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Canada

Enabling Accessibility Fund

Flat Rate Information 2024-2025

Enabling Accessibility Fund: Flat Rate Information, 2024-2025

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Table of Contents

List of figures 3

Flat rate description for construction projects 4

How do flat rate costs work 4

How will project location impact funding amounts 5

Project planning and contingency 5

Ramps 6
Figure 1: Ramps 6

Accessible doors 8
Figure 2: Accessible doors 8

Accessible washrooms 10
Figure 3: Accessible single occupant washroom general floor plan 10
Figure 4: Washroom accessory heights 12
Figure 5: Multi-stall washroom with accessible stall general floor plan 13
Figure 6: Accessible stall general floor plan 15
Figure 7: Barrier-free shower general floor plan 16

Accessible lifts 17
Figure 8: How to choose between an accessible lift and an elevator to best suit your access needs 17
Figure 9: How to choose the accessible lift that best suits your accessibility needs 18
Figure 10: Inclined platform lift 19
Figure 11: Vertical platform lift (with enclosure option) 20

Elevators 21
Figure 12: How to choose the passenger elevator that best suits your accessibility needs 21
Figure 13: Limited use, limited application elevator 22
Figure 14: Hydraulic elevator 23
Figure 15: Traction elevator 25

Pool lifts 27
Figure 16: How to choose the pool lift that best suits your accessibility needs 27
Figure 17: Above-ground pool chair lift 28
Figure 18: Permanent in-ground pool lift 29

Multi-sensory environments 30
Figure 19: How to choose the multi-sensory space that best suits your accessibility needs 30
Figure 20: Multi-sensory room 31
Figure 21: Multi-sensory mobile station 34

Accessible playgrounds 36
Figure 22: How to choose the accessible playground that best suits your accessibility needs 37
Figure 23: Accessible playground – small 38
Figure 24: Accessible playground – medium 40
Figure 25: Accessible playground – large 41

Accessible parking **42**
Figure 26: Accessible parking – single – below grade 43
Figure 27: Accessible parking – multiple – below grade 44
Figure 28: Accessible parking – below grade vs at grade 46

Accessible drop-off areas **47**
Figure 29: Accessible drop-off area 48

Accessible electric vehicle charging stations **50**
Figure 30: Accessible EV charging station – single – at grade 50
Figure 31: Accessible EV charging station – multiple – at grade 51
Figure 32: Accessible EV charging station – single – below grade 52
Figure 33: Accessible EV charging station – multiple – below grade 53

Accessible kitchens **55**
Figure 34: Accessible kitchen general floor plan 55
Figure 35: Accessible kitchen layout 56
Figure 36a: Accessible kitchen – heights and clearances 57
Figure 36b: Accessible kitchen – heights and clearances 58

Accessible drinking fountains and hand-wash stations **62**
Figure 37: Indoor drinking fountain – wall-mounted versus free-standing 62
Figure 38: Indoor drinking fountain –
drinking fountain with bottle filling station versus bottle filling station only 63
Figure 39: Outdoor drinking fountain –
drinking fountain with bottle filling station versus drinking fountain only 64
Figure 40: Outdoor drinking fountain –
drinking fountain with bottle filling station and service animal basin 65
Figure 41 – Hand-wash station 66

List of figures

- **Figure 1:** Ramps
- **Figure 2:** Accessible doors
- **Figure 3:** Accessible single occupant washroom general floor plan
- **Figure 4:** Washroom accessory heights
- **Figure 5:** Multi-stall washroom with accessible stall general floor plan
- **Figure 6:** Accessible stall general floor plan
- **Figure 7:** Barrier-free shower general floor plan
- **Figure 8:** How to choose between an accessible lift and an elevator to suit your accessibility needs
- **Figure 9:** How to choose the accessible lift that best suits your accessibility needs
- **Figure 10:** Inclined platform lift
- **Figure 11:** Vertical platform lift (with enclosure)
- **Figure 12:** How to choose the passenger elevator that best suits your accessibility needs
- **Figure 13:** Limited use, limited application elevator
- **Figure 14:** Hydraulic elevator
- **Figure 15:** Traction elevator
- **Figure 16:** How to choose the pool lift that best suits your accessibility needs
- **Figure 17:** Above-ground pool chair lift
- **Figure 18:** Permanent in-ground pool lift
- **Figure 19:** How to choose the multi-sensory space that best suits your accessibility needs
- **Figure 20:** Multi-sensory environment room
- **Figure 21:** Multi-sensory mobile station
- **Figure 22:** How to choose the accessible playground that best suits your accessibility needs
- **Figure 23:** Accessible playground – small
- **Figure 24:** Accessible playground – medium
- **Figure 25:** Accessible playground – large
- **Figure 26:** Accessible Parking – single – below grade
- **Figure 27:** Accessible parking – multiple – below grade
- **Figure 28:** Accessible parking – below grade vs at grade
- **Figure 29:** Accessible drop-off area
- **Figure 30:** Accessible EV charging station – single – at grade
- **Figure 31:** Accessible EV charging station – multiple – at grade
- **Figure 32:** Accessible EV charging station – single – below grade
- **Figure 33:** Accessible EV charging station – multiple – below grade
- **Figure 34:** Accessible kitchen general floor plan
- **Figure 35:** Accessible kitchen layout
- **Figure 36a:** Accessible kitchen – heights and clearances

- **Figure 36b:** Accessible kitchen – heights and clearances
- **Figure 37:** Indoor drinking fountain – wall-mounted versus free-standing
- **Figure 38:** Indoor drinking fountain – drinking fountain with bottle filling station versus bottle filling station only
- **Figure 39:** Outdoor drinking fountain – drinking fountain with bottle filling station versus drinking fountain only
- **Figure 40:** Outdoor drinking fountain – drinking fountain with bottle filling station and service animal basin
- **Figure 41:** Hand-wash station

Flat rate description for construction projects

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

- ramps
- accessible doors
- accessible washrooms
- accessible lifts
- elevators
- pool lifts
- multi-sensory environments
- accessible playgrounds
- accessible parking
- accessible drop-off areas
- accessible electric vehicle charging stations
- accessible kitchens
- accessible drinking fountains and hand-wash stations

How do flat rate costs work

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

- the essential items and 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.

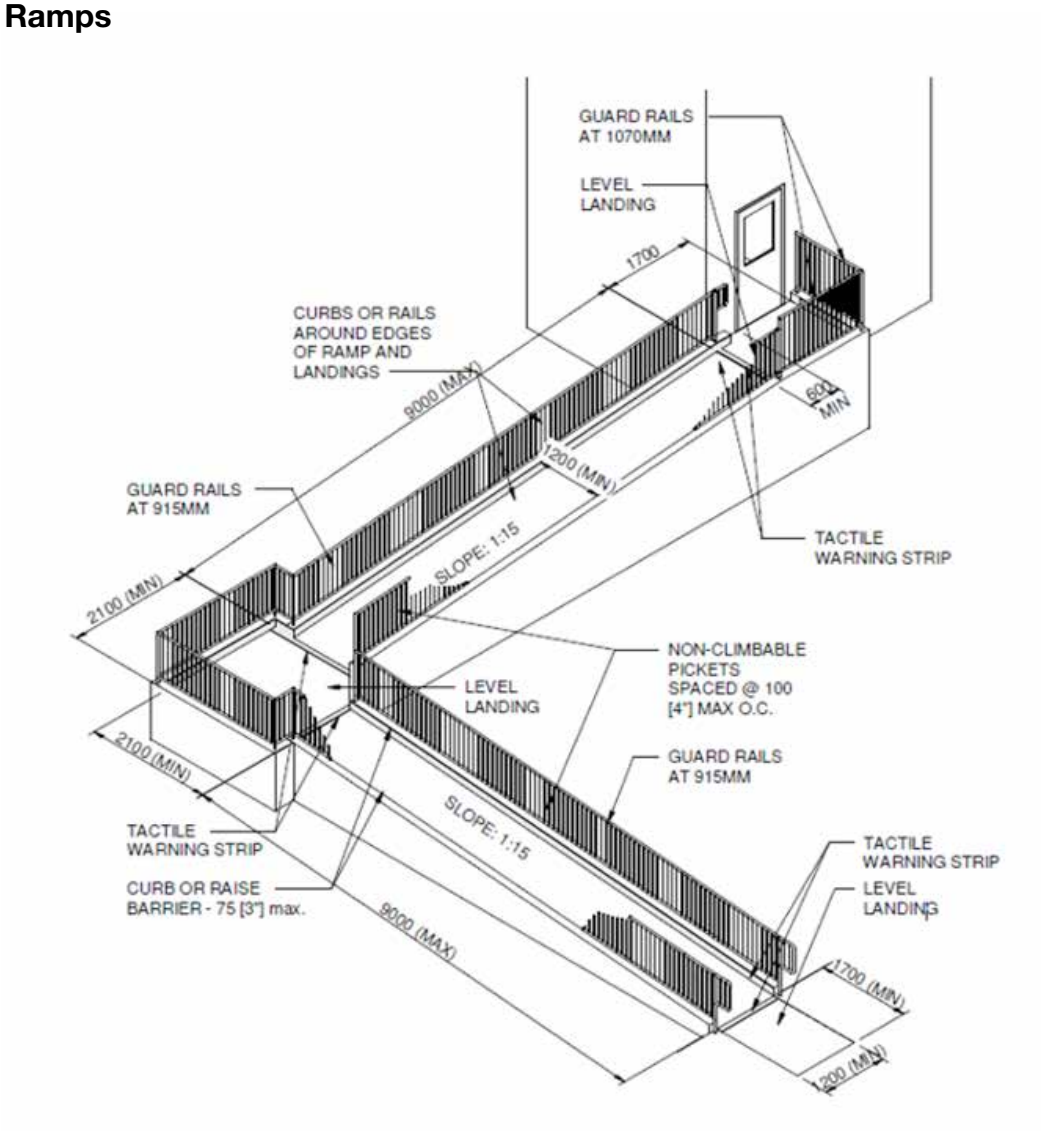
Project planning and contingency

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: Supply chain issues 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 34(a), CSA/ASC B651:23 Accessible design for the built environment. © 2023 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 heights. 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:

- the grade of the ramp is no more than 1:15
- the width is a minimum of 3’9” (1200 mm) wide
- guard rails are 3’ (915 mm) high
- pickets are no more than 4” (100 mm) apart

Ramps include:

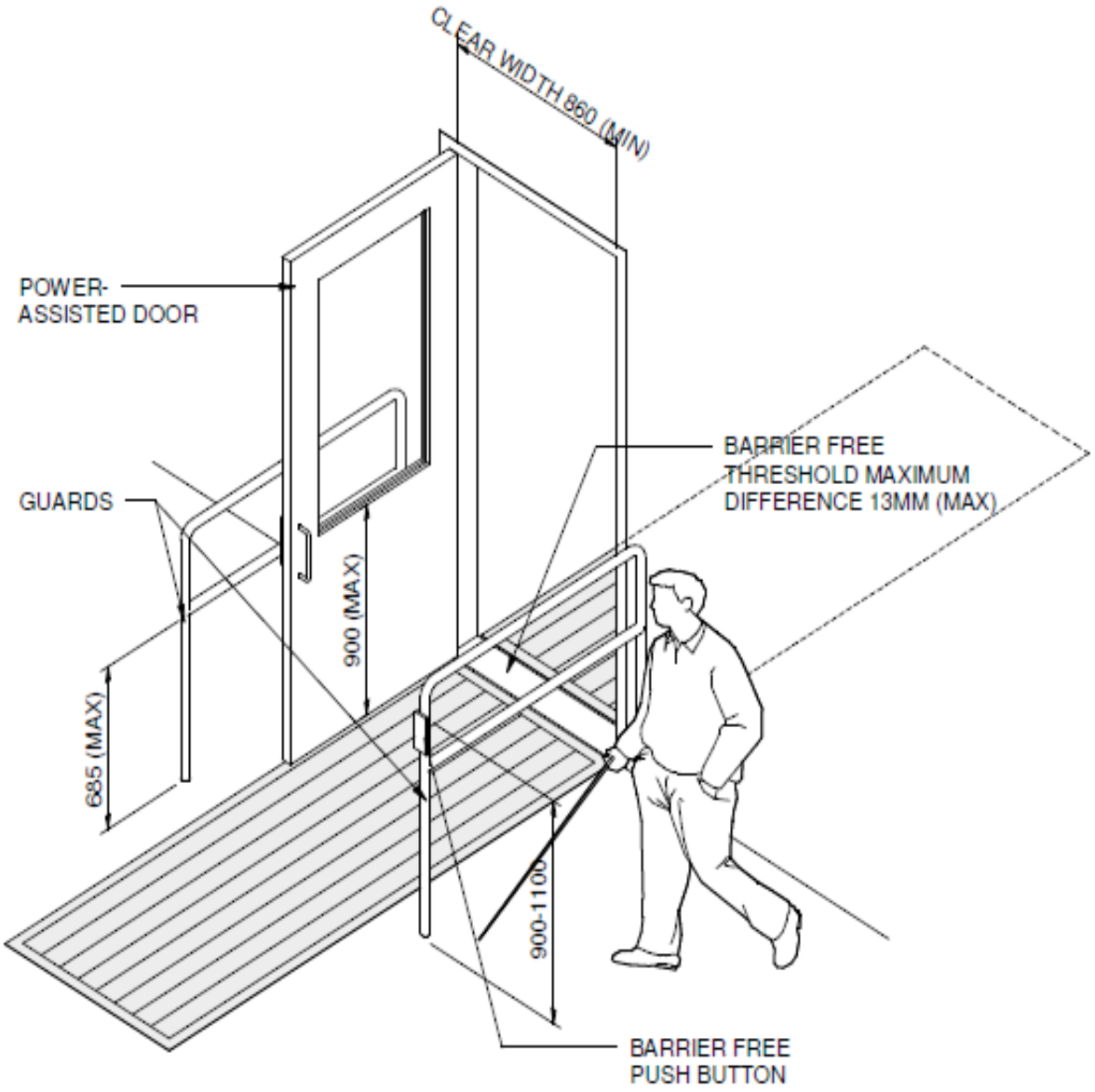
- ramp and landings
- curbs, guard rails, handrails and pickets
- structural framing
- tactile warning/colour contrasting strips
- supportive foundation

Optional accessibility feature:

- weather cover for exterior ramp

Accessible doors

Figure 2: Accessible doors



Source: Figure 23, CSA/ASC B651:23 Accessible design for the built environment. © 2023 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 are on either side of the door, and are an optional accessibility and safety feature for persons with visual or mobility disabilities. Painting the door and door frame in contrasting colours helps with depth perception for those with visual disabilities.

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:

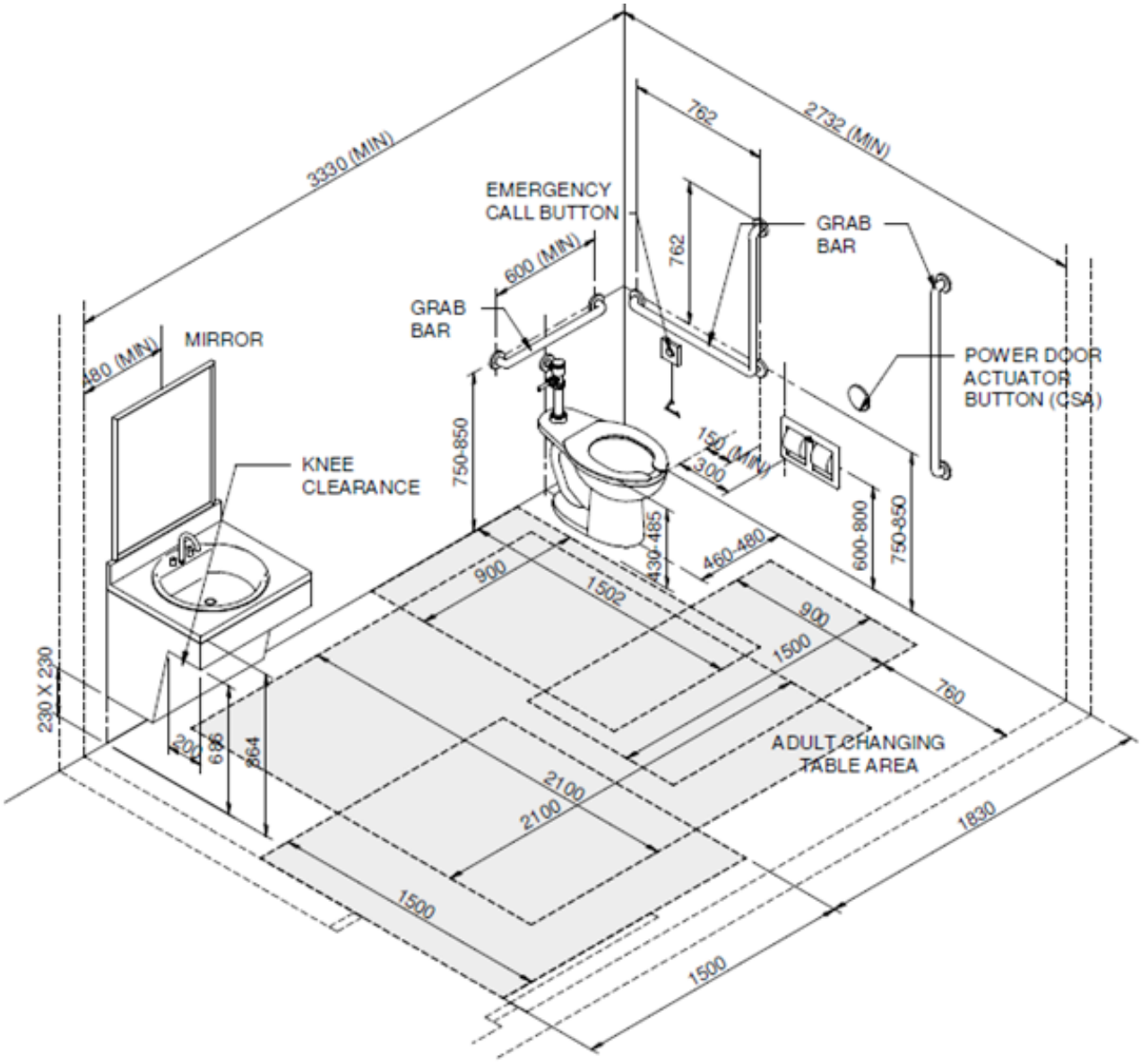
- non-insulated hollow metal door with non-insulated glass window
- non-insulated pressed steel frame
- door hardware set
- automatic door operator and controls
- electrical power connection
- colour contrasting painting and finishing

Optional accessibility feature:

- cane detectable guardrails

Accessible washrooms

Figure 3: Accessible single occupant washroom general floor plan



Source: Figure 49(a), CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association

The size of an accessible washroom is approximately 9’ by 10’11” (2732 mm by 3330 mm). 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 disabilities.

