



# **Enabling Accessibility Fund**



# **Flat Rate Information**

### **Enabling Accessibility Fund: Flat Rate Information**

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*Dimensions and standard requirements outlined in diagrams are based on the National Building Code (NBC) 2015 with precedent from the Canada Standards Association (CSA) standards. Contact your Local Authority Having Jurisdiction and local and municipal building codes for local standards. Exact standards and requirements as they relate to acceptable building code solutions vary between provinces, cities and municipalities. Diagrams are shown for reference only and should be applied only as a suggestion to the acceptable construction methods to meet the intent of the building code.*

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## Flat rate description for construction projects

When applying to the Enabling Accessibility Fund, an interactive calculator guides you through a series of options to help determine the amount of eligible funding for:

- ramps
- accessible doors
- accessible washrooms
- accessible lifts
- elevators
- pool lifts
- multi-sensory environments
- accessible playgrounds



## How do flat rate costs work

The flat rate costs take many factors into consideration, such as:

- the essential items and/or components needed to meet accessibility standards
- the fair market value for materials and labour
- the construction materials that are standard commercial grade
- project location
- necessary permits and professional fees

The flat rate costs also consider:

- accessibility and safety features or accessories you may wish to add to your project
- the scope of the construction activities. For example, costs for upgrades to an existing washroom or for an addition to a building to accommodate a new accessible washroom.

## How will project location impact funding amounts

Flat rate adjusts costs based on the project location. This analysis includes how remote the project location is or how difficult it is to access.

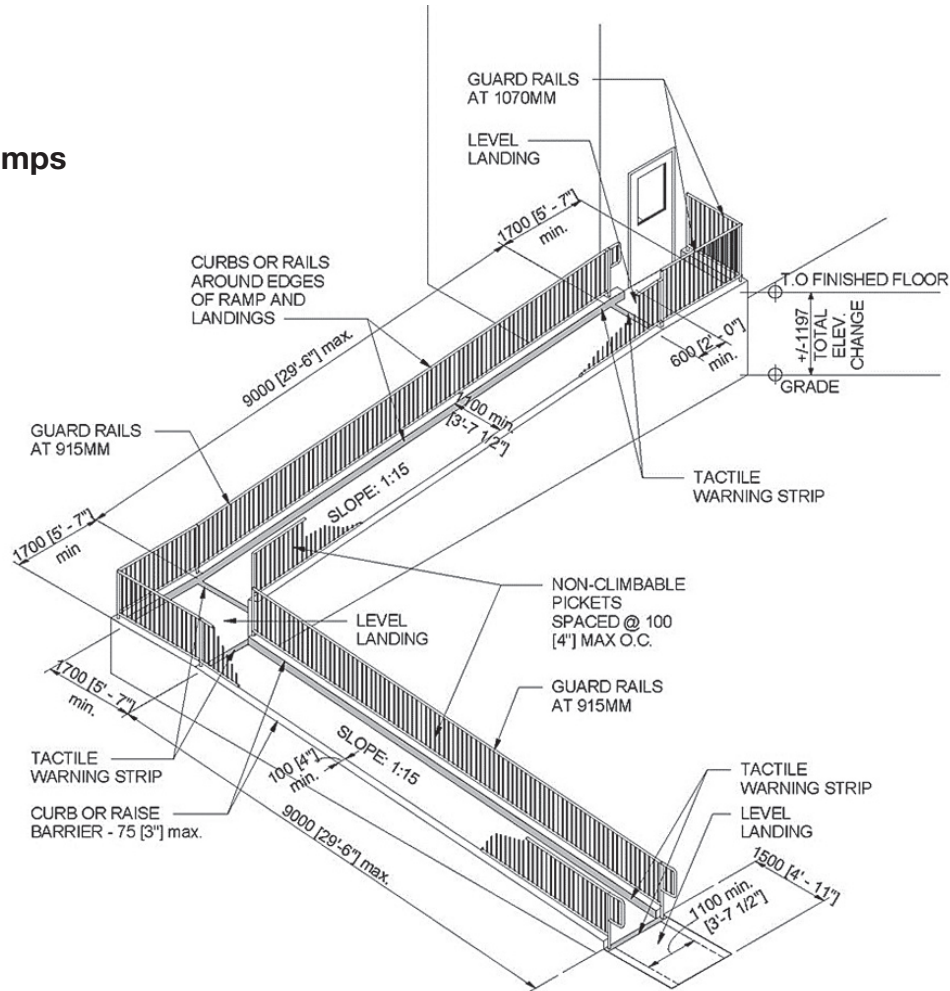
## Project planning and contingency

Flat rate will calculate eligible costs for each project. Yet, unexpected situations and costs are common with construction projects. We recommend that you consult certified professionals to scope your project. We also recommend that you have a contingency budget of approximately 20% of your total project costs to offset unexpected costs.

**Please note:** The COVID-19 pandemic, supply chain and labour shortages have the potential to impact construction projects beyond normal industry standards. Additional due diligence confirming project timelines, scope and costs with certified professionals is recommended when planning your accessibility project.

# Ramps

Figure 1: Ramps



Source: Figure 33, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association

A ramp is a slope or incline joining 2 different levels, at the entrance or between floors of a building. Ramps allow wheelchairs and other mobility aids to more easily access a building, or navigate between areas of different height. Along the ramp, there are safety features such as curbs, guard rails, handrails, pickets and tactile warning strips.

These features help people go up and down the ramp safely. For example, tactile warning strips indicate the change in flooring at the entrance of the door and where the ramp curves.

## Ramps include:

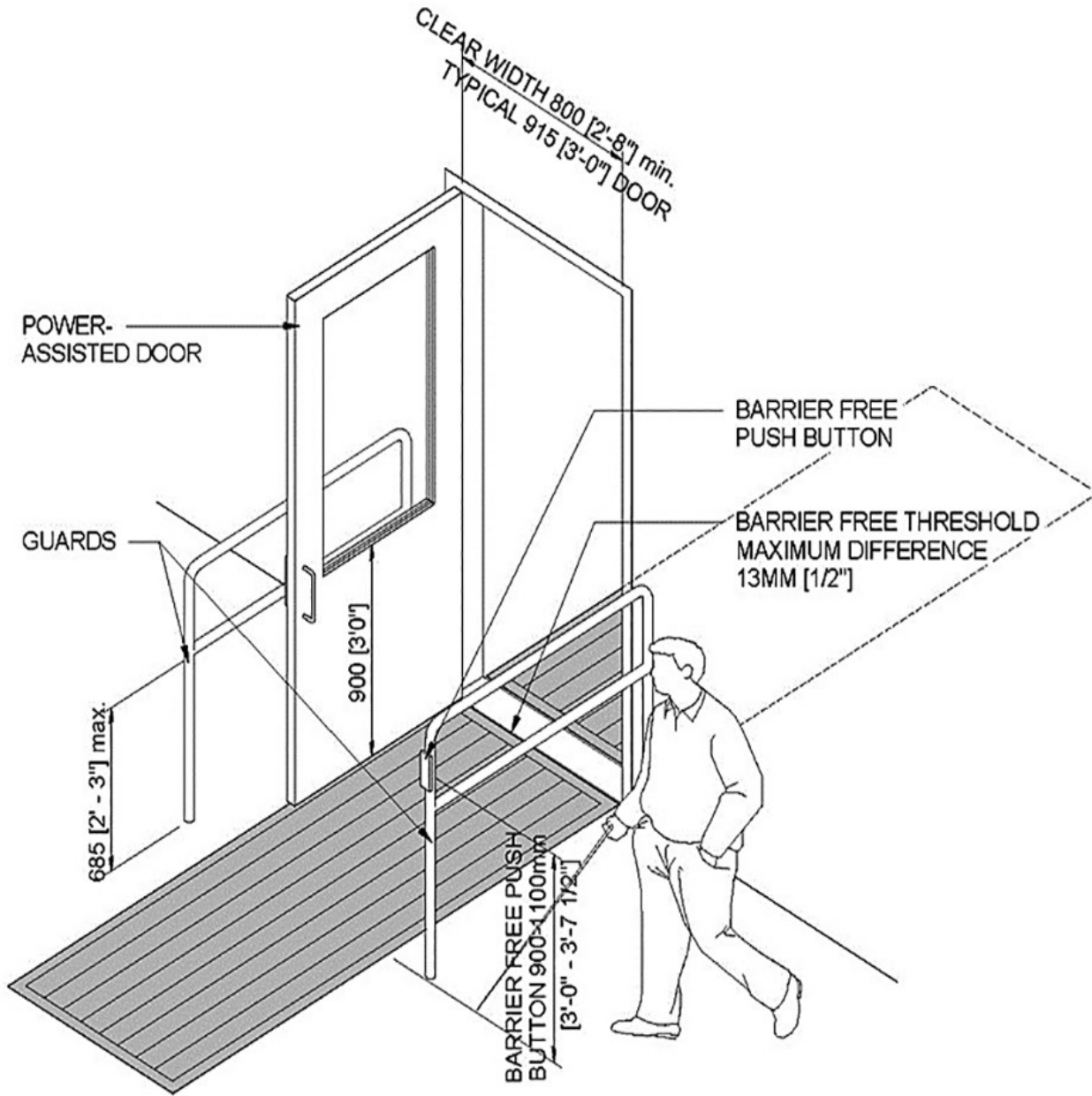
- ramp and landings
- curbs, guard rails, handrails and pickets
- structural framing
- tactile warning/colour contrasting strips
- supportive foundation

## Optional accessibility feature:


- weather cover for exterior ramp

# Accessible doors

Figure 2: Accessible doors



Source: Figure 22, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association



Accessible doors have windows low enough for persons in assistive devices, such as wheelchairs and scooters, to be seen from the other side. They have an automatic door operator with push button or sensor controls powered by electricity. The controls are located either on a guard rail or wall. Guards or guard rails on either side of the door are an optional accessibility and safety feature for persons with visual or mobility impairments. Painting the door and door frame in contrasting colours helps with depth perception for those with visual impairments.

---

**Exterior doors include:**

- insulated door with insulated glass window
  - insulated steel frame
  - door hardware set
  - automatic door operator and controls
  - electrical power connection
  - colour contrasting painting and finishing
- 

**Interior doors include:**

- non-insulated hollow metal door with non-insulated glass window
  - non-insulated pressed steel frame
  - door hardware set
  - automatic door operator and controls
  - electrical power connection
  - colour contrasting painting and finishing
- 

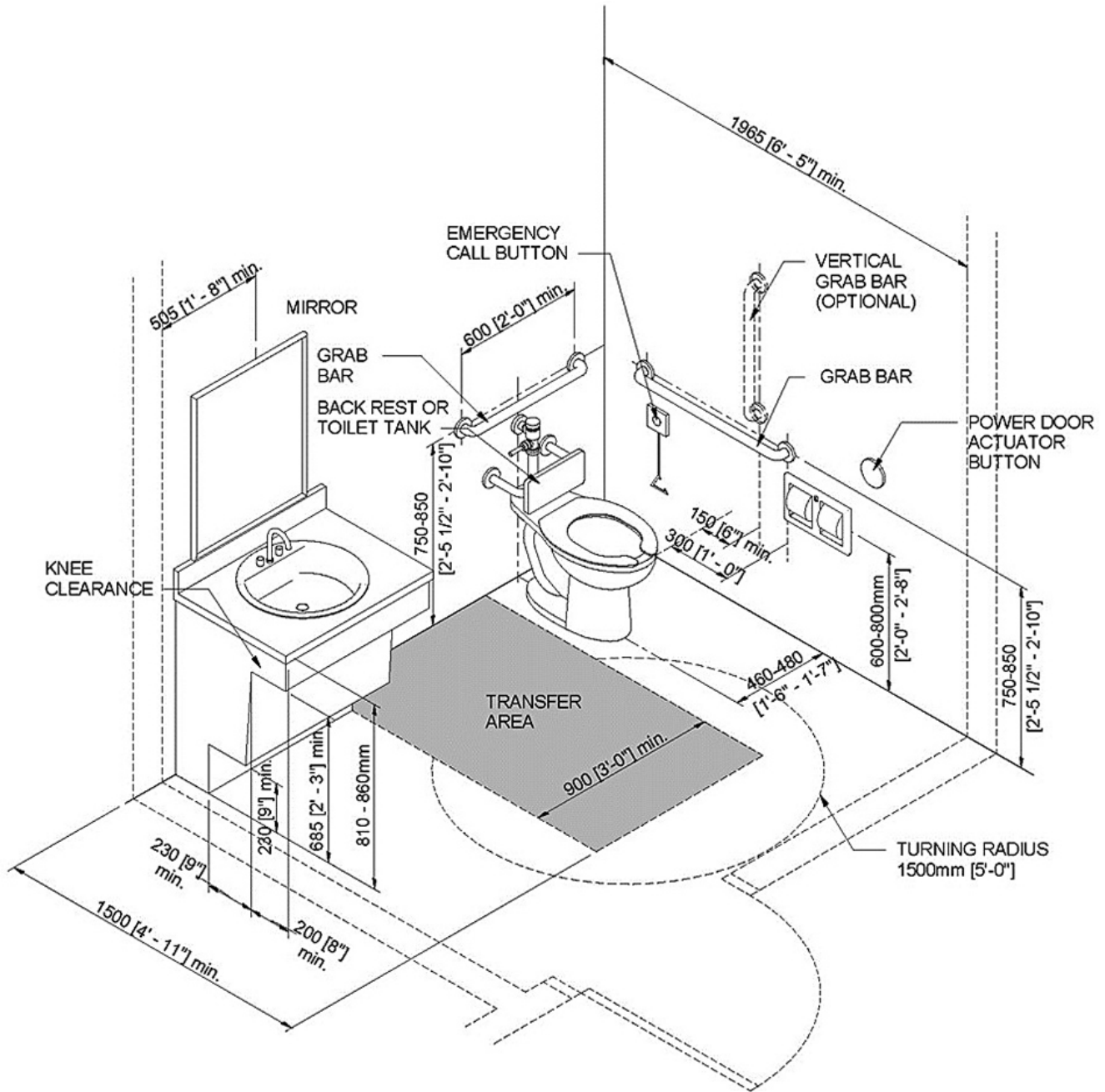
**Optional accessibility feature:**

- cane detectable guardrails




# Accessible washrooms

Figure 3: Accessible single occupant washroom general floor plan



Source: Figure 47, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association



The size of an accessible washroom is approximately 75 sq ft (6.7 sq m). The sink or vanity has space underneath for a person with an assistive device to fit their knees. Insulated pipes protect the knees from the hot water supply. Beside the sink, there is a clear area for a person to move from their assistive device onto the toilet, which has a backrest and is surrounded by grab bars for support. Walls painted in a different colour than the door frames, floor, adjacent wall or plumbing fixtures helps with depth perception for those with visual impairments.

