task lighting at work stations and areas, and provide features related to vision loss	**0**	CB / OS

9.4.14	Raised dishwasher	Ensure dishwasher is raised 150mm *Note: this will also create a raised counter at 1066mm for use by taller people	**0**	CB
9.4.15	Cabinet hardware is accessible, with no grasp required (if standard for all units)	Ensure opening hardware is easy to use, operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB
9.4.16	Rounded corners on counters and cabinetry	Ensure corners are rounded	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.4.8	Microwave mounting height accessible and safe	Ensure microwave located on a counter with 600mm of clear space on latch side of unit, provide pull-out counter under microwave	**$**	CB
Potential increase in project area				
9.4.1	Clear space for manoeuvring	Provide 1700x1700mm turning area, and 800x1350mm clear space in front of fixtures and to side of where drawers and doors open	**varies**	CB
9.4.7	Knee clearance underneath cooktop, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth **Note: cost associated with displaced oven or storage*	**$$$**	CB
RHFAC < Code				
No features				

9.5a Unit Hallways

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.5.2	Colour contrasted between wall and floor, with no glare (if colours are standard for all units)	**See details in RHFAC Handbook*	**0**	CB
9.5.3	No level changes requiring steps	Ensure there are no steps if there is a change in level	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.5.4	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.5.1	Clear width	Increase from 710mm to 1000mm, minimize sharp 90 degree corners	**varies**	CB
RHFAC < Code				
No features				

9.6a Unit Interior Stairs

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.6.8	Nosing design	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.6.2	Tread is firm, stable and slip resistant	**See details in RHFAC Handbook*	**0**	CB
9.6.5	Colour-contrasted strip on each step nosing (if standard in all units)	**See details in RHFAC Handbook*	**0**	CB
9.6.6	Riser height and tread depth of steps	Decrease rise from 125-200mm to maximum 180mm, increase tread depth from 235-355mm to minimum 280mm, ensure angle of riser face is greater than 60 degrees	**0**	CB
9.6.7	No open riser	Ensure all step risers are closed and opaque	**0**	CB
9.6.9	No strong pattern on carpet or flooring (if standard in all units)	Ensure flooring is light coloured and plain or has simple pattern	**0**	CB
9.6.10	Height clearance	Increase from 1950mm to 2050mm	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.6.4	Handrails	Provide continuous handrails on both sides of all stairs, with parallel lower handrail, sufficiently long horizontal extensions, visual contrast, and visibility through railing	**$$**	CB
9.6.11	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.6.1	Clear width	Increase from 860mm for at least one stair between levels to 1067mm for all stairs	**varies**	CB

9.6.3	Level landing with clear space and at regular intervals	Decrease maximum rise between landings from 3700 mm to 1800mm, colour contrast landing, provide tactile attention indicators at top	**varies**	CB
RHFAC < Code				
No features				

9.7a Unit Bedrooms and Closets

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.7.1	Clear space in front of closet door or clear width in walk-in closet	Provide 1200x760mm clear space	**0**	CB
9.7.2	Low mounted or adjustable hanger rods, and accessible shelving	Ensure operating height 900-1200mm above floor, ensure approximately half the available storage is below 1200mm above floor	**0**	CB / OS
9.7.3	Clear space on at least two sides of queen bed	Ensure aisle width is 800mm **Note: potential area implications, dependent on size of bedroom*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.7.4	Reinforced ceiling for lift	Provide blocking in ceiling to allow for future installation of lift	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.8a Unit Toilet Room