Accessible washrooms include:

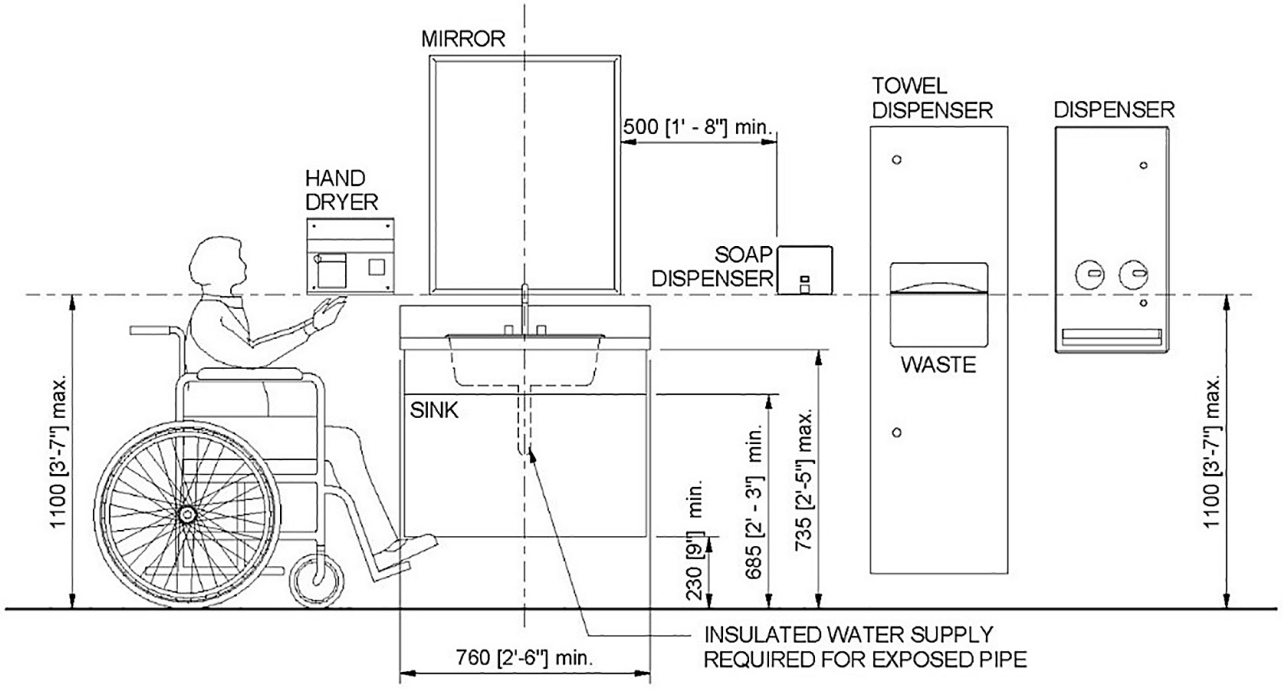
- barrier-free toilet
- barrier-free sink and vanity with knee protection
- 2 grab bars
- accessible angled mirror
- non-slip flooring
- washroom accessories
  - soap dispenser
  - toilet paper dispenser
  - paper towel dispenser or hand dryer
  - napkin disposal
- colour contrasting painting
- directional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

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Optional accessibility features:

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

Figure 4: Washroom accessory heights



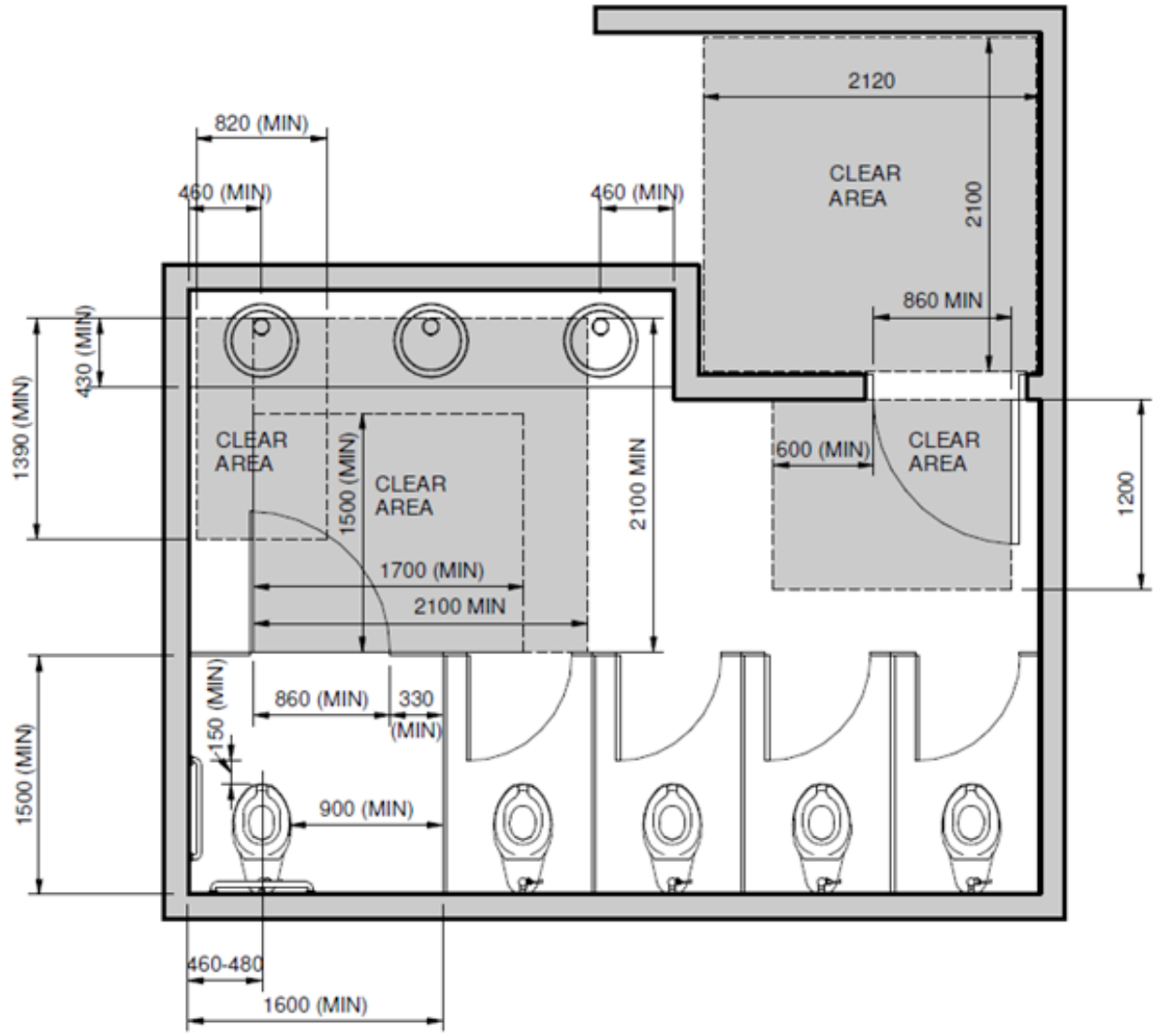
Source: Figure 44, CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association

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 42(a), CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association

A multi-stall washroom with an accessible stall has clear areas that separate the sinks and the stalls. This gives 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

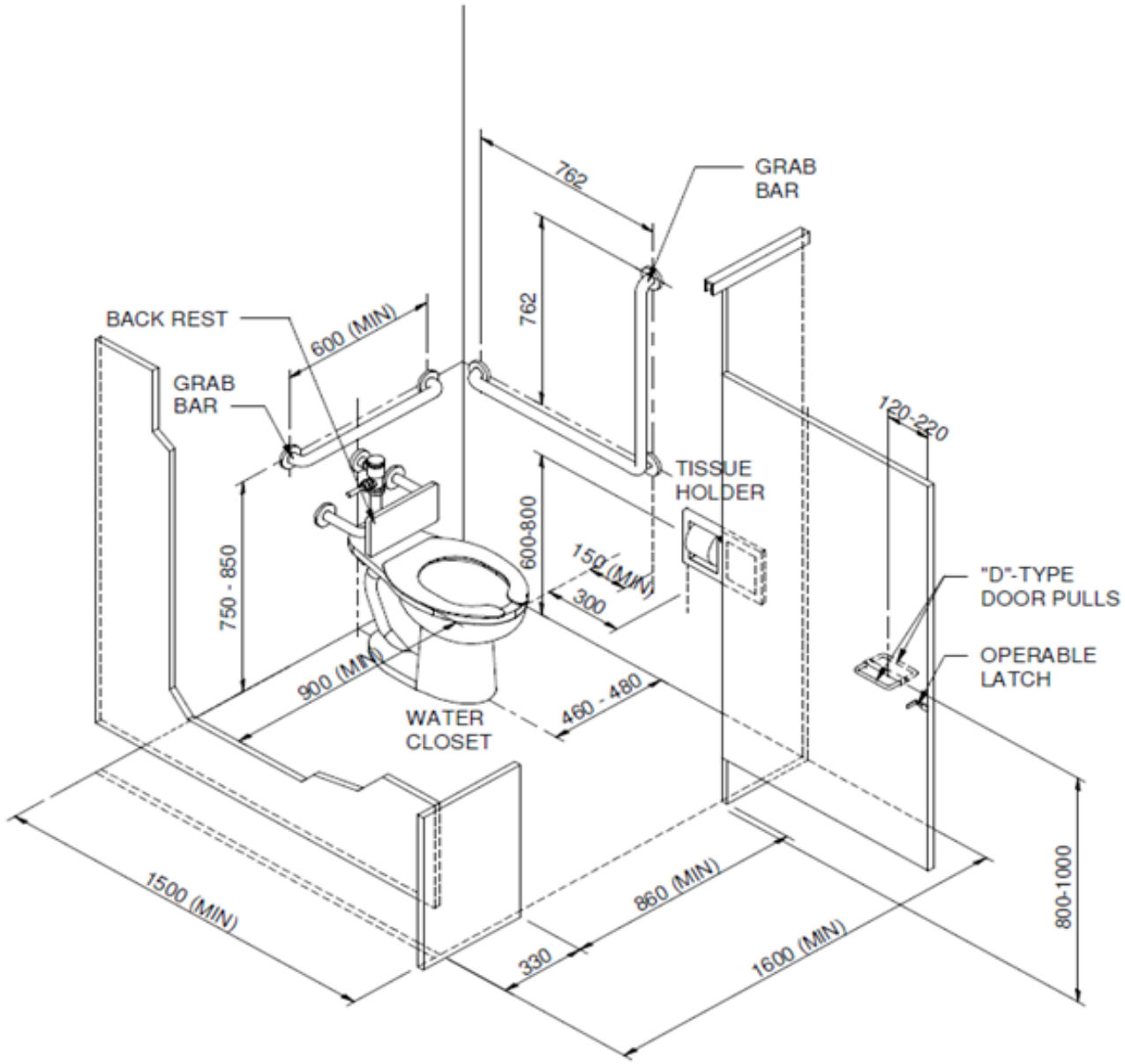
Accessible stalls include:

- 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

Optional accessibility features:

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

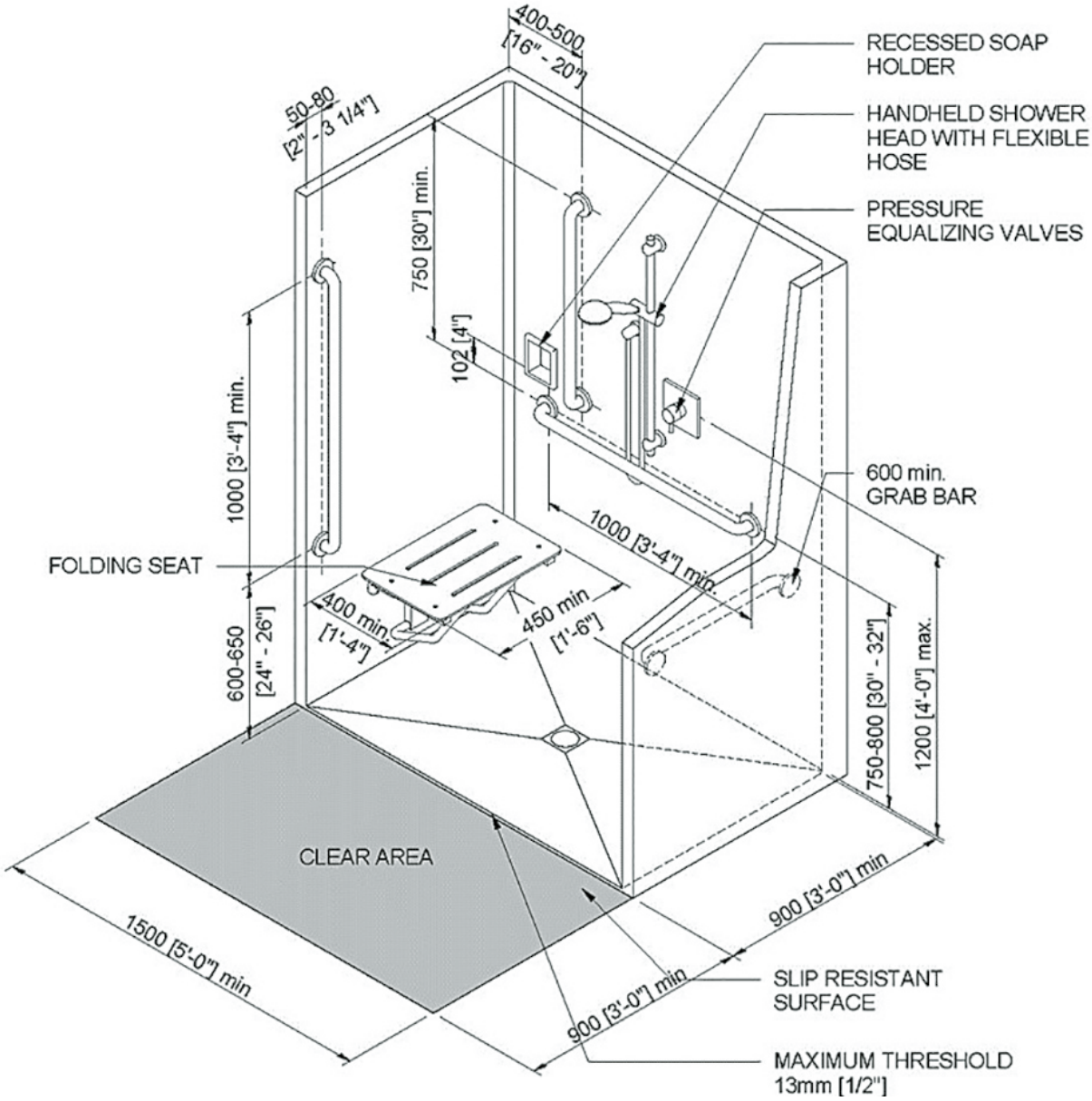
Figure 6: Accessible stall general floor plan



Source: Figure 46, CSA/ASC B651:23 Accessible design for the built environment. © 2023 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 51, CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association

Accessible showers include:

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

Accessible lifts

Figure 8: How to choose between an accessible lift and an elevator to best suit your access needs

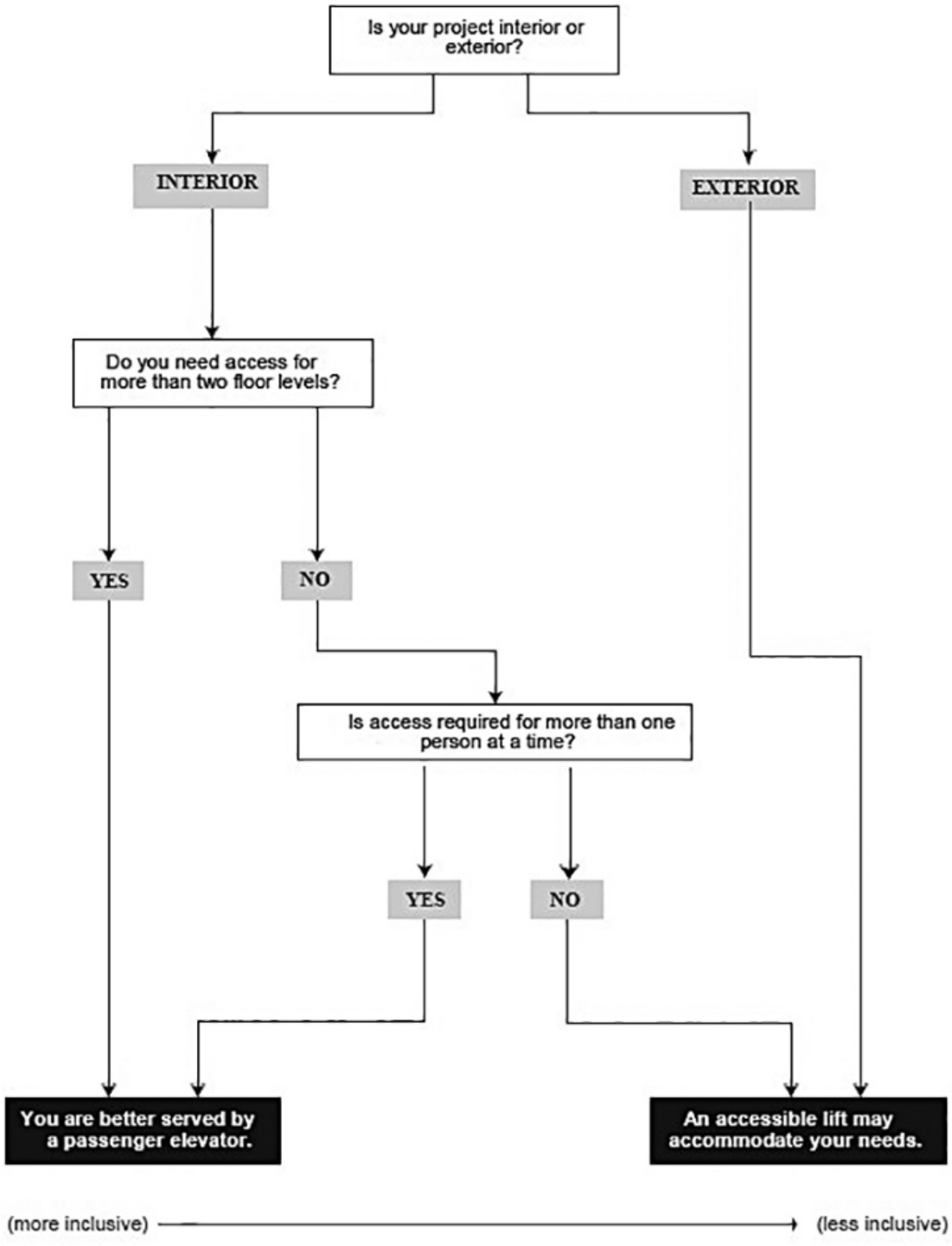


Figure 9: How to choose the accessible lift that best suits your accessibility needs