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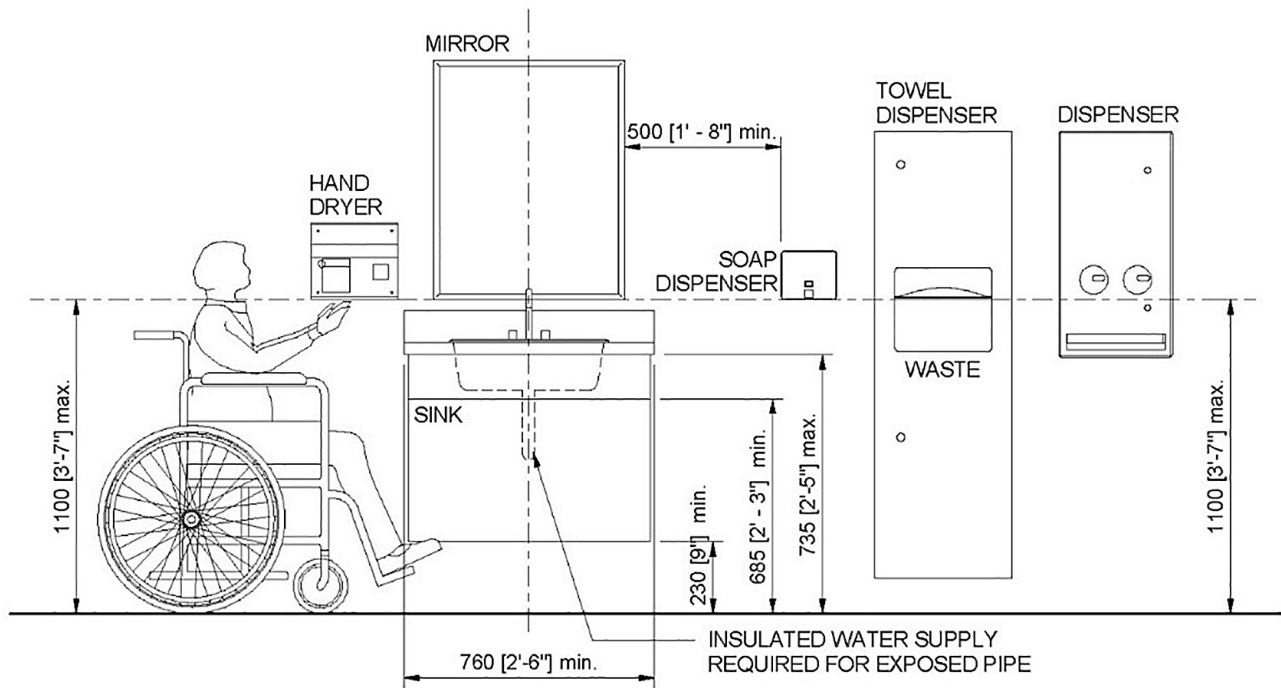
**Accessible washrooms include:**

- barrier-free toilet
  - barrier-free sink and vanity with knee protection
  - 2 grab bars
  - accessible angled mirror
  - non-slip flooring
  - washroom accessories
    - soap dispenser
    - toilet paper dispenser
    - paper towel dispenser or hand dryer
    - napkin disposal
  - colour contrasting painting
  - directional braille signage (a system where dots represent letters and words)
  - interior finishes such as minor repairs to floors, walls, and ceilings
- 

**Optional accessibility features:**

- accessible urinal
- emergency call button
- power assisted adult change table
- barrier-free shower

**Figure 4: Washroom accessory heights**



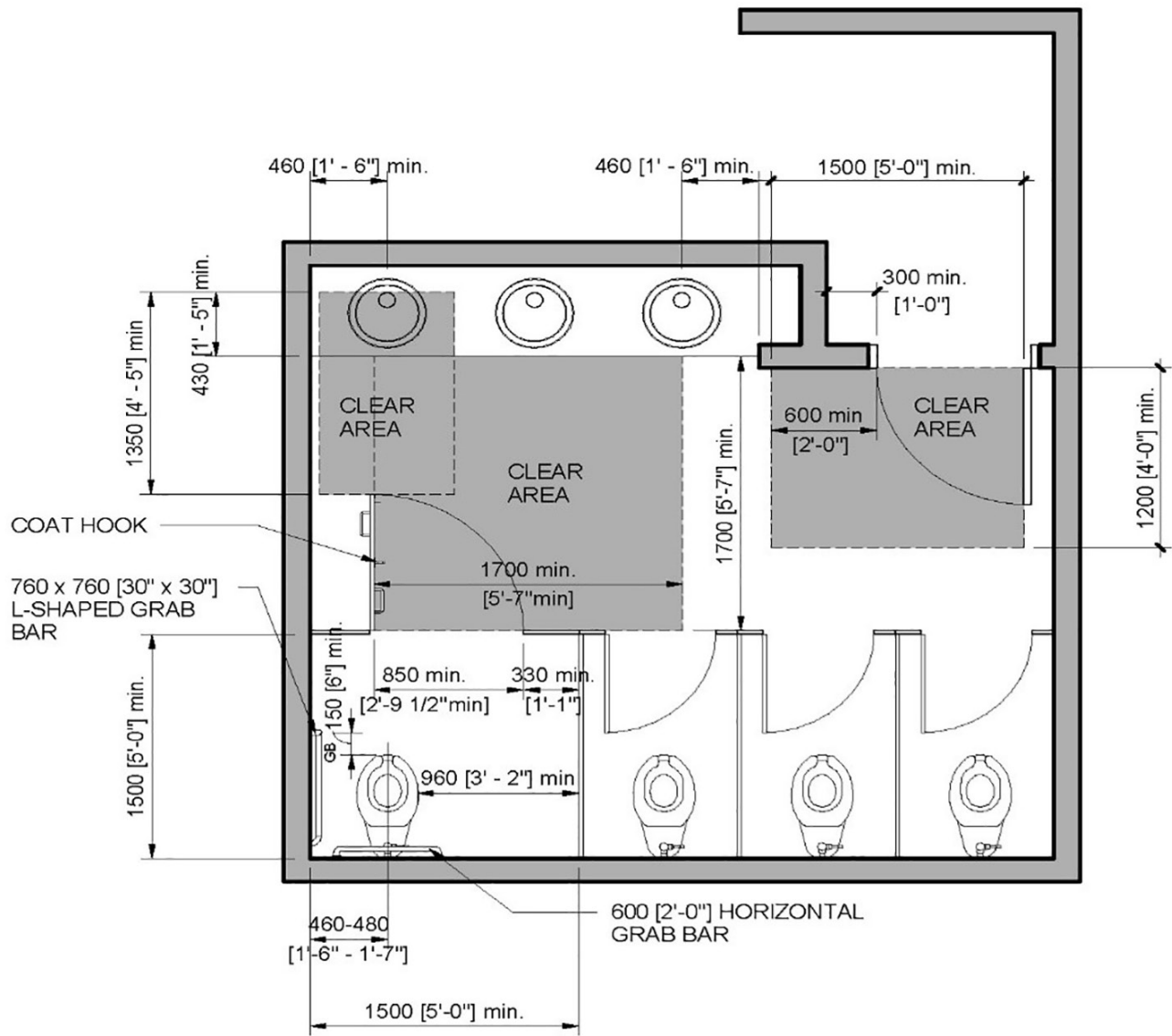
**Source:** Figure 42, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association

All washroom accessories are approximately at eyesight level for wheelchair users. The sink's insulated water supply and drain pipes protect persons in wheelchairs from leg injuries.

**Accessories include:**

- a hand dryer
- a soap dispenser
- a towel dispenser
- waste bin
- a dispenser for various items (for example, feminine hygiene products)

**Figure 5: Multi-stall washroom with accessible stall general floor plan**



**Source:** Figure 40, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association

A multi-stall washroom with an accessible stall has clear areas that separate the sinks and the stalls to give enough space for a person with an assistive device, such as a wheelchair, to move around.



---

**The barrier-free stall has:**

- a door that opens outward, which provides space for a person with an assistive device to enter the stall
- a “D” type door pull on the inside and one on the outside

---

**Accessible stalls include:**

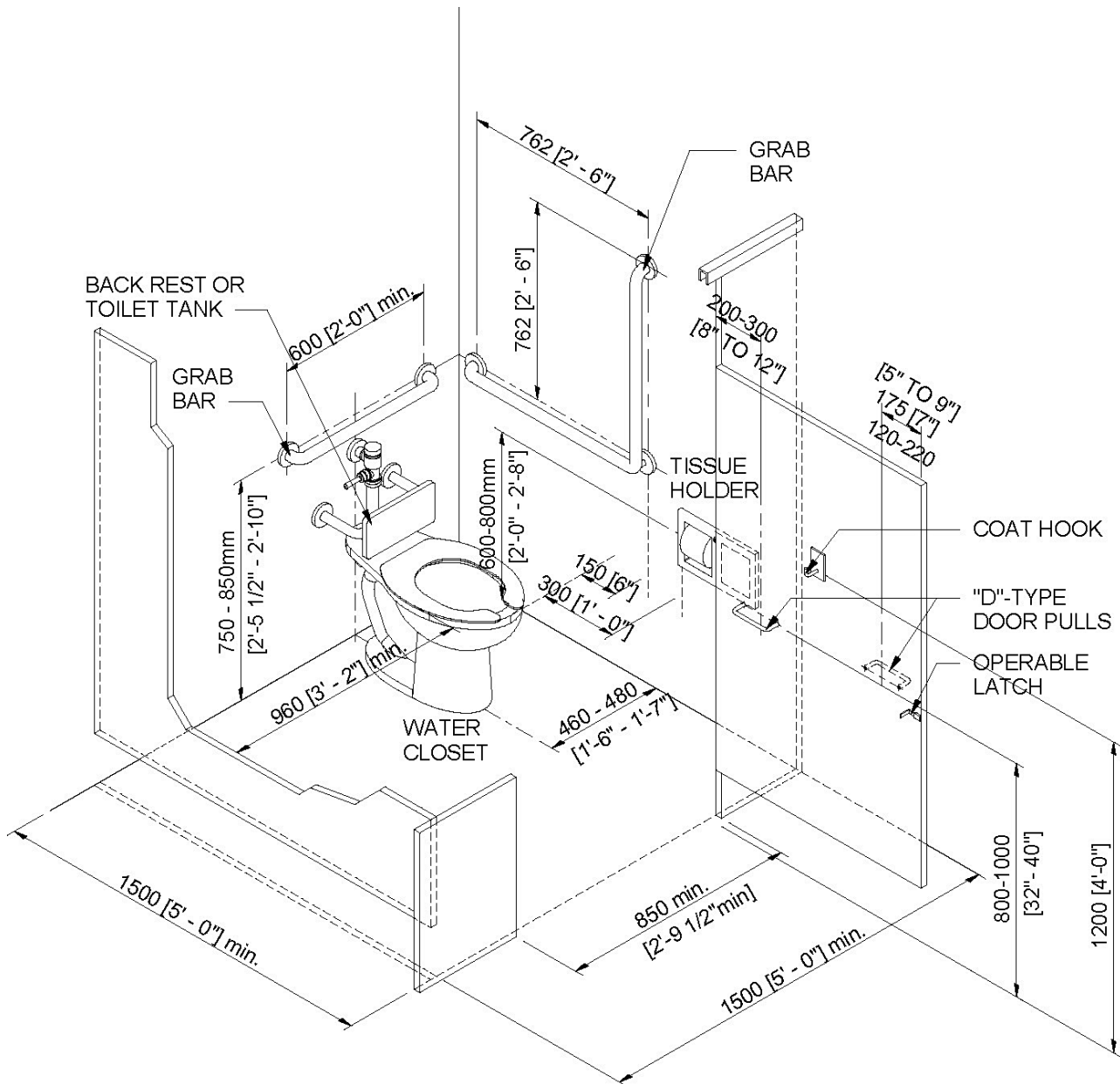
- barrier-free toilet
- barrier-free sink and vanity with knee protection
- 2 grab bars
- accessible angled mirror
- directional braille signage
- colour contrasting painting to help with depth perception for those with visual impairments
- washroom accessories
  - soap dispenser
  - toilet paper dispenser
  - paper towel dispenser or hand dryer
  - napkin disposal
- metal washroom partitions and door
- non-slip flooring
- interior finishes such as minor repairs to floors, walls, and ceilings

