



AGING IN PLACE AS A GOAL

As our population ages, the number of people with disabilities increases too. Ideally, everyone should have the ability to live in their own homes for as long as possible. Homes should also be suited to welcome anyone, regardless of their abilities. Whether a senior or younger person requiring accessibility features in their home, the need for adaptability standards is great as most traditional homes are not easy to live in given any impairment. ADAPTABLE housing can help to address those potential future needs.

Without all the requirements of being completely Barrier-Free, 'Adaptable Housing' is better suited to and representative of the needs and safety of our population. It also makes future renovations much easier and cheaper.

Dwellings that need to be adaptable are:

- multi-unit residential
- single-family homes
- townhouses
- rowhouses
- duplexes and triplexes

Questions?

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REGION OF QUEENS MUNICIPALITY



ADAPTABLE HOUSING

Queens
Coast

PLANNING FOR FUTURE NEEDS

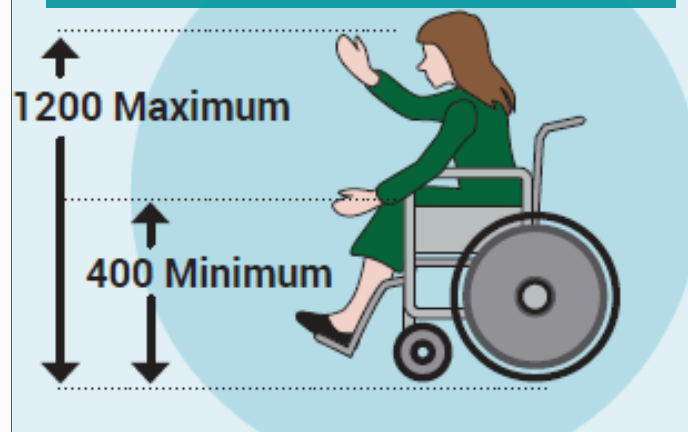
In September, 2019, Nova Scotia brought 'Adaptable Housing' into the Building Code to address the need for affordable future accessibility modifications. There are standards for NEW housing plans to allow for ease in adding accessible features when a future occupant requires them.

A few things to remember:

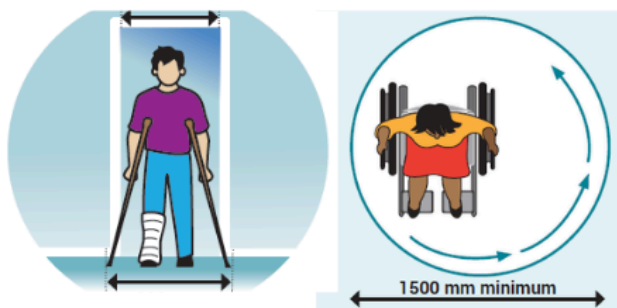
- Sink drain locations should allow for future lowering, for seated access
- Faucets and handles should be levers, operable with a fist
- Bathroom walls should have extra blocking to reinforce future grab bars at toilets, showers and tubs
- Doorways should have minimum clear width of 850 mm and corridors should have minimum width of 900 mm
- Thresholds should be less than 13mm to wheel over easily
- Space for a ramp to an entry door should be at least included in the design
- All controls, including light switches and thermostats, and outlets should be reachable from a seated position: not higher than 1,200 mm nor lower than 400 mm from the floor
- Wheelchair turning radius should be no less than 1,500 mm



Height of reach of person in a wheelchair in mm



Doorway width in mm and wheelchair turning radius in mm



MULTI-UNIT RESIDENCES

At the present time, Nova Scotia Building Code requires that buildings with multiple units have either:

- minimum 1 unit conforming to Barrier-Free accessible specifications after 24 units
- ALL units are built as per adaptable housing requirements (as found in Section 3.8.4).

HOUSING NOVA SCOTIA GRANTS AND LOANS

Renovating for Accessibility Shouldn't be Expensive.

There are a number of financial supports for eligible residents through a wide variety of programs. Some programs are designed for seniors, or people with disabilities. Landlords can apply as well to improve the accessibility or safety of their properties.

Go to the Housing Nova Scotia website for details:
<https://housing.novascotia.ca/programs/financial-assistance-and-grant-programs-homeownersRenovating>