

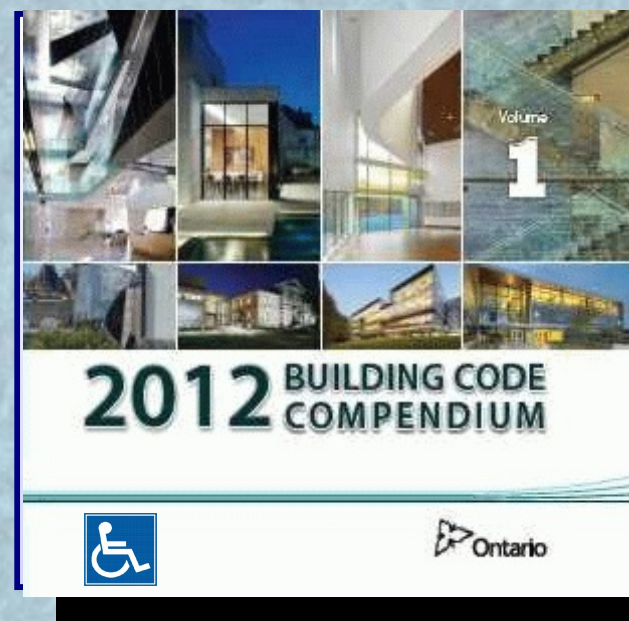
NEW ACCESSIBILITY CHANGES TO THE ONTARIO BUILDING CODE

**An outline of the accessibility changes
made to the Ontario Building Code
by Ontario Regulation 368/13.**

**May 9, 2014
OAA CONFERENCE
Continuing Education Seminar
Slide Deck 2 of 2**

**Presented by:
Alek Antoniuk, OAA
www.codenews.ca**

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ON-LINE RESOURCES

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O. Reg. 368/13, in MS Word format, is available for download from the Ontario government's e-laws web site at:

http://www.e-laws.gov.on.ca/Download/elaws_src_regs_r13368_e.doc

An annotated version of the accessibility amendment, edited by Alek Antoniuk, is available from the codenews.ca web site at:

<http://www.codenews.ca/docs/AnnotatedAccessibility-O.Reg.368-13-CodeNews.ca.pdf>

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TOPICS THAT WILL BE COVERED IN THE SECOND SLIDE DECK

- **SUITES IN APARTMENT BUILDINGS**
- **SUITES IN HOTELS**
- **EXTERIOR PASSENGER LOADING ZONE**
- **DOORS AND DOORWAYS**
- **POWER DOOR OPERATORS**
- **DOORS AND DOORWAYS**
- **THE 5 TYPES OF ACCESSIBLE WASHROOMS**
- **PUBLIC POOLS AND PUBLIC SPAS**
- **TRANSIT STATIONS**
- **RENOVATIONS**
- **DEVELOPMENT OF THIS REGULATION**

SPECIAL SUITES IN APARTMENT BUILDINGS

- **Percentage of “special suites” with a barrier-free path of travel**
- **Barrier-free path of travel within a suite**
- **Distribution of suites by size of unit**
- **Distribution of suites by floor height above ground**
- **Washroom requirements for “special suites”**

SPECIAL SUITES IN APARTMENT BUILDINGS

Existing Sentence 3.8.2.1.(4) - (deleted):

(4) In a Group C *major occupancy* apartment *building*, not less than 10% of all residential *suites* shall be provided with a *barrier-free* path of travel from the *suite* entrance door to,

- (a) the doorway to at least one bedroom at the same level, and
- (b) the doorway to at least one bathroom,
 - (i) having an area not less than 4.5 m² at the same level, and
 - (ii) conforming to Sentence 9.5.11.3.(1).

New Sentence 3.8.2.1.(5) - replaces existing Sentence 3.8.2.1.(4):

(5) In a Group C *major occupancy* apartment *building*, not less than 15% of all *suites* of *residential occupancy* shall be provided with a *barrier-free* path of travel from the *suite* entrance door into the following rooms and spaces that shall be located at the same level as the *barrier-free* path of travel:

- (a) at least one bedroom,
- (b) at least one bathroom conforming to Sentence (6),
- (c) a kitchen or kitchen space, and
- (d) a living room or space.

SPECIAL SUITES IN APARTMENT BUILDINGS

PROPORTION OF SPECIAL 1-, 2-, & 3-BEDROOM SUITES:

New Sentence 3.8.2.1.(7):

(7) The number of *suites* described in Sentence (5) having 1, 2 or 3 or more bedrooms shall be in proportion to the number of *suites of residential occupancy* having 1, 2 or 3 or more bedrooms in the remainder of the *building*.

DISTRIBUTION OF SPECIAL SUITES, BY HEIGHT ABOVE GRADE:

New Sentence 3.8.2.1.(8):

(8) The *suites* described in Sentence (5) shall be distributed among *storeys* that are required by Article 3.8.2.1. to have a *barrier-free* path of travel, having regard to the height of the *suite* above *grade*.

SPECIAL SUITES IN APARTMENT BUILDINGS

New Sentence 3.8.2.1.(6):

- (6)** Bathrooms required by Clause (5)(b) shall,
- (a)** contain a lavatory,
 - (b)** contain a water closet,
 - (c)** contain a bathtub or a shower,
 - (d)** have wall reinforcement installed in conformance with Sentence 3.3.4.9.(1), and
 - (e)** be designed to permit a wheelchair to turn in an open space not less than 1 500 mm in diameter.

Note: The existing requirement is for a bathroom “**area not less than 4.5 m²**”.



Since the government has not published new Appendix Notes, it is unclear how the “1,500mm Ø open space” is measured. The existing Appendix Notes suggest that this space cannot interfere with door swings.

SPECIAL SUITES IN HOTELS

- **Distribution of suites by floor height above ground**
- **Building controls within “special suites”**
- **Power door operators and door viewers**
- **Emergency power receptacle**

SPECIAL SUITES IN HOTELS

3.8.2.4. Hotels

(1) Except as permitted in Sentence (2), at least 10% of the *suites* of a hotel shall,

(a) have a *barrier-free* path of travel extending to,

(i) the inside of each room, and

(ii) a balcony where required by Sentence 3.3.1.7.(2), and

(b) be distributed among *storeys* ~~having~~ **that are required by Article 3.8.2.1. to have** a *barrier-free* path of travel, **having regard to the height of the *suite* above grade.**

.....

(4) Except as required by Sentence 3.8.3.3.(17) for power door operator controls, controls for the operation of *building* services or safety devices, including electrical switches, thermostats and intercom switches, intended to be operated by the occupant and located within a *suite* having a *barrier-free* path of travel required by Sentence (1) shall conform to Sentence 3.8.1.5.(1).



SPECIAL SUITES IN HOTELS

3.8.2.4. Hotels

.....