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**Optional accessibility features:**

- accessible urinal
- emergency call button
- power assisted adult change table
- barrier-free shower

**Figure 6: Accessible stall general floor plan**

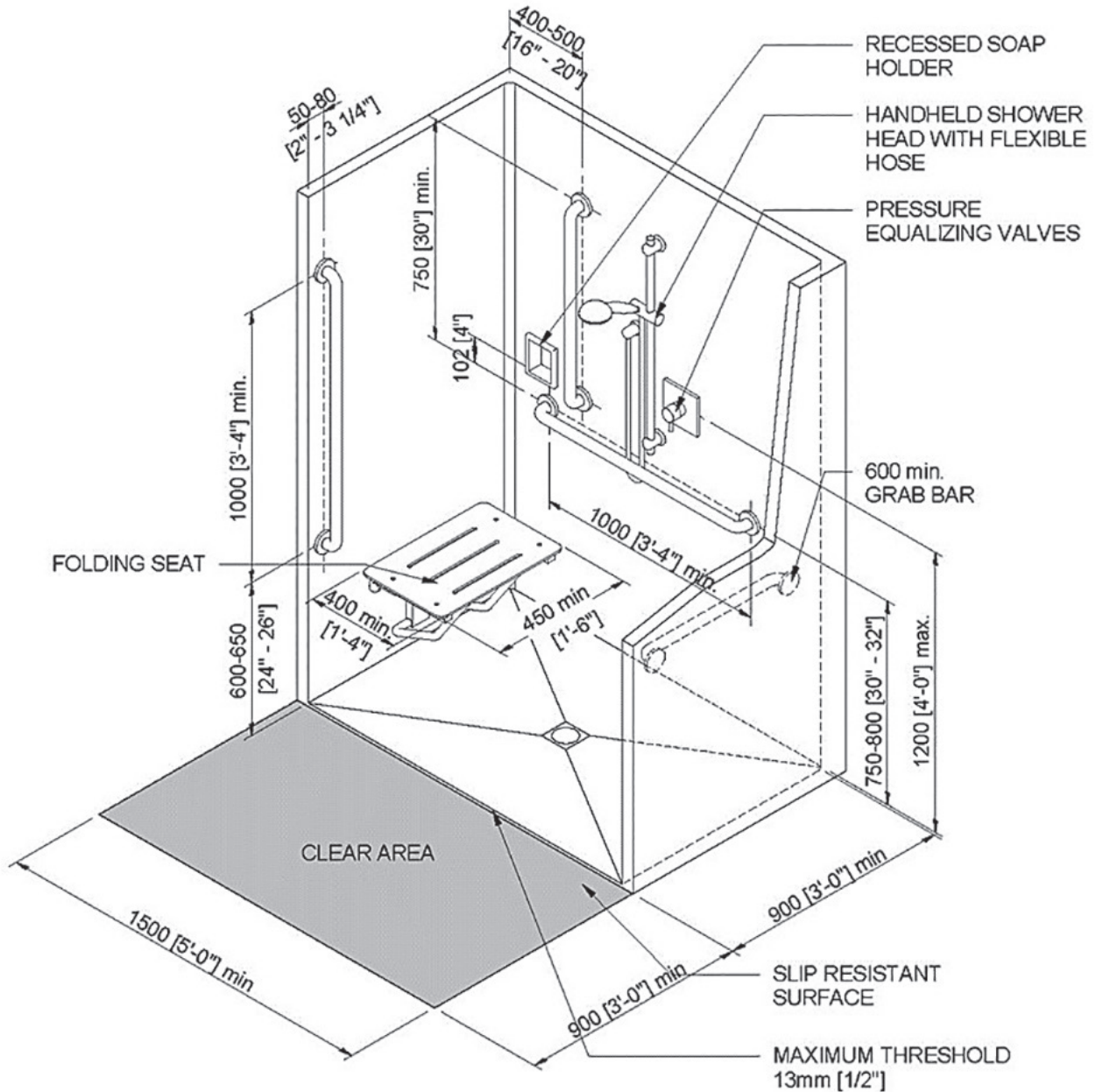


**Source:** Figure 44, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association

The accessible stall has a door that opens outward with a “D” shape door pull on the outside to accommodate a wide range of users, including persons with assistive devices.



**Figure 7: Barrier-free shower general floor plan**



**Source:** Figure 49, CSA-B651-18 Accessible design for the built environment. © 2018 Canadian Standards Association

In front of the shower, there is a clear area with slip resistant surface to ensure safety. A curb no higher than half an inch separates the shower areas and the clear area.

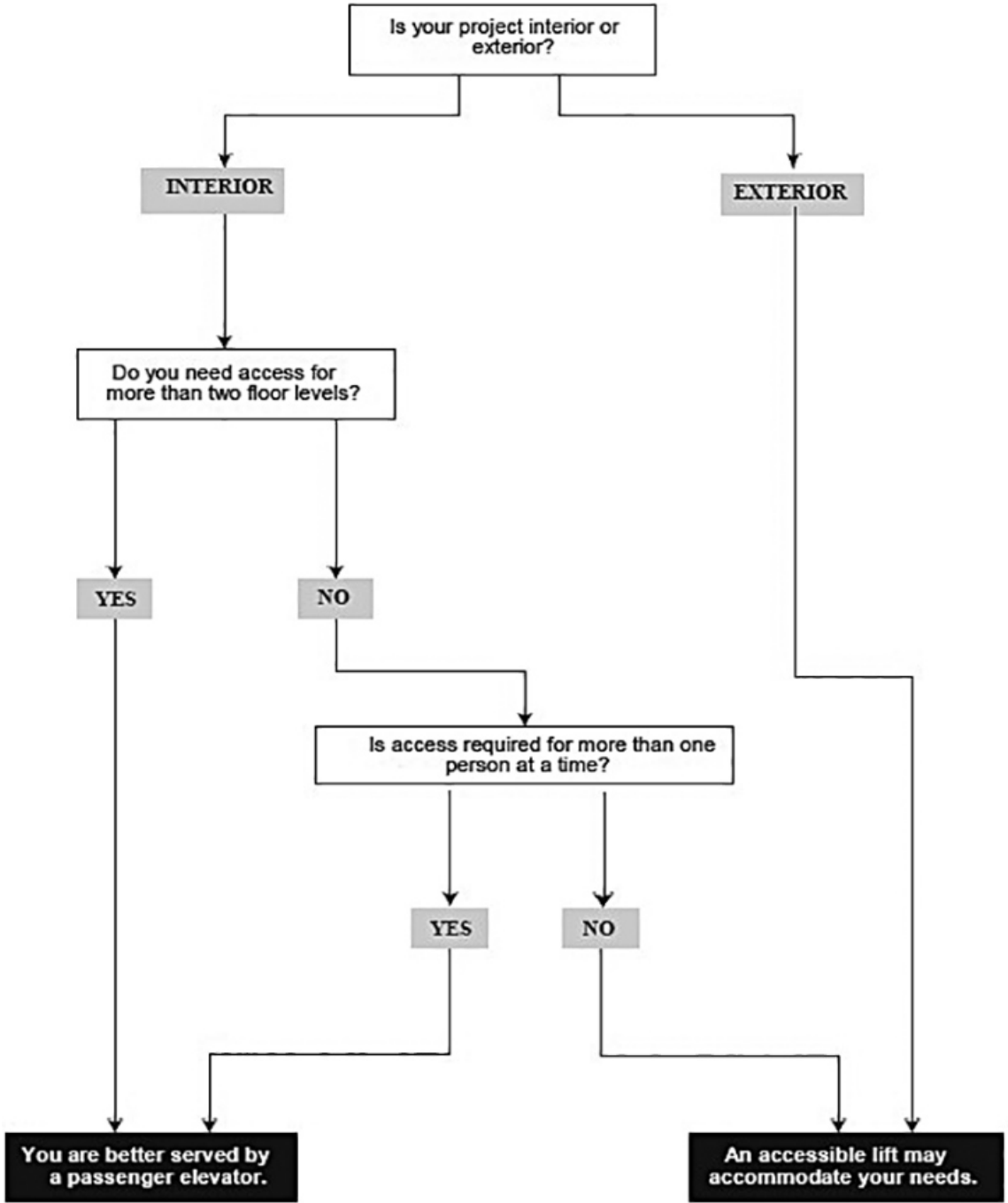
**Accessible showers include:**

- shower kit
  - hand held shower head and accessible controls
- recessed soap holder
- folding seat
- 4 grab bars
- non-slip flooring



# Accessible lifts

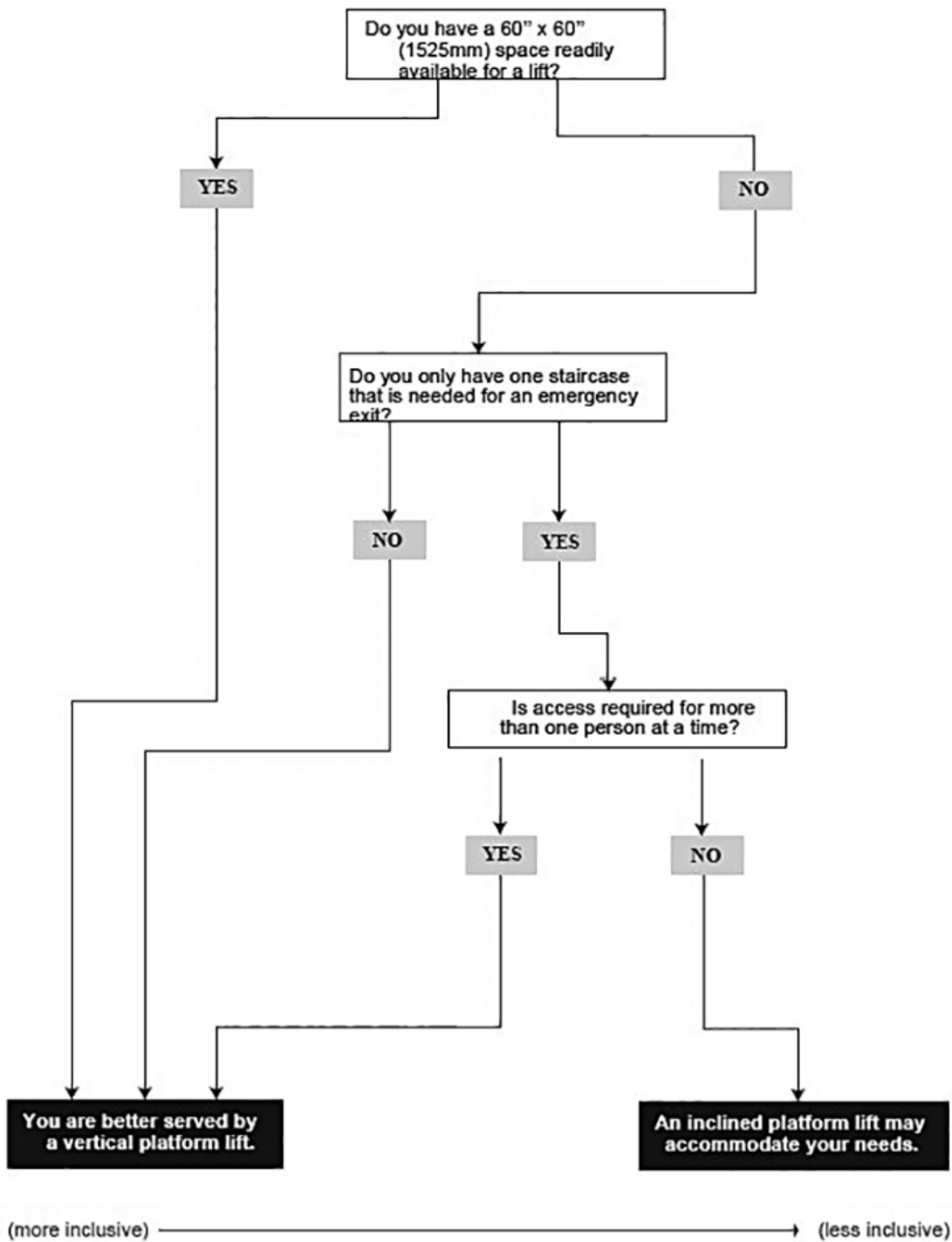
**How to choose between an accessible lift and an elevator to suit your accessibility needs**