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.8.1	Accessible toilet room on the entry level	Ensure toilet room is accessible to all residents and visitors	**0**	CB
9.8.2	Floor surface is stable, firm and non-slip	**See details in RHFAC Handbook*	**0**	CB
9.8.3	Entry doors have a minimum clear opening width	Increase from 760 (if corridor width is equal to or greater than 1060) or 810 mm (if corridor width is less than 1060) to 865mm	**0**	CB
9.8.4	Entry door swings out or slides (if door available)	Ensure the entry door swings out or slides and does not encroach on the toilet room's interior space and clearance	**0**	CB
9.8.5	Accessible entry door hardware (if door hardware is standard for all units)	Ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement, ensure locking hardware allows door to be unlocked from the outside in case of emergency	**0**	CB
9.8.7	Clear width of route to toilet	Increase to 1000mm	**0**	CB
9.8.9	Toilet flushing mechanism within accessible reach requirement	Ensure flush handle is on transfer side of toilet and that manual flush override controls are easy-to-reach, provide high-tech toilet if possible (e.g. Toto)	**0**	CB
9.8.11	Sink, counter and mirror are accessible	Ensure sink is mounted 900-1200mm above floor and within 600mm reach from people using wheelchairs or in seated position, provide adequate knee clearance, ensure hot water and drain pipes are offset to the rear, insulated, and covered, ensure faucets are easy to reach, ensure counter or shelf available adjacent to sink, ensure someone in either seated or standing position can see in the mirror	**0**	CB

9.8.12	Cabinet hardware is accessible, with no grasp required	Ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB
9.8.13	Accessible storage	Ensure items may be accessed with minimal bending or reaching **Note: see accessible reach requirements in RHFAC Handbook*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.8.8	Reinforced walls for safe installation of grab bars	Provide blocking for grab bars around toilet	**$**	CB
9.8.10	Power outlet near toilet	Provide power outlet adjacent to accessible toilet to accommodate adaptive devices	**$**	CB
Potential increase in project area				
9.8.6	Clear space to manoeuvre and transfer	Increase clear space adjacent to toilet to 1700x1700mm **Note: to be designed the same way as washroom in Section 5.0*	**$$$**	CB
RHFAC < Code				
No features				

9.9a Unit Showers and Bath Tubs

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.9.1	Floor surfaces are stable, firm and slip resistant	**See details in RHFAC Handbook*	**0**	CB
9.9.6	Recessed soap holder or shelves located within easy reach from the seated position	Ensure soap holders or shelves are easy to reach, do not impede required clear space, and are of adequate size to hold toiletries, ensure towel bar/clothes hook located within easy reach	**0**	CB
9.9.7	Colour contrasted between shower/tub tile floor or base and front wall (if standard in all units)	Ensure floor contrasts with front wall	**0**	CB
9.9.8	Drainage	Ensure floor is level with minimal slope for drainage and includes an integral floor drain (trench or channel drains recommended)	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.9.2	Reinforced walls for shower and/or bath for installation of grab bars	Provide blocking for grab bars around tub and shower	**$**	CB
9.9.3	Roll-in shower or accessible tub	Provide specialized roll-in shower design with clear floor area in front, adequate width of entrance and clear space for maneuvering, flush threshold with strip, trench, or linear drain	**$$**	CB
9.9.5	Accessible water faucet/shower wand (if standard for all units)	Provide detachable shower head with 1500mm hose, ensure control is within easy reach of seated position, ensure faucet operable with closed first and minimal force, provide clearly identified temperature and volume controls, ensure water controls located 1200mm above floor	**$**	CB

Potential increase in project area				
9.9.4	Clear space beside tub for transfers (if available)	Ensure clear space 1200x760mm	**varies**	CB
RHFAC < Code				
No features				

9.10a Unit Laundry

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.10.2	Choice of front loading or top loading (if appliances are provided for all units)	Not related to construction budget	**N/A**	OS
RHFAC > code, cost-related items				
No increase in project area				
9.10.1	Accessible controls	Provide raised platform for washers and dryers	**$**	CB
9.10.4	Well illuminated	Provide light levels 25% brighter than what's typical, and features related to vision loss	**$$**	CB
Potential increase in project area				
9.10.3	Clear space for approach	Provide clear space 915mm wide across full width and in front of washer and dryer that extends at least 460mm beyond each side	**varies**	CB
RHFAC < Code				
No features				

