

Visitable Housing Project



For the City of Prince George British Columbia

What is Visitable Housing?

Visitable housing is a simple yet powerful concept for new home construction. One broadly used base definition of Visitable Housing is, 'a home with one no step entrance, adequate main floor passage doors, and main floor bathroom'.

Connecting Community



With Visitable Infrastructure

City Of Prince George Visitable Housing Project

The City of Prince George in partnership with Affordability and Choice Today (ACT), has taken the positive step towards incorporating 'Visitable Housing' values into the infrastructure of Prince George. The scope of the Prince George Visitable Housing project had three main steps:

- 1) A discussion paper on Visitable Housing and visitable options - how these options pertain to the City of Prince George at a local level.
- 2) Survey stakeholders - Survey population that consisted of Prince George home builders.
- 3) Created recommendations for guidelines with appropriate next steps.

City of Prince George Design Objectives

The Prince George Visitable Housing Voluntary Design Guidelines suggest design features that would provide better home access, first storey circulation, and first storey amenities accessibility in single family and two-family homes beyond that is required by the BC Building Code. Use of the guidelines is voluntary.

Voluntary Design Guidelines

Dwelling access

A home with accessible path of travel to at least one no-step entrance to the first storey to accommodate a person with limited mobility and persons using a wheelchair.

- ✓ A path of travel with a gentle grade (maximum 1:20 or 5%) from the street, sidewalk, back lane, or the homes parking space to a first storey accessible entrance.
- ✓ The entrance may be located at the front, side, rear, or through the garage of the home. The path of travel shall be firm, stable, and slip resistant.
- ✓ The path of travel shall be a minimum of 36" (915mm) in width (preferred 48" (1220mm)).
- ✓ No steps shall occur along this path of travel.
- ✓ A minimum 36" (915mm) clear width of the entrance door.
- ✓ A no or low profile threshold at the door. Raised thresholds of 1/4" (6mm) or less do not require any special requirements.
- ✓ Thresholds over 1/4" (6mm) to a maximum of 1/2" (13mm) must be beveled at a maximum slope of 1:2 (50%).

Circulation

Passable Interior Circulation on the first storey adequate for passage way to visitable washroom and living room.

- ✓ Clear passage throughout with a minimum 36" (915mm) (preferred 48" (1220mm)) clear width to access first storey washroom and living-room.

Doors and doorways

A home with door openings on the first storey to accommodate a person with limited mobility and persons using a wheelchair.

- ✓ Interior doorways – minimum 32" (810mm) (preferred 33 1/2" (850mm)) clear width.

Washroom

Access to a first storey washroom. A first storey washroom that a person using a mobility device, such as a wheelchair, can enter, close the door, and use the facilities.

- ✓ This would require a 5'-0" (1520mm) turning circle in front of the toilet with the washroom door not crossing the turning circle while being closed or opened.
- ✓ Clear space under wall-hung fixtures can be included in the 5'-0" (1520mm) requirement.
- ✓ The washroom must have at a minimum one sink and one toilet.

First storey living room

Access to a first storey living room allowing a person using a mobility device, such as a wheelchair, to enter and use space.

- ✓ One entrance into a living room with a minimum 36" (915mm) clearance; thus allowing a person using a mobility device to enter and exist into the living room.
- ✓ The living room should have enough space to allow the person using a mobility device to adequately move through the space.
- ✓ this would require an allotted 5'-0" (1520mm) turning circle within the living room.

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