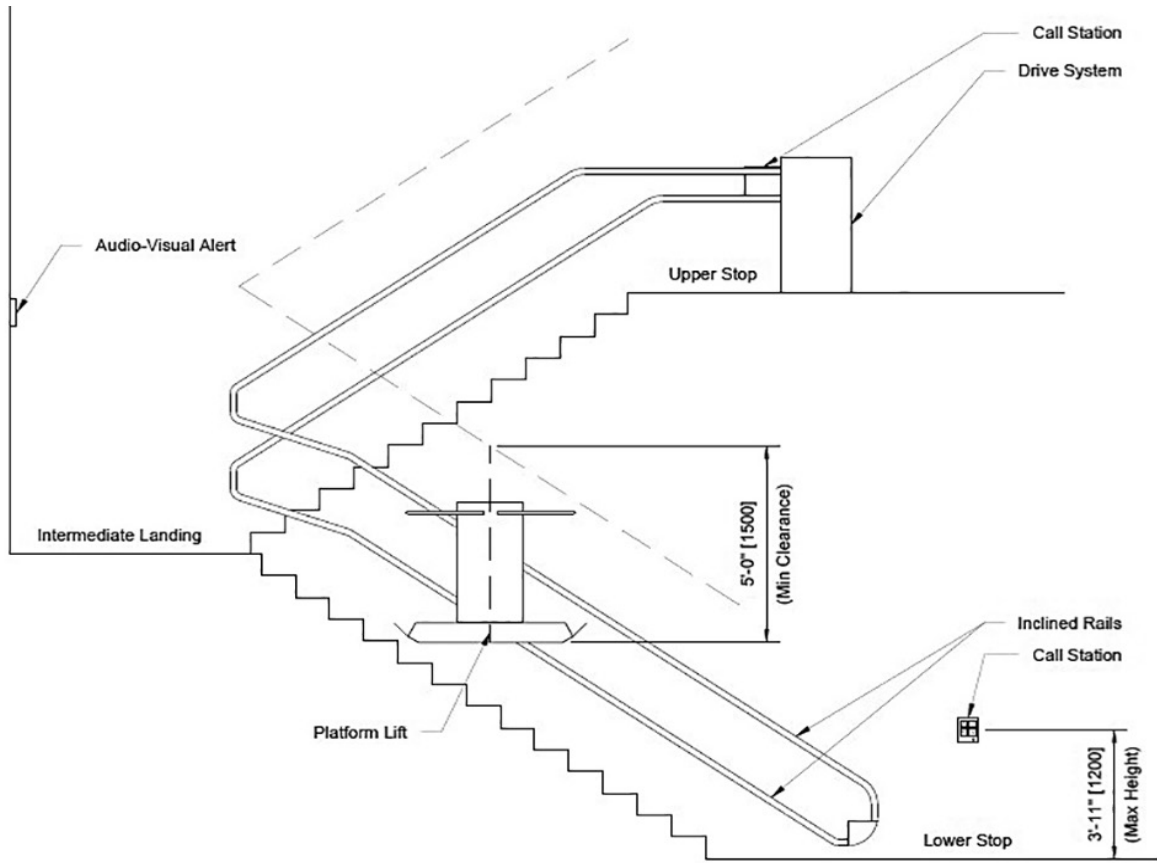
(more inclusive) ←————→ (less inclusive)



## How to choose the accessible lift that best suits your accessibility needs



**Figure 8: Inclined platform lift**



Source: NBC 2015 / CSA B651-18/ CSA B355-19

A platform lift is attached by inclined rails to sets of stairs. At the bottom of the stairs is a call station button for assistance when needed. At the top of the landing is an audio visual alert to let people know the lift is in use. At the top of the second flight of stairs is another call button as well as the drive system machinery.

**Interior and exterior platform lifts include:**

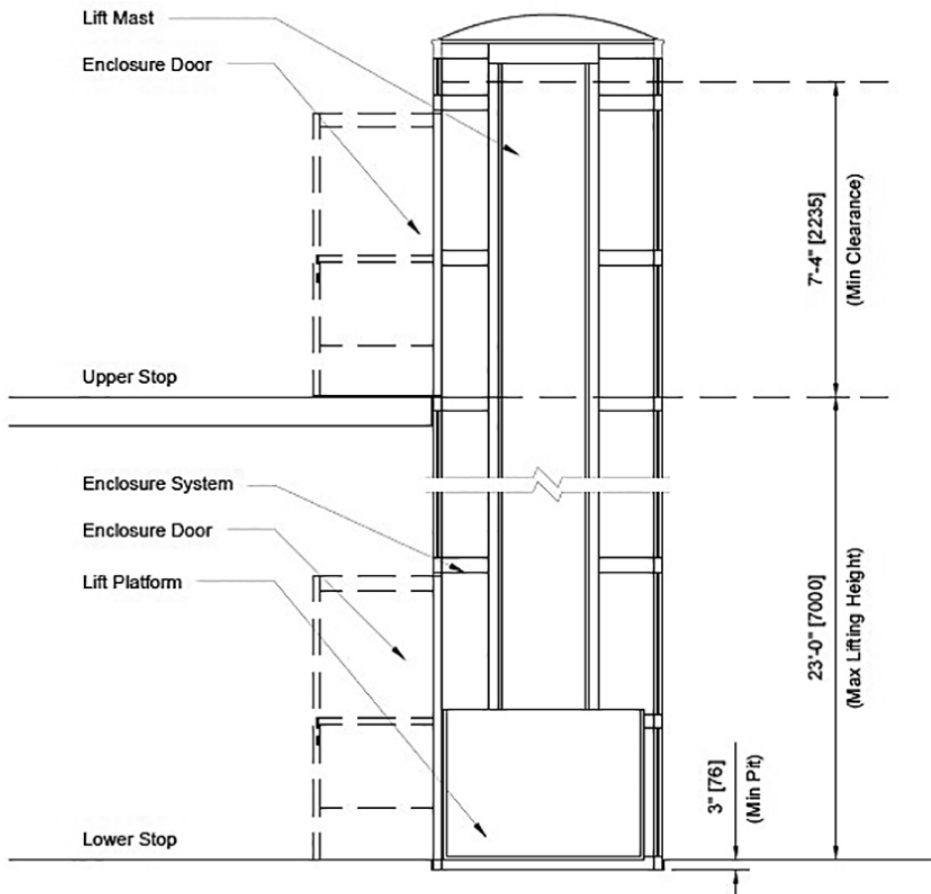
- platform lift unit
- controls
- inclined rails
- electrical power connection

**Optional accessibility features:**

- fire alarm integration
- lighting
- fold-down seat with seatbelt
- directional braille signage



**Figure 9: Vertical platform lift (with enclosure option)**



Source: NBC 2015 / CSA B651-18 / CSA B355-19

**Vertical platform lifts include:**

- platform lift unit
- controls
- electrical power connection
- pit
- lift mast

For lifts that are over 8 ft (2.5 m) or exposed to rain and snow, an enclosure will be calculated in the flat rate cost.

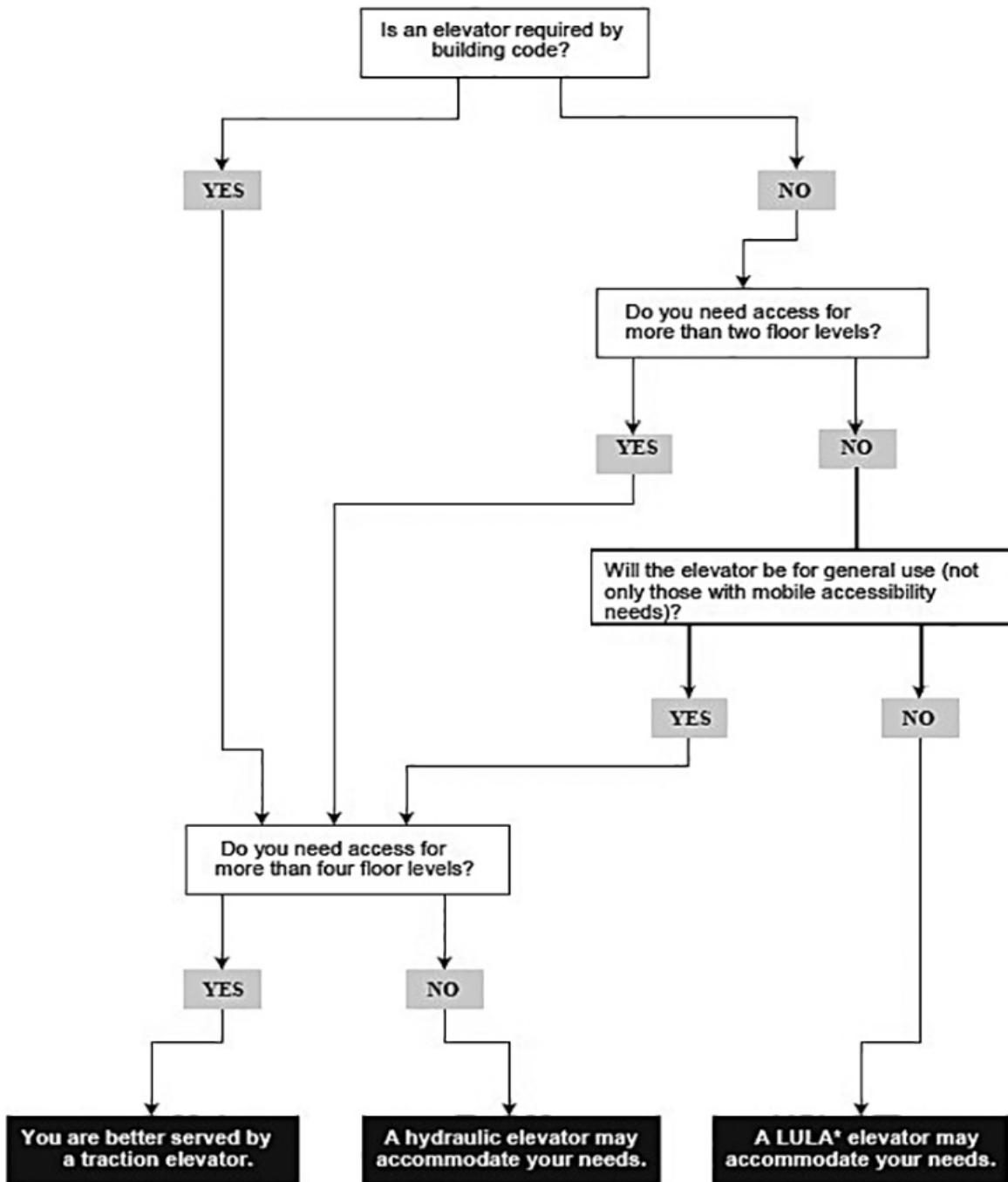
**Optional accessibility features:**

- fire alarm integration
- lighting
- directional braille signage

# Elevators

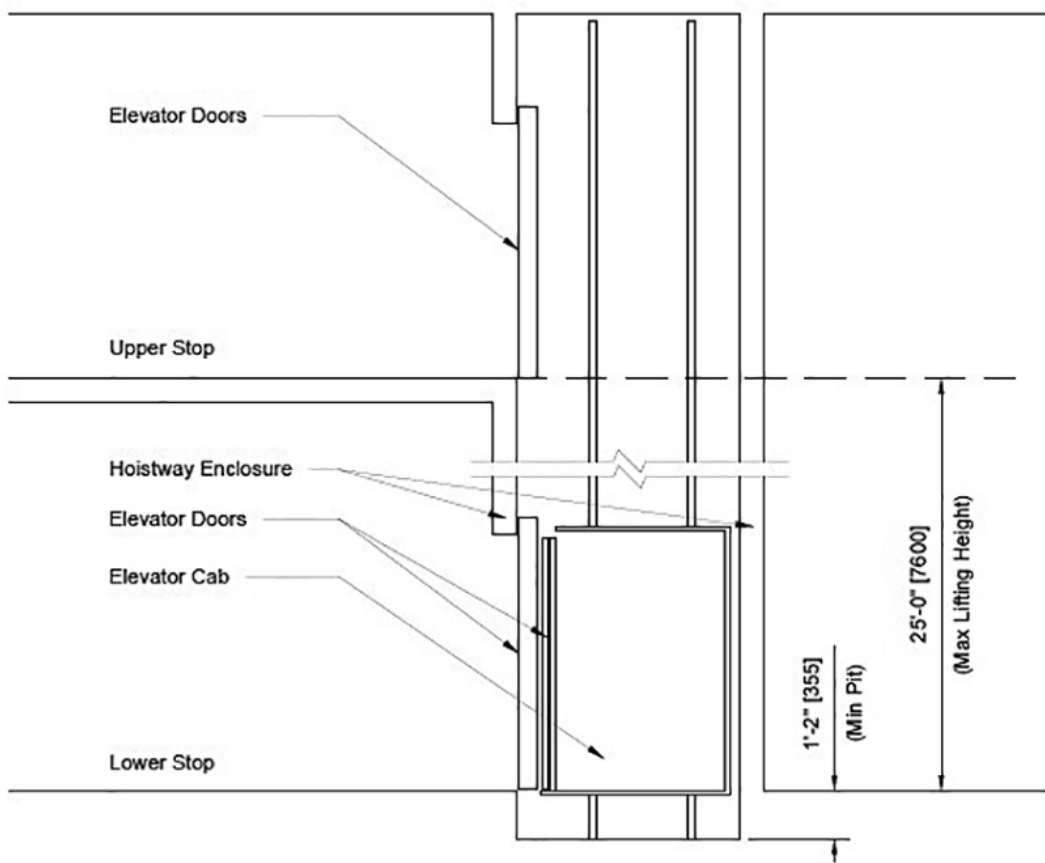
A panel of elevator controls should be located at eyesight level for better accessibility for persons with assistive devices, such as a wheelchair.

## How to choose the passenger elevator that best suits your accessibility needs





**Figure 10: Limited application, limited use elevator**



Source: NBC 2015 / CBA B651 / CSA B44-16

LULA elevators provide direct vertical access between two or more levels. The elevator cab can accommodate a limited number of occupants. These elevators require smaller pits and machine rooms, and are suitable for confined spaces.

