

ITEM 13

MANAGER'S REPORT NO. 1

COUNCIL MEETING Jan. 12/76

Re: LETTER DATED DECEMBER 22, 1975 FROM MARY KNOX
SOCIAL PLANNING AND REVIEW COUNCIL OF BRITISH COLUMBIA
HANDICAPPED PERSONS AND PROJECT 200

Appearing on the Agenda for the January 12, 1976 meeting of Council is a letter from Mary Knox, President of The Social Planning and Review Council of British Columbia, regarding housing for handicapped persons. Following is a report from the Chief Building Inspector on the enclosures that accompanied her correspondence.

RECOMMENDATIONS:

1. THAT a copy of the Chief Building Inspector's report be sent to the Greater Vancouver Regional District with a request that the District's Housing Committee be made aware of the extent of the provision for the physically handicapped within the current Provincial Building Regulations, and that any departure thought to be desirable from those Regulations be pursued by the Committee with the Associate Committee of the National Building Code in Ottawa; and
2. THAT a copy of this report be sent to Mary Knox.

January 3, 1976

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

Dear Sir:

Subject: Handicapped Civilians and Project 200

Further to our letter of December 30, 1975, to the Manager, this department has now reviewed the material forwarded on January 2, 1976, to the Mayor and Alderpersons by Mary Knox, President, Social Planning and Review Council of British Columbia, with the following comments:

- (1) The Vancouver City By-Laws #4702 and #4795. Please see letter of December 30, 1975, addressed to the Manager (see attached).
- (2) "Housing the Handicapped", C.M.H.C. 1974. The publication of approximately 60 pages is primarily based upon Supplement No. 5 to the National Building Code of Canada and provides valuable supplementary information relating to the design of apartment buildings, residential buildings, dwelling units, and detached houses. The descriptive publication would be of particular benefit to an architect or designer when in the process of preparing drawings of residential units for the handicapped. Apart from this helpful role, the publication will have minimal application since the mandatory requirements of the National Building Code do not apply to apartment buildings, houses, or boarding houses. Similarly, in the City of Vancouver the mandatory requirements of By-Laws #4702 and #4795 do not apply to apartment buildings or to other buildings with a total floor area of less than 5,000 square feet.

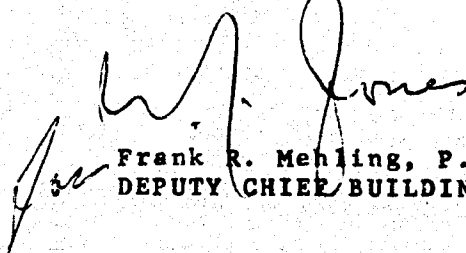
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- (3) The pamphlet "Access" describes the problems confronting physically handicapped persons and promotes the viewing of a 15-minute film prepared under the sponsorship of SPARC's Panel on Handicapped, Architectural Barriers Film Committee. The pamphlet appears to be somewhat outdated since it neglects the fact that the Provincial Government has adopted the National Building Code of Canada 1975, including Supplement No. 5, "Building Standards for the Handicapped", which now applies to all proposed "public" buildings within the Province.

Yours truly,



Frank R. Mehling, P.Eng.,
DEPUTY CHIEF BUILDING INSPECTOR.

FRM:lm



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THE CORPORATION OF THE DISTRICT OF BURNABY

BUILDING DEPARTMENT

MUNICIPAL HALL
4949 CANADA WAY
BURNABY B.C. V5G 1M2

Your File: 2-8(a)74
 2-8(a)75
X Ref. 8-2(d)75

December 30, 1975

RECEIVED

DEC 31 1975

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

MUNICIPAL MANAGER'S
OFFICE

Dear Sir:

Subject: Handicapped Civilians and Project 200

The Burnaby Building By-Law incorporates the National Building Code of Canada. This became a requirement of all municipalities and regional districts in British Columbia by Order-in-Council of the Provincial Government, effective September 1973.

The 1970 National Building Code, which was in effect in Burnaby prior to June 1, 1975, and at the time of adoption of By-Law Nos. 4721, 4702 and 4795 by the City of Vancouver, contained no mandatory provisions for the design of buildings for physically handicapped persons. That situation has changed.

The 1975 National Building Code, which is now in effect, specifies the need for the consideration of physically handicapped persons in all "public" buildings, regardless of the size or height of such buildings. The definition of "public" buildings (as applying to the requirements for the design of buildings for physically handicapped persons) means a building to which the public is admitted, but does not include apartment buildings, houses, boarding houses or buildings of Group F (Industrial) occupancy, or buildings of Group D (Business and Personal Services) major occupancy of a single tenancy.

The by-law adopted by the City of Vancouver relating to the handicapped is at variance with the National Building Code in that it makes mandatory the consideration of physically handicapped persons in all buildings where the sum of the areas of all floors exceeds 5,000 square feet, but excluding apartment buildings in all aspects but walks and entrances and excluding Group F (Industrial), Division I (high hazard).

Apart from the variation of scope of application, the major difference between the two by-laws lies in the fact that the Vancouver by-law requires elevators suitable for use by handicapped persons in all buildings within the bounds of the regulations where the sum of all floors exceeds 10,000 square feet and specifies elevator use at all levels normally used by the public.

ITEM 13 MANAGER'S REPORT NO. 1 COUNCIL MEETING Jan. 12/76

Mr. M.J. Shelley,
MUNICIPAL MANAGER.

December 30, 1975.

- 2 -

The National Building Code, on the other hand, requires access for handicapped persons from the entrance to public spaces on the entrance floor and to at least one elevator only where elevators are provided, leaving the installation of elevators to the discretion of the property owner.

If a general comparison is to be made, the Vancouver by-law is broader both in its scope and in its requirements which are often more stringent. It does, however, provide an exemption for smaller buildings where the inclusion of elevators and special facilities could be a heavy financial burden.

The adoption of the National Building Code by the Provincial Government was primarily for the purpose of establishing a uniform set of building standards throughout the Province and hopefully throughout the remainder of Canada.

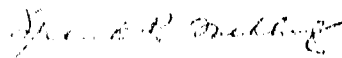
It is doubtful if the Greater Vancouver Regional District is in a position to implement departures from Provincial Building Regulations solely within the Regional District as suggested by Mr. E.J. Desjardins, and any changes to the Regulations would necessarily become a Provincial Statute imposed on a broad basis throughout the Province.

An urgent or critical need in a special regional area is certainly worthy of consideration and may justify Code changes; however, the impact of any suggested changes should be carefully evaluated.

Requests for major changes of the nature suggested by the Manager of the G.F. Strong Rehabilitation Centre would best be directed to the agency responsible for the Code content which is the Associate Committee of the National Building Code in Ottawa for its consideration and possible inclusion on a national basis.

It is recommended that the Housing Committee of the Regional District be made aware of the extent of the provision for the physically handicapped within the current Provincial Building Regulations, and that any departure thought to be desirable from those Regulations be pursued with the Associate Committee of the National Building Code in Ottawa.

Yours truly,



Frank R. Mehling, P.Eng.,
DEPUTY CHIEF BUILDING INSPECTOR.

FRM:lm