

## APPENDIX E

### Seniors Supportive Housing – Building Upgrades

To assist in applying appropriate building upgrades suitable for the SSH program the following information identifies mandatory and discretionary building upgrades. Note for some items reference is made to BC Housing's reference manual *Independent Living BC Design and Construction Standards*. This document is available on BC Housing's web page.

#### Application of Building Upgrades

- Mandatory upgrades are required to be applied to all SSH projects.
- Discretionary upgrades should be incorporated into the project after evaluation and consideration has been given to the project budget and selected upgrades are deemed relevant and practical.

#### Mandatory Upgrades

1. NFPA 13R Sprinkler System
2. Fire Alarm upgrade to be compatible with NFPA 13R Sprinkler System
3. Wireless emergency response system (pendant type)
4. Smart Smoke Alarms in suites
5. Lever handles on all doors
6. Bathroom grab bars as per ILBC Standard. To be provided in the toilet and bathing areas in accordance with CMHC's "Housing for Persons with Disabilities". All grab bars shall withstand a vertical and horizontal force of 1.3kN. Provide structural backing. Architect to refer to CMHC, Housing for Persons with Disabilities and BC Building Code, Section 3.8 for location of grab bars. Installation of grab bars should meet the load requirements of BC Building Code, 3.7.4.9. Indicate location of blocking (2 x 10) on washroom elevation drawings. Reference: ILBC Design & Construction Standards (Revised October 2006), Section 10995 pg 193.
7. Temperature limit stops on shower valves as per ILBC Standard
8. Low flow shower heads
9. WC - ULF - 6 LPF toilets
10. Compact Fluorescent lighting
11. Showers as per ILBC Standards. Pre-fabricated Shower Unit & Temperature Limit Stops One piece, Gelcoat finish, reinforced with fibreglass, to minimum 914 mm x 1521 mm (36" x 59.9"). Includes three grab bars, wall hook and low curb at floor. In lieu of acrylic grab bar install 32 mm diameter, 914 mm long stainless steel grab bar (1 ¼" x 36"). Approved manufacturer/model Hytec – Model S601, Maxx GS6040 or approved alternative. Provide pressure balanced single lever, non scalding type valve with integral stops, and high temperature limit safety stop or if due to renovation constraints, two piece approved alternatives such as Maxx Soprano 2. Reference: ILBC Design & Construction Standards (Revised October 2006), Section 15400 pg 221

### Discretionary Upgrades

1. Audible alarms in suites (fire alarm signal)
2. Visual alarms in suites and common areas (fire alarm signal)
3. Electronic "swing free" closers on suite entry doors and common areas doors
4. Emergency lighting levels of:
  - 100 lx at exit stair, corridors, exit egress routes. (floor and tread level)
  - Emergency lighting - 50 lx at stair treads and 20 lx in level exit egress routes
5. Illuminated exits signs over all building entrances and exits
6. Two handrails in corridors, exits & ramps with 50mm clearance from smooth surfaces and 60mm clearance from rough surfaces
7. Tactile warnings at landings and high colour contrasting stair nosing's
8. Wheelchair accessible primary building entrance
9. Accessible path of travel to the primary building entrance
10. Power operated doors at exterior entrance (to operate in both directions)
11. Directional signage within the building
12. Single lever faucets
13. Two door viewers, (peepholes) at standard and accessible heights
14. D handles on kitchen units and pocket doors
15. Minimum 3'-0" door widths (if renovating)
16. Electrical switches/controls at accessible heights
17. Low slope flooring transition strips
18. Building security system
19. Seismically restrained water storage tanks and building services, etc

### General Notes

- Use DensArmor 5/8 drywall in areas that require protection against moisture such as behind showers and tiled surfaces. (DensArmor is a paperless product that resists mold growth)
- Ensure fire separations and fire stop systems between suites are maintained when replacing showers, bathroom wall cabinets and laundry outlets.
- Ensure electrical boxes are not provided within the same stud spaces between tenant fire separations.
- Ensure fire separations and fire safety components (such as door closers and fire dampers, etc) are in place and operational in areas such as boiler rooms, laundry rooms and janitorial rooms.

### Emergency Response

Non-medical personnel provide emergency response in a housing setting. This service must be available 24/7 and ensures a prompt response when tenants notify the housing operator of their need for assistance. Emergency response systems can be arranged through a variety of

methods or providers. For example, Lifeline is available in many communities through non-profit agencies at a reasonable cost. Depending upon the size of the SSH project, some operators may choose to assign responsibility for responding to calls for assistance to specific employees or contract out the service to a local provider (e.g. security company). Whatever service delivery model is selected, the emergency response system should provide a protocol for identifying the nature of the problem and contacting designated family members or emergency medical services, as appropriate.