**Limited use, limited application elevators include:**

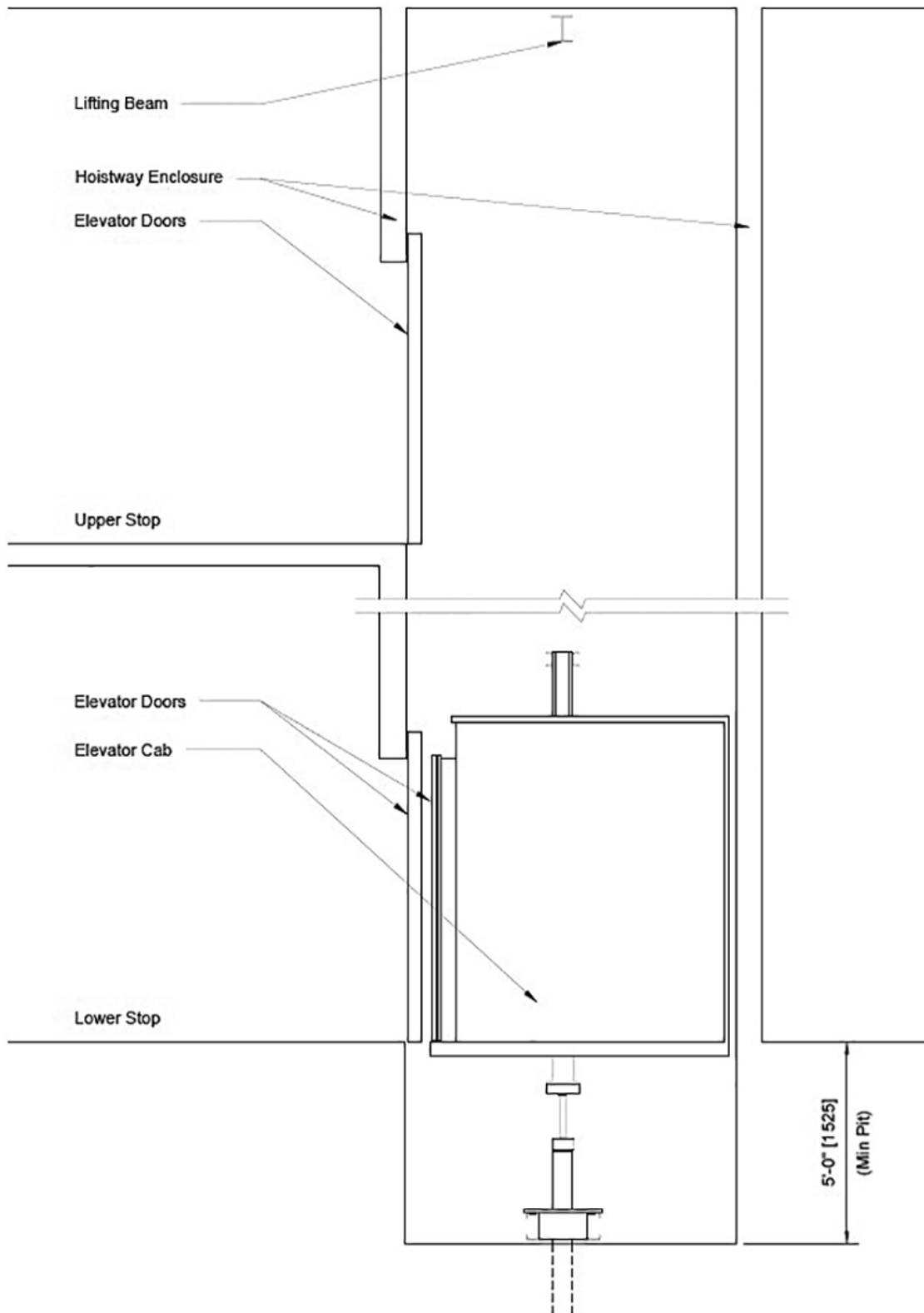
- doors
- controls
- hydraulic cylinder, motor and tank
- rails
- electrical power connection
- pit
- machine room
- hoistway (the enclosure of an elevator or shaft)
- elevator cab where the passengers ride

**Optional accessibility feature:**

- directional braille signage



Figure 11: Hydraulic elevator



Source: NBC 2015 / CSA B651-18 / CSA B44-16



Hydraulic elevators provide direct vertical access between two or more levels. The elevator cab can be sized to accommodate a range of occupants. These elevators are suitable for low to mid-rise applications (up to approximately five stops).

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**Hydraulic elevators include:**

- doors
- controls
- hydraulic cylinder, motor and tank
- guide rails
- hoistway
- electrical service
- pit, fixed ladder, drain and sump
- machine room
- elevator cab with handrail and emergency telephone

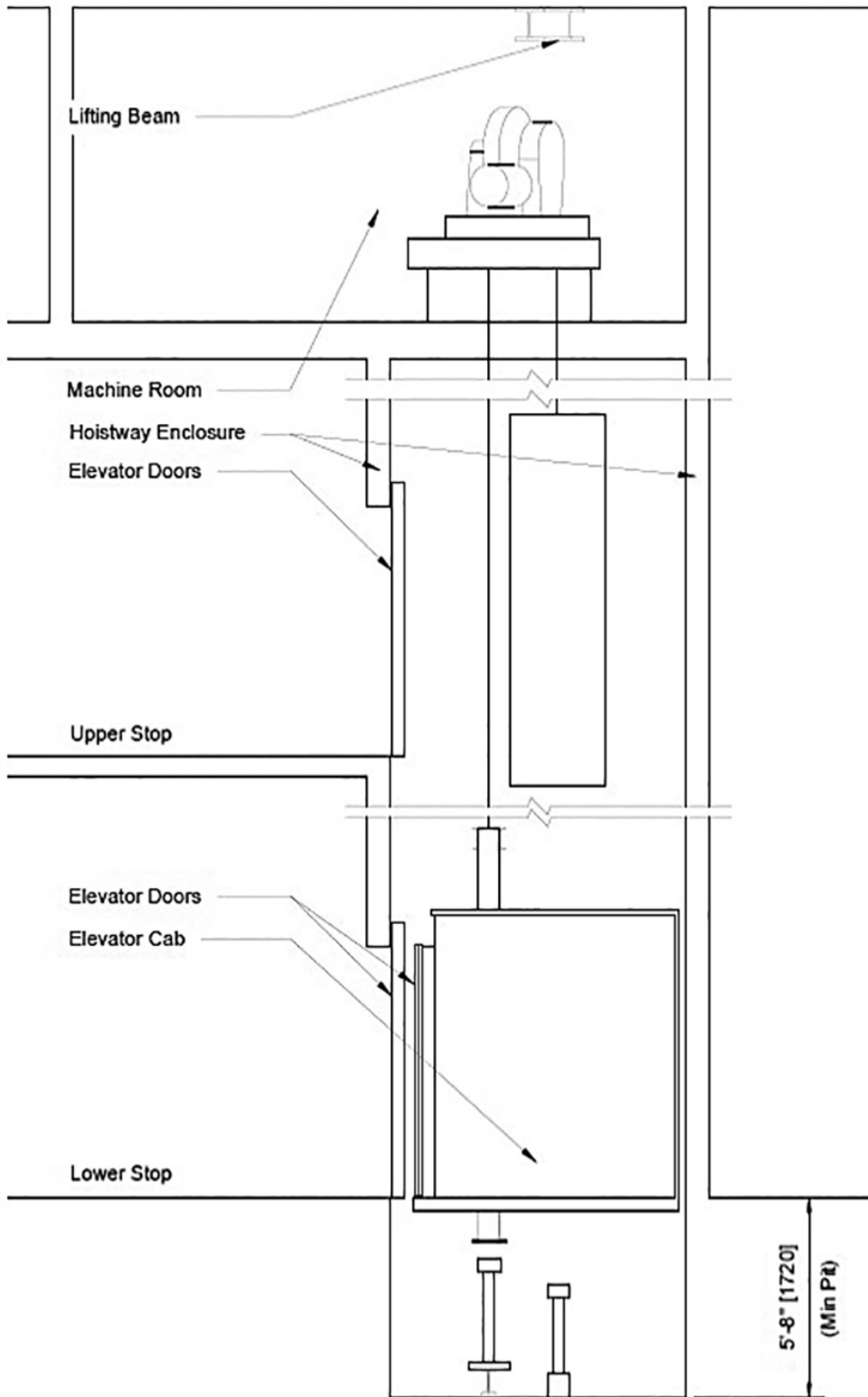
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**Optional accessibility features:**

- directional braille signage
- hearing loop
- fold-down seat



Figure 12: Traction elevator



Source: NBC 2015 / CSA B651-18 / CSA B44-16





Traction elevators provide direct vertical access between two or more levels. The elevator cab can be sized to accommodate a range of occupants. These elevators are suitable for mid to high-rise applications (approximately five or more stops).

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**Traction elevators include:**

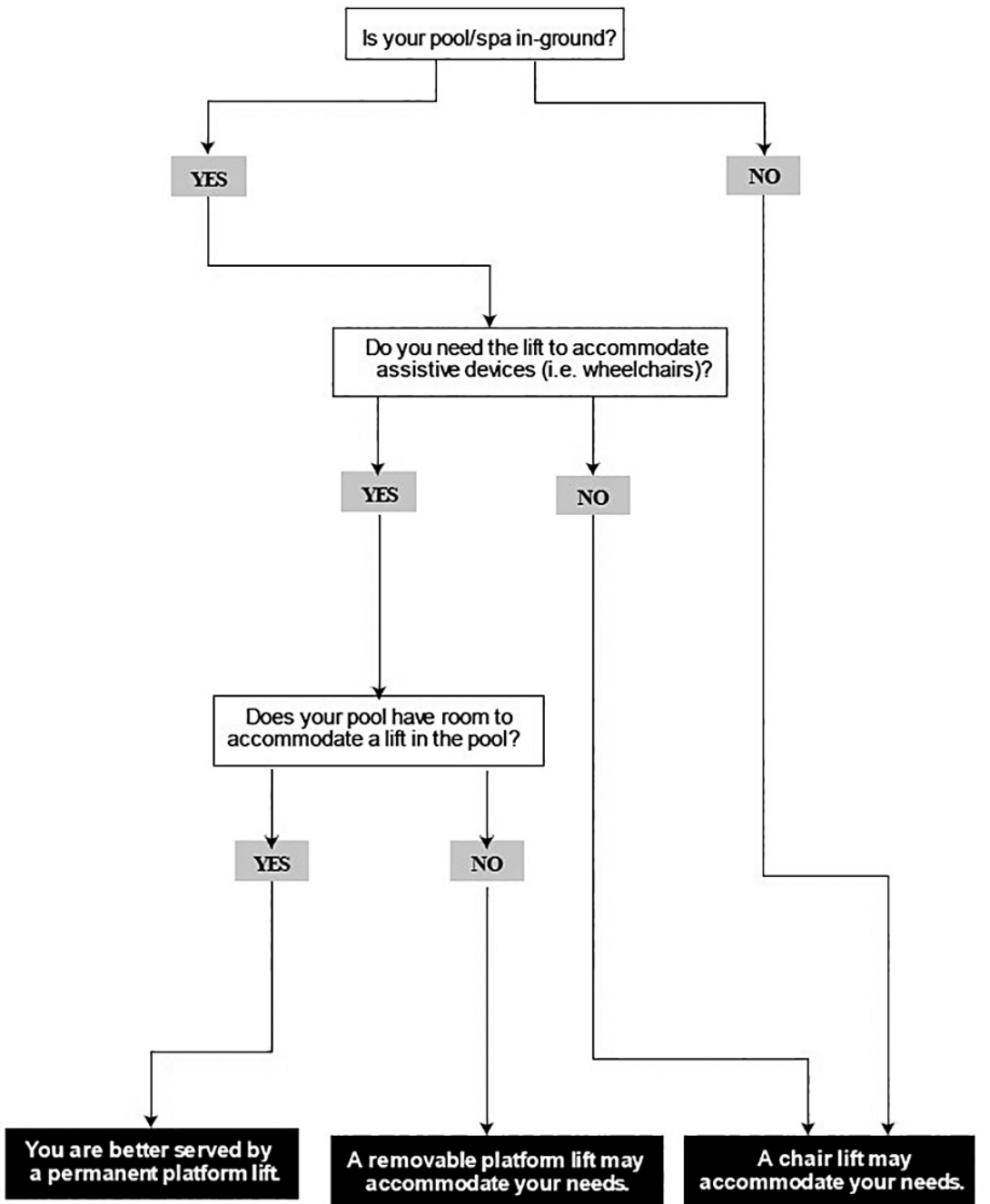
- elevator cab with handrail and emergency telephone
  - doors
  - controls
  - motor, counterweight
  - guide rails
  - suspension ropes
  - travelling cable
  - hoistway
  - lifting beam
  - electrical service
  - pit
  - fixed ladder, drain and sump
  - machine room
- 

