



# **A TENANT'S GUIDE TO THE TORONTO COMMUNITY HOUSING CORPORATION ACCESSIBILITY BUILD STANDARDS**

Toronto Community Housing (TCHC) is committed to making all communities accessible to tenants with physical disabilities. To make this happen, TCHC uses the Toronto Community Housing Corporation Accessibility Build Standards (TCHCABS). These are technical standards that are mostly used by architects, engineers and construction staff when creating new buildings and renovating existing ones.

The team that created these standards are: TCHC management, staff, and the Responsible Personal Accessibility in Toronto Housing (R-PATH) Committee. R-PATH members brought their expertise of living with disabilities and accessibility to the table, which made the Accessibility Build Standards truly usable by all TCHC tenants now and in the future.

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This guide is a lesser detailed version of the complete technical build standard which can be found on the TCHC website.

## **How to use this guide**

The next section lists the main parts of the TCHC Accessibility Build Standards. You will find a description of the key accessible items in specific areas of a building.

### First column

- The space. This can be common (public) spaces in the building, such as laundry rooms, mailbox areas, entrances. It also includes tenant apartment unit spaces.

### Second column

- The key items or components in that space. This may be all you want to know.

### Third column

- You might want to know more about the specific details of an item. The third column lists the page in the Accessible Build Standards that has this information.

Not every space or component is listed, **only the main (key) spaces and key components**. Some items are common to many spaces. Those components will repeat themselves. For example, Automatic Door Openers (ADO's) are common to many spaces.

Only fully accessible apartment unit components are listed. Apartment units are modified to meet the individual tenants' medical needs. The designs will vary according to those needs and not all components may be included.

If you have more questions about the Tenants' Guide or The Accessibility Build Standards, contact Cathy Birch, Chair of the R-PATH Committee at [cbirch619@msn.com](mailto:cbirch619@msn.com).

### **Common Information:**

TCHC uses the Accessibility Build Standards to design, build, and modify your communities. In existing buildings, the building structure may not allow the full standards to be used. When that happens, TCHC uses the accessibility requirements of the Ontario Building Code.

The Common Space Standards intent is to ensure physical barriers are removed or not designed. This means tenants with physical disabilities can fully participate in their community and TCHC buildings and offices.

When tenants have medical needs for accessible living spaces, their units can be renovated. This is called a unit modification. Tenants who need their unit modified can go through an application and assessment process. Modifications are done to suit each tenant individually and may not include all accessible components.

The components shown below in the chart are for a fully accessible unit.

You can expect to see the following accessible components in many spaces in your community:

1. ADO's are Automatic Door Openers.
2. Accessible doors are all 42 inches wide.
3. Knee clearance is open space under a counter or in a cabinet to create leg room for a wheelchair user.
4. Ramps all have a maximum slope and the design will depend on each individual space.

5. Accessible Parking spaces all include the transfer space beside it, with room to get from the vehicle to a mobility device, such as a walker, wheelchair or scooter.
6. Accessible drop-off space - one drop-off for buildings under 150 units and two for buildings with more than 150 units.
7. Turning Diameter for a wheelchair or scooter to turn around is 7 feet in the TCHC Standards. It is only 5 feet in the Ontario Building Code (OBC).
8. All direction and wayfinding signage includes Braille and raised lettering to help people who are blind or have low vision.
9. Accessible outlets are higher on the wall than a regular unit height or in the case of a kitchen are on the front of cabinets as well as on the backsplash wall.

The following table identifies page numbers within the TCHC Accessibility Build Standards where detailed technical requirements can be found for components. Page numbers in **bold** identify the primary source of information for a component.

# Area	Component	Page in the Build Standards
<b>1. EXTERIOR</b>	Wheel-Trans & Accessible Drop-offs	29, <b>33-35</b>
	Accessible benches	<b>46-47</b>
	Accessible Picnic Tables	<b>36-37</b>
	Accessible Gardens	<b>38-40</b>
	Accessible Parking	<b>30-32</b>
<b>2. Vestibule</b>	ADO's including remote ability into the building and from the vestibule to the lobby	<b>59</b> , 70-73
	Accessible intercom height	<b>60</b>
	Turning Diameter	<b>59</b>
	Accessible fob height	59, <b>163-165</b>
<b>3. Lobby</b>	Turning Diameter	<b>64</b>
	ADO with remote capacity	<b>64</b> , 70-73
	Clear Path of travel to mailboxes	<b>50</b>
	Clear Path of Travel to elevators	<b>50</b>
	Clear space of access to/around laundry card refill station	<b>190</b>
	Wayfinding signage	<b>63-64</b>
	Adequate reach for elevator buttons inside and out	<b>163-165</b>
	Accessible elevators large enough to allow Wheelchairs and mobility scooters	<b>55</b>
	Elevators to have vertical and horizontal control/floor buttons	<b>55</b>