(4) Except as required by Sentence 3.8.3.3.(17) for power door operator controls, controls for the operation of *building services* or safety devices, including electrical switches, thermostats and intercom switches, intended to be operated by the occupant and located within a *suite* having a *barrier-free* path of travel required by Sentence (1) shall conform to Sentence 3.8.1.5.(1).

Review of Sentence 3.8.1.5.(1)

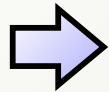
- switches and thermostats must be wheelchair accessible using a side approach
- operated using closed fist with 22.5 N force
- limits on mounting height

SPECIAL SUITES IN HOTELS

3.8.2.4. Hotels

.....

(5) An entrance door to a *suite* having a *barrier-free* path of travel required by Sentence (1) shall have,



(a) a power door operator conforming to Article 3.8.3.3., and

(b) a door viewer located at a height no higher than 1 100 mm above the finished floor.

(6) Where a door is provided between a *suite* having a *barrier-free* path of travel required by Sentence (1) and an adjoining *suite*, the door shall conform to Sentences 3.8.3.3. (1) and (3).

Interconnecting Door: Review of Sentences 3.8.3.3.(1) & (3):

- clear width of interconnecting doorway is now 860 mm
- door opening device to operate the door shall be 900 - 1100 mm above floor and operated using a closed fist.

EMERGENCY POWER SPECIAL SUITES IN HOTELS

3.8.2.4. Hotels

.....

(7) Where an emergency power supply is supplied by a generator, it shall supply at least one emergency power receptacle in at least one of the suites having a *barrier-free path* of travel required by Sentence (1).

(8) The emergency power receptacle described in Sentence (7) shall be identified with a legible sign having the words **EMERGENCY POWER OUTLET** permanently mounted on the wall beside the receptacle.

Note: The requirement applies to the “special suites” in hotels in buildings where the emergency power supply is provided by a generator set (eg: diesel or natural gas). It does not apply where storage battery power supplies are provided.

EXTERIOR PASSENGER LOADING ZONE

- **Size of access aisle**
- **Vertical clearance for vehicle route**
- **Accessibility Sign**

EXTERIOR PASSENGER LOADING ZONE

3.8.2.2. Access to Parking Areas

- (3) If an exterior passenger loading zone is provided, it shall have,
- (a) an access aisle not less than ~~1 500~~ **2 440** mm wide and ~~6 m~~ **7 400 mm** long adjacent and parallel to the vehicle pull-up space,
 - (b) a curb ramp, where there are curbs between the access aisle and the vehicle pull-up space, and
 - (c) a clearance height of not less than ~~2 750~~ **3 600** mm at the vehicle pull-up space and along the vehicle access and egress routes.

EXTERIOR PASSENGER LOADING ZONE



3.8.3.1. Accessibility Signs

(1) Where a *building* is required to have a *barrier-free* entrance, signs incorporating the International Symbol of Access shall be installed to indicate the location of,

.....

(c) an exterior passenger loading zone conforming to Sentence 3.8.2.2.(3), if one is provided.

DOORS AND DOORWAYS

- **Clear Width of a Doorway**
- **Requirements for Door Opening Devices**
- **Doors in floor areas that do not require a barrier-free path of travel**

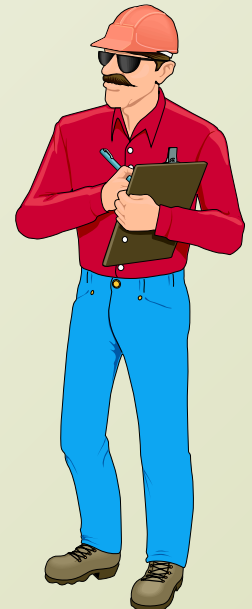
EXISTING REQUIREMENT: CLEAR WIDTH OF A DOORWAY

EXISTING DIV. B, SENTENCE 3.8.3.3.(1):

3.8.3.3. Doorways and Doors

(1) Every doorway that is located in a *barrier-free* path of travel shall have a clear width of not less than **850 mm** when the door is in the open position.
(See Appendix A.)

3' doors
were deemed
OK.



EXISTING REQUIREMENT: CLEAR WIDTH OF A DOORWAY

EXISTING APPENDIX A:

A-3.8.3.3.(1) Doorway Width.

Every doorway that is located in a barrier-free path of travel must have a clear width of not less than **850 mm when the door is in the open position** and therefore it is important that this dimension be measured correctly.

It is clear that the door, and to a lesser extent the stop, impinges on the space within the door frame. The clear width of not less than **850 mm** is measured from the face of the door to the outside edge of the stop on the door frame.

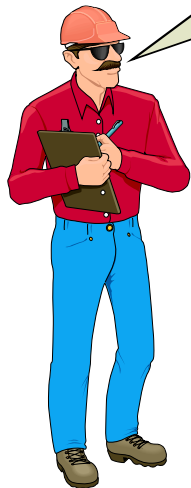
The intrusion of a door handle into the space is of lesser importance.

EXISTING REQUIREMENT: CLEAR WIDTH OF A DOORWAY

EXISTING APPENDIX A:

A-3.8.3.3.(1) Doorway Width.