**Optional accessibility features:**

- directional braille signage
- hearing loop
- fold-down seat

# Pool lifts

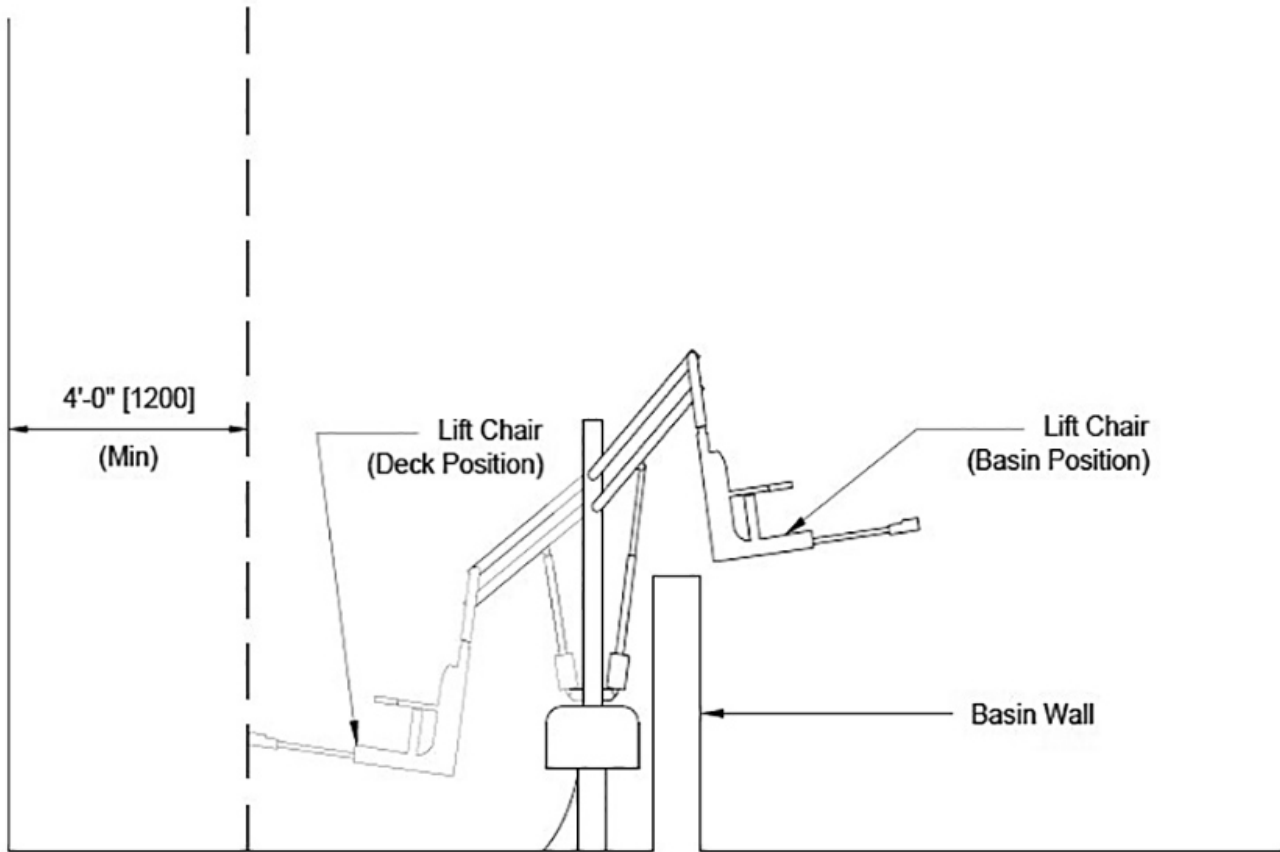
**How to choose the pool lift that best suits your accessibility needs**



(more inclusive) → (less inclusive)



**Figure 13: Above-ground pool chair lift**



Source: NBC 2015 / CSA B651-18

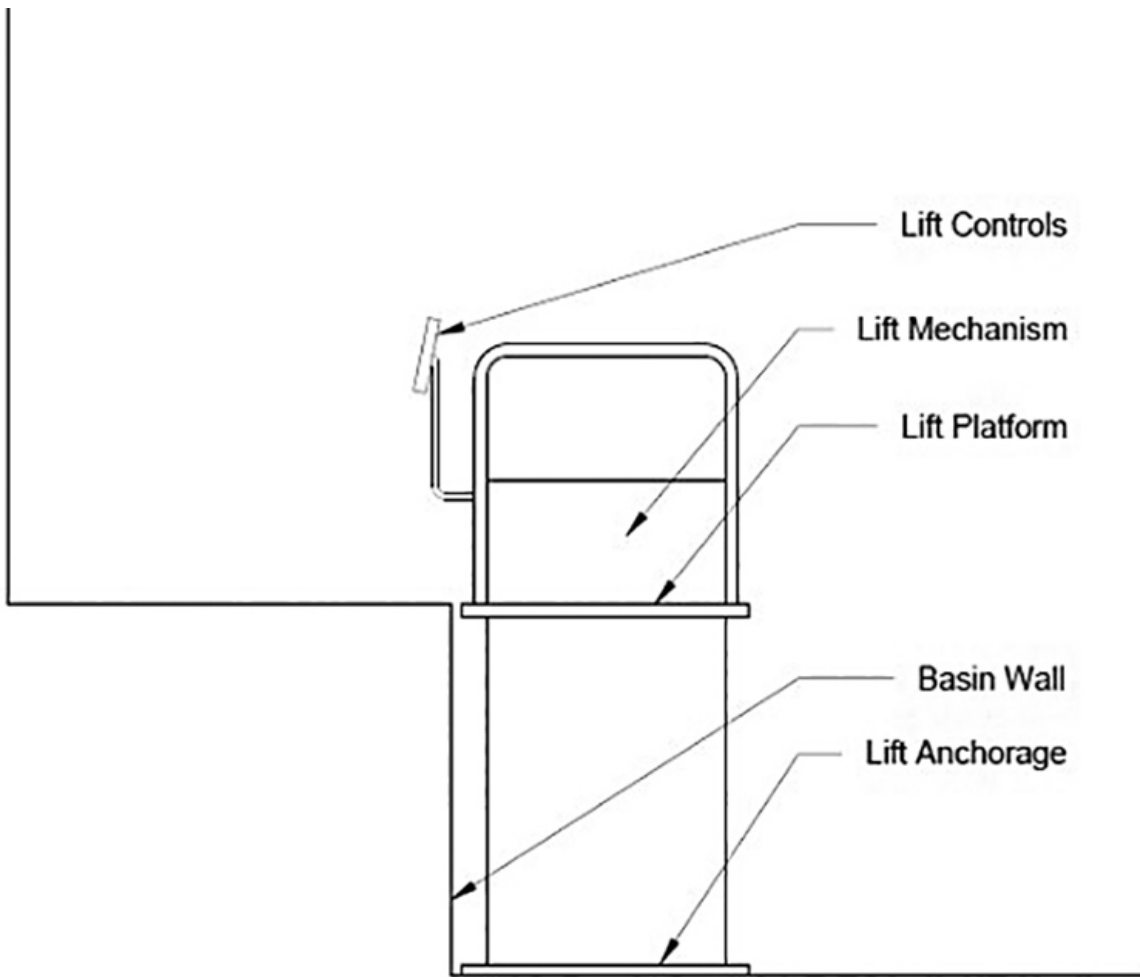
A pool chair lift is a hard seat designed to carry a person in a seated position from the pool deck to the above-ground or in-ground pool. The chair swivels and lowers close to the basin wall to allow the person to exit.

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**Above-ground and in-ground pool chair lifts include:**

- chair lift unit
  - pool deck anchor
-

**Figure 14: Permanent in-ground pool lift**



**Source:** NBC 2015 / CSA B651-18

Platform pool lifts provide direct access between the pool deck and in-ground pool. The lift platform is designed to carry a person with a mobility device, so they can easily and autonomously get into the water. The lift controls can be operated by the occupant or attendee. The lift mechanism lowers the lift platform into the water along the edge of the basin wall.

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**Permanent and portable platform pool lifts include:**

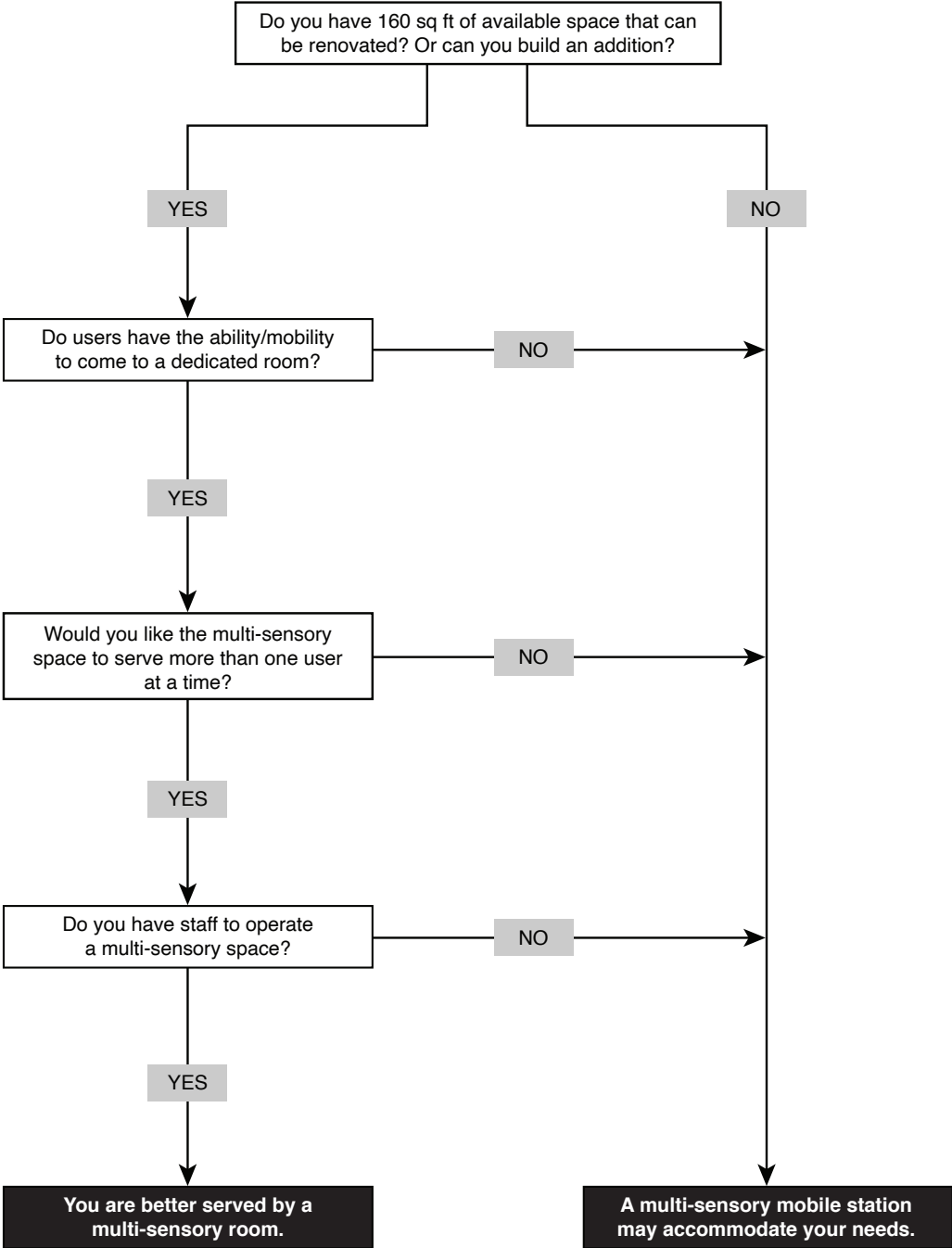
- platform lift unit
  - pool deck anchor
  - pool wheelchair
-



# Multi-sensory environments

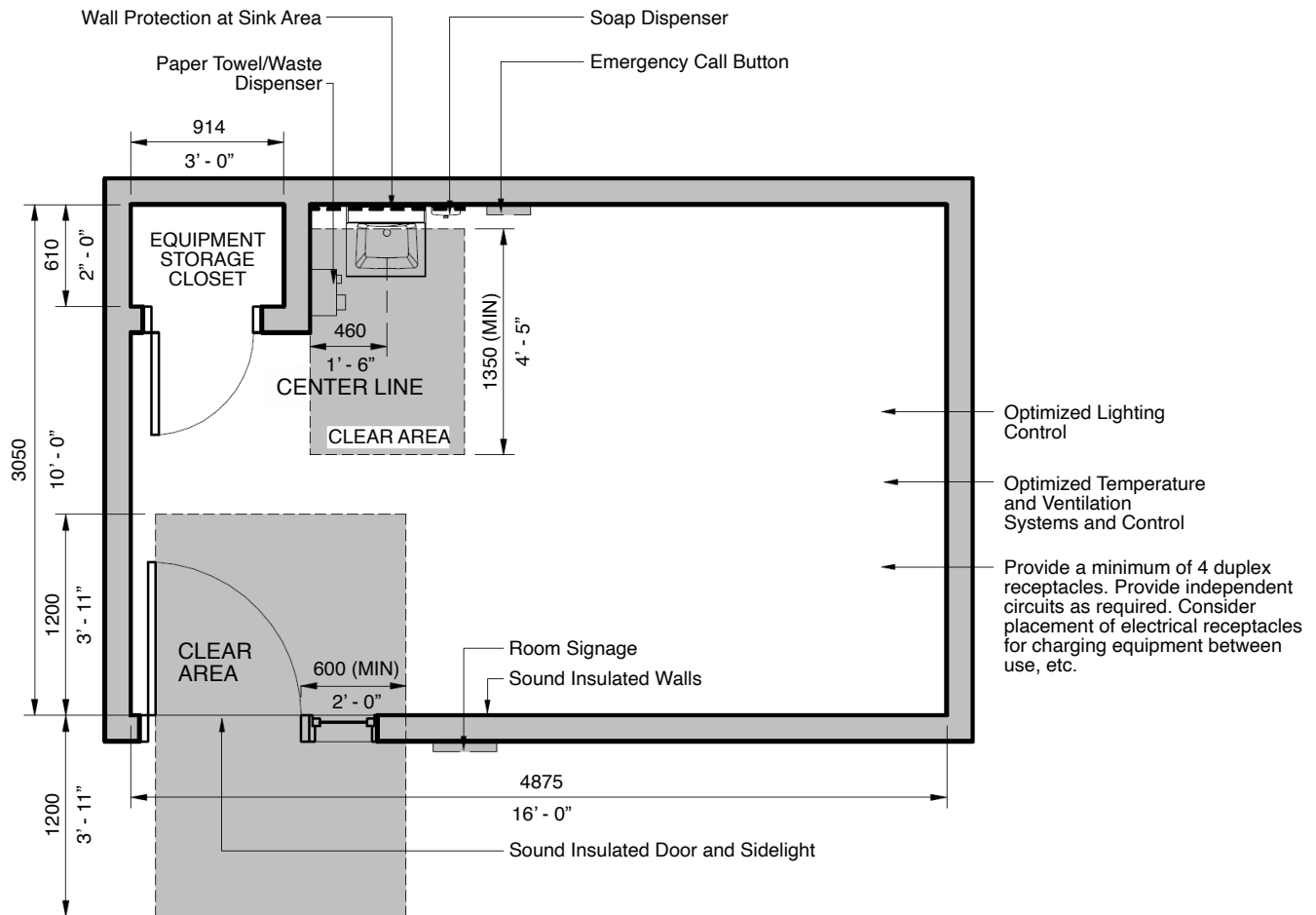
Where possible, a multi-sensory room is the preferred environment to create a controlled space that is adaptable to the needs of a variety of participants.