9.11a Unit General Requirements

Units in buildings ≤ 600 sq m and 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.11.1	Unit has both audible and visual fire/smoke alarm	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.11.2	All controls and outlets are within accessible reach requirements	Ensure height of 900-1200mm above floor	**0**	CB
9.11.4	Window sills are low enough for easy viewing with accessible hardware (if viewing window available)	Ensure sills are 915mm above floor	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
9.11.3	Space/framing is provided for future residential lift (if multiple level)	In multi-level units, ensure elevator shaft is framed in for future use	**$$$$**	CB
RHFAC < Code				
No features				

9.0b Residential Units

9.1b Unit Security and Entry Systems

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.1.1	Unit entry systems are located along accessible routes	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.1.2	Unit door entry systems accessible, easy to use, with sufficient lock release time	Ensure devices such as locks and keypads are accessible, position them to suit people at a range of heights, and ensure raised buttons that contrast visually with adjacent surface and have raised symbols, numbers, or letters arranged logically	**0**	CB / OS
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
9.1.2	Unit door entry systems accessible, easy to use, with sufficient lock release time	Decrease height range from 400-1200mm to 900-1100mm	**N/A**	CB / OS

9.2b Unit Entrance or Alternative Accessible Entrance, Entrance to Outdoor Spaces

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.2.4	Unit door is lightweight or power operated	N/A	**N/A**	CB
9.2.8	Clear space on interior and exterior of door	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.2.2	Unit entrance is easy to identify	Ensure entrance is easy to locate, entrance door visually contrasts with adjacent surfaces, address of unit is clearly visible, location of route(s) to unit is clear and obvious	**0**	CB
9.2.6	Level landing at entrance	Provide a flat, non-slip clear space of 1200x730mm at entry **Note: not mentioned in OBC but accommodated in required corridor width*	**0**	CB
9.2.7	Level threshold	Decrease maximum threshold height from 13mm and bevelled, ramped, or rounded to as flush as possible	**0**	CB
9.2.9	Clear width of entry doorway	Increase from 860mm to 865mm	**0**	CB
9.2.12	Door viewer at accessible height (if available)	Ensure door viewer is mounted between 900-1200mm above floor	**0**	CB
9.2.14	Entrance to outdoor balcony, patio and other outdoor spaces is accessible	Ensure entrance is at least 865mm wide, door and hardware are accessible, low threshold	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.2.3	Clear signage	Provide clear directional and information signage	**$$**	CB / OS
9.2.5	Accessible door hardware	Provide kick plates on all doors	**$**	CB

9.2.10	Well illuminated	Increase light levels from 50lx to 63lx, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
9.2.13	Shelter (if outdoor entry)	Provide canopy/overhang/porch for protection	**$$$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
9.2.1	Unit entrance is accessible and doesn't require alternative entrance	Increase number of required accessible entrances from minimum one to: 1 for 1-3, 2 for 4-5, and not less than 50% for more than 5 entrances	**N/A**	CB
9.2.11	Doorbell or intercom at accessible height (if available)	Decrease height from 900-1200mm to 900-1100mm above floor	**N/A**	CB

9.3b Unit Interior Doors

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.3.4	Clear space on outside and inside of door or doorway (if not studio or similar single room)	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.3.1	Clear width	Increase from 860mm to 865mm	**0**	CB
9.3.2	Level threshold	Ensure threshold has a maximum height of 13mm and is bevelled, ramped, or rounded, ideally make it as flush as possible	**0**	CB
9.3.3	Accessible door hardware (if standard for all units)	Ensure lever handles (e.g. U-style) that do not catch clothing or other objects, ensure handles contrast visually with door	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
No features				
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.4b Unit Kitchen