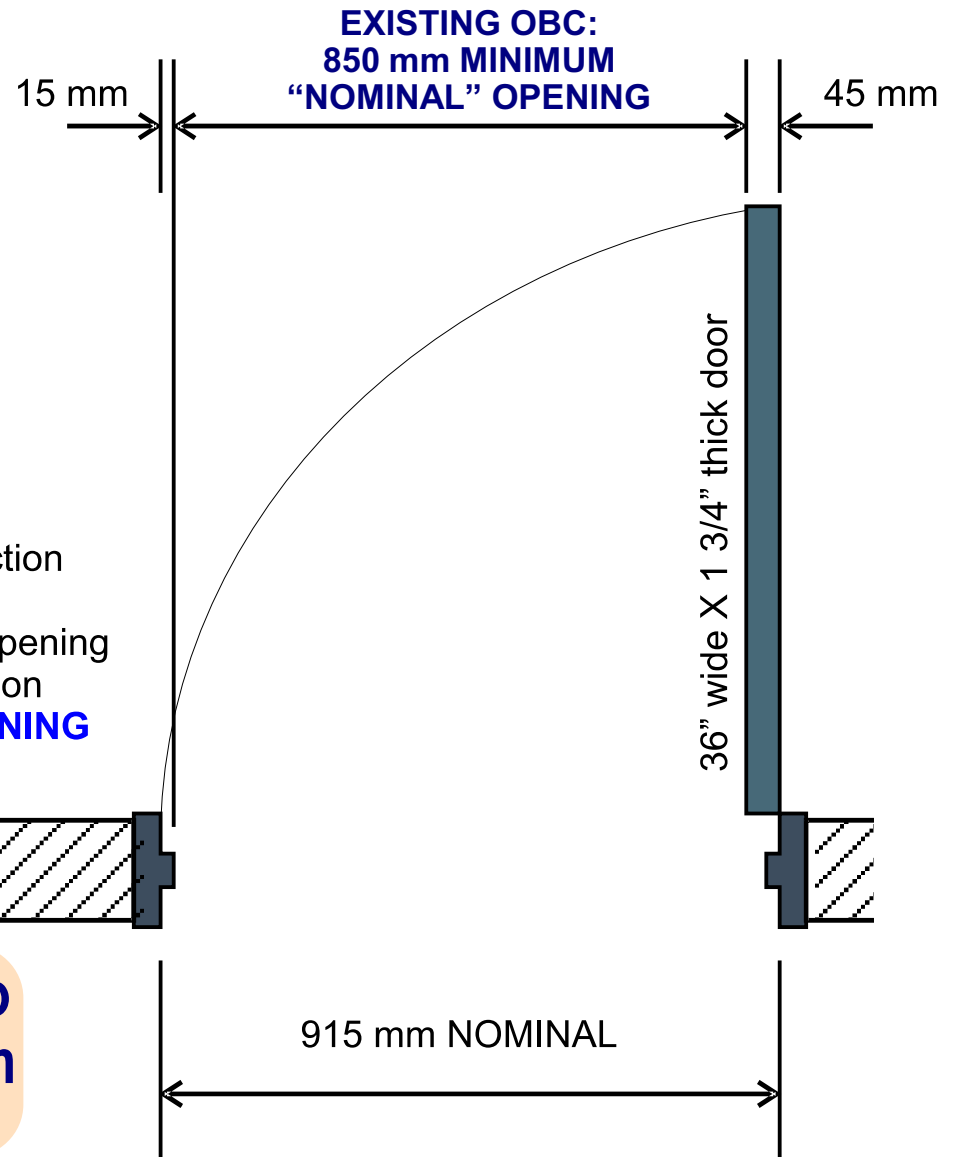
Read the existing
Appendix Note.



15 mm stop (nominal)
+ 45 mm door (nominal)
60 mm nominal obstruction

915 mm nominal frame opening
- 60 mm nominal obstruction
855 mm NOMINAL OPENING

The intent of this requirement is to permit the use of standard 915 mm doors.

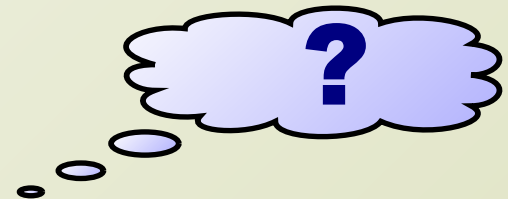


CLEAR WIDTH OF A DOORWAY IN A BARRIER-FREE PATH OF TRAVEL

NEW DIV. B, SENTENCE 3.8.3.3.(1):

3.8.3.3. Doorways and Doors

(1) Every doorway that is located in a *barrier-free* path of travel shall have a clear width of not less than ~~850~~ 860 mm when the door is in the open position.



Since the government has not published new Appendix Notes, it is unclear how the “860 mm” clear width is measured.

CLEAR WIDTH OF A DOORWAY IN A BARRIER-FREE PATH OF TRAVEL



3 ft. wide X 1 3/4"
doors will not meet
the new OBC in
most cases.

An option:
Specify
a larger size.



DOOR OPENING DEVICES IN A BARRIER-FREE PATH OF TRAVEL

3.8.3.3. Doorways and Doors

EXISTING:

(3) Door opening devices that are the only means of operation shall be of a design that does not require tight grasping and twisting of the wrist.

NEW:

(3) Door opening devices that are the only means of operation shall,



- (a) be designed to be operable using a closed fist, and
- (b) be mounted not less than 900 mm and not more than 1 100 mm above the finished floor.

FLOOR AREAS NOT REQUIRING A BARRIER-FREE PATH OF TRAVEL

3.8.3.3. Doorways and Doors

(19) A normally occupied *floor area* that is not required by Article 3.8.2.1. to have a *barrier-free* path of travel shall comply with the following requirements:

- (a) all doorways in *public corridors* in the normally occupied *floor area* shall comply with Sentence (1),
- (b) door opening devices that are the only means of operation on doors in the normally occupied *floor area* shall comply with Sentence (3),
- (c) where a vision panel is provided in a door in the normally occupied *floor area*, the panel shall comply with Sentence (14),
- (d) doors consisting of a sheet of glass in the normally occupied *floor area* shall comply with Sentence (15), and
- (e) where a power door operator is installed for doors in the normally occupied *floor area*, it shall comply with Sentences (16) and (17).

FLOOR AREAS NOT REQUIRING A BARRIER-FREE PATH OF TRAVEL

Summary of Sentence 3.8.3.3.(19):

Even if a floor area is not required to have a barrier-free path of travel:

In normally occupied *floor areas*:

- Clear width of 860mm in all doorways in *public corridors*
- Door opening devices that are the only means of operation on doors shall conform to the closed fist rule and be mounted 900-1100 mm
- A vision panel provided in a door shall be 75mm min. wide; mounted @ 900⁺ mm; within 250mm of latch side
- A door consisting of a sheet of glass shall be marked in accordance with Sentence (15)
- The switch for a power door operator installed for a door shall comply with revised size and location requirements of Sentences (16) and (17).

POWER DOOR OPERATORS

- **Building Entrances**
- **Other Rooms and Spaces**
- **Sliding Doors Without Power Operators**
- **Vestibule Dimensions**
- **Location of Controls**
- **Size of Controls**
- **Proximity Scanning Device**

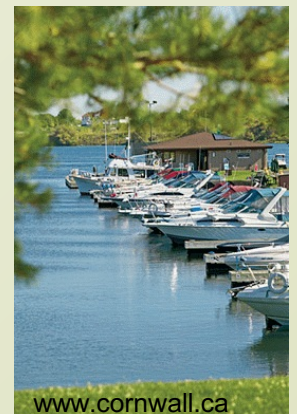
POWER DOOR OPERATORS FOR BUILDING ENTRANCES

3.8.3.3. Doorways and Doors

(4) Except as permitted by Sentence (12), every door that provides a *barrier-free* path of travel through a *barrier-free* entrance required by Article 3.8.1.2. shall be equipped with a power door operator if the entrance serves a *building* containing a **Group A**, Group B, Division 2 or 3, **Group C**, **Group D** or **Group E occupancy**.

The same requirements apply to entrance vestibules
- See Sentence 3.8.3.3.(5).

Size (of the floor or building area) does not matter.



