

Adaptable Housing

Nova Scotia Building Code



Municipality of the County of Cumberland
Permits and Inspections

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Message:

This information package is a guideline to assist in the better understanding of the permit application process, construction and code compliance. Note that each topic presented in this guide is elaborated on in the provincially adopted National Building Code, Referenced Documents and the Nova Scotia Building Code Regulation and may be subject to other conditions or exceptions. For further information or clarification on this subject or code related questions, please contact your local Building Official.

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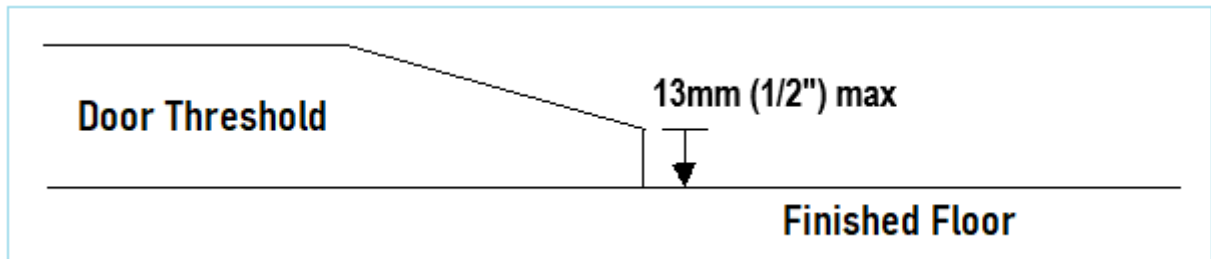
Note: All NS Building Reg and NBC dimensions are in metric. When dimensions given in handout guide are in imperial, they are approximations only.

Adaptable Housing Requirements

*Adaptable housing requirements are a new section of code added to the **Nova Scotia Building Code Regulation**. These code requirements will be applied to all types of dwelling units in order to ensure that the home could become more accessible for yourself or other possible future residents with a disability.*

Doors and Passageways:

- **Entrance Doors** - All dwelling units shall have at least one entrance door that is no less than 900mm (35-½ inches) wide. This entrance shall be capable of becoming barrier free from a sidewalk or parking area, in the future.
- **Door Thresholds** - Thresholds for doors shall be not more than 13mm (~1/2 inch) higher than the finished floor surface and shall be beveled to facilitate use by wheelchairs.



- **Interior Doors** - All interiors doors shall be no less than 900mm (35-½ inches) wide. (Including habitable rooms and service rooms)
- **Door Handles** - Door opening hardware shall be able of being operated with a closed fist, such as a lever type handle. (except it is possible to change later)
- **Corridors** - All corridors shall have a clear width of no less than 900mm (35-½ inches).

- **Attached Garage** – The door between living area and the attached garage shall also be not less than 900mm (35-½ inches) wide.

Kitchens:

- **Trap Arms** – All trap arms from P-traps, under the kitchen sink, shall be installed not higher than 305mm (12 inches) to the center line of the trap arm measured from the finished floor.
- **Electrical Receptacles** – There shall be an electrical rough-in below the countertop to allow for future installation of receptacles at a lower height. As per 3.8.3.23.(4)(c)(v) of the NSBCR.
- Kitchen sinks – shall be equipped with lever-type faucets or conforming hardware. As per 3.8.3.23.(4)(c)(v) of the NSBCR.

Bathrooms:

- **Grab Bars** – The walls that enclose the bathroom of a dwelling unit shall include structural support (blocking) to accommodate installation of future grab bars for water closets (toilets), tubs and showers. ***See Attached Diagrams.***
- **Faucets** – Lavatory faucets shall be equipped with lever type handles. (except if possible, to change later)