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.4.2	Sink faucet is automatic or has lever-type handle	Ensure sink faucet has lever-type handles or is automated	**0**	CB
9.4.3	Knee clearance underneath sink with safety precautions, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth, ensure pipes are insulated with no exposed sharp edges or hazards	**0**	CB
9.4.4	Accessible height sink	Ensure height allows a person in a seated position to easily use sink and faucets	**0**	CB
9.4.5	Clear counter space adjacent to sink and appliances	Provide 800-915mm wide work surface	**0**	CB
9.4.6	Accessible cooktop on front of unit, with no reach required over elements	Ensure cooktop controls are safely and easily accessed without reaching over elements	**0**	CB / OS
9.4.9	Vertical side-by-side style refrigerator	Ensure refrigerator has two doors – one freezer compartment and one fridge (side-by-side)	**0**	CB / OS
9.4.10	Counter at accessible height or variety of heights	Provide height options that allow people to work from either a standing or seated position, or ensure counter heights are adjustable (manually or automated)	**0**	CB
9.4.11	Counter has electrical outlets within accessible reach requirements	Ensure electrical receptacle located at either the side or front of a kitchen counter, rather than at the back	**0**	CB
9.4.12	Accessible storage options	Ensure items may be accessed with minimal bending or reaching, provide flexible storage options (e.g. fold-down shelves, pull-out drawers, circular shelving, etc.)	**0**	CB
9.4.13	Well illuminated with accessible task lighting available	Ensure task lighting at work stations and areas, and provide features related to vision loss	**0**	CB / OS

9.4.14	Raised dishwasher	Ensure dishwasher is raised 150mm **Note: this will also create a raised counter at 1066mm for use by taller people*	**0**	CB
9.4.15	Cabinet hardware is accessible, with no grasp required (if standard for all units)	Ensure opening hardware is easy to use, operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB
9.4.16	Rounded corners on counters and cabinetry	Ensure corners are rounded	0	CB
RHFAC > code, cost-related items				
No increase in project area				
9.4.8	Microwave mounting height accessible and safe	Ensure microwave located on a counter with 600mm of clear space on latch side of unit, provide pull-out counter under microwave	**$**	CB
Potential increase in project area				
9.4.1	Clear space for manoeuvring	Provide 1700x1700mm turning area, and 800x1350mm clear space in front of fixtures and to side of where drawers and doors open	**varies**	CB
9.4.7	Knee clearance underneath cooktop, or easily modified	Provide knee clearance of 680-760mm height and 450mm depth **Note: cost associated with displaced oven or storage*	**$$$**	CB
RHFAC < Code				
No features				

9.5b Unit Hallways

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.5.2	Colour contrasted between wall and floor, with no glare (if colours are standard for all units)	**See details in RHFAC Handbook*	**0**	CB
9.5.3	No level changes requiring steps	Ensure there are no steps if there is a change in level **Note: OBC only requires entry level to suite (if multi-level) to have barrier-free path of travel*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.5.4	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.5.1	Clear width	Increase clear width to 1000mm, ensure clear width on all levels of suite and not just entry level, minimize sharp 90 degree corners	**varies**	CB
RHFAC < Code				
No features				

9.6b Unit Interior Stairs

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.6.8	Nosing design	N/A	**N/A**	CB
9.6.10	Height clearance	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.6.2	Tread is firm, stable and slip resistant	Ensure carpeting on tread only	**0**	CB
9.6.5	Colour-contrasted strip on each step nosing (if standard in all units)	**See details in RHFAC Handbook*	**0**	CB
9.6.6	Riser height and tread depth of steps	Decrease rise from maximum 210mm to maximum 180mm, increase tread depth from minimum 220mm plus nosing to minimum 280mm, ensure angle of riser face is greater than 60 degrees	**0**	CB
9.6.7	No open riser	Ensure all step risers are closed and opaque	**0**	CB
9.6.9	No strong pattern on carpet or flooring (if standard in all units)	Ensure flooring is light coloured and plain or has simple pattern	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.6.4	Handrails	Provide handrails on both sides of all stairs, with parallel lower handrail, sufficiently long horizontal extensions, visual contrast, and visibility through railing	**$$**	CB
9.6.11	Well illuminated	Provide light levels 25% brighter than what's typical, provide photoluminescent fixtures and features related to vision loss	**$$**	CB
Potential increase in project area				
9.6.1	Clear width	Increase from 900mm (if not serving sleeping rooms) to 1067mm	**varies**	CB