POWER DOOR OPERATORS FOR BUILDING ENTRANCES

Provide a power door operator
if the entrance serves a building containing a:

EXISTING

Group A occupancy, if the
building area is more than 300 m²

Group B, Division 2
or 3 occupancy

Hotel

Group D occupancy, if the
building area is more than 300 m²

Group E occupancy, if the
building area is more than 300 m²

NEW

Group A occupancy

Group B, Division 2
or 3 occupancy

Group C occupancy

Group D occupancy

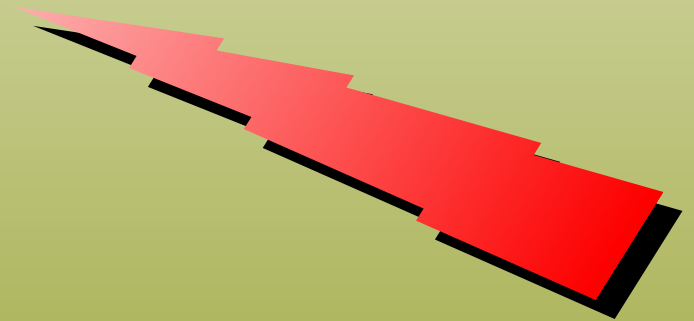
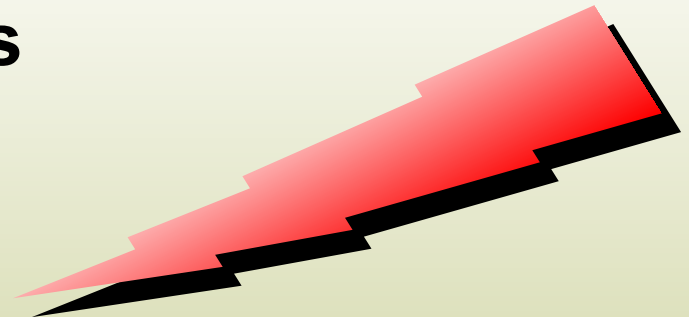
Group E occupancy

POWER DOOR OPERATORS FOR BUILDING ENTRANCES

3.8.3.3. Doorways and Doors

DELETED:

~~(6) The requirements in Sentences (4) and (5) do not apply to an individual *suite* having an area of less than 300 m² in *buildings* having only *suites* of Group A, D or E *occupancy* where such *suite* is completely cut off from the remainder of the *building*.~~



POWER DOOR OPERATORS FOR OTHER ROOMS & SPACES

3.8.3.3. Doorways and Doors

(6) A door shall be equipped with a power door operator where the door serves,

- (a) a washroom for public use required to be barrier-free, or
- (b) a Group A occupancy within a Group C major occupancy apartment building.

Public use means, when applied to plumbing fixtures, fixtures in general washrooms of schools, gymnasiums, hotels, bars, public comfort stations and other installations in which fixtures are installed so that their use is unrestricted.

SUMMARY.... so far:

POWER DOOR OPERATORS

- ➡ 300 m² area of a suite or building is no longer a factor in Group A, D, or E occupancies for determining whether a power door operator is required at the entrance [3.8.3.3.(4); 3.8.3.3.(5)]
- ➡ required barrier-free entrances in all Group C buildings require a power door operator [3.8.3.3.(4); 3.8.3.3.(5)]
- ➡ door serving a washroom for public use requires a power door operator [3.8.3.3.(6)]
- ➡ door serving a party room (**assembly occupancy**) in a residential condominium building (**residential major occupancy**) requires a power door operator [3.8.3.3.(6)]

SLIDING DOOR IN A BARRIER-FREE PATH OF TRAVEL

3.8.3.3. Doorways and Doors

SLIDING DOOR WITHOUT POWER OPERATOR:

(10) Unless equipped with a power door operator, a door in a *barrier-free* path of travel shall have a clear space on the latch side extending the height of the doorway and not less than,

.

(c) 300 mm beyond both sides of a sliding door.

SIZE OF A VESTIBULE IN A BARRIER-FREE PATH OF TRAVEL

3.8.3.3. Doorways and Doors

VESTIBULE DIMENSIONS:

- (11) Vestibules located in a *barrier-free* path of travel,
- (b) shall provide
- (i) where the doors into the vestibule are in series, a distance between the doors of at least ~~1 200~~ 1 500 mm plus the width of any door that swings into the space in the path of travel from one door to another, and
 - (ii) where the doors into the vestibule are not aligned, a turning diameter of 1 500 mm within the vestibule clear of any door swing.

LOCATION OF CONTROL FOR POWER DOOR OPERATOR

3.8.3.3. Doorways and Doors

APPLIES TO ALL POWER DOOR OPERATORS:

(16) **Where a** power door operator ~~required by Sentences (4) and (5)~~ **is provided, it shall be installed on the latch side so as to** allow persons to activate the opening of the door from either side.



POWER DOOR OPERATOR PUSH BUTTON SWITCH

3.8.3.3. Doorways and Doors

OPERATOR SWITCH:

- (17) Except where a proximity scanning device is installed in conformance with Sentence (18), the control for a power door operator required by Sentence (4), (5) or (6) shall,
- (a) have a face dimension of not less than ~~100 mm~~,
 - (i) 150 mm in diameter where the control is circular, or
 - (ii) 50 mm by 100 mm where the control is rectangular,
 - (b) be operable using a closed fist,

3.8.3.3.(17)(a)(i)



3.8.3.3.(17)(a)(ii)



3.8.3.3.(17)(b)



POWER DOOR OPERATOR PUSH BUTTON SWITCH

3.8.3.3. Doorways and Doors

OPERATOR SWITCH:

(17) the control for a power door operator required by Sentence (4), (5) or (6) shall,

(c) **be located so that,**

(i) its centre is located not less than ~~1 000~~ **900** mm and not more than 1 100 mm from the finished floor or ground, or

(ii) **it extends from not more than 200 mm to not less than 900 mm above the finished floor or ground,**

(d) be located not less than 600 mm **and not more than 1 500 mm** beyond the door swing where the door opens towards the control,

(e) **be located in a clearly visible position, and**

(f) contain a sign incorporating the International Symbol of **Access**.

POWER DOOR PROXIMITY SCANNING DEVICE

3.8.3.3. Doorways and Doors

A PROXIMITY SCANNING DEVICE MAY BE USED INSTEAD OF A CONTROL SWITCH TO OPERATE A POWER DOOR:

(18) A proximity scanning device that activates a power door shall be capable of detecting a person in a wheelchair.