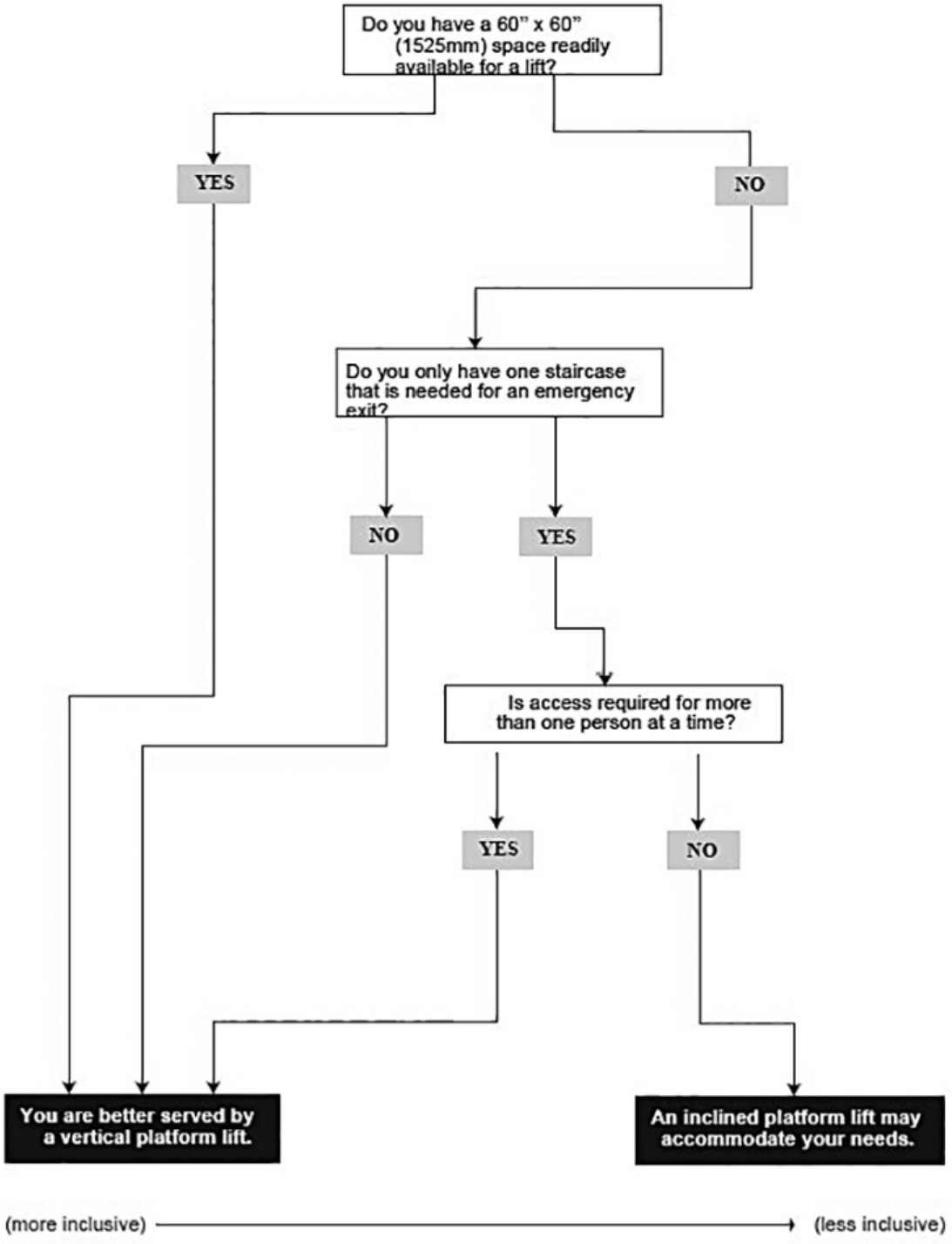
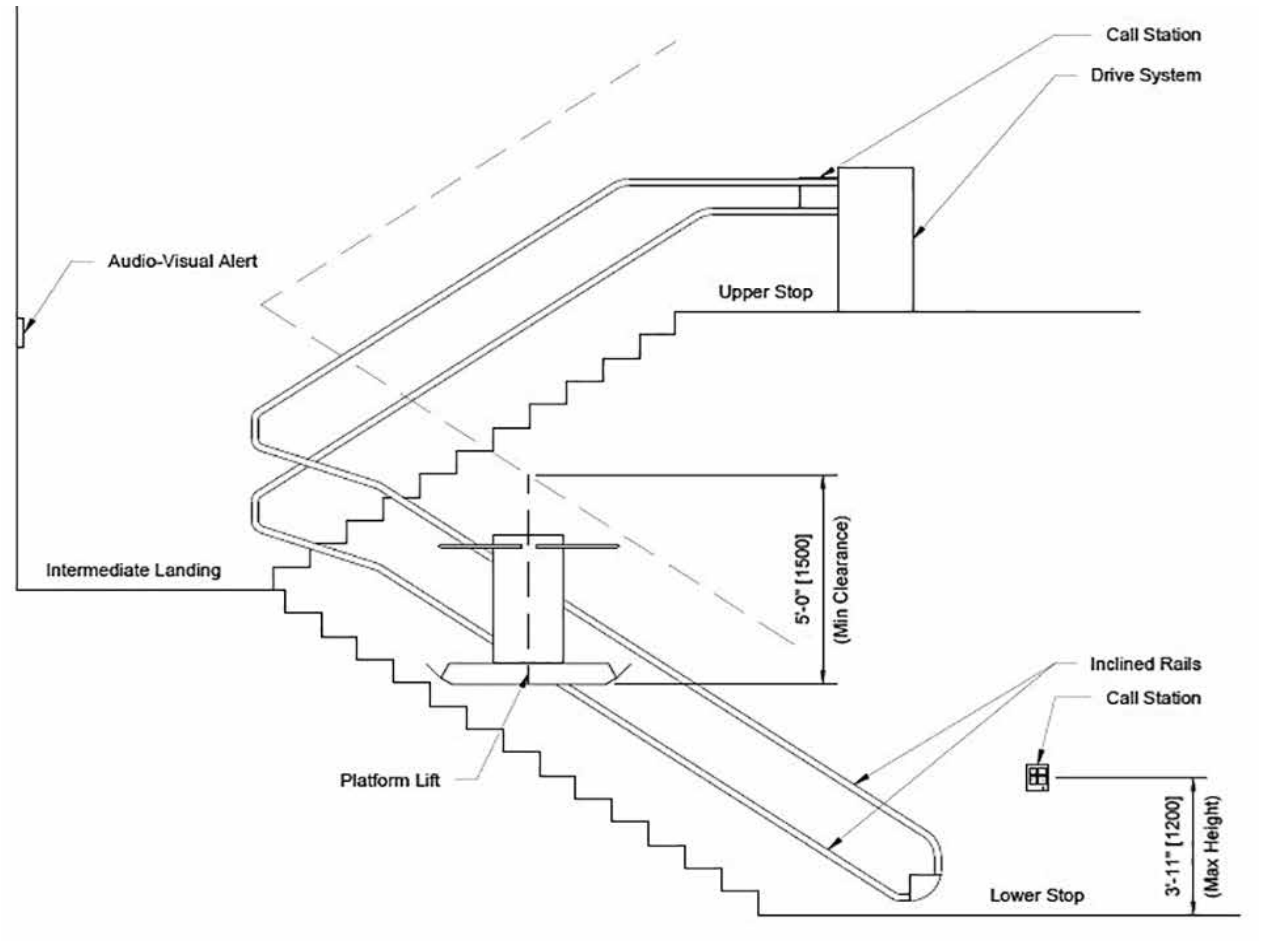


Figure 10: Inclined platform lift



Source: NBC 2015 / CSA/ASC B651:23 / 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.

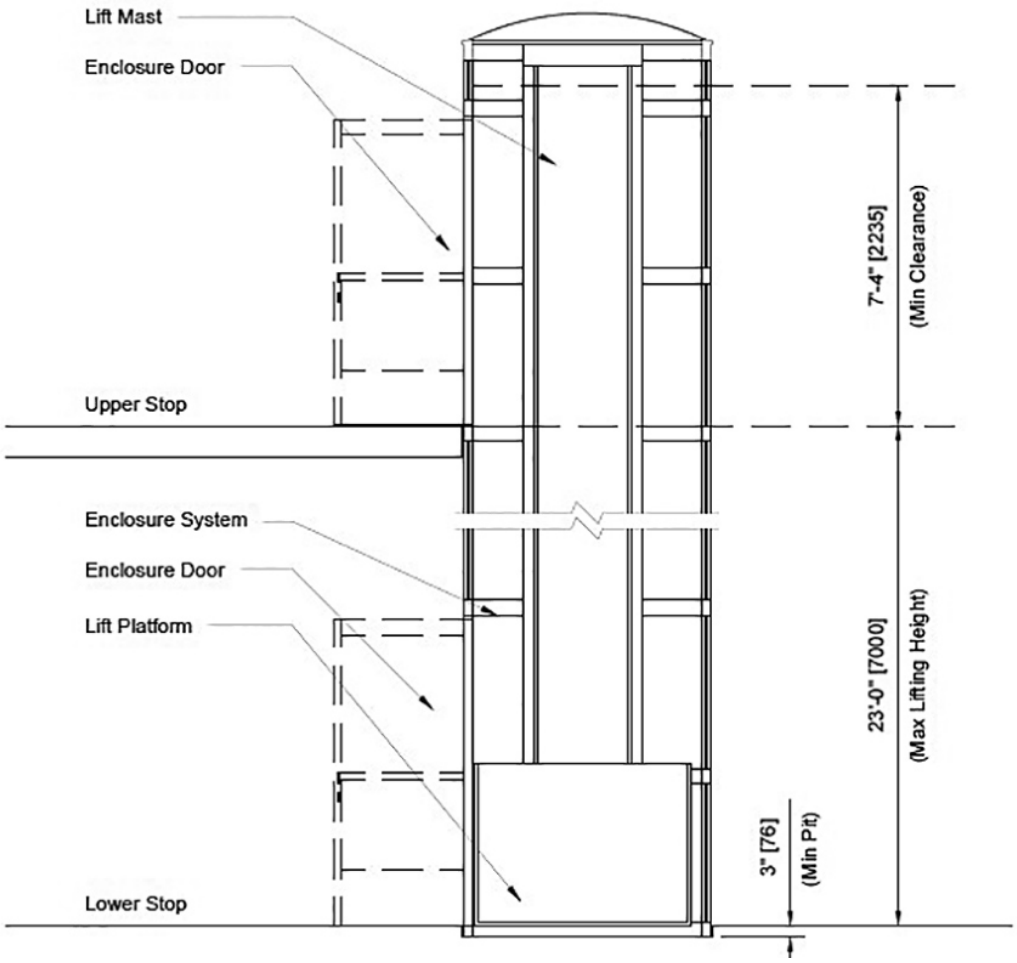
Interior and exterior platform lifts include:

- 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 11: Vertical platform lift (with enclosure option)



Source: NBC 2015 / CSA/ASC B651:23 / CSA B355:19

Vertical platform lifts include:

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

For lifts that are over 8' (2.5 m) or exposed to rain and snow, an enclosure will be automatically 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.

Figure 12: How to choose the passenger elevator that best suits your accessibility needs

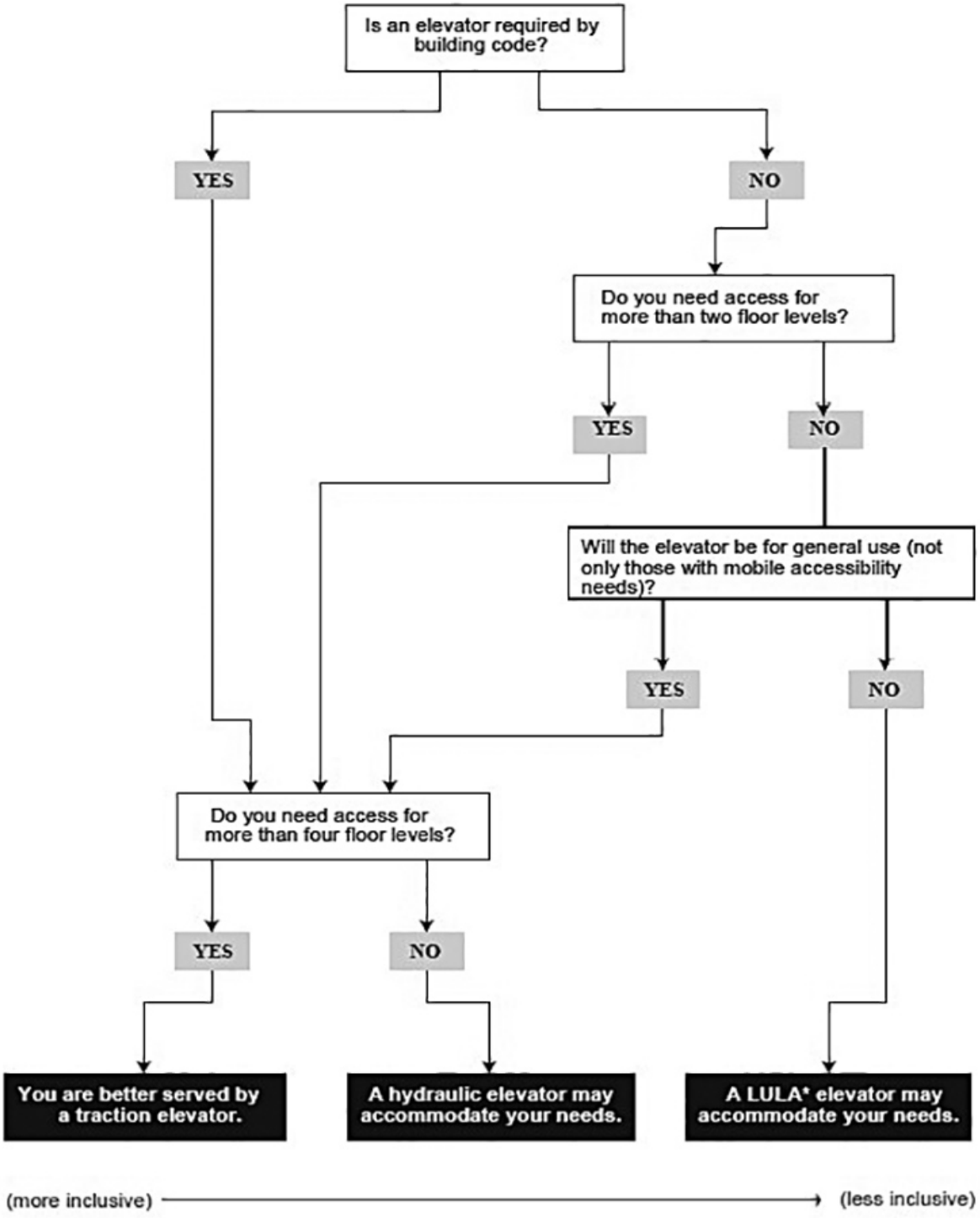
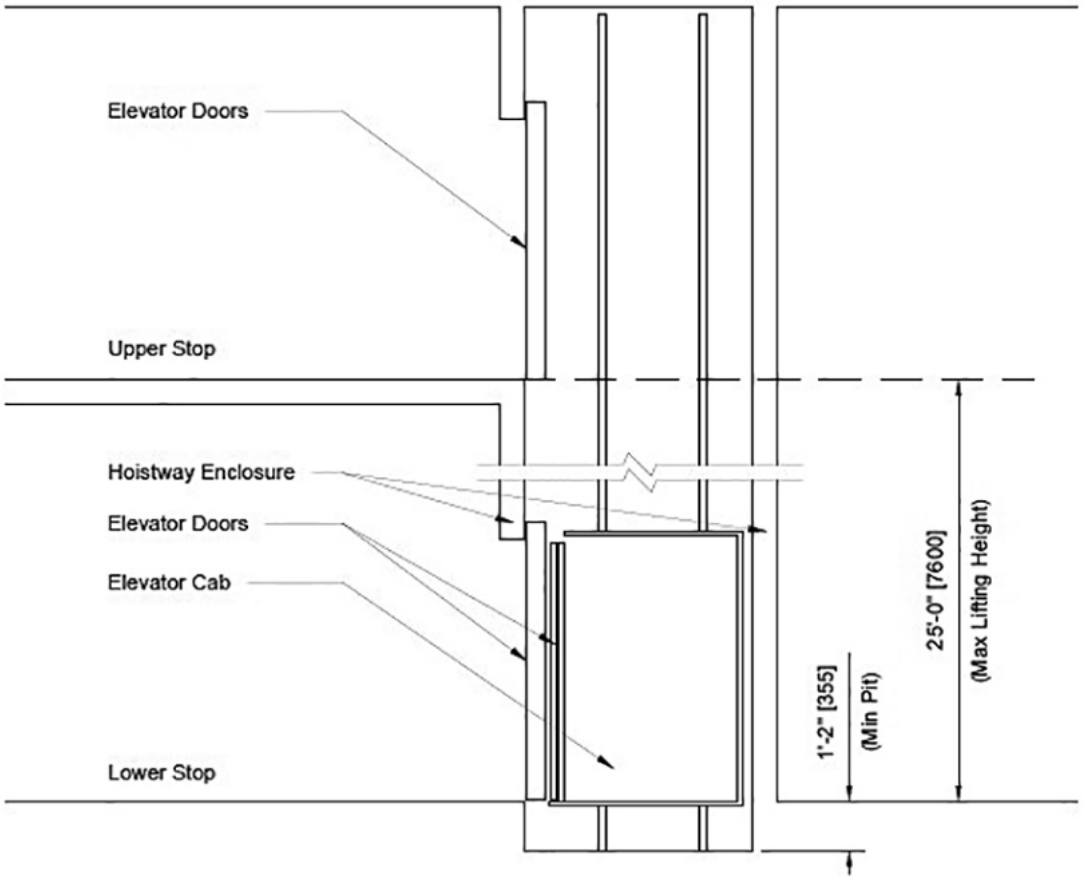


Figure 13: Limited use, limited application elevator



Source: NBC 2015 / CSA/ASC B651:23 / 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.

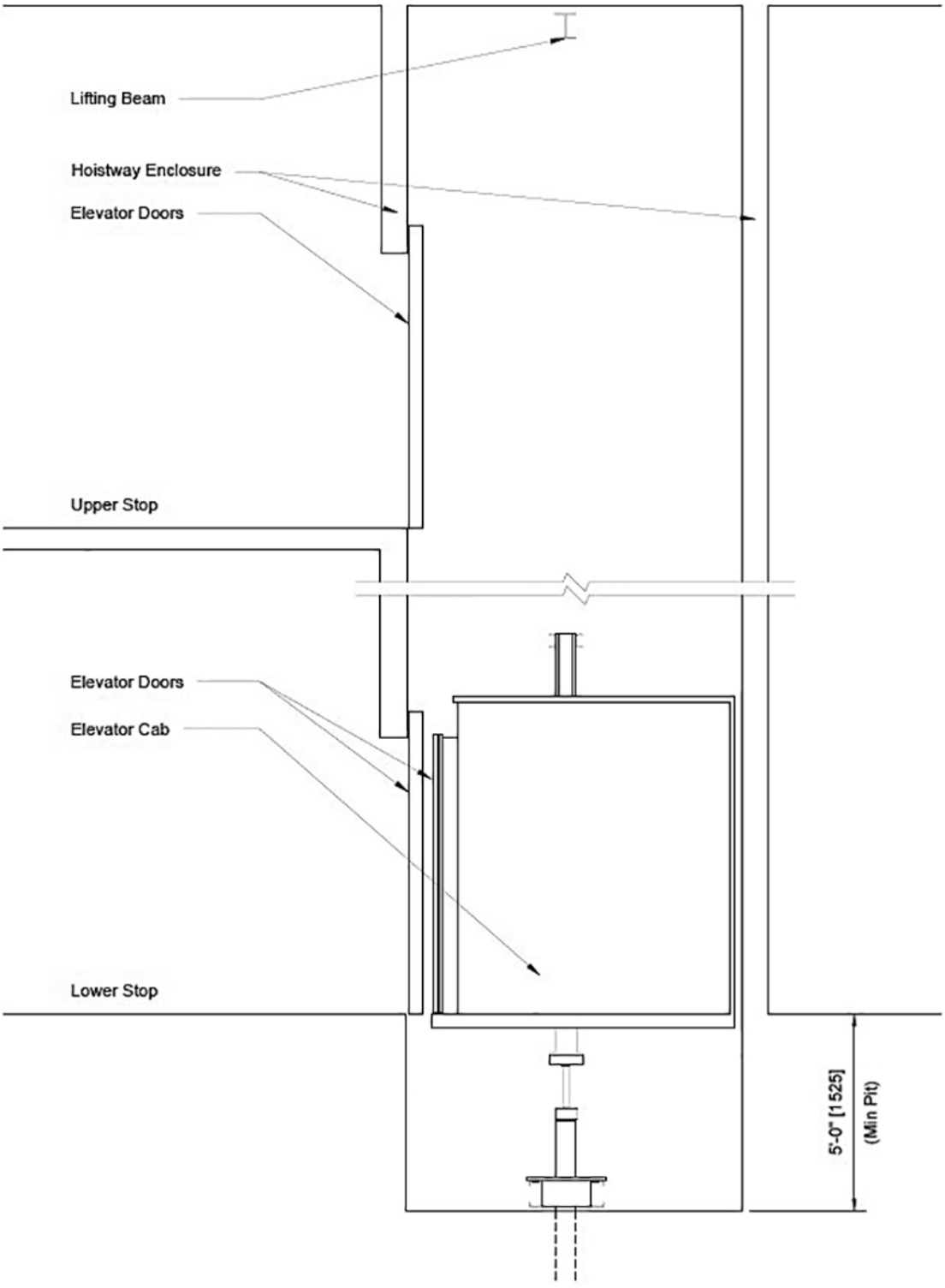
Limited use, limited application elevators include:

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

Optional accessibility feature:

- directional braille signage

Figure 14: Hydraulic elevator



Source: NBC 2015 / CSA/ASC B651:23 / 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).