9.6.3	Level landing with clear space and at regular intervals	Decrease maximum rise between landings from 3700 mm to 1800mm, colour contrast landing	**varies**	CB
RHFAC < Code				
9.6.1	Clear width	Increase from 1067mm to 1100mm (if serving sleeping rooms)	**N/A**	CB

9.7b Unit Bedrooms and Closets

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.7.1	Clear space in front of closet door or clear width in walk-in closet	Provide 1200x760mm clear space	**0**	CB
9.7.2	Low mounted or adjustable hanger rods, and accessible shelving	Ensure operating height 900-1200mm above floor, ensure approximately half the available storage is below 1200mm above floor	**0**	CB / OS
9.7.3	Clear space on at least two sides of queen bed	Ensure aisle width is 800mm **Note: potential area implications, dependent on size of bedroom*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.7.4	Reinforced ceiling for lift	Provide blocking in ceiling to allow for future installation of lift	**$**	CB
Potential increase in project area				
No features				
RHFAC < Code				
No features				

9.8b Unit Toilet Room

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.8.7	Clear width of route to toilet	N/A	**N/A**	CB
9.8.8	Reinforced walls for safe installation of grab bars	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.8.1	Accessible toilet room on the entry level	Ensure toilet room is accessible to all residents and visitors **Note: only required in OBC for Group C apartment buildings, and only in the 15% of units required to have a barrier-free entrance level*	**0**	CB
9.8.2	Floor surface is stable, firm and non-slip	**See details in RHFAC Handbook*	**0**	CB
9.8.3	Entry doors have a minimum clear opening width	Increase from 760 (if corridor width is equal to or greater than 1060) or 810 mm (if corridor width is less than 1060) to 865mm, and ensure for all bathrooms instead of just one	**0**	CB
9.8.4	Entry door swings out or slides (if door available)	Ensure the entry door swings out or slides and does not encroach on the toilet room's interior space and clearance	**0**	CB
9.8.5	Accessible entry door hardware (if door hardware is standard for all units)	Ensure locking hardware allows door to be unlocked from the outside in case of emergency	**0**	CB
9.8.9	Toilet flushing mechanism within accessible reach requirement	Ensure flush handle is on transfer side of toilet and that manual flush override controls are easy-to-reach, provide high-tech toilet if possible (e.g. Toto)	**0**	CB

9.8.11	Sink, counter and mirror are accessible	Ensure sink is mounted 900-1200mm above floor and within 600mm reach from people using wheelchairs or in seated position, provide adequate knee clearance, ensure hot water and drain pipes are offset to the rear, insulated, and covered, ensure faucets are easy to reach, ensure counter or shelf available adjacent to sink, ensure someone in either seated or standing position can see in the mirror	**0**	CB
9.8.12	Cabinet hardware is accessible, with no grasp required	Ensure hardware operable with one hand, minimal force, and minimal finger/wrist control and movement	**0**	CB
9.8.13	Accessible storage	Ensure items may be accessed with minimal bending or reaching **Note: see accessible reach requirements in RHFAC Handbook*	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.8.10	Power outlet near toilet	Provide power outlet adjacent to accessible toilet to accommodate adaptive devices	**$**	CB
Potential increase in project area				
9.8.6	Clear space to manoeuvre and transfer	Increase clear space adjacent to toilet to 1700x1700mm **Note: to be designed the same way as washroom in Section 5.0*	**$$$**	CB
RHFAC < Code				
No features				