BARRIER-FREE WASHROOMS & PLUMBING FIXTURES

- **The 5 Types of Barrier-Free Washrooms**
- **Water Closets**
- **Urinals**
- **Lavatories**
- **Showers and Bathtubs**
- **Drinking Fountains**
- **Telephone Shelves**

DETERMINING THE TYPES OF ACCESSIBLE WASHROOMS

5 TYPES OF WASHROOMS ARE ADDRESSED BY SECTION 3.8.:

- *BF-1** WASHROOM IN ONE OF THE 15% SPECIAL SUITES IN AN APARTMENT BUILDING
conforming to Sentence 3.8.2.1.(6)
- *BF-2** WASHROOM IN ONE OF THE 10% SPECIAL SUITES IN A HOTEL conforming to Sentence 3.8.2.4.(3)
- *BF-3** UNIVERSAL WASHROOM
conforming to Article 3.8.3.12.
- *BF-4** TYPICAL BARRIER-FREE WASHROOM
conforming to Articles 3.8.3.8. - 3.8.3.11.
- *BF-5** WASHROOM IN A FLOOR AREA NOT REQUIRED TO BE BARRIER-FREE ACCESSIBLE
conforming to Sentence 3.8.2.3.(6)

** - these are not Building Code designations ...!*

BF-1 WASHROOM

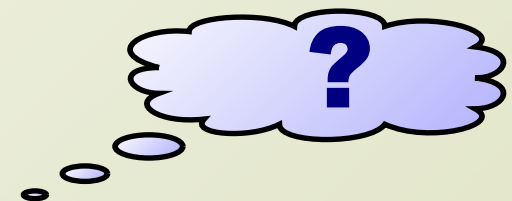
(15% SPECIAL SUITES IN AN APARTMENT BUILDING)

New Sentence 3.8.2.1.(6):

- (6) Bathrooms required by Clause (5)(b) shall,
- (a) contain a lavatory,
 - (b) contain a water closet,
 - (c) contain a bathtub or a shower,
 - (d) have wall reinforcement installed in conformance with Sentence 3.3.4.9.(1), and
 - (e) be designed to permit a wheelchair to turn in an open space not less than 1 500 mm in diameter.



Note: The existing requirement is for a bathroom “area not less than 4.5 m²”. *(deleted)*



Since the government has not published new Appendix Notes, it is unclear how the “1,500mm Ø open space” is measured. The existing Appendix Notes suggest that this space cannot interfere with door swings.

BF-2 WASHROOM

(10% SPECIAL SUITES IN A HOTEL)

SENTENCE 3.8.2.4.(3):

- (3) A *suite* having a barrier-free path of travel required by Sentence (1) shall have a bathroom that,
- (a) conforms to Clauses 3.8.3.12.(1)(a) to ~~(i)~~ (h) and (j),
 - (b) has an unobstructed area at least 1 200 mm in diameter extending the full height of the room, except that a door is permitted to open on the inside if it does not reduce the unobstructed area, and
 - (c) has a bath~~ing~~tub or shower that conforms to Article 3.8.3.13.

CLAUSES 3.8.3.12.(1)(h) & (j):

- (i) (h) be designed to permit a wheelchair to turn in an open space not less than ~~1 200~~ **1 700** mm in diameter,
- (j) be provided with a mirror,
 - (i) installed above a lavatory described in Clause (1)(c), and
 - (ii) mounted with its bottom edge not more than 1 000 mm above the finished floor or inclined to the vertical to be usable by a person in a wheelchair, and

BF-3 UNIVERSAL WASHROOM

OLD TERM: UNIVERSAL TOILET ROOM

NEW TERM: **UNIVERSAL WASHROOM**

3.8.2.3. Washrooms Required to be Barrier-Free

(2) The number of universal washrooms conforming to Article 3.8.3.12. provided in a building in which a washroom is required by Subsection 3.7.4. shall conform to Table 3.8.2.3.A.

- **UNIVERSAL WASHROOMS TO CONFORM TO ARTICLE 3.8.3.12.**
- **UNIVERSAL WASHROOMS ARE NOT REQUIRED IF DIV. B, SUBSECTION 3.7.4. “Plumbing Facilities” DOES NOT REQUIRE WASHROOMS FOR THE BUILDING**
- **NUMBER OF UNIVERSAL WASHROOMS SHALL CONFORM TO TABLE 3.8.2.3.A.**

BF-3 UNIVERSAL WASHROOM

TABLE 3.8.2.3.A.

Number of Storeys in Building	Minimum Number of Universal Washrooms per Building
1 - 3	1
4 - 6	2
Over 6	3, plus 1 for each additional increment of 3 storeys, in excess of 6 storeys

QUESTION: "In the case of a 24 storey (above-grade) residential condominium apartment building, with 3 storeys of underground parking (with no separate A, D, or E occupancies or suites), does O. Reg. 368/13 require 9 universal washrooms in the building, pursuant to Table 3.8.2.3.A., referenced in Div. B, Sentence 3.8.2.3.(2).....?"

BF-3 UNIVERSAL WASHROOM

Government Response to Inquiry:

Response from the Building and Development Branch on
March 7, 2014 8:51 AM:

“Article 3.8.2.3. and Table 3.8.2.3.A set out new requirements for the number of universal washrooms required in buildings.”

“The intent of the new requirements in is to provide additional universal washrooms in uses and occupancies where washrooms are required, not to require washrooms where they had not been required previously. That’s why we linked the requirements back to 3.7.4. **So in the case of a high-rise apartment building, floors of apartments without common amenity space would not require a universal washroom, nor would 3 levels of underground parking below the building“ . . .**

BF-3 UNIVERSAL WASHROOM

Government Response to Inquiry:

“The intent of requiring a ‘universal washroom for every 3 storeys’ is to establish a way to determine the number of universal washrooms in a building (e.g. 2 universal washrooms for a 6 storey office building that would already provide other washrooms on each floor) but without specifying where they should be located. This would give the building owners/designers the flexibility to locate the washrooms appropriately for that building. So for example, a six storey office building would require 2 universal washrooms (1 per 3 storeys) but those could both be on the same storey or on different storeys – not necessarily on the first and fourth floors.”

“Further, we are finalizing the appendix notes that will provide clarification on this and other new requirements.”

BF-3 UNIVERSAL WASHROOM

3.7.4.2. Plumbing Fixtures, General

(8) Where one water closet is required for males and one water closet is required for females, the following may be provided in lieu of the water closets otherwise required by this Subsection:

(a) one universal washroom conforming to Sentence 3.8.3.12.(1), and



(b) one washroom containing one water closet that is permitted to be used by both sexes provided the door to the room can be locked from the inside.



BF-4

TYPICAL BARRIER-FREE WASHROOM

3.8.2.3. Washrooms Required to be Barrier-Free

- (3)** Where a washroom required by Subsection 3.7.4. is provided in a storey that is required by Article 3.8.2.1. to have a barrier-free path of travel,
- (a) the washroom shall conform to Articles 3.8.3.8. to 3.8.3.11., and
 - (b) the number of barrier-free water closet stalls provided in the washroom shall conform to Table 3.8.2.3.B.

Table 3.8.2.3.B.