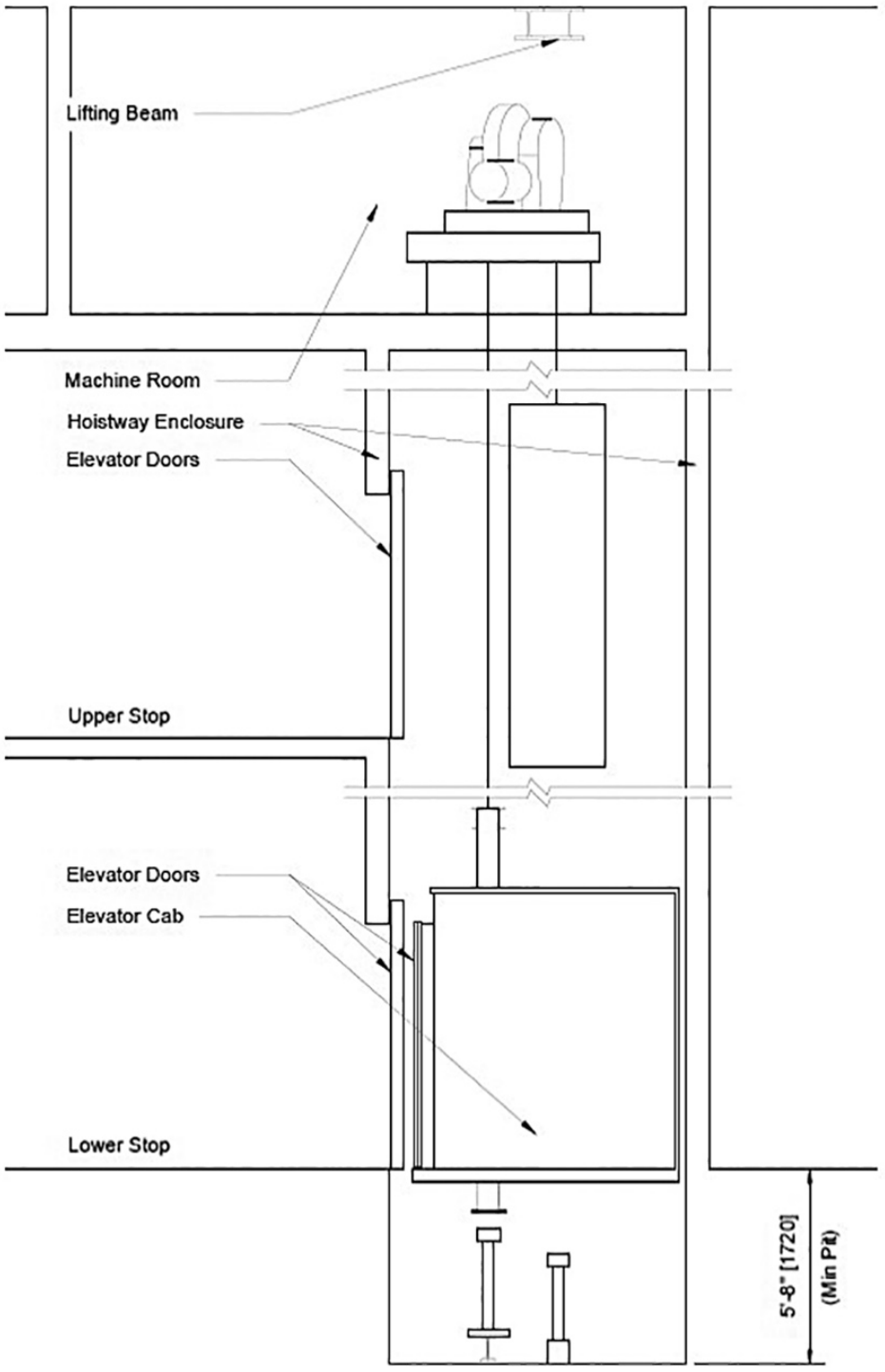
Hydraulic elevators include:

- doors
- controls
- hydraulic cylinder, motor and tank
- guide rails
- hoist way (the enclosure of an elevator or shaft)
- electrical service
- pit, fixed ladder, drain and sump
- machine room
- elevator cab with handrail and emergency telephone

Optional accessibility features:

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

Figure 15: Traction elevator



Source: NBC 2015 / CSA/ASC B651:23 / 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).

Traction elevators include:

- elevator cab with handrail and emergency telephone
- doors
- controls
- motor, counterweight
- guide rails
- suspension ropes
- travelling cable
- hoist way (the enclosure of an elevator or shaft)
- 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

Figure 16: How to choose the pool lift that best suits your accessibility needs

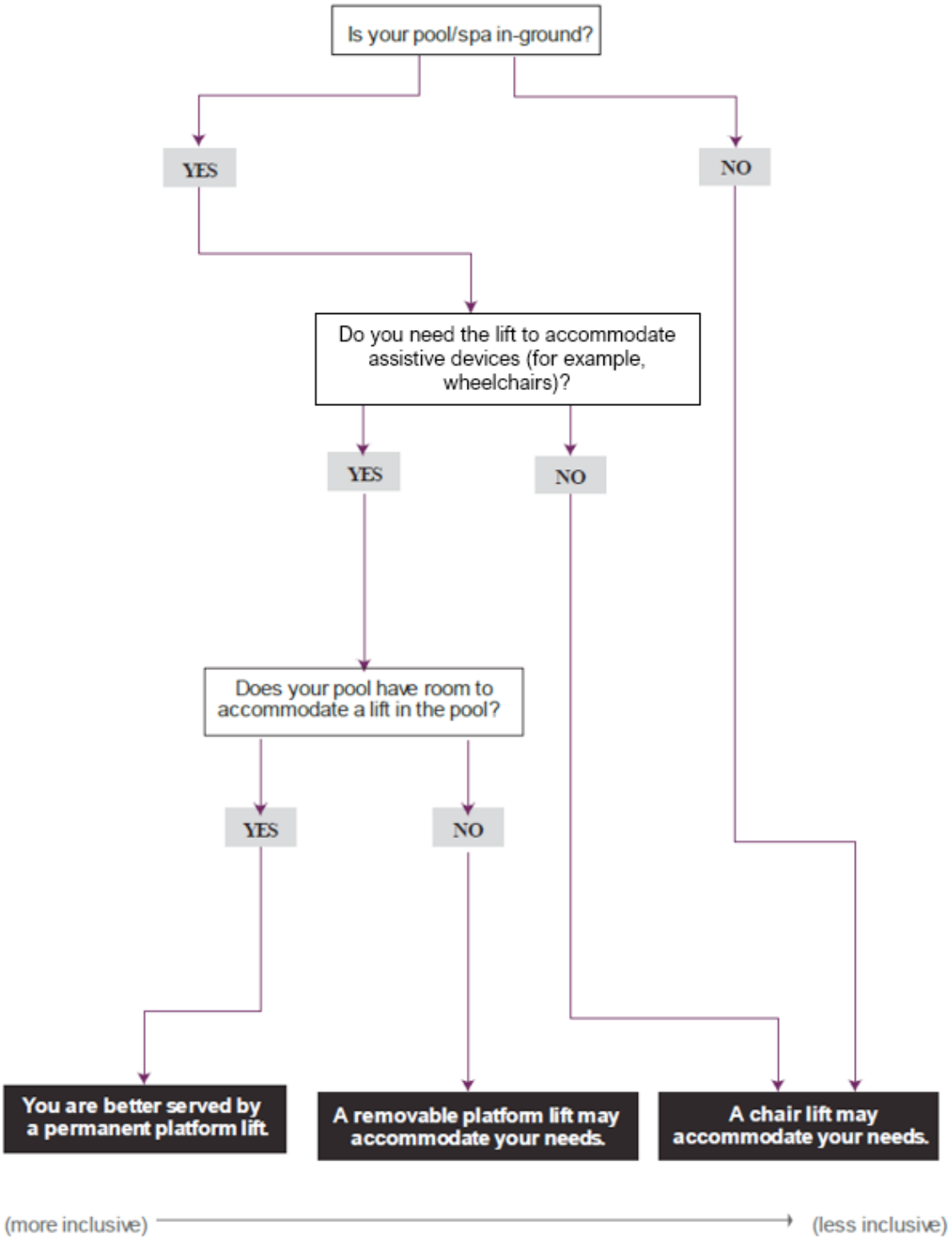
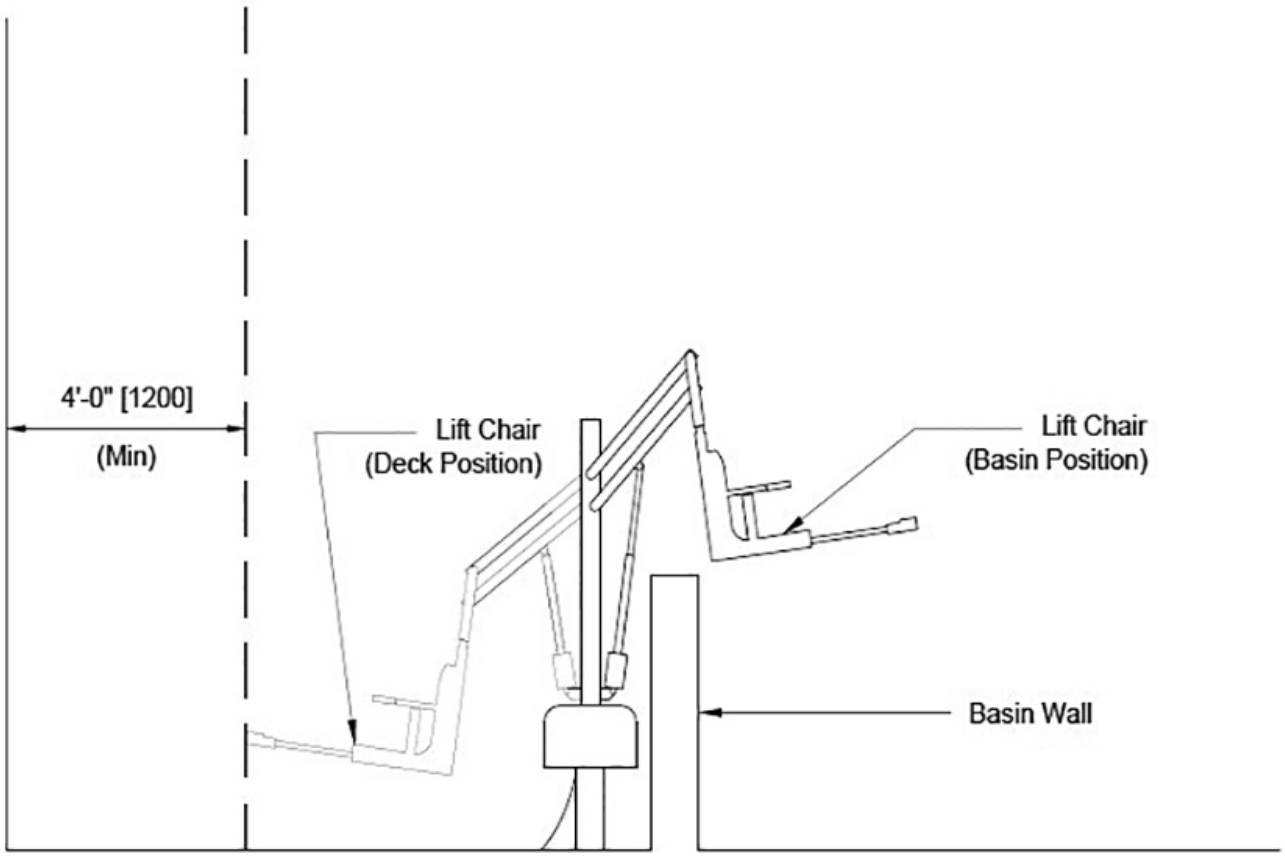


Figure 17: Above-ground pool chair lift



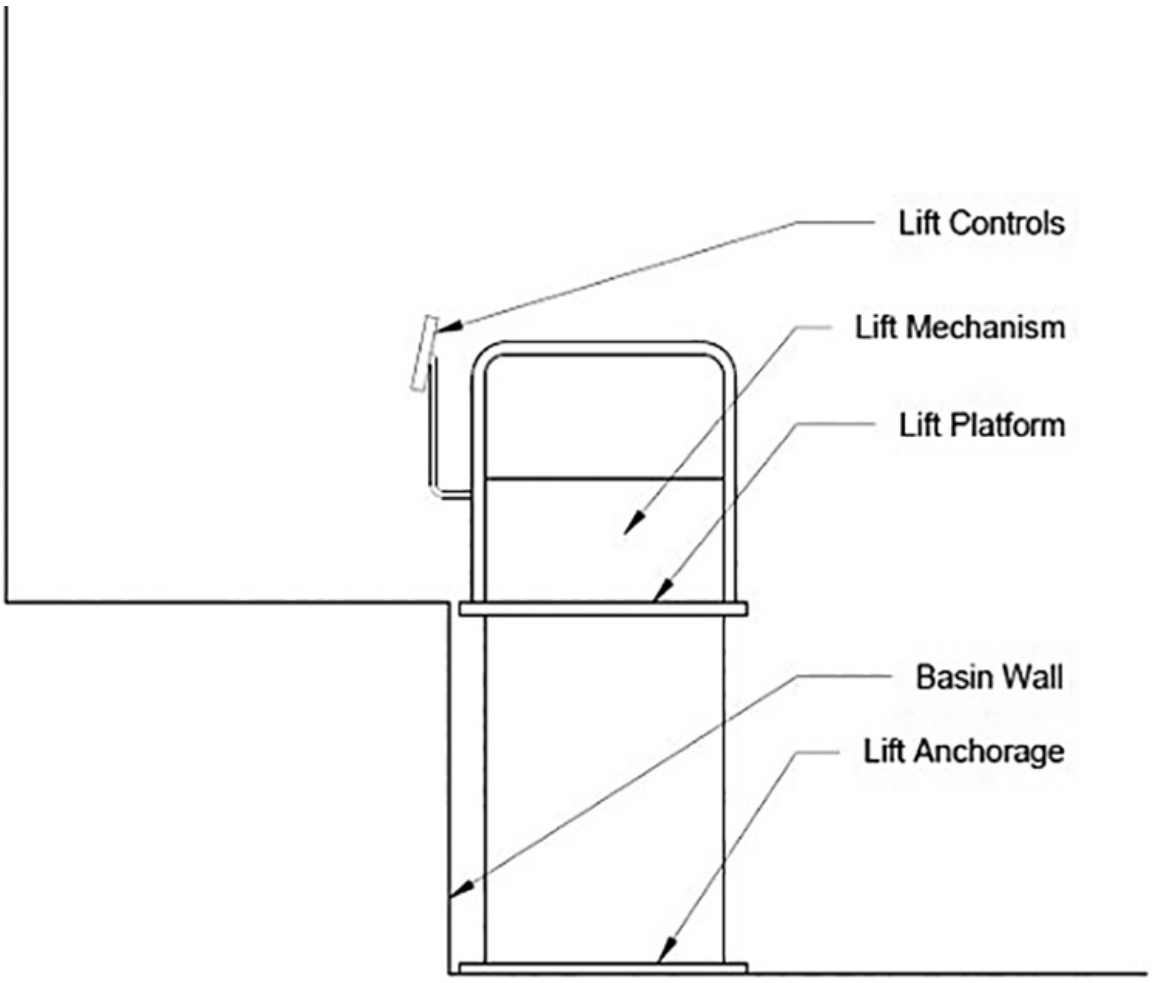
Source: NBC 2015 / CSA/ASC B651:23

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.

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

- chair lift unit
- pool deck anchor

Figure 18: Permanent in-ground pool lift



Source: NBC 2015 / CSA/ASC B651:23

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.

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.