## How to choose the multi-sensory space that best suits your accessibility needs



(more inclusive) → (less inclusive)

**Figure 15: Multi-sensory room**



Multi-sensory rooms create a controlled, safe space devoted to stimulating or calming the senses. They can be relaxing spaces to help reduce agitation and anxiety. They can also engage the user to participate in activities, stimulate reactions, and encourage communication. Generally, the room is adaptable to a wide range of participant needs.

It is important to consult professionals, such as architects, mechanical and electrical engineers to optimize the soundproofing, and systems within the space. Professional fees are included in the flat rate cost.

A multi-sensory room includes finishing for approximately a 160 sq ft (15 m sq) or 10 ft × 16 ft room that includes a clear area to enter and exit the room. There is also a clear area to give access to the hand wash area. The sink has enough space underneath for persons in assistive devices to fit their knees, as well as protection from the hot water supply.



---

### Multi-sensory rooms include:

- sound insulated walls
- sound insulated door
  - insulated steel frame
  - door hardware set
  - automatic operator with controls
  - electrical power connection
  - barrier free transition
  - colour contrasting painting
- optimized HVAC (beyond code minimums)
  - improved air quality
  - acoustic absorption
  - in room controls
- optimized lighting
  - anti-glare lighting with dimmer
  - in room controls
- optimized electrical
  - increased capacity for receptacles and circuits
  - minimum of 4 duplex receptacles in room
- wall mounted hand wash sink
  - installed with modifications to existing plumbing
  - insulated piping or shroud
  - wall protection
  - soap dispenser
  - paper towel dispenser
  - waste bin
- storage closet for sensory equipment
  - hollow metal door with steel frame
  - door hardware set
- room signage with text, graphic and braille (a system where dots represent letters and words)
  - single plate outside room
  - one directional wayfinding sign placed elsewhere to direct users


---

## Sensory tools and equipment

The following packages give examples of items you could purchase with the amount of funding included with each package selected. These are examples only. You may purchase similar sensory items of an equivalent value that best suits your users. The packages you select will depend on the needs of the users of the multi-sensory room.

It is important to consult specialists, such as an occupational therapist, physical therapist, speech pathologist among others, when purchasing sensory equipment to customize the space and programming for the intended users.

- **Auditory package:** Items that produce music, tones or other noises.
  - 5 toy musical instruments, 4 games, 1 sound machine
- **Visual package:** Items that produce light or other visual input.
  - 1 light table, 4 games, 2 lamps, 4 light panels, 1 projector package, 1 fibre optic light
- **Vibration or Vibroacoustic package:** Items designed to produce vibration. Vibroacoustic combines vibration and sound.
  - 1 vibroacoustic chair, 1 vibrating cushion, 1 vibrating pillow, 1 vibrating mat, 1 vibrating oral toy, 1 vibrating hand held toy

- 
- **Muscle sense (Proprioception) package:** Items that activate joint and muscle involvement.
    - 1 mini trampoline, 1 bouncy chair, 3 body socks (small, medium, large), 1 squeeze machine, 1 weighted blanket with adjustable weights, 1 weighted vest with adjustable size, 1 weighted toy for lap or over shoulders
  - **Movement (Vestibular) package:** Items designed to cause movement.
    - 1 swing, 1 spinner, 1 beam, 1 scooter, 1 wobble cushion, 1 therapy ball, 1 rocker seat, 1 balance board
  - **Sensory Dampening package:** Items that allow user to reduce noise, visual input or other stimuli
    - 4 sets of noise cancelling headphones, 4 adjustable size eye masks

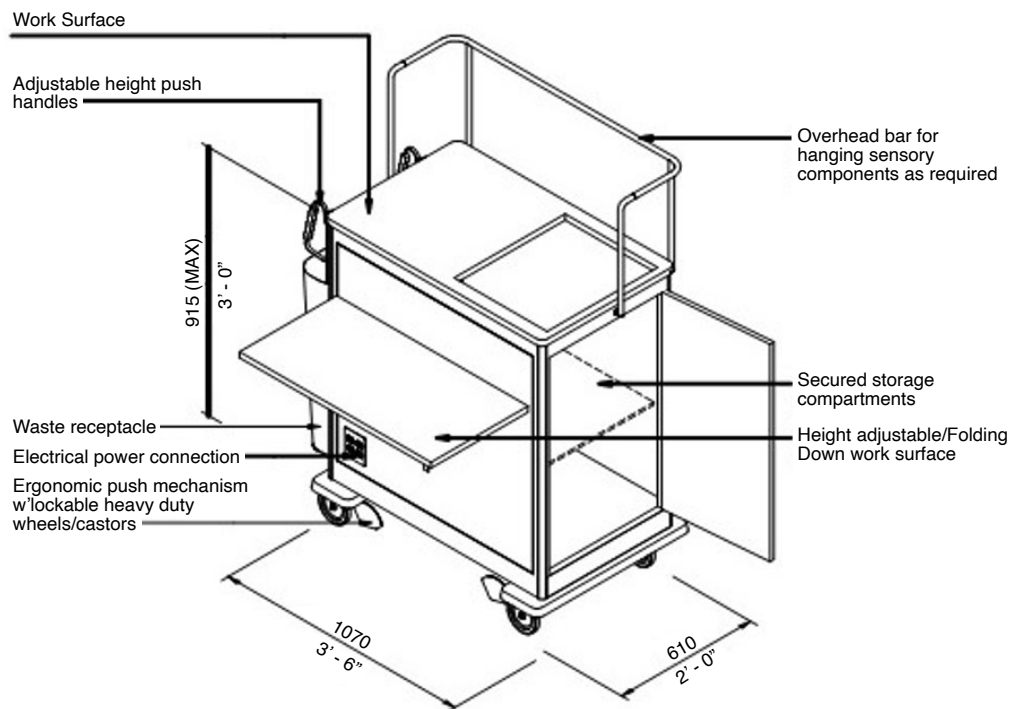
#### Optional accessibility features:

- acoustic ceiling and acoustic non-slip flooring
- hygienic wall cladding
- specialized seating and work surfaces
  - a selection of chairs, mats, wedges
  - tables or decks that are height adjustable
- emergency call button
- additional sound insulated emergency exit door





**Figure 16: Multi-sensory mobile station**




A mobile station offers a multi-sensory environment where space or mobility of the users may be a consideration. The cart should be height adjustable to engage users while seated or standing.

**A multi-sensory cart includes:**

- height adjustable work surface
- height adjustable push handles
- heavy duty, locking wheels
- secure storage compartments
- overhead bar for hanging sensory components, as required
- electrical power connection with 4 outlets
- waste bin

**Sensory tools and equipment**

The following packages give examples of items you could purchase with the funding included with each package selected. These are examples only. You may purchase similar sensory items of an equivalent value that best suits your users. The packages you select will depend on the needs of the users of the multi-sensory station.



It is important to consult specialists, such as an occupational therapist, physical therapist, speech pathologist, among others, when purchasing sensory equipment to customize the space and programming for the intended users.

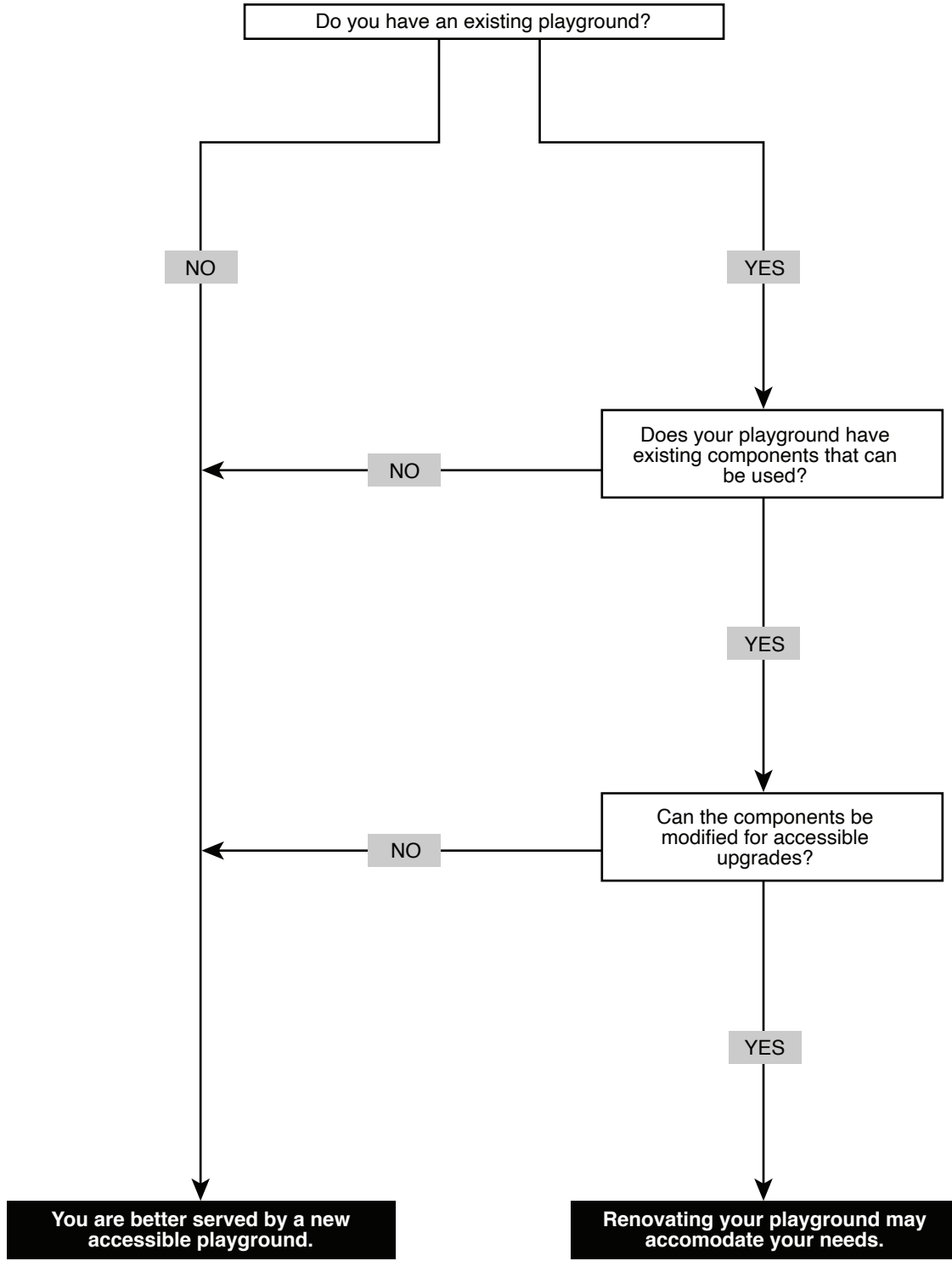
- **Auditory package:** Items that produce music, tones or other noises.
  - 5 toy musical instruments, 3 games, 1 sound machine
- **Visual package:** Items that produce light or other visual input.
  - 4 games, 1 lamp, 1 table top light panel or box, 1 projector package, 1 fibre optic light
- **Vibration or Vibroacoustic package:** Items that produce vibration. Vibroacoustic combines vibration and sound.
  - 1 vibrating cushion, 1 vibrating pillow, 1 vibrating mat, 1 vibrating oral toy, 1 vibrating hand held toy
- **Muscle sense (Proprioception) package:** Items that activate joint and muscle involvement.
  - 3 body socks (small, medium, large), 1 weighted blanket with adjustable weights, 1 weighted vest with adjustable size, 1 weighted toy for lap or over shoulders
- **Movement (Vestibular) package:** Items designed to cause movement.
  - 1 wobble cushion, 1 rocker seat, 1 balance board
- **Sensory Dampening package:** Items that allow user to reduce noise, visual input or other stimuli
  - 2 sets of noise cancelling headphones, 2 adjustable size eye masks