Number of Water Closets per Washroom	Minimum Number of Barrier-Free Water Closet Stalls per Washroom
1 to 3	0, where a universal washroom is provided on the same floor level within 45 m of the washroom, or 1, where a universal washroom is not provided on the same floor level within 45 m of the washroom
4 to 9	1
10 to 16	2
17 to 20	3
21 to 30	4
Over 30	5, plus 1 for each additional increment of 10 water closets per washroom in excess of 30 water closets per washroom

BF-4

TYPICAL BARRIER-FREE WASHROOM

3.8.2.3. Washrooms Required to be Barrier-Free

(4) Except as permitted in Sentence (5), where washrooms in excess of those required by Subsection 3.7.4. are provided in a storey that is required by Article 3.8.2.1. to have a barrier-free path of travel, the additional washrooms shall be designed to accommodate persons with disabilities in conformance with the requirements of,

- (a) Articles 3.8.3.8. to 3.8.3.11., or [ie: typical barrier-free washrooms]
- (b) Article 3.8.3.12. [ie: universal washrooms]

SUMMARY:

If you install more washrooms than required by the Building Code in a barrier-free floor, those washrooms must be barrier-free.

Exceptions to this rule are: residential suites; “45m rule”; the “D/E/F 300m² separate suite rule” (no change).

BF-5 WASHROOM

(FLOOR AREA
NOT REQUIRED TO BE BARRIER-FREE ACCESSIBLE)

3.8.2.3. Washrooms Required to be Barrier-Free

(6) Where a washroom required by Subsection 3.7.4. is provided in a storey that is not required by Article 3.8.2.1. to have a barrier-free path of travel, the washroom shall,

- (a) conform to Article 3.8.3.9. and Sentences 3.8.3.10.(5) and 3.8.3.11.(5), and
- (b) be provided with at least one ambulatory water closet stall conforming to Sentence 3.8.3.8.(10).

SUMMARY:

Washrooms on floors not required to be barrier-free must meet requirements for:

- **water closets;**
- **urinals, where more than 1 urinal is provided**
- **faucet handles & soap & towel dispensers for lavatories**
- **ambulatory water closet stall (1500mm X 890-940mm)**

3.8.3.8. - BARRIER-FREE WATER CLOSET STALLS

Sentences 3.8.3.4.(1)-(9) apply to the barrier-free water closet stalls in :

- required washrooms in a barrier-free storey
- **excess washrooms provided in a barrier-free storey**

Water closet stall requires:

- 1500mm Ø min. “clear turning space”
~~1500mm X 1500mm min. stall size~~
- **“closed fist”** operated door with a clear opening of 860mm ~~810mm~~
- water closet 900mm X 1500mm “clear transfer space”
- **“L” shaped side wall grab bars - no diagonal bars**

The full shopping list of revised requirements is found in Sentences 3.8.3.4.(1)-(9).

AMBULATORY WATER CLOSET STALL

NEW - APPLIES TO A “BF-5” WASHROOM ON A FLOOR AREA NOT REQUIRED TO BE BARRIER-FREE ACCESSIBLE.

3.8.3.8. Water Closet Stalls

- (10)** Where an ambulatory water closet stall is required by Sentence 3.8.2.3.(6), it shall,
- (a) be at least 1 500 mm in depth and be not less than 890 mm and not more than 940 mm in width,
 - (b) be equipped with a door that shall,
 - (i) be capable of being latched from the inside with a mechanism that is operable using a closed fist,
 - (ii) when the door is in an open position, have a clear opening of at least 810 mm,
 - (iii) swing outward, unless the minimum dimensions in Clause (a) are not located within the door swing,
 - (iv) be provided with spring-type or gravity hinges so that the door closes automatically,
 - (v) be provided with a door pull on both sides of the door, near the latch side of the door, located at a height not less than 900 mm and not more than 1 000 mm above the finished floor, and
 - (vi) be capable of having the latch required by Subclause (i) released from the outside in the case of an emergency,
 - (c) be equipped with a water closet conforming to Article 3.8.3.9. and located so that its centre line is centred between the partition walls,
 - (d) be equipped on each side of the water closet with grab bars conforming to Clause (3)(a), and
 - (e) be equipped with a coat hook conforming to Clause (1)(e).

3.8.3.9. - WATER CLOSETS

Article 3.8.3.9. “Water Closets” applies to:

- universal washrooms
- ambulatory water closet stalls
- barrier-free water closet stalls in :
 - required washrooms in a barrier-free storey
 - excess washrooms provided in a barrier-free storey

3.8.3.9. Water Closets

- Water closet seat shall be mounted ~~400 - 460mm~~ 430mm - 485 mm above fin. floor

(2) Hand-operated flushing controls required by Clause (1)(b) shall be operable using a closed fist and with a force of not more than 22.2 N.

3.8.3.10. URINALS

Article 3.8.3.10. ~~Reserved~~ “**Urinals**” applies where more than one urinal is installed in:

- a required washroom in a barrier-free storey
- an “excess” washroom provided in a barrier-free storey
- a washroom containing an ambulatory water closet stall

3.8.3.10. ~~Reserved~~ **Urinals**

SUMMARY:

- Where more than one urinal is installed, at least one urinal shall meet the new requirements of Article 3.8.3.10.
ie: grab bars; flush control

3.8.3.11. - LAVATORIES

Article 3.8.3.11. “Lavatories” applies to:

- a required washroom in a barrier-free storey
- an “excess” washroom provided in a barrier-free storey
- a universal washroom

3.8.3.11. Lavatories

- Clearances under lavatories have changed - **Clause 3.8.3.11.(1)(c)**
- 1370mm frontal clearance (500mm may be under lavatory)
- soap dispenser located within 610mm of front edge of lavatory
- towel dispenser located within 610mm of front edge of lavatory
- if mirrors are installed in a washroom, at least one mirror must be located over a lavatory that conforms to Article 3.8.3.11.
- 1370mm frontal clearance for operating controls - eg: hand dryers
- new specifications for a shelf above a lavatory, if a shelf is provided

3.8.3.12. - UNIVERSAL **WASHROOMS**

3.8.3.12. Universal **Washrooms** ~~Toilet Rooms~~ Provide:

- ~~1500mm~~ **1700mm** Ø open turning space - Clause 3.8.3.12.(1)(h)
- mirror over the lavatory - Clause 3.8.3.12.(1)(j)
- motion sensor controlled lighting - Clause 3.8.3.12.(1)(j)
- audible and visual emergency call system - Clause 3.8.3.12.(2)(a)
- emergency sign over the emergency call button - Clause 3.8.3.12.(2)(b)
- 810mm X 1830mm clear space for adult-size change table - **Sentence (3)**
- **additional requirements, if adult-size change table is installed - Sentence (4)**



Pressalit Care 3000

Changing Table:

Height Adjustable

Adult Length

Model R8520021

\$7,343.00

<http://www.max-ability.com>

3.8.3.12. - UNIVERSAL WASHROOMS

3.8.3.12. Universal Washrooms ~~Toilet Rooms~~

Exception for provision of space for adult-size change table:

- (6) A universal washroom need not conform to Sentences (3) and (4) if,
- (a) it is located in an individual *suite* that,
 - (i) is used for an *assembly occupancy, a business and personal services occupancy, a mercantile occupancy or an industrial occupancy*, and
 - (ii) is less than 300 m² in *building area*, or
 - (b) another universal washroom conforming to this Article is provided on the same floor level within 45 m.

floor area ...?