Figure 19: How to choose the multi-sensory space that best suits your accessibility needs

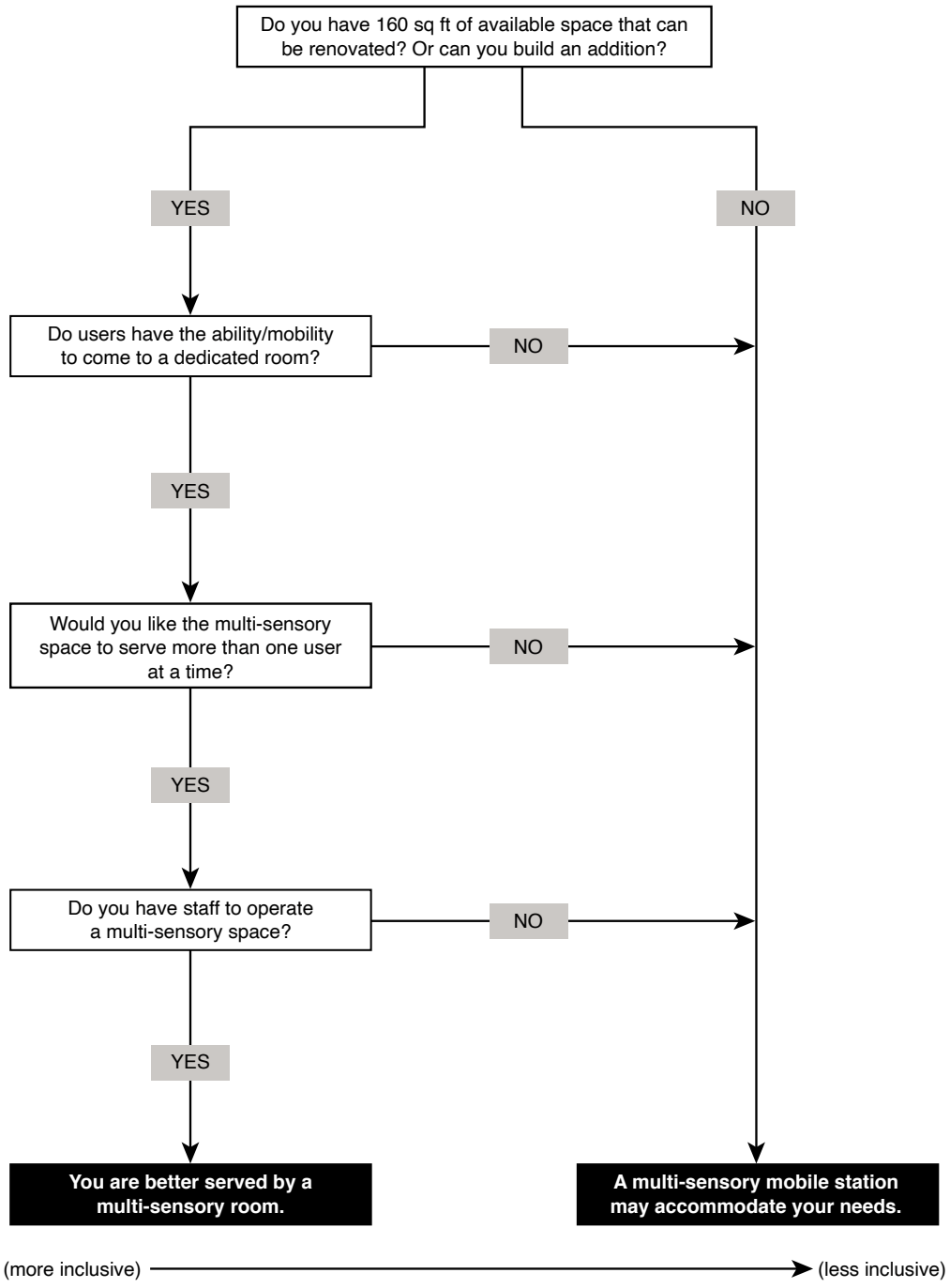
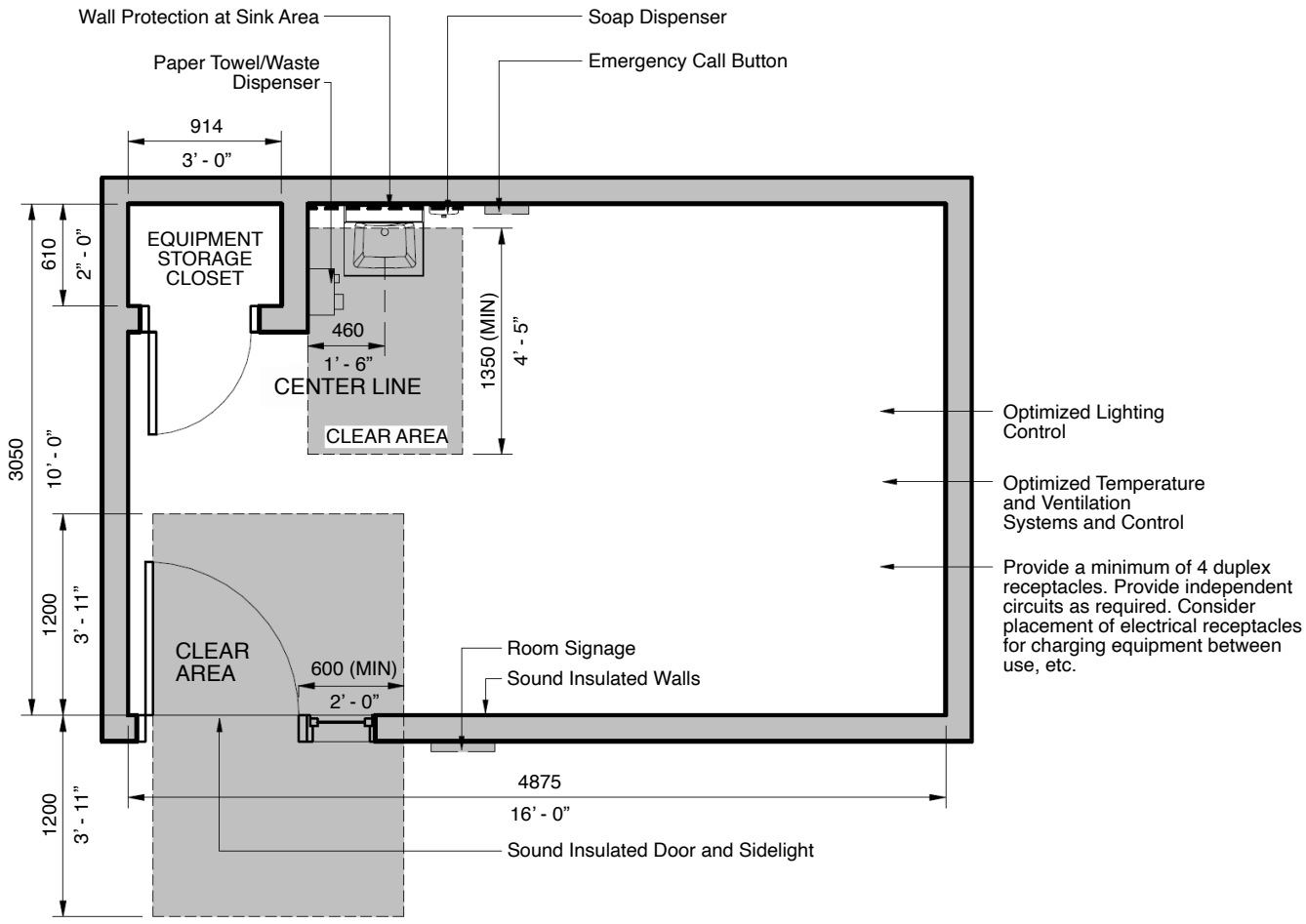


Figure 20: Multi-sensory room



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' by 16' 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
  - 1 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.

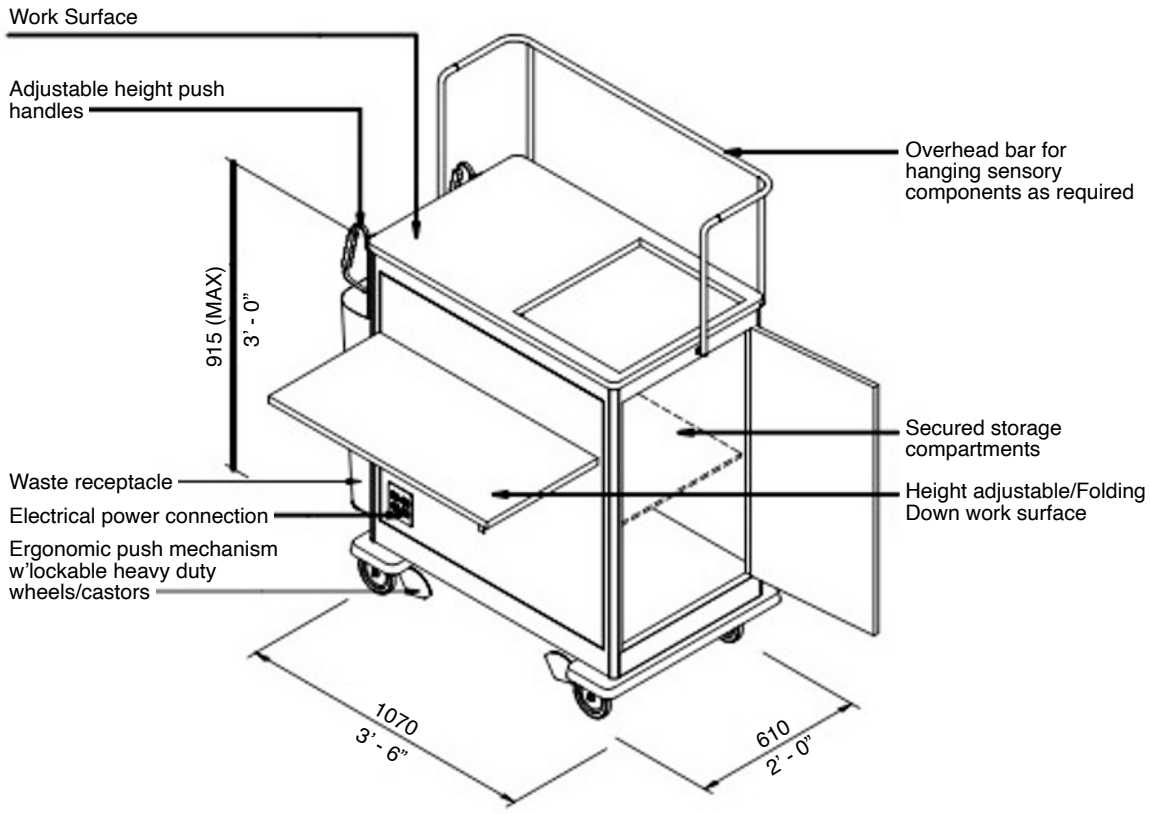
It is important to consult specialists, such as an occupational therapist, physical therapist, speech pathologist among others, when purchasing sensory equipment to customize the space and programming for the intended users.

- **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 handheld 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 21: 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.

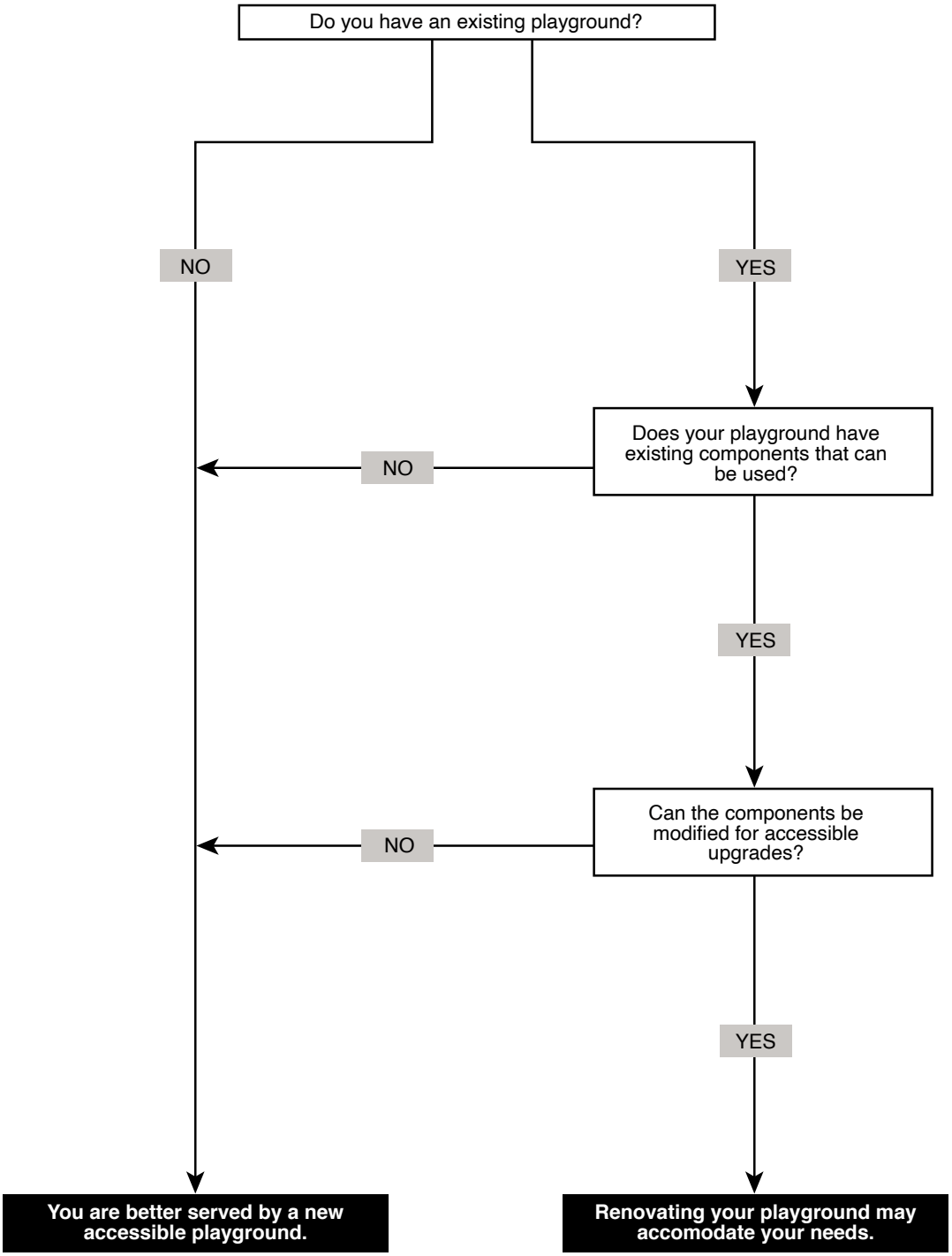
It is important to consult specialists, such as an occupational therapist, physical therapist, speech pathologist, among others, when purchasing sensory equipment to customize the space and programming for the intended users.

- **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 tabletop 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 handheld 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

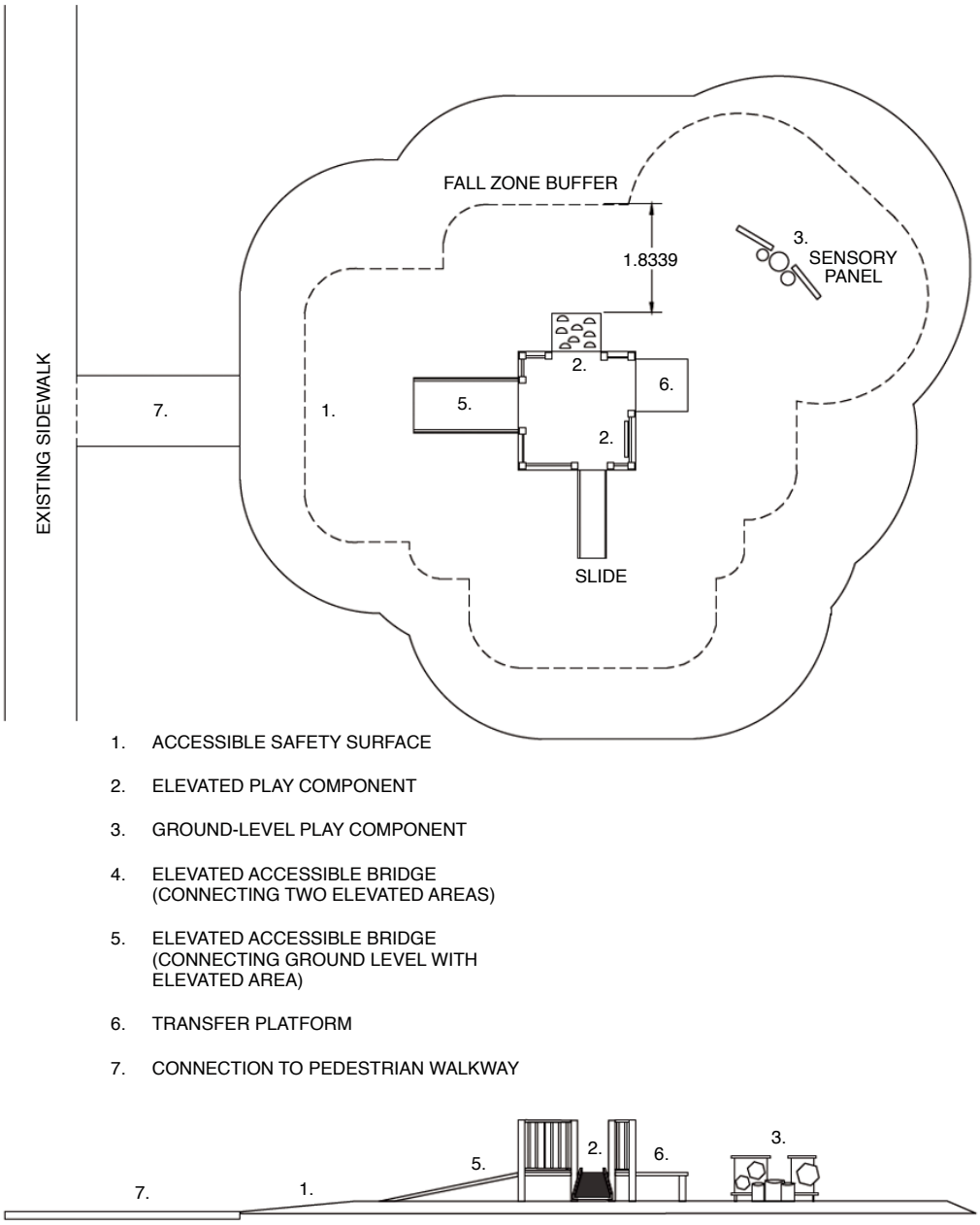
Accessible playgrounds promote engagement and participation for all ages and abilities. They should provide a variety of play components. These components should give opportunities to challenge user's abilities and play types, such as social, physical, and mental experiences. A number of ground-level 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.

Figure 22: How to choose the accessible playground that best suits your accessibility needs



Note that if you are renovating a playground and removing all the existing playground equipment to build a new playground, the costs of removing the existing equipment will be automatically calculated in the flat rate cost.

Figure 23: Accessible playground – small



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.

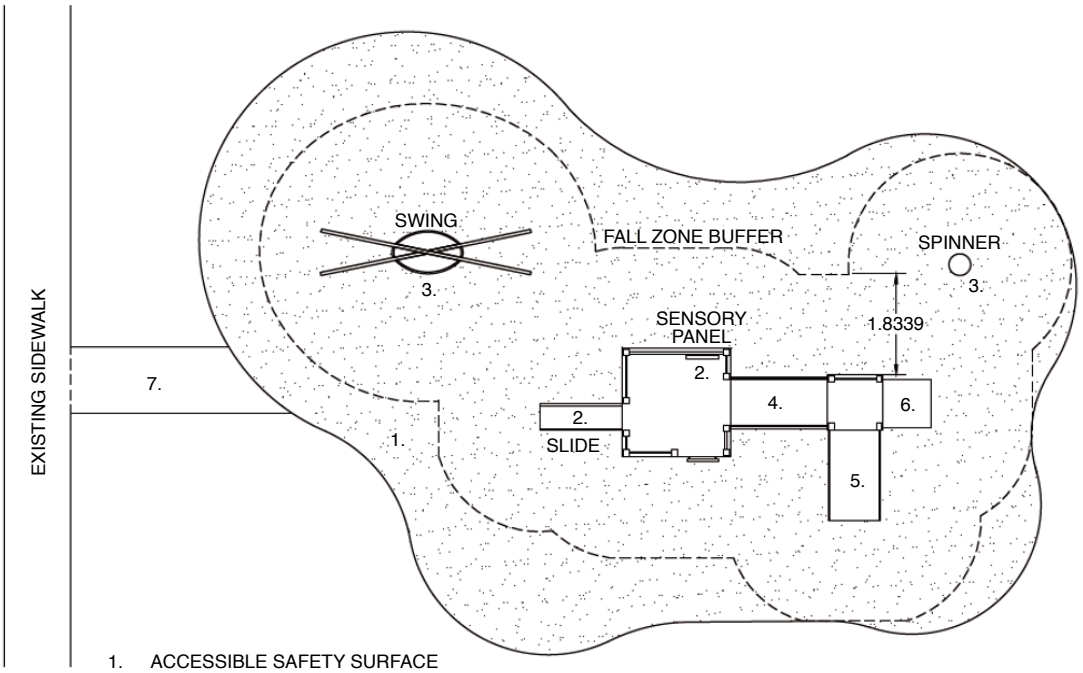
Accessible playgrounds include:

- 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 24: 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