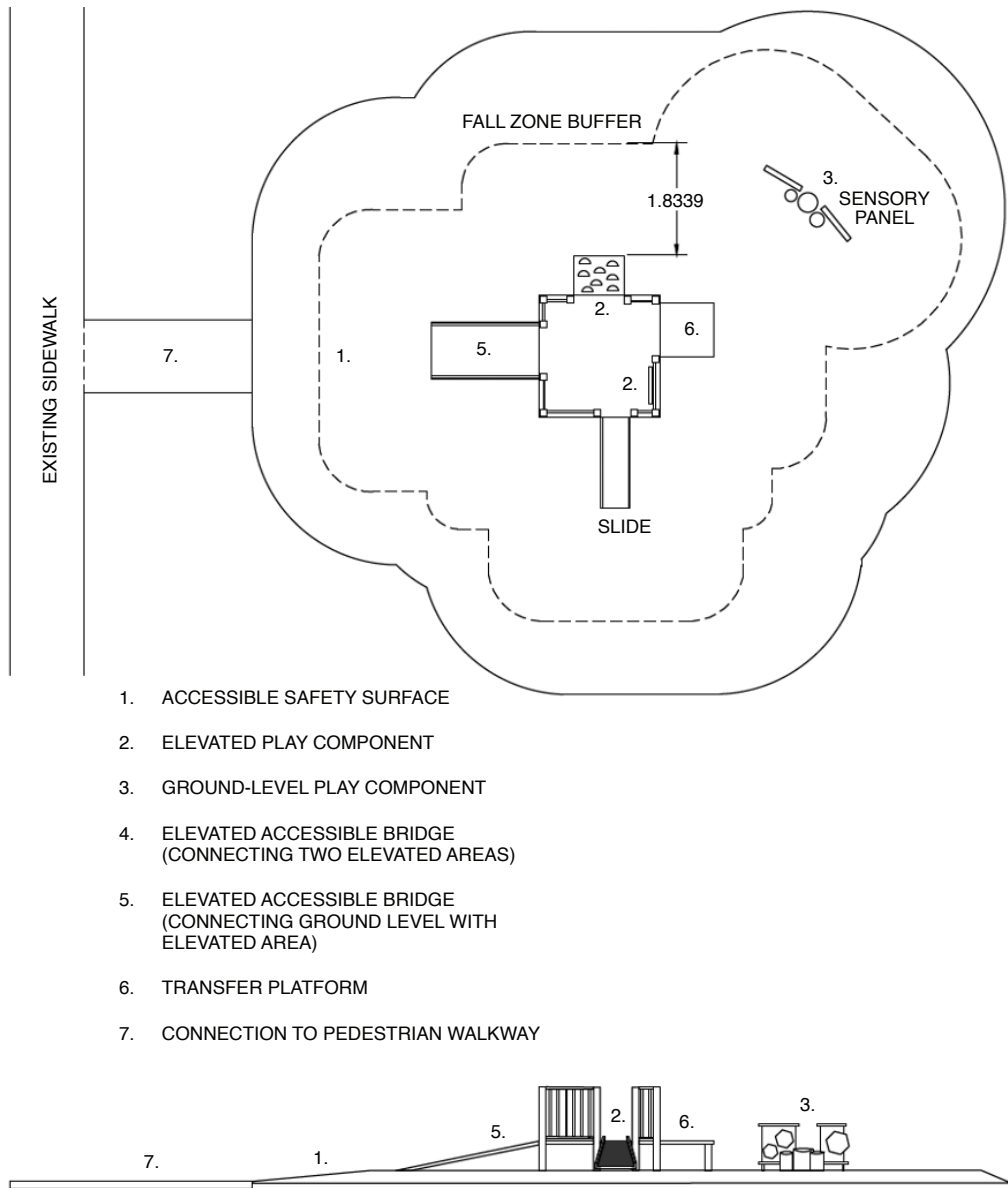
## **Accessible playgrounds**

Accessible playgrounds promote engagement and participation for all ages and abilities. They should provide a variety of play components. These components should give opportunities to challenge user's abilities and play types, such as social, physical and mental experiences. A number of ground-level play components should be included for persons who cannot access elevated areas. It is important to consult with a landscape architect or playground designer when designing, building or renovating your accessible playground.


## How to choose the accessible playground that best suits your accessibility needs



**Figure 17: Accessible playground - small**



1. ACCESSIBLE SAFETY SURFACE
2. ELEVATED PLAY COMPONENT
3. GROUND-LEVEL PLAY COMPONENT
4. ELEVATED ACCESSIBLE BRIDGE (CONNECTING TWO ELEVATED AREAS)
5. ELEVATED ACCESSIBLE BRIDGE (CONNECTING GROUND LEVEL WITH ELEVATED AREA)
6. TRANSFER PLATFORM
7. CONNECTION TO PEDESTRIAN WALKWAY



A path connects to an existing pedestrian walkway or sidewalk. It must be at least 150 mm wide and have a slope of no more than 5%. The accessible safety surface needs to be a certain depth based on fall heights and for drainage. The surfacing has a minimum border or “fall zone buffer” area that outlines the playground. Accessible bridges connect elevated areas to ground-level components. A transfer platform allows persons to transfer from their assistive mobility devices to elevated play components. A tactile orientation map allows users with visual impairments to navigate the play area.

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**Accessible playgrounds include:**

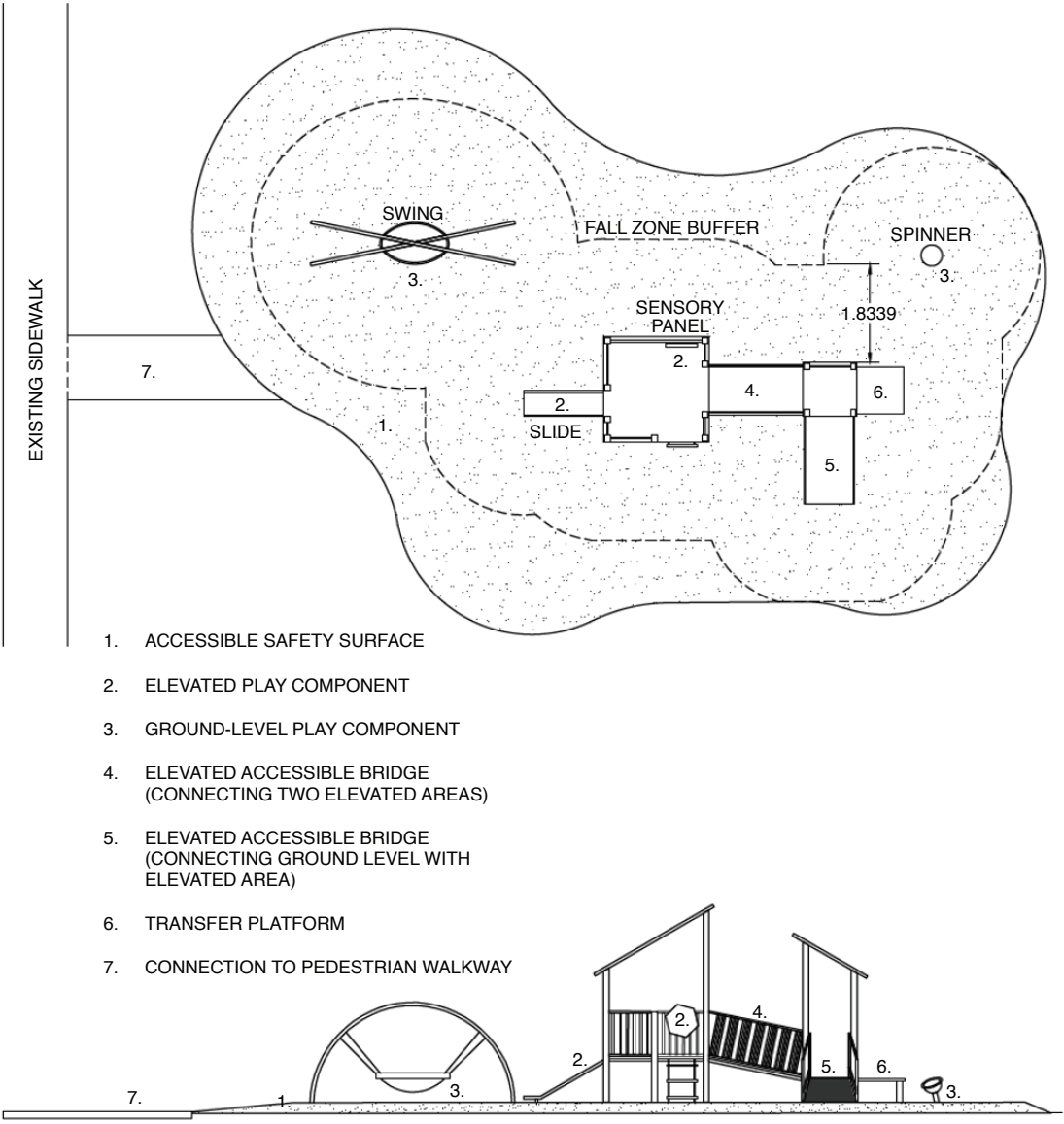
- accessible safety surfacing
    - engineered wood fibre
    - pour-in place rubber (most accessible option for assistive devices, such as wheelchairs)
  - elevated play components and/or ground-level play components such as,
    - elevated
      - climbers
      - slides
      - sensory play panels
    - ground
      - swings
      - spring riders
      - bouncers
      - sensory play panels
  - elevated bridge and/or transfer platform to give access from the ground level to elevated play components
  - path connection to pedestrian walkway
- 

**Optional accessibility features:**

- tactile orientation map
- sensory play panels
- accessible seating

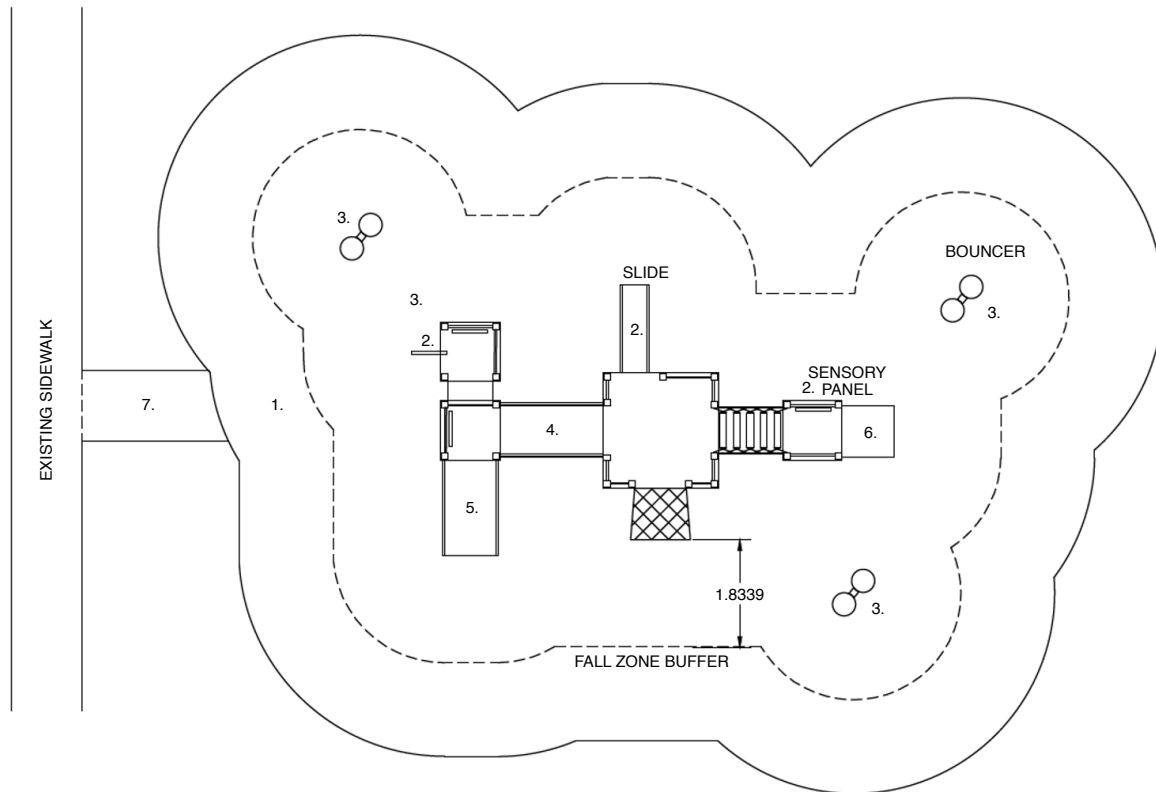


**Figure 18: Accessible playground – medium**



- 1. ACCESSIBLE SAFETY SURFACE
- 2. ELEVATED PLAY COMPONENT
- 3. GROUND-LEVEL PLAY COMPONENT
- 4. ELEVATED ACCESSIBLE BRIDGE (CONNECTING TWO ELEVATED AREAS)
- 5. ELEVATED ACCESSIBLE BRIDGE (CONNECTING GROUND LEVEL WITH ELEVATED AREA)
- 6. TRANSFER PLATFORM
- 7. CONNECTION TO PEDESTRIAN WALKWAY

Figure 19: Accessible playground – large



- 1. ACCESSIBLE SAFETY SURFACE
- 2. ELEVATED PLAY COMPONENT
- 3. GROUND-LEVEL PLAY COMPONENT
- 4. ELEVATED ACCESSIBLE BRIDGE (CONNECTING TWO ELEVATED AREAS)
- 5. ELEVATED ACCESSIBLE BRIDGE (CONNECTING GROUND LEVEL WITH ELEVATED AREA)
- 6. TRANSFER PLATFORM
- 7. CONNECTION TO PEDESTRIAN WALKWAY