SUMMARY:

Space for adult-size change table not required in the universal washroom if:

- it is in a suite <300m² containing a Group A, D, E, or F occupancy; OR
- another universal washroom with the required change table space is on the same floor level and is within 45m.

3.8.3.13. - SHOWERS AND BATHTUBS

3.8.3.13. Showers and Bathtubs

(1) Except within a suite of *residential occupancy*, if showers are provided in a *building*, ~~at least one shower stall in each group shall be barrier-free~~ the number of barrier-free showers shall conform to Table 3.8.3.13.

Table 3.8.3.13.

Number of Showers provided in a Group	Minimum Number of Showers Required to Be Barrier-Free
1	0
2 to 7	1
Over 7	1, plus 1 for each additional increment of 7 showers in a group

3.8.3.13. - SHOWERS AND BATHTUBS

3.8.3.13. Showers and Bathtubs

New requirements for showers:

- **shower thresholds** - Clause 3.8.3.13.(2)(d)
- **height and location of seats** - Clause 3.8.3.13.(2)(e)
- **L-shaped grab bar** - Clause 3.8.3.13.(2)(f)

New requirements for bathtubs for patients or residents of B-2 & B-3 occupancies:

- **size and location of grab bars** - Sentence 3.8.3.13.(4)
- **900mm X 1440mm clear floor space adjacent to a barrier-free bathtub** - Sentence 3.8.3.13.(5)

3.8.3.16. - DRINKING FOUNTAINS

3.8.3.16. Drinking Fountains

General Requirement - Sentence 3.8.3.16.(1):

(1) Where more than one drinking fountain is provided, at least one shall be a *barrier-free* fountain that conforms to Sentences (2) and (3).

Previous Requirement:

This Article only applied to a drinking fountain, if provided.

New requirements added for:

- water stream - Clauses 3.8.3.16.(2)(c) + (d)
- fountain to be detectable by a cane @ <680mm - Clause 3.8.3.16.(2)(e)
- cantilevered drinking fountains - Clause 3.8.3.16.(2)(f)
- 810mm X 1370mm clear space adjacent to the fountain - Sentence (3)

3.8.3.15. - SHELVES OR COUNTERS FOR TELEPHONES

3.8.3.15. Shelves or Counters for Telephones

General Requirement - Sentence 3.8.3.15.(1):

(1) Where more than one telephone is provided for public use, a built-in shelf or counter shall be provided for at least one telephone.

Previous Requirement:

This Article only applied to a shelf or counter, if provided.

New requirements added for:

- size of shelf or counter
- 810mm X 1370mm clear space centred on the telephone

PUBLIC POOLS & PUBLIC SPAS

- **Outdoor Public Pool Decks**
- **Barrier-Free Access into Public Pools**
- **Public Pools Serving B-2 & B-3 Major Occupancies**
- **Barrier-Free Access into Public Spas**

SECTION 3.11. - PUBLIC POOLS

3.11.3.2. Barrier-Free Path of Travel for Outdoor Pool Deck

(1) Where an outdoor pool is provided, a barrier-free path of travel shall be provided to and throughout the normally occupied portions of the pool deck.

3.11.3.1. Construction Requirements

- (18) Except for a *modified pool* and *wave action pool*, at least,
- (a) one ladder or set of steps shall be provided in both the deep and shallow areas of a *public pool* for entry into and egress from the pool water, and
 - (b) one barrier-free access shall be provided for entry into and egress from the water of a public pool as required by Article 3.11.3.3.

SUMMARY: Provide a barrier-free access into the public pool, in accordance with Article 3.11.3.3. "Access into Public Pools".

SECTION 3.11. - PUBLIC POOLS

3.11.3.3. Access into Public Pools

- (1) Access for entry into and egress from the water of a *public pool* provided in a *storey* that is required by Article 3.8.2.1. to have a *barrier-free* path of travel shall be *barrier-free* and shall be provided by,
- (a) a ramp conforming to,
 - (i) Article 3.11.5.1., and
 - (ii) Article 3.11.5.2., in the case of a pool described in Sentence 3.11.5.2.(1), or
 - (b) a pool lift conforming to the manufacturer's specifications and installation instructions and conforming to Sentences (2) to (6).

Article 3.11.3.3. requires either a ramp or a pool lift, *if the public pool is on a storey that is required to have a barrier-free path of travel*. It is unclear *whether an outdoor pool requires a barrier-free access into the pool, since it is not in a storey*.

SECTION 3.11. - PUBLIC POOLS

3.11.5.2. Public Pools for Group B, Division 2 or 3 Major Occupancies

(1) Despite Sentences 3.11.3.1.(4) and (8) and Clause 3.11.3.1.(9)(a), where a *public pool* is constructed in a *building* containing a Group B, Division 2 or 3 *major occupancy* and has a water depth not exceeding 1 500 mm and a water surface area not exceeding 100 m², *the pool deck* contiguous to not more than 50% of the total perimeter of the pool may be replaced by one or more ramps that will permit a bather seated in a wheelchair to enter the water with or without the wheelchair.

Sentence (2): shallow water warning notice

Sentences (3) & (4): curb requirements

SUMMARY: Article 3.11.5.2. lists exemptions and additional requirements for public pool, of limited depth and area, serving a B-2 or B-3 occupancy.

SECTION 3.12. - PUBLIC SPAS

New requirements for access into public spas:

3.12.3.2. Access into Public Spas

(1) Where more than one *public spa* is provided within a *suite* located on a *storey* that is required by Article 3.8.2.1. to have a *barrier-free* path of travel, a *barrier-free* access described in Sentence (2) shall be provided to at least one *public spa*.

(2) *Barrier-free* access for entry into and egress from a *public spa* shall be provided by,

- (a) a ramp conforming to Article 3.12.3.1.,
- (b) a pool lift conforming to the manufacturer's specifications and installation instructions and conforming to Sentences 3.11.3.3.(2) to (6),
or
- (c) a transfer wall conforming to Sentences (3) to (5).