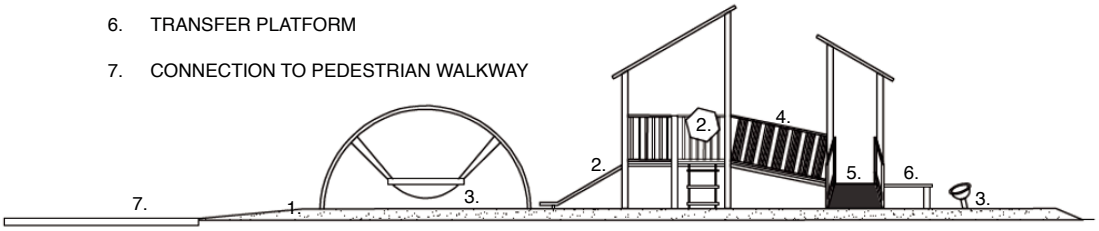
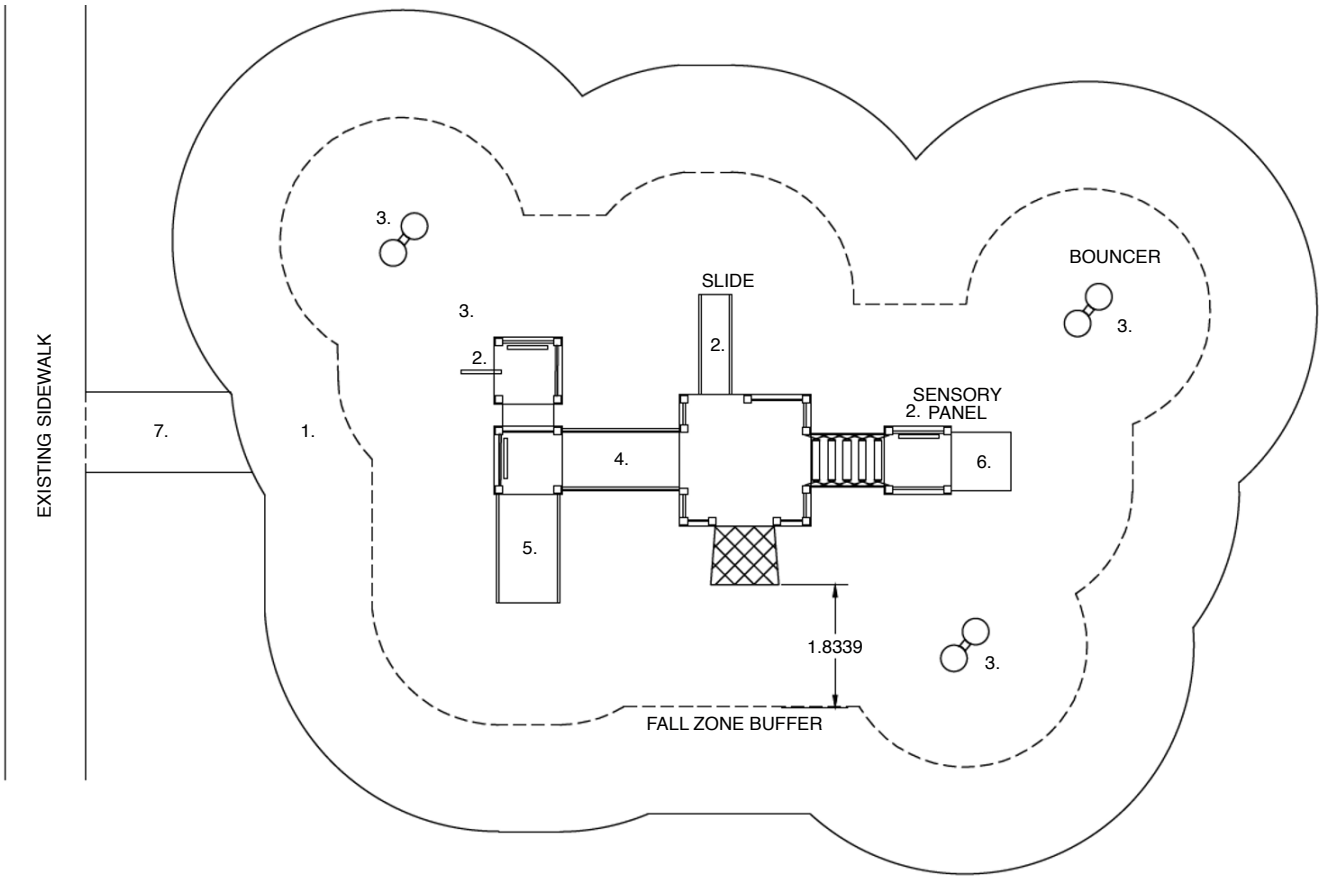
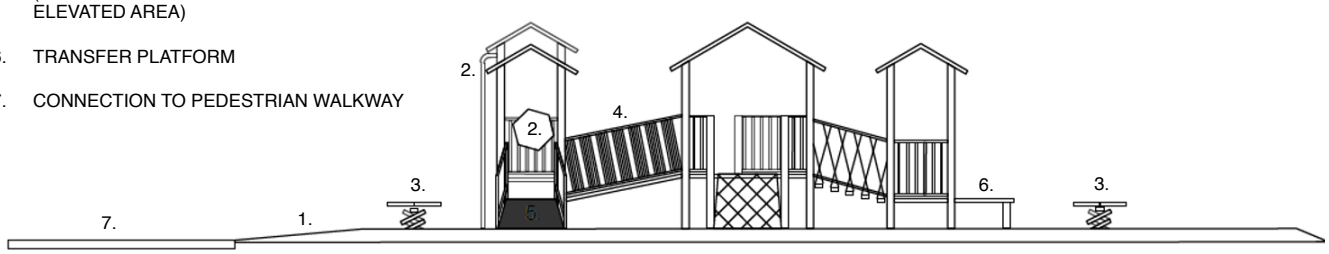


Figure 25: Accessible playground – large



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



Accessible parking

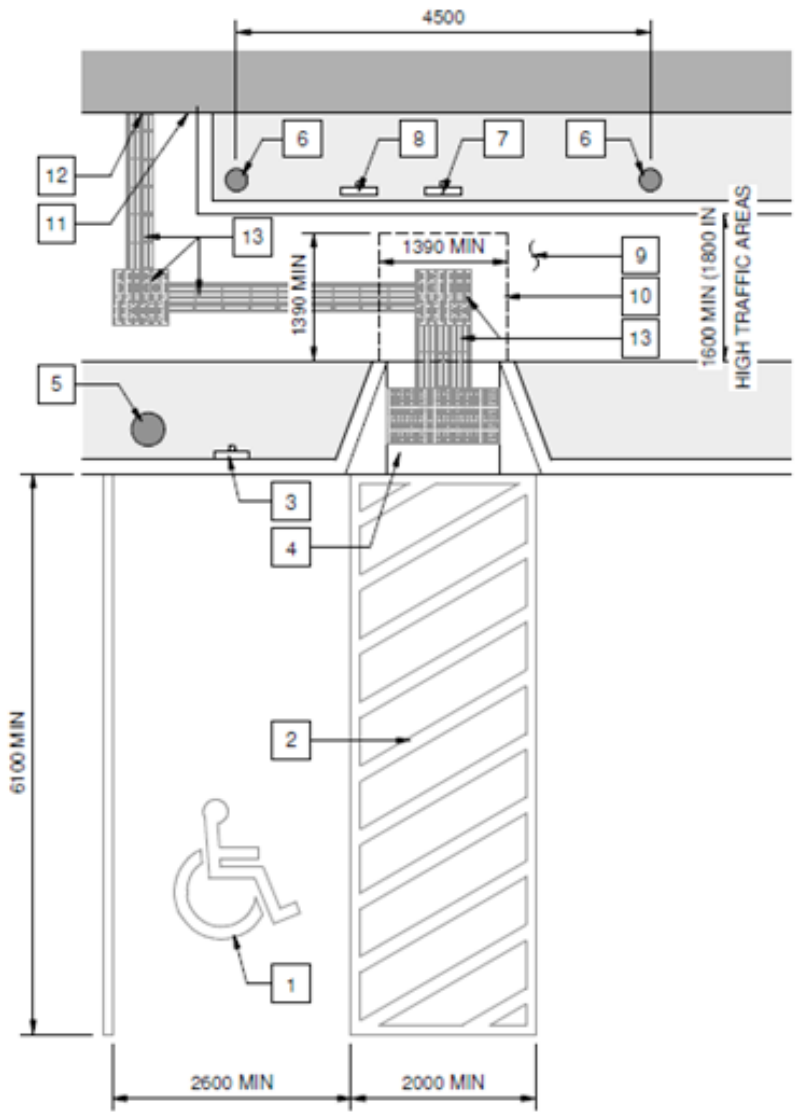
To determine the recommended number of accessible parking stalls in relation to your existing number of parking stalls, see table below. Note that flat rate costs will only calculate up to 6 accessible parking stalls. Costs for more than 6 accessible parking stalls are the responsibility of the applicant.

Number of parking stalls	Number of accessible parking stalls
2 to 50	1 to 3
51 to 100	2 to 4
101 to 200	4 to 8
201 to 300	5 to 10
301 to 500	6 to 12

Source: Table 10, CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association

Accessible parking spaces should be located as close as possible to the accessible building/destination entrance, but no more than 164’ (50 m) away (best practice is no more than 98’5” (30 m) away).

Figure 26: Accessible parking – single – below grade

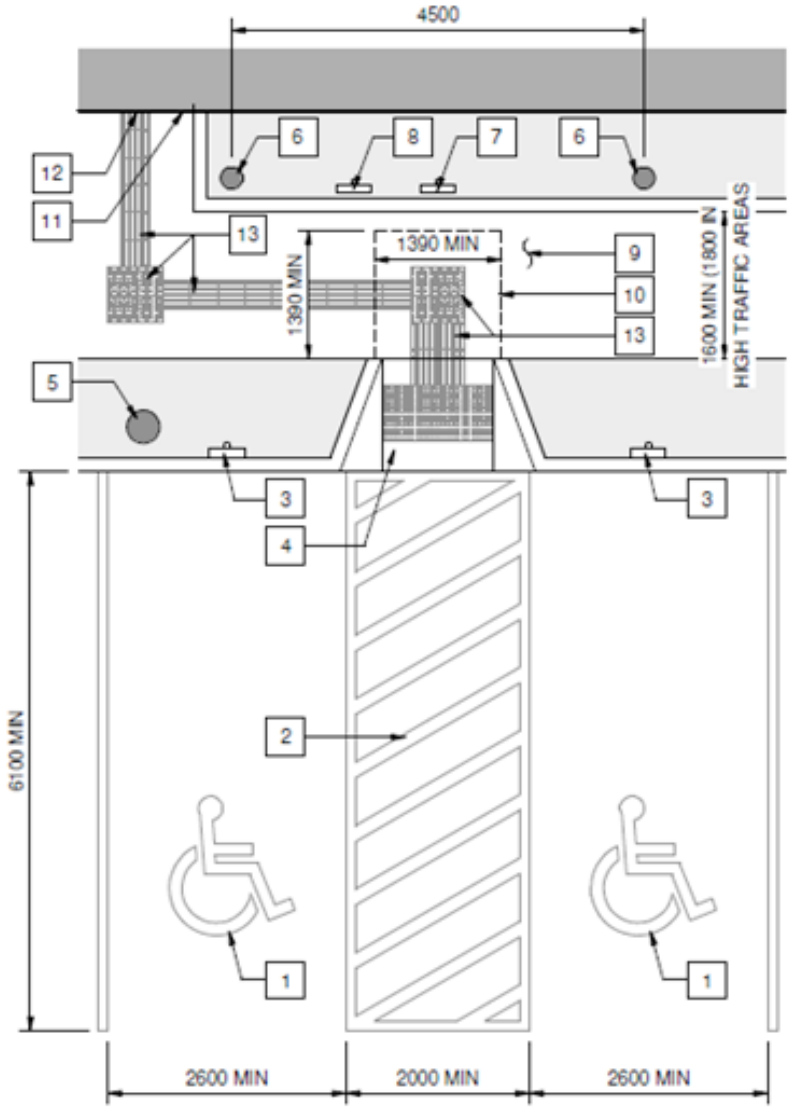


PLAN KEYNOTES:

1. SYMBOL SURFACE MARKING
2. SHARED ACCESS AISLE WITH SURFACE MARKING
3. PARKING STALL IDENTIFICATION SIGNAGE (ONE PER STALL)
4. CURB CUT WITH TACTILE WARNING INDICATOR SURFACE (BELOW GRADE OF ACCESSIBLE PATH OF TRAVEL CONDITION; SEE DIAGRAM "ACCESSIBLE PARKING SECTIONS" FOR PARKING AT GRADE LEVEL CONDITION).
5. STALL AND AISLE LIGHTING: POLE MOUNTED LIGHT
6. PATH LIGHTING
7. ACCESS AISLE IDENTIFICATION SIGNAGE/ NO PARKING SIGNAGE (ONE PER ACCESS AISLE)
8. ACCESSIBLE ROUTE/ DIRECTION TO ACCESSIBLE ENTRY INFORMATIONAL WAYFINDING SIGNAGE.
9. ACCESSIBLE PATH FROM ACCESS AISLE TO ACCESSIBLE BUILDING/DESTINATION ENTRY.
10. MINIMUM TURNING SPACE, BUT NOT LESS THAN WIDTH OF RAMP
11. BUILDING FACE
12. BUILDING ACCESSIBLE ENTRY
13. TACTILE DIRECTION INDICATOR SURFACE (ONE PER ACCESS AISLE)

Source: Figure 67, CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association.

Figure 27: Accessible parking – multiple – below grade



PLAN KEYNOTES:

1. SYMBOL SURFACE MARKING
2. SHARED ACCESS AISLE WITH SURFACE MARKING
3. PARKING STALL IDENTIFICATION SIGNAGE (ONE PER STALL)
4. CURB CUT WITH TACTILE WARNING INDICATOR SURFACE (BELOW GRADE OF ACCESSIBLE PATH OF TRAVEL CONDITION; SEE DIAGRAM "ACCESSIBLE PARKING SECTIONS" FOR PARKING AT GRADE LEVEL CONDITION).
5. STALL AND AISLE LIGHTING: POLE MOUNTED LIGHT
6. PATH LIGHTING
7. ACCESS AISLE IDENTIFICATION SIGNAGE/ NO PARKING SIGNAGE (ONE PER ACCESS AISLE)
8. ACCESSIBLE ROUTE/ DIRECTION TO ACCESSIBLE ENTRY INFORMATIONAL WAYFINDING SIGNAGE.
9. ACCESSIBLE PATH FROM ACCESS AISLE TO ACCESSIBLE BUILDING/DESTINATION ENTRY.
10. MINIMUM TURNING SPACE, BUT NOT LESS THAN WIDTH OF RAMP
11. BUILDING FACE
12. BUILDING ACCESSIBLE ENTRY
13. TACTILE DIRECTION INDICATOR SURFACE (ONE PER ACCESS AISLE)

Source: Figure 67, CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association.

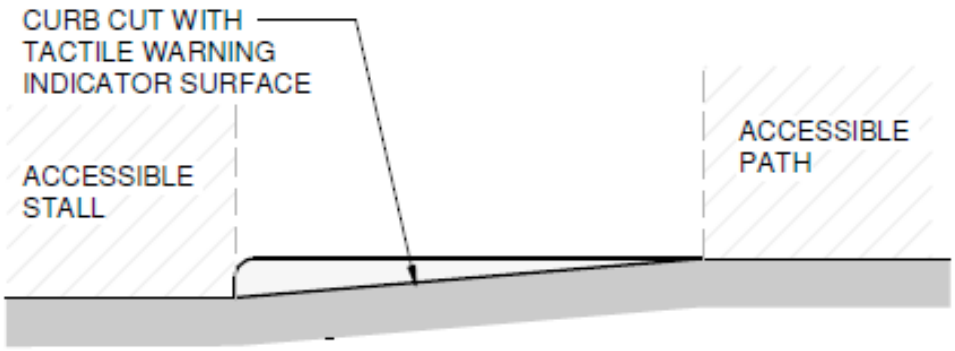
Accessible parking stalls include:

- surface markings in high contrast paint for accessible stall and access aisle
- 2 posts and 1 wheel stop per stall OR 1 curb cut per access aisle
  - depends on whether the parking stall is at grade (posts/wheel stop) or below grade (curb cut)
- 1 parking stall sign per stall
- 1 access aisle sign per access aisle
- 1 wayfinding sign per access aisle to direct people to accessible building/ destination entrance
- architectural wayfinding leading people to accessible building/destination entrance
  - for example, colourful painted arrows, tactile bumps or lines on ground

Optional accessibility features:

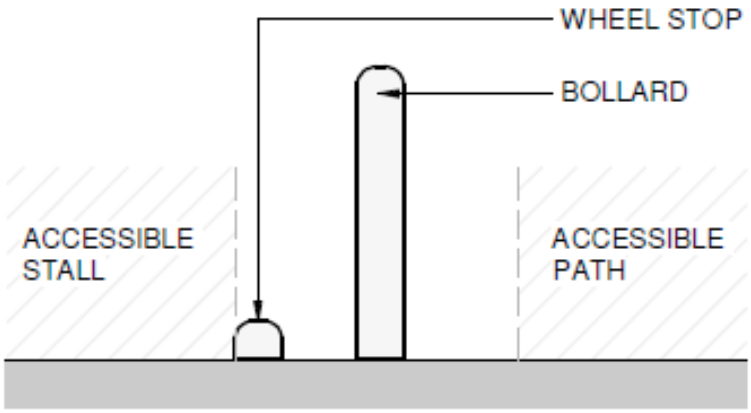
- surfacing in either concrete or asphalt
- lighting
- orientation cues/directional indicators at accessible building entrance
  - for example, high contrast colour or material on building façade
- accessible path connecting the access aisle to accessible building/ destination entrance, with options for:
  - path lighting
  - path edge detection
  - additional curb cuts

Figure 28: Accessible parking – below grade vs at grade



NOTE:
ANY SLOPED WALKWAY STEEPER
THAN 1:20 IS DESIGNED AS A RAMP

A. ACCESSIBLE PARKING BELOW GRADE



B. ACCESSIBLE PARKING AT GRADE

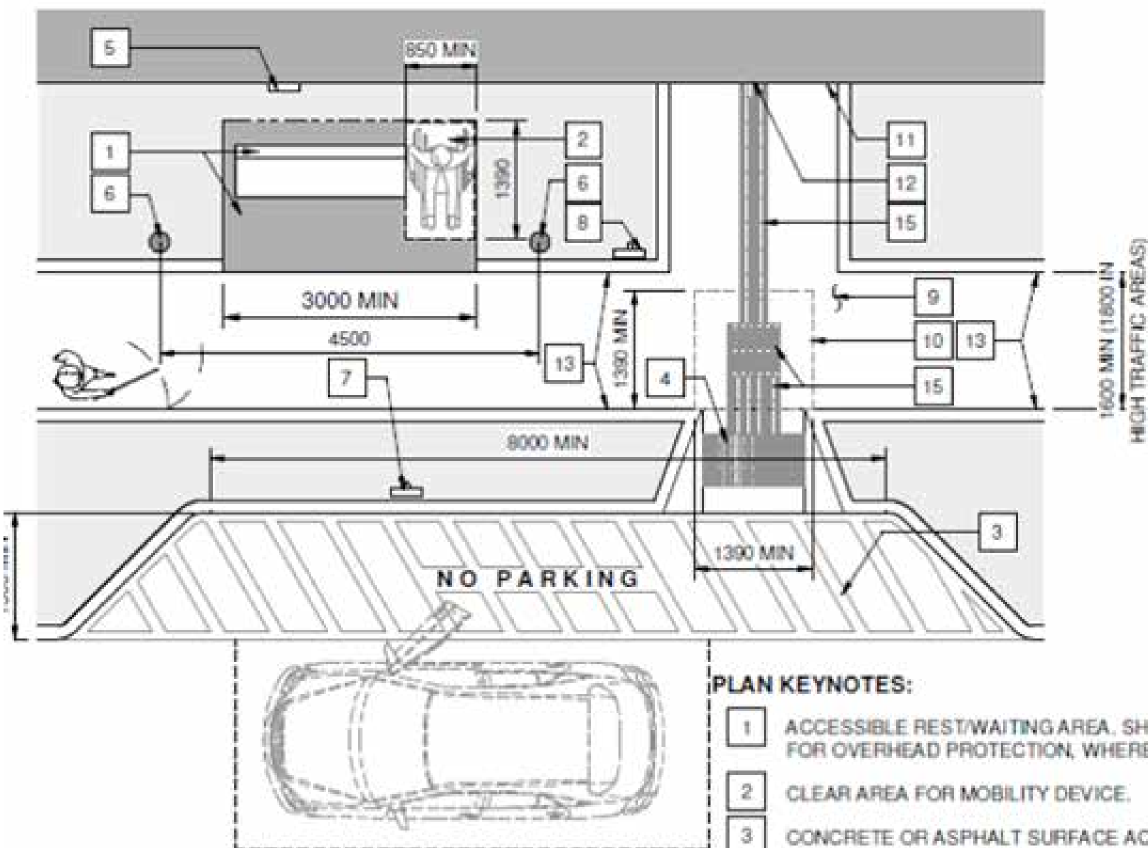
If your accessible parking stall is below grade, an additional curb cut with tactile bumps will be automatically included in flat rate costs. If your accessible parking stall is at grade, 1 wheel stop and 2 posts/bollards will be automatically included in flat rate costs.