9.9b Unit Showers and Bath Tubs

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
9.9.2	Reinforced walls for shower and/or bath for installation of grab bars	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.9.1	Floor surfaces are stable, firm and slip resistant	**See details in RHFAC Handbook*	**0**	CB
9.9.6	Recessed soap holder or shelves located within easy reach from the seated position	Ensure soap holders or shelves are easy to reach, do not impede required clear space, and are of adequate size to hold toiletries, ensure towel bar/clothes hook located within easy reach	**0**	CB
9.9.7	Colour contrasted between shower/tub tile floor or base and front wall (if standard in all units)	Ensure floor contrasts with front wall	**0**	CB
9.9.8	Drainage	Ensure floor is level with minimal slope for drainage and includes an integral floor drain (trench or channel drains recommended)	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.9.3	Roll-in shower or accessible tub	Provide specialized roll-in shower design with clear floor area in front, adequate width of entrance and clear space for maneuvering, flush threshold with strip, trench, or linear drain	**$$**	CB
9.9.5	Accessible water faucet/shower wand (if standard for all units)	Provide detachable shower head with 1500mm hose, ensure control is within easy reach of seated position, ensure faucet operable with closed first and minimal force, provide clearly identified temperature and volume controls, ensure water controls located 1200mm above floor	**$**	CB
Potential increase in project area				

9.9.4	Clear space beside tub for transfers (if tub available)	Ensure clear space 1200x760mm	**varies**	CB
RHFAC < Code				
No features				

9.10b Unit Laundry

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.10.2	Choice of front loading or top loading (if appliances are provided for all units)	Not related to construction budget	**N/A**	OS
RHFAC > code, cost-related items				
No increase in project area				
9.10.1	Accessible controls	Provide raised platform for washers and dryers	**$**	CB
9.10.4	Well illuminated	Provide light levels 25% brighter than what's typical, and features related to vision loss	**$$**	CB
Potential increase in project area				
9.10.3	Clear space for approach	Provide clear space 915mm wide across full width and in front of washer and dryer that extends at least 460mm beyond each side *Note: area case dependent	**$$$**	CB
RHFAC < Code				
No features				

9.11b Unit General Requirements

Units in buildings > 600 sq m or 3 storeys

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
No features				
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
9.11.4	Window sills are low enough for easy viewing with accessible hardware (if viewing window available)	Ensure sills are 915mm above floor	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
9.11.1	Unit has both audible and visual fire/smoke alarm	Provide visual fire/smoke alarm(s), visible throughout premises **Note: OBC mentions this only for the living space of a Group C major occupancy apartment building*	**$**	CB
Potential increase in project area				
9.11.3	Space/framing is provided for future residential lift (if multiple level)	In multi-level units, ensure elevator shaft is framed in for future use	**$$$$**	CB
RHFAC < Code				
9.11.2	All controls and outlets are within accessible reach requirements	Decrease from 900-1200mm to 900-1100mm above floor	**0**	CB

10.0 Trails and Pathways

10.1 Trail/Pathway Features

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
10.1.1	Trail/pathway entrances accessible	N/A	**N/A**	CB
10.1.6	Path is level or low-gradient slope (when not accommodated by ramp)	N/A	**N/A**	CB
10.1.9	Well illuminated (if required for expected usage)	N/A	**N/A**	CB
10.1.10	Drainage	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
10.1.11	Fixed items nearby highly visible and cane detectable	Ensure fixed items on exterior pathways are located off path of travel if possible and have high colour contrast	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
10.1.3	Surface is level, firm, stable and slip resistant	Ensure trail/pathway is constructed of porous concrete	**$$**	CB
10.1.8	Curb, barriers or guardrails (if drop-off at edge of trail/pathway)	Decrease height of drop required for edge protection from 500mm to 75mm	**$$**	CB
Potential increase in project area				
10.1.2	Clear width (or passing spaces at regular intervals)	Increase from 1000mm (AODA) to 1600mm, minimize 90 degree corners, ensure pathway is wider in front of shops and bus stops	**$$$**	CB
10.1.5	Clearly marked pedestrian crossings (if in path of traffic)	Ensure crosswalk are clearly marked on pavement, provide additional varieties of wayfinding alerts and cues, including visual and audible signals, provide raised crossing, use zebra markings to indicate uncontrolled crossing	**$$$**	CB