BARRIER-FREE ENTRANCE TO RAPID TRANSIT STATION

New requirements for barrier-free entrance for a rapid transit station:

3.13.8.1. Application

(2) *A rapid transit station need not be provided with more than one barrier-free entrance described in Article 3.8.1.2.*



Source: www.gotransit.com



PART 11

RENOVATION

- **Application of Section 3.8 to Extensive Renovation**
- **Extensive Renovation to Certain Suites that are not Accessible**
- **Revisions to Compliance Alternative tables**

PART 11 - RENOVATION

Existing Sentence 11.3.3.2.(2) is revised:

11.3.3.2. Extensive Renovation

(2) Except as provided in Section 11.5., the proposed *construction* within an existing *suite* shall comply with the requirements of Section 3.8. where,

- ~~(a) the existing interior walls or floor assemblies within the suite are substantially removed in an existing building,~~
- (a) new interior walls or floor assemblies are installed,
- (b) the *suite* has an area greater than 300 m², and
- (c) the *suite* is located in,
 - (i) a *floor area* where the existing difference in elevation between the adjacent ground level and the floor level is not more than 200 mm, or
 - (ii) a normally occupied *floor area* which is accessible by a passenger type elevator or other platform equipped passenger elevating device from an entrance *storey* where the existing difference in elevation between the adjacent ground level and the entrance *storey* level is not more than 200 mm.

PART 11 - RENOVATION

New Sentence 11.3.3.2.(3):

11.3.3.2. Extensive Renovation

- (3)** Except as provided in Section 11.5., the proposed *construction* within an existing *suite* shall comply with the requirements of Sentences 3.8.1.3.(6), 3.8.2.3.(6), 3.8.3.1.(6), 3.8.3.3.(19), 3.8.3.7.(1), 3.8.3.15.(5) and 3.8.3.16.(4) where new interior walls or floor assemblies are installed and only one of the following requirements is met:
- (a) the *suite* has an area greater than 300 m², or
 - (b) the *suite* is located in a *floor area* described in Subclause (2)(c)(i) or in a normally occupied floor *area* described in Subclause (2)(c)(ii).

PART 11 - RENOVATION

Extensive Renovation - New Sentence 11.3.3.2.(3):

SUMMARY:

If new interior walls or floor assemblies are install in an existing suite, comply with:

- 3.8.1.3.(6) - walking surfaces / bevels / 13mm openings
- 3.8.2.3.(6) - "BF-5" washrooms
- 3.8.3.1.(6) - tactile sign specifications, if provided
- 3.8.3.3.(19) - 860mm clear public corridor doorways / other door specs.
- 3.8.3.7.(1) - assistive listening devices
- 3.8.3.15.(5) - shelf or counter for telephone
- 3.8.3.16.(4) - drinking fountain

where:

- the *suite* is larger than 300 m²
OR
- the 200mm rule of Clause 11.3.3.2.(2)(c) applies

SECTION 11.5.

COMPLIANCE ALTERNATIVES

Compliance Alternative Tables 11.5.1.1.A-F have been revised:

SUMMARY:

- Existing principal entrance acceptable, provided at least one barrier-free entrance is available.
- Existing curb ramp acceptable, provided width not less than 1200 mm.
- Existing distance in vestibules acceptable, provided not less than 1200mm plus the width of any door that swings into the space in the path of travel.
- Existing universal washroom acceptable.
- Existing grab bar in shower is acceptable.
- Existing drinking fountain conforming to Clauses 3.8.3.16.(2)(a) and (b) acceptable.
- Existing public pool clear width acceptable, provided not less than 900 mm.
- Existing pool deck perimeter painted line acceptable.

DEVELOPMENT OF THE ACCESSIBILITY AMENDMENT TO THE ONTARIO BUILDING CODE

- ***The Accessibility for Ontarians with Disabilities Act, 2005 (AODA)***
- **Five Accessibility Standards**
- **The Accessibility Standard for the Built Environment**
- **Consultation on Proposed Accessibility Changes to the Building Code**

THE ACCESSIBILITY FOR ONTARIANS WITH DISABILITIES ACT, 2005

- ***The Accessibility for Ontarians with Disabilities Act, 2005 (AODA)* became law on June 13, 2005.**
- **The purpose of the AODA is to develop, implement and enforce accessibility standards.**
- **The goal is to achieve accessibility for Ontarians with disabilities with respect to goods, services, facilities, accommodation, employment, buildings, structures and premises by January 1, 2025.**

ACCESSIBILITY STANDARDS

- In 2005, the Ontario government committed to the development of five accessibility standards under the *Accessibility for Ontarians with Disabilities Act*.
- Five accessibility standards have already become regulations under the *Accessibility for Ontarians with Disabilities Act*:
 - Customer Service
 - Information and Communications
 - Employment
 - Transportation
 - Design of Public Spaces (subset of the **Accessibility Standard for the Built Environment**)

ACCESSIBILITY STANDARD FOR THE BUILT ENVIRONMENT

- The Accessibility Standard for the Built Environment consists of 2 Parts:
 - Design of Public Spaces
 - Ontario Building Code Amendments
- A “Final” **Proposed** Accessible Built Environment Standard was published in July, 2010
 - Contained **proposed** public spaces and Building Code requirements

The “Final” Proposed Accessible Built Environment Standard, is available at:

<http://www.codenews.ca/archived/Ontario-Final-Proposed-Accessible-Built-Environment-Standard-July-2010.pdf>

ACCESSIBILITY STANDARD FOR THE BUILT ENVIRONMENT - BUILDING CODE

- **MMAH held a Consultation on Proposed Accessibility Changes to the Building Code from December, 2012 – March, 2013**
- **Further confidential meetings with selected “stakeholders” were held in Summer and Fall, 2013 - Those attending the meetings had to sign non-disclosure agreements**
 - **net result: members of construction and design associations were not informed of proposed revised changes**

The public consultation paper on the proposed Building Code accessibility changes (Dec. 2012 to Mar. 2013) is available at:

<http://www.mah.gov.on.ca/AssetFactory.aspx?did=10044>

ACCESSIBILITY STANDARD FOR THE BUILT ENVIRONMENT

- **Design of Public Spaces Standard:**
 - **The Design of Public Spaces standard, O. Reg. 191/11, as amended by O. Reg. 413/12 was filed on Dec. 14, 2012**
- **Ontario Building Code Amendment:**
 - **Ontario Regulation 368/13**
 - **Was made on Dec. 11, 2013**
 - **Was filed on Dec. 27, 2013**
 - **Comes into effect on January 1, 2015.**

O. Reg. 368/13, in MS Word format, is available for download from the Ontario government's e-laws web site at:

http://www.e-laws.gov.on.ca/Download/elaws_src_regs_r13368_e.doc

An **annotated version of the accessibility amendment**, edited by Alek Antoniuk, is available from the codenews.ca web site at:

<http://www.codenews.ca/docs/AnnotatedAccessibility-O.Reg.368-13-CodeNews.ca.pdf>

This is the end of the second slide deck of NEW ACCESSIBILITY CHANGES TO THE ONTARIO BUILDING CODE

**An outline of the accessibility changes
made to the Ontario Building Code
by Ontario Regulation 368/13.**

**May 9, 2014
OAA CONFERENCE
Continuing Education Seminar
Slide Deck 2 of 2**

**Presented by:
Alek Antoniuk, OAA
www.codenews.ca**

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