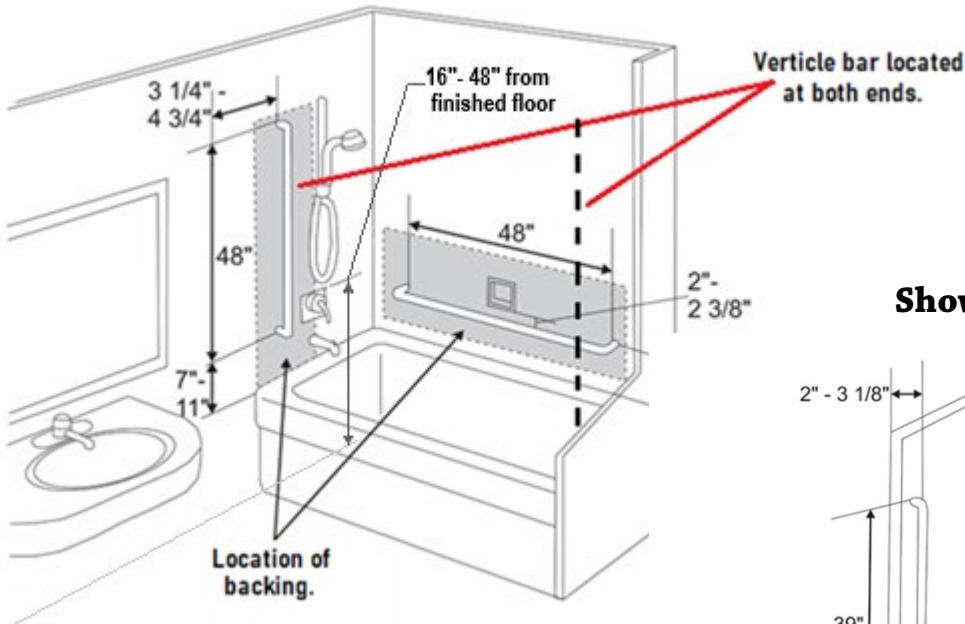
Height of outlets and controls:

- All operating controls, switches, duplex receptacles, etc. that are located on the wall shall be at a height between 400mm to 1200mm measured from the finished floor.

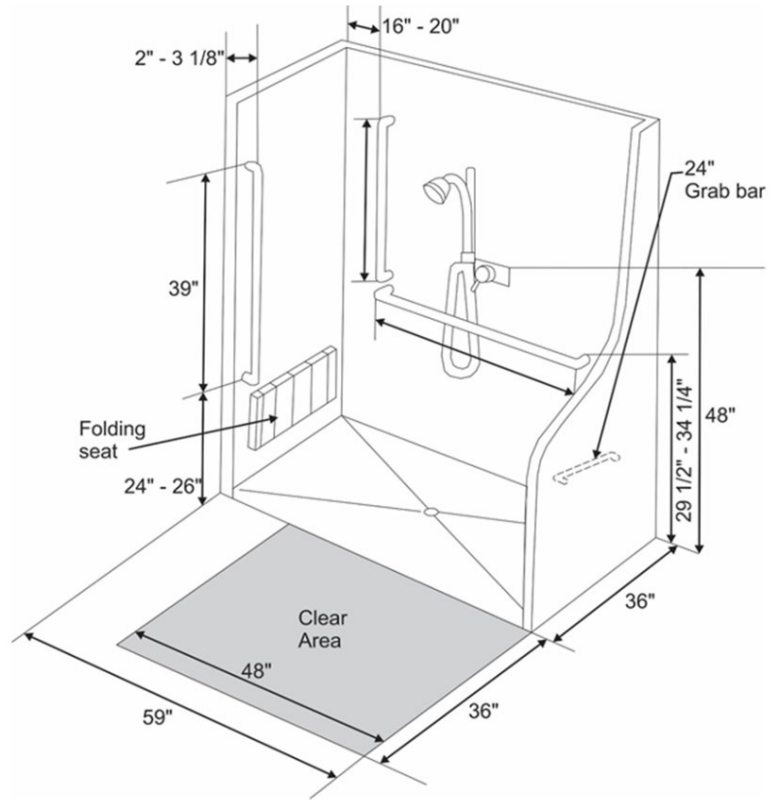
These requirements are further elaborated on in **Subsection 3.8.4.** of the Nova Scotia Building Code Regulations.

Location of Backing for Grab Bars

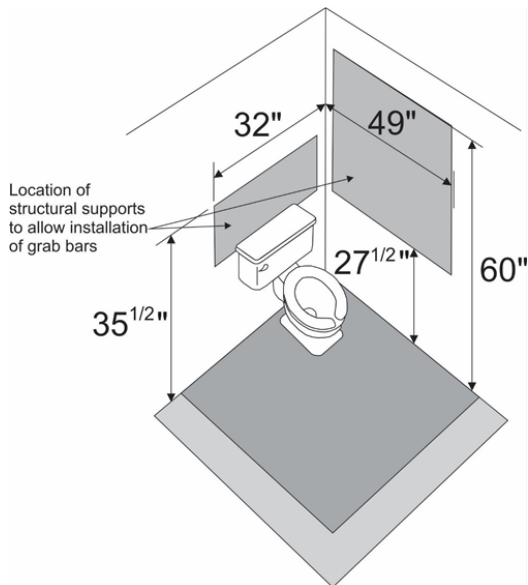
Tub Installation



Shower Installation



Water Closet



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