10.1.7	Seating (at regular intervals, before level changes and decision points)	*Note: see details in RHFAC Handbook, best practice would provide shelter at seating area*	**$$$**	CB
RHFAC < Code				
10.1.4	No obstacles on path or overhead	Increase clear headroom from 2030mm to 2100mm	**N/A**	CB / OS

10.2 Trail/Pathway Exterior Ramps

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
10.2.4	Surface is level, firm, stable and slip resistant	N/A	**N/A**	CB
10.2.7	Colour-contrasted and slip-resistant strip	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
10.2.6	Edge protection	Ensure visual contrast	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
10.2.8	Well illuminated (if required for expected usage)	Provide light levels 25% brighter than what's typical, and features related to vision loss	**$$**	CB
10.2.5	Handrails	Lower exterior ramp handrail height from between 865-965mm to between 860-920mm, always provide on both sides of ramp (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
Potential increase in project area				
10.2.1	Ramp slope	Reduce slope from 1:12 to as minimal as 1:20	**$$**	CB
10.2.2	Clear width	Increase from 900mm to 1200mm	**$$**	CB
RHFAC < Code				
10.2.3	Level landings with clear space and at regular intervals	Decrease area from 1830x1830mm to 1670x1670mm but decrease interval from every 50m to every 9m	**$$**	CB

10.3 Trail/Pathway Exterior Stairs

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
10.3.2	Tread surface is firm, stable and slip resistant	N/A	**N/A**	CB
10.3.5	Tactile attention indicators	N/A	**N/A**	CB
10.3.6	Colour-contrasting strip on nosing	N/A	**N/A**	CB
10.3.7	Riser height and tread depth	N/A	**N/A**	CB
10.3.8	No open riser	N/A	**N/A**	CB
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
10.3.9	Nosing design	Ensure nosing is flush with riser in addition to having a beveled edge between 6-13mm	**0**	CB
10.3.11	Drainage	Ensure proper drainage for exterior stairs	**0**	CB
RHFAC > code, cost-related items				
No increase in project area				
10.3.1	Handrails	Lower exterior stair handrail height from between 865-965mm to between 860-920mm, always provide on both sides of stairs (instead of only when width is greater than 1100mm), provide additional parallel lower handrail, and specify thermally conductive material	**$$**	CB
10.3.10	Well illuminated (if required for expected usage)	Provide lighting levels 25% higher than what's typical, provide photoluminescent stair nosings and/or handrails along emergency exit routes	**$$**	CB
Potential increase in project area				
10.3.3	Clear width	Increase from 1500mm to 1600mm	**$$**	CB
10.3.4	Level landings with clear space and at regular intervals	Provide every 1800mm rise in height	**$$**	CB

RHFAC < Code
No features

10.4 Trail/Pathway Signage and Wayfinding

CB = part of construction budget, OS = owner supplied items

RHFAC		OBC Comparison Notes	Cost	CB
RHFAC and code are similar				
10.4.3	Amenities and/or point of interest signage (if available)	N/A (AODA)	**N/A**	CB / OS
RHFAC > code, but good design can mitigate additional cost and difference (through decisions, material specifications, etc.)				
No features				
RHFAC > code, cost-related items				
No increase in project area				
10.4.1	Trail/pathway accessible route length indicated at trailhead with terrain details	Provide at each trail junction and road crossing in addition to each trailhead (AODA)	**$$$**	CB
10.4.2	Distance markers along route	Provide at least every tenth-of-a-mile	**$$$**	CB / OS
10.4.4	Accessible interpretive signage (if available)	Share information about features of interest in a variety of formats, use simple descriptions and symbols	**$$$**	CB / OS
Potential increase in project area				
No features				
RHFAC < Code				
No features				