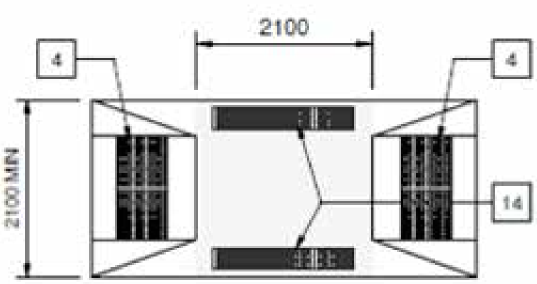
Accessible drop-off areas

Accessible drop-off areas allow safer drop-off and pick-up of people who have difficulty walking long distances or have limited stamina, users of mobility aids, and people who travel with caregivers (for example, a person with vision loss).

Accessible drop-off areas should be located within 98’5” (30 m) of the accessible building/destination entrance, and away from traffic flow.

Figure 29: Accessible drop-off area





ELEVATED DROP OFF PAD WHERE ADJACENT DROP OFF SIDEWALK IS NOT AT CURB HEIGHT

PLAN KEYNOTES:

1. ACCESSIBLE REST/WAITING AREA. SHELTER STRUCTURE FOR OVERHEAD PROTECTION, WHERE REQUIRED.
2. CLEAR AREA FOR MOBILITY DEVICE.
3. CONCRETE OR ASPHALT SURFACE ACCESS AISLE WITH SURFACE MARKINGS.
4. CURB CUT WITH TACTILE WARNING INDICATOR SURFACE.
5. LIGHTING MOUNTED ON BUILDING FACE, WHERE FEASIBLE.
6. PATH LIGHTING.
7. ACCESS AISLE IDENTIFICATION SIGNAGE/ NO PARKING SIGNAGE (ONE PER ACCESS AISLE).
8. ACCESSIBLE ROUTE/ DIRECTION TO ACCESSIBLE ENTRY INFORMATIONAL WAYFINDING SIGNAGE.
9. ACCESSIBLE PATH FROM ACCESS POINT TO ACCESSIBLE BUILDING ENTRY OR ENTRY POINT TO DESTINATION.
10. MINIMUM TURNING SPACE, BUT NOT LESS THAN WIDTH OF RAMP.
11. BUILDING FACE.
12. BUILDING ACCESSIBLE ENTRY.
13. PATH EDGE DETECTION, WHERE REQUIRED EACH SIDE.
14. TACTILE DIRECTION INDICATOR SURFACE ON EACH SIDE.
15. TACTILE DIRECTION INDICATOR SURFACE (ONE PER ACCESS AISLE).

Accessible drop-off areas include:

- surfacing in concrete or asphalt (including removal of existing surfacing)
- surface markings in high contrast paint
- 2 posts and 1 wheel stop per stall OR 1 curb cut to join the drop-off area to a path
  - depends on whether the drop-off area is at grade (posts/wheel stop) or below grade (curb cut)
- 1 accessible drop-off area sign
- 1 wayfinding sign to direct people to accessible building/destination entrance
- architectural wayfinding leading people to accessible building/destination entrance
  - for example, colourful painted arrows, tactile bumps or lines on ground
- 1 rest/waiting area with accessible seating

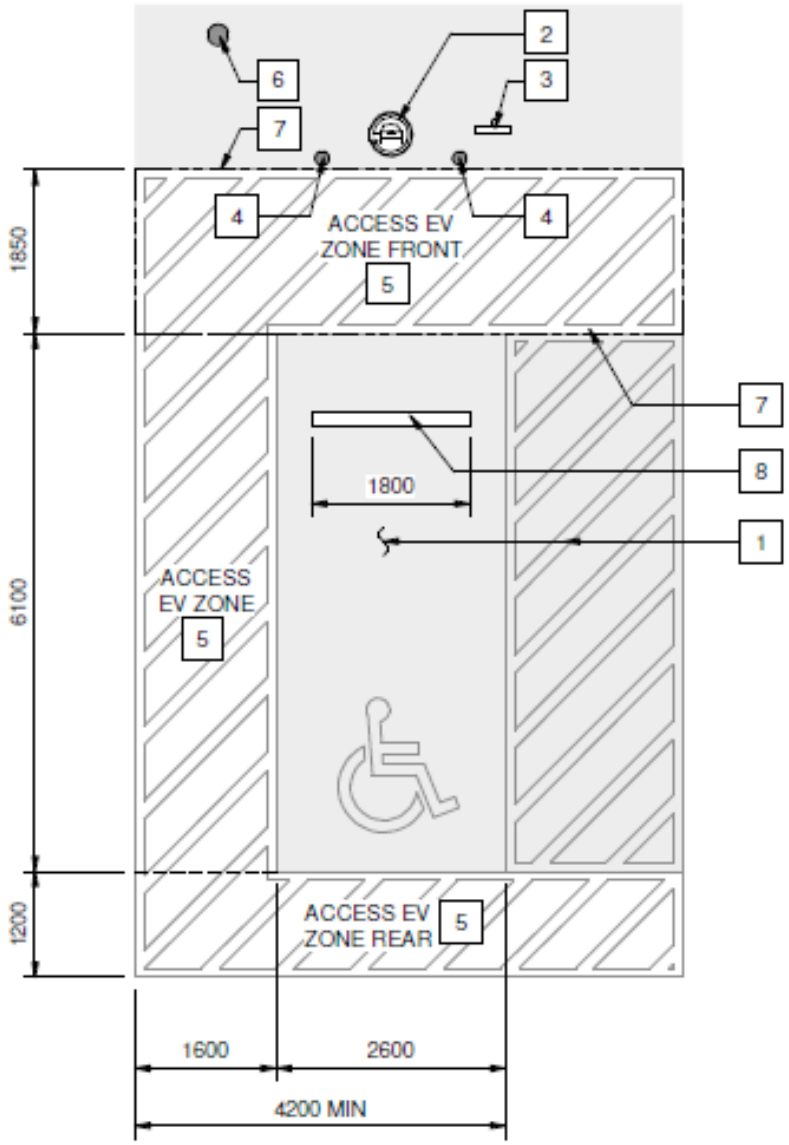
Optional accessibility features:

- lighting
- orientation cues/directional indicators at accessible building entrance
  - for example, high contrast colour or material on building façade
- accessible path connecting the accessible drop-off area to accessible building/destination entrance, with options for:
  - path lighting
  - path edge detection
  - additional curb cuts
- elevated drop-off pad
  - where curb height is not high enough to accommodate accessible transport (bus/van) lifts
  - at least 6” (150 mm) thick concrete or asphalt with concrete curb, and curb cuts on either end
- overhead protection in steel or wood for rest/waiting area
  - at least 5’11” by 9’10” (1800 mm by 3000 mm), with foundation

Accessible electric vehicle charging stations

Accessible electric vehicle charging stations allow independent use by drivers with disabilities, including people who have limited hand dexterity, limb differences, or limb amputations that require use of adaptive driving controls.

Figure 30: Accessible EV charging station – single – at grade



PLAN KEYNOTES:

1. ACCESSIBLE PARKING STALL AND ACCESS AISLE (N.I.C.)
2. ACCESSIBLE FEATURES TO EV CHARGING EQUIPMENT. (BASE EQUIPMENT - N.I.C.)
3. ACCESSIBLE EV CHARGING STATION SIGNAGE (ONE PER CHARGER).
4. VEHICULAR IMPACT PROTECTION: BARRIER OR BOLLARDS. SEE GENERAL NOTE 1.
5. AREA OF MARKED ACCESS ZONES COMPLETE WITH SURFACE MARKINGS.
6. POLE MOUNTED LIGHT
7. LINE OF OVERHEAD PROTECTION (– – – –), IF REQUIRED
8. WHEEL STOP

Figure 31: Accessible EV charging station – multiple – at grade

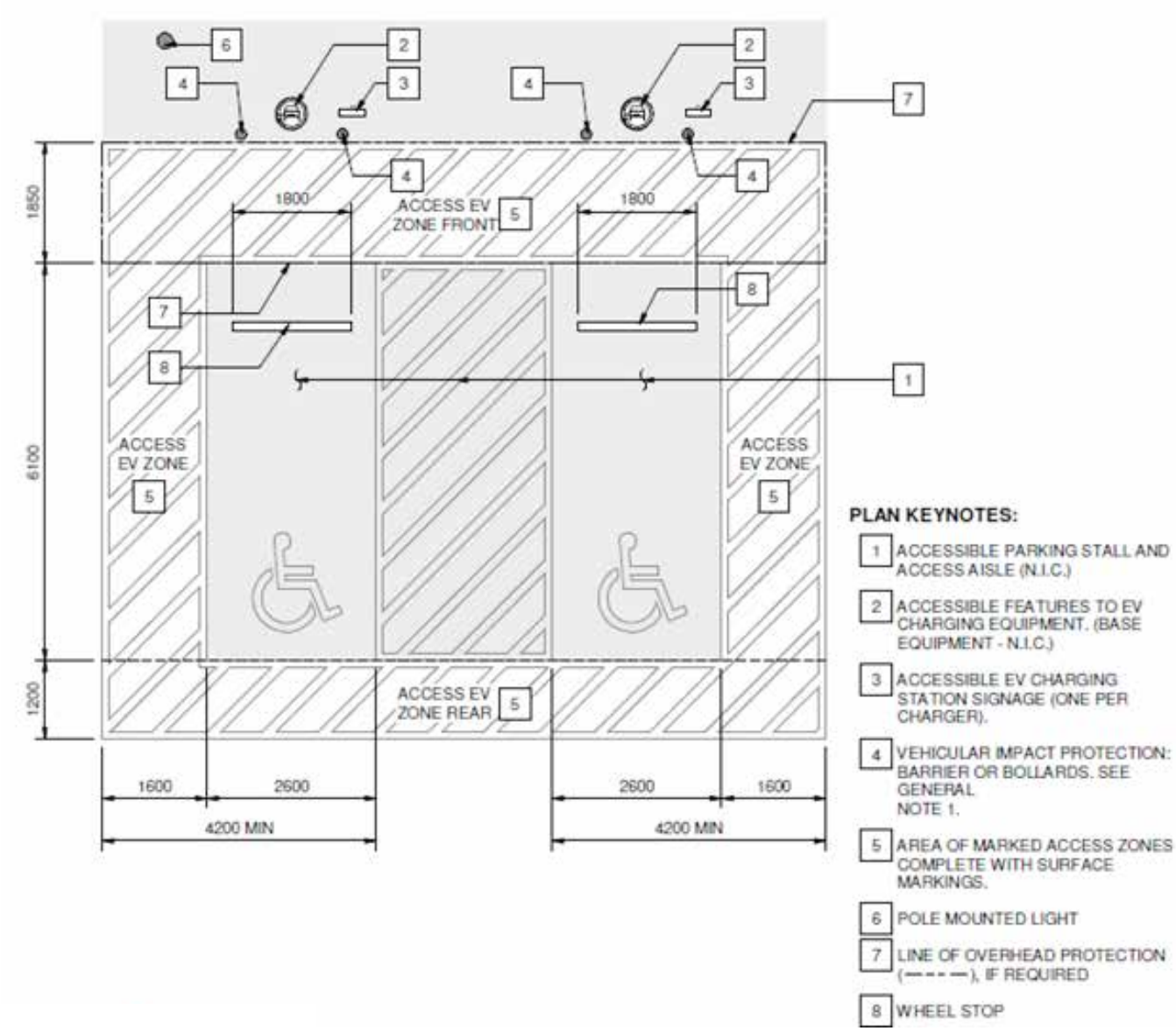
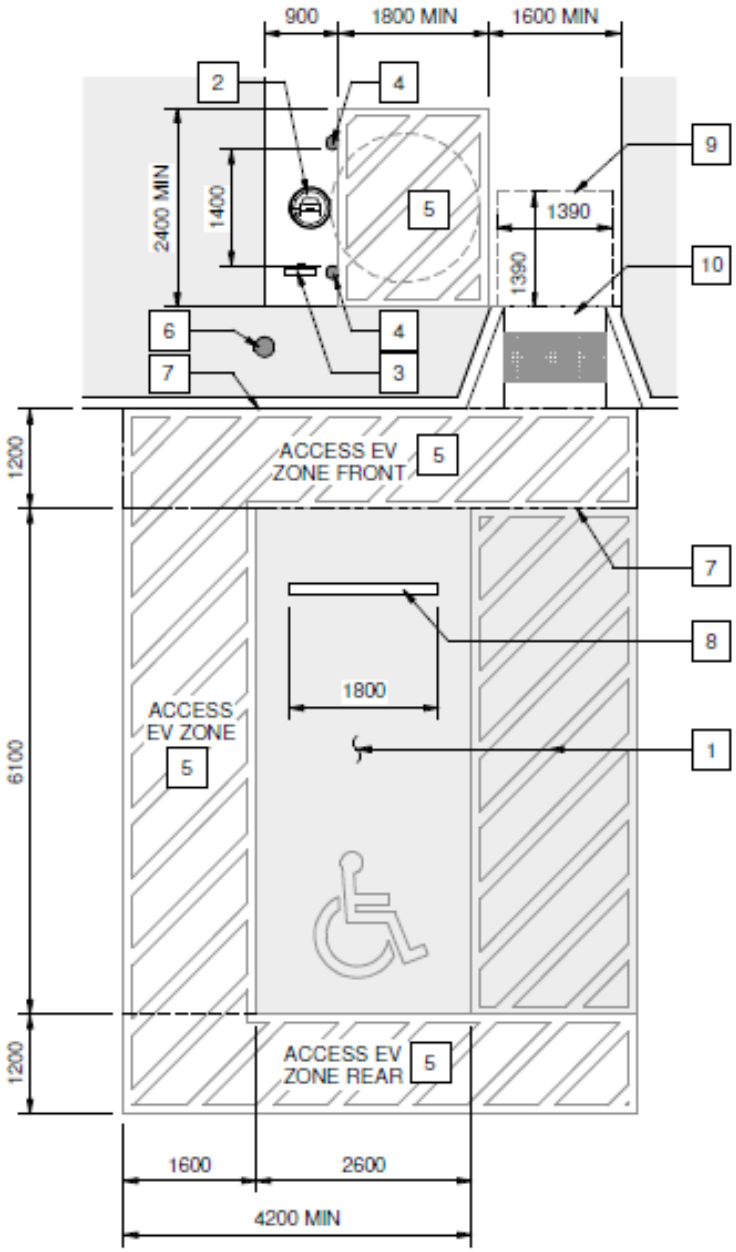


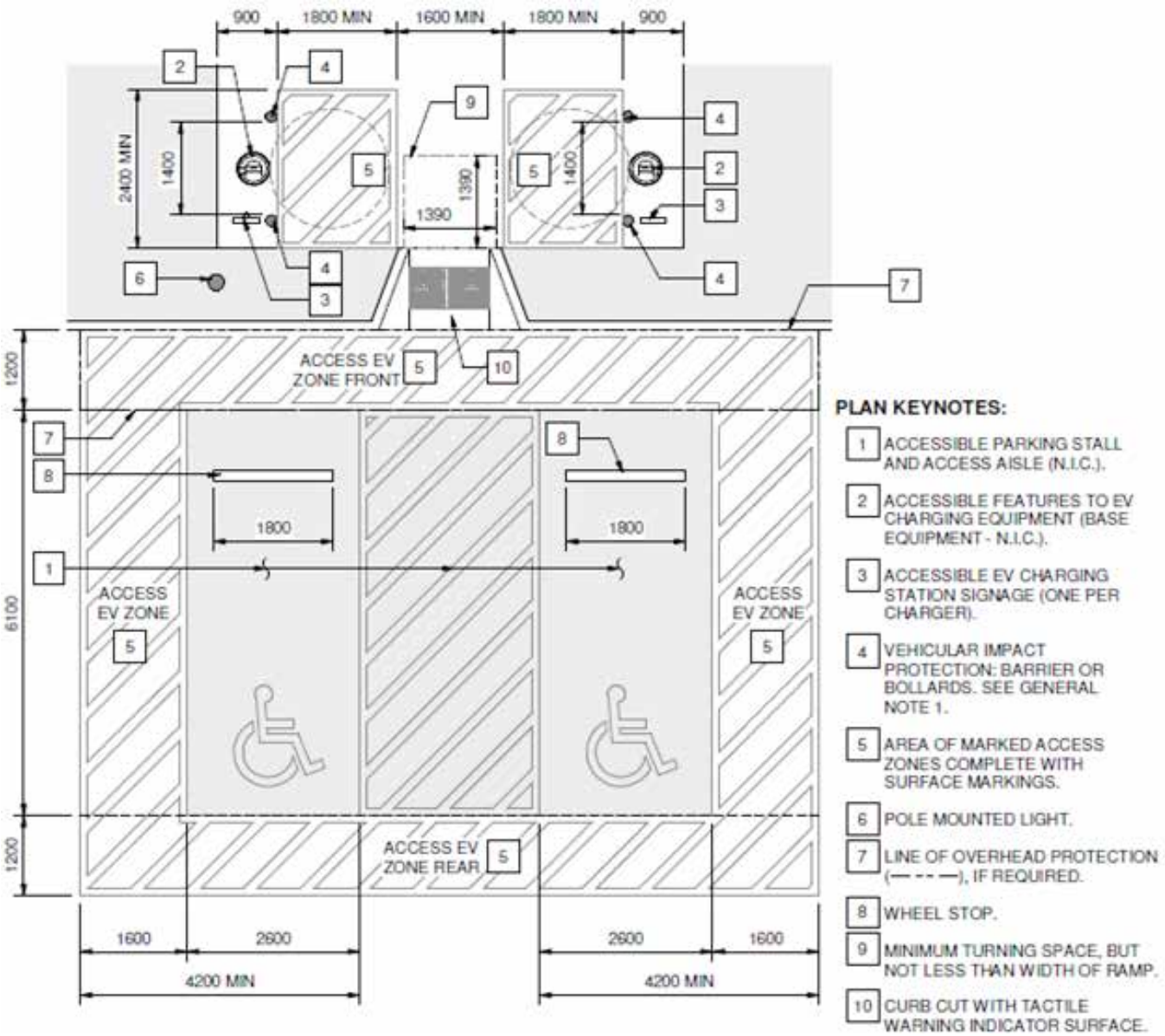
Figure 32: Accessible EV charging station – single – below grade



PLAN KEYNOTES:

1. ACCESSIBLE PARKING STALL AND ACCESS AISLE (N.I.C.).
2. ACCESSIBLE FEATURES TO EV CHARGING EQUIPMENT (BASE EQUIPMENT - N.I.C.).
3. ACCESSIBLE EV CHARGING STATION SIGNAGE (ONE PER CHARGER).
4. VEHICULAR IMPACT PROTECTION: BARRIER OR BOLLARDS. SEE GENERAL NOTE 1.
5. AREA OF MARKED ACCESS ZONES COMPLETE WITH SURFACE MARKINGS.
6. POLE MOUNTED LIGHT.
7. LINE OF OVERHEAD PROTECTION (— — — —), IF REQUIRED.
8. WHEEL STOP.
9. MINIMUM TURNING SPACE, BUT NOT LESS THAN WIDTH OF RAMP.
10. CURB CUT WITH TACTILE WARNING INDICATOR SURFACE.