# Area	Component	Page in the Build Standards
<b>4. Laundry rooms</b>	ADO	<b>109-110</b> , 70-73
	50% of machines should be front loading	<b>109-110</b>
	Minimum one 25 lb washer	<b>110-111</b>
	Accessible folding table with knee clearance	<b>110-111</b>
	Accessible sink with knee clearance	<b>110-111</b>
	Kiosks (pay part of machines) must be at the front, reachable and on card readers	<b>109-111</b>
<b>5. Common space Accessible washrooms</b>	ADO with remote capacity	<b>83-85</b> , 70-73
	Occupied Identifier	<b>83-84</b>
	Accessible door	<b>84-85</b> , 66-69
	Emergency button with panic strip	<b>83-84</b> , <b>86</b>
	Lock button	N/A
	Raised toilet	<b>77-78</b>
	Grab bars	<b>77-78</b>
	Accessible sink with knee clearance	<b>80-81</b>
	Accessible/reachable: <ul style="list-style-type: none"> <li>• Soap dispenser</li> <li>• Paper towel holder</li> <li>• Toilet paper holder</li> </ul>	80-81, <b>82</b>
Turning diameter at door and inside	<b>84</b>	

# Area	Component	Page in the Build Standards
<b>6. Common Space - Accessible Community Rooms</b>	ADO WITH FOB ACCESS.	<b>112-113</b> , 70-73
	Accessible doors	<b>113-114</b> , 66-69
	Turning Diameter including doorways	<b>113-114</b>
	Accessible Path of Travel	<b>112</b> , 50
	Accessible outlets	<b>112</b> , 163-165
	Accessible furniture - some chairs should have arms.	N/A
	Accessible ramp to existing stage	<b>113</b>
	Accessible kitchen (listed next)	N/A
	Wayfinding signage	<b>63-64</b>
<b>7. Common Space Accessible Kitchen</b>	ADO if closed to other spaces	70-73
	Accessible doors	<b>66-69</b>
	Turning Diameter	<b>102</b>
	Accessible outlets on front of cabinets	<b>103</b>
	Accessible refrigerator with door clearance 180 degrees	<b>103</b>
	Accessible counter height	<b>104</b>
	Accessible sink with knee clearance	<b>102-103</b>
	Accessible drop-down hardware in a minimum of 1 upper cupboard	<b>103</b>

# Area	Component	Page in the Build Standards
<b>7. Common Space Accessible Kitchen</b> (Cont.)	Stovetop with accessible knee clearance	<b>102-103</b>
	Side opening wall mounted oven	<b>102-103</b>
	Dishwasher, if applicable to the community, to have clear path of travel around open door	N/A
<b>8. Fully Accessible Unit</b>	ADO with remote access	<b>130, 132, 70-73</b>
	Accessible doors- <ul style="list-style-type: none"> <li>• Unit</li> <li>• Bedroom(s)</li> <li>• Washroom</li> </ul>	<b>130-131</b>
	Accessible hallway	<b>130</b>
	Accessible closets with accordion style doors	<b>142</b>
	Accessible (placed higher on wall) electrical outlets in all rooms	<b>131, 164-165</b>
	Accessible (placed higher on wall) cable and telephone jacks in living room and bedroom(s)	<b>132, 164-165</b>
	Accessible kitchen listed below	N/A
	Accessible washroom listed below	N/A
<b>9. Unit Accessible Kitchen</b>	Accessible sink with knee clearance	<b>138</b>
	Accessible outlets on the front of cabinets	<b>136</b>

# Area	Component	Page in the Build Standards
<b>9. Unit Accessible Kitchen</b> (Con't)	Wall mounted oven-side opening	<b>137</b>
	Ranges with front controls are only used when space is limited by structure	<b>137</b>
	Countertop stove	<b>137</b>
	Drop-down hardware inside upper cupboards as needed	<b>136</b>
	Pull out drawers for lower cupboard storage	<b>137</b>
	Accessible refrigerator with 180 degree door swing	<b>137</b>
<b>10. Unit Accessible Washroom</b>	Accessible door- barn style where possible	<b>139, 141</b>
	Accessible outlets	
	Accessible sink with knee clearance	<b>139-141</b>
	Grab bars	<b>77</b>
	Raised toilet	<b>77</b>
	Roll-in shower	<b>141</b>
	Accessible medicine cabinet	<b>140</b>
	Accessible mirror	<b>81</b>