Figure 33: Accessible EV charging station – multiple – below grade



Accessible electric vehicle charging stations include:

- surface markings in high contrast paint for the area surrounding the accessible EV charger
- accessibility features of EV charger (not the entire EV charger) (refer to the below section “How to choose an accessible EV charger” for these features)
- wheel stop and posts to protect the charger from other vehicles
  - 1 curb cut if the accessible EV charging station is below grade
- 1 accessible EV charging station sign per charger

Optional accessibility features:

- surfacing for Access Zones in concrete or asphalt
- lighting
- overhead protection in steel or wood covering Front Access Zone only
  - includes maximum height clearance sign

How to choose an accessible EV charger*:

- Look for chargers with:
  - Charging cable cord reel:
    - a cord reel on the charging cable help reduce the weight of the cable should someone have difficulty carrying it to their vehicle
  - Reduced force needed to release the handle from the charger:
    - ensure the releasing mechanism of the plug requires no more than 5lbs of pressure

- Avoid chargers with:
  - Perfectly round handles:
    - can be difficult to grasp for someone with mobility issues
  - Bright flashing lights:
    - can disorient people (especially at night)

Additional things to consider:**

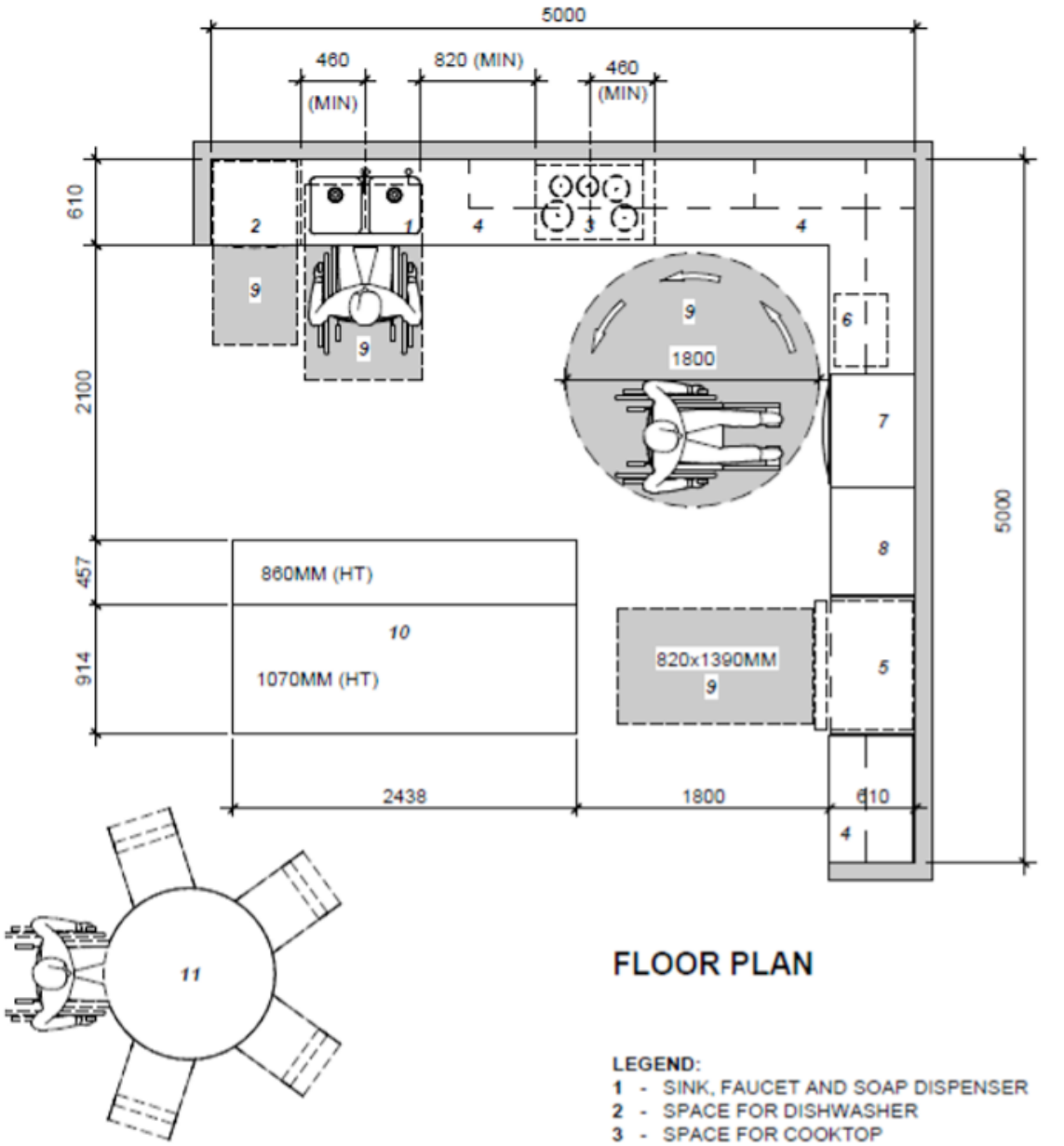
- Look for chargers with:
  - speech output
  - volume control
  - braille instructions
  - wireless or inductive chargers as they become available (currently there are no manufacturers that produce accessible wireless or inductive chargers)

***Note that the above features of an accessible EV charger are covered by flat rate costs.**

****Note that the above things to consider are not covered by flat rate costs.**

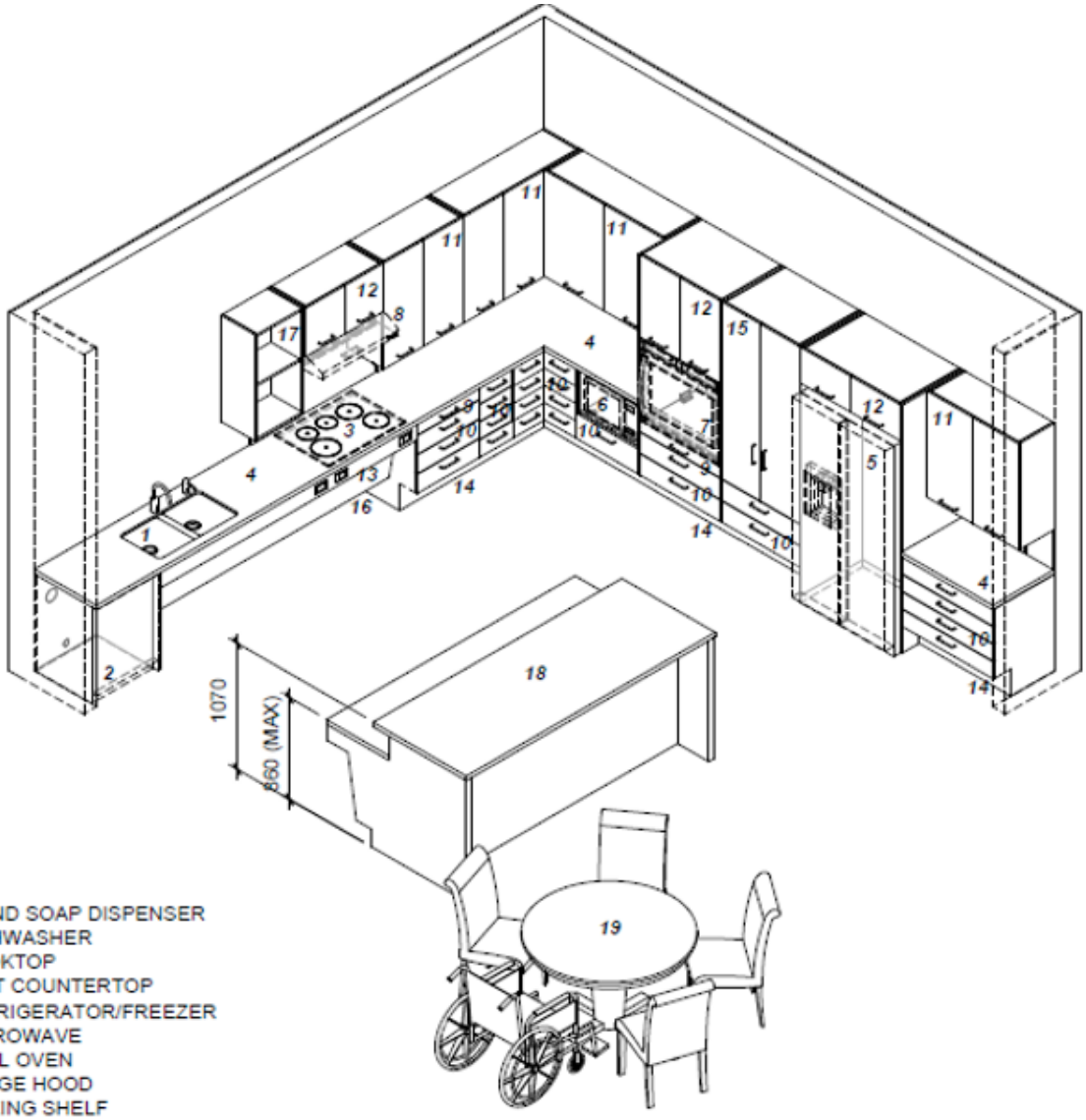
Accessible kitchens

Figure 34: Accessible kitchen general floor plan



Source: Figure 35(f), CSA/ASC B652:23 Accessible dwellings. © 2023 Canadian Standards Association.

Figure 35: Accessible kitchen layout

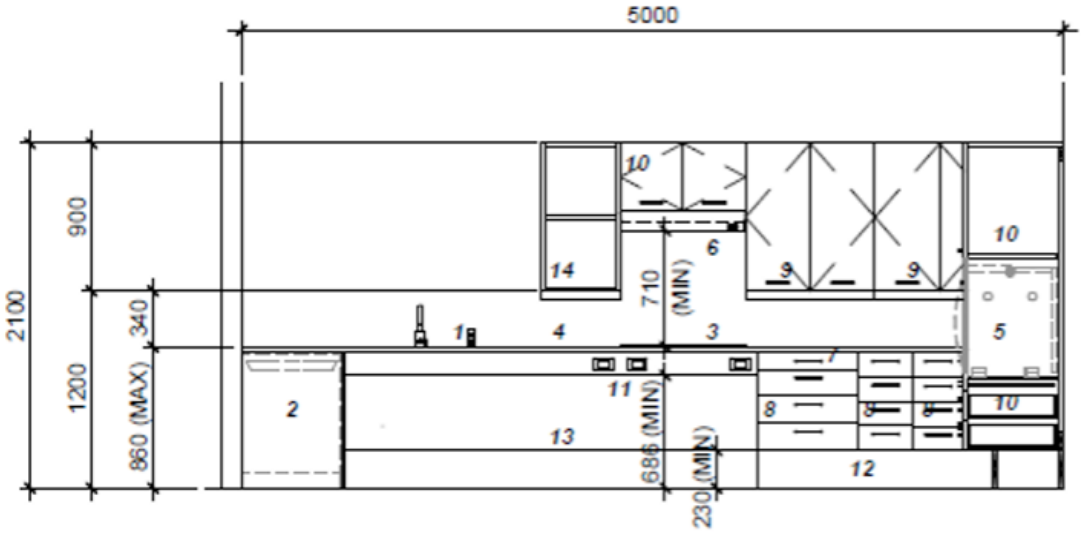


LEGEND:

1 - SINK, FAUCET AND SOAP DISPENSER
2 - SPACE FOR DISHWASHER
3 - SPACE FOR COOKTOP
4 - HEAT RESISTANT COUNTERTOP
5 - SPACE FOR REFRIGERATOR/FREEZER
6 - SPACE FOR MICROWAVE
7 - SPACE FOR WALL OVEN
8 - SPACE FOR RANGE HOOD
9 - PULL-OUT WORKING SHELF
10 - KITCHEN STORAGE
11 - UPPER CABINET AND UNDER CABINET LIGHTING
12 - UPPER CABINETS
13 - COUNTER TOP APRON (SWITCHES, OUTLETS, AND CONTROLS LOCATION)
14 - TOE KICK
15 - PANTRY
16 - REMOVABLE PANEL
17 - UPPER CABINET - OPEN SHELVES AND UNDER CABINET TASK LIGHTING
18 - ACCESSIBLE KITCHEN ISLAND
19 - ACCESSIBLE DINING TABLE AND CHAIRS

Source: Figure 35(a), CSA/ASC B652:23 Accessible dwellings. © 2023 Canadian Standards Association.

Figure 36a: Accessible kitchen – heights and clearances



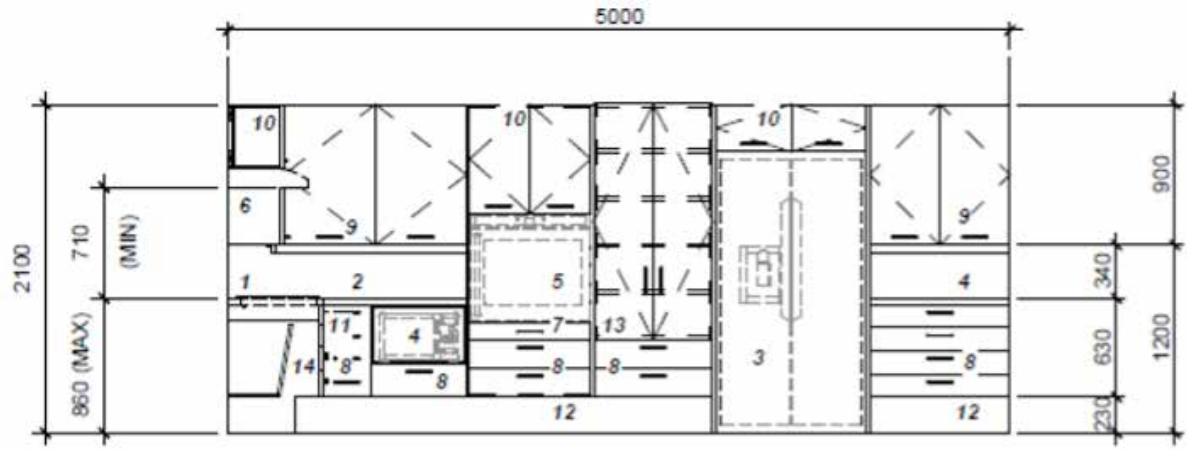
ELEVATION

LEGEND:

1 - SINK, FAUCET AND SOAP DISPENSER
2 - SPACE FOR DISHWASHER
3 - SPACE FOR COOKTOP
4 - HEAT RESISTANT COUNTERTOP
5 - SPACE FOR WALL OVEN
6 - SPACE FOR RANGE HOOD
7 - PULL-OUT WORKING SHELF
8 - KITCHEN STORAGE
9 - UPPER CABINET AND UNDER CABINET LIGHTING
10 - UPPER CABINETS
11 - COUNTER TOP APRON (SWITCHES, OUTLETS, AND CONTROLS LOCATION)
12 - TOE KICK
13 - REMOVABLE PANEL
14 - UPPER CABINET - OPEN SHELVES AND UNDER CABINET LIGHTING

Source: Figure 35(d), CSA/ASC B652:23 Accessible dwellings. © 2023 Canadian Standards Association.

Figure 36b: Accessible kitchen – heights and clearances



ELEVATION

LEGEND:
1 - SPACE FOR COOKTOP
2 - HEAT RESISTANT COUNTERTOP
3 - SPACE FOR REFRIGERATOR/FREEZER
4 - SPACE FOR MICROWAVE
5 - SPACE FOR WALL OVEN
6 - SPACE FOR RANGE HOOD
7 - PULL-OUT WORKING SHELF
8 - KITCHEN STORAGE
9 - UPPER CABINET AND UNDER CABINET LIGHTING
10 - UPPER CABINETS
11 - COUNTER TOP APRON (SWITCHES, OUTLETS, AND CONTROLS LOCATION)
12 - TOE KICK
13 - PANTRY
14 - REMOVABLE PANEL

Source: Figure 35(d), CSA/ASC B652:23 Accessible dwellings. © 2023 Canadian Standards Association.

An accessible kitchen includes finishing for an approximately 270 sq ft (25 m sq) room. The kitchen floor space has clear areas to give enough room for persons using mobility devices, such as wheelchairs, to move around. The sink and cooktop have enough space underneath for persons in wheelchairs to fit their knees, as well as removable panels for protection from the sink's hot water supply and cooktop's wiring. The oven is mounted on the wall with a nearby pull-out heat resistant shelf. The microwave is under the counter and integrated within the lower cabinets to ensure it is at an accessible height for seated users.

Accessible kitchens include:

- non-slip flooring
  - minimal glare, no strong visual patterning
  - colour contrasted to walls, cabinets, appliances, etc.
- 30’ (9100 mm) of cabinetry with openings for appliances
  - upper cabinets: if more than 1100 mm above floor, includes drop-down mechanism (manual or automatic)
  - lower cabinets: drawer-style
  - “D” shape drawer/door pulls and soft close hinges on all cabinets
- quartz countertops
- barrier-free sink
  - stainless steel undermount sink
  - manual or automatic telescopic faucet
  - temperature indicator that limits hot water to 49 degrees C to prevent burns for users with sensory loss
  - hands-free soap dispenser
- plumbing for sink and dishwasher
- optimized lighting
  - task lighting above countertops and sink (750 lumens) and overhead lighting (300 lumens) for rest of kitchen
  - anti-glare lighting with dimmer
  - in room controls at accessible level
- optimized electrical
  - increased capacity for receptacles and circuits
  - wiring to accommodate appliances
- optimized HVAC (beyond code minimums)
  - improved air quality
  - acoustic absorption
  - in room controls at accessible level
- sound insulation for walls and colour contrasting paint
  - does not include new wall construction, only includes sound insulation and colour contrasting paint for new or existing walls
- 2 signs with text, graphics, and braille
  - 1 sign at kitchen, and 1 sign elsewhere that directs people to kitchen
- large and small appliances are NOT included (refer to the below section “How to choose accessible kitchen appliances” for more information)

Optional accessibility features:

- kitchen island
  - option 1) fully at lower height
  - option 2) at 2 heights:
    - full length of one side of island at lower height to accommodate seated users
    - other half of island at higher height to accommodate standing users
  - clear space (no lower cabinets) under countertop
  - task lighting above countertop (750 lumens)
- sound-insulated automatic door
  - insulated steel frame
  - door hardware set
  - automatic operator with controls
  - electrical power connection
  - barrier-free transition
  - colour contrasting paint
- Wi-Fi infrastructure/cabling to accommodate smart appliances
  - smart appliances include those that can be controlled from a mobile device or voice-activated, with safety features (for example, automatic shut-off, cool-to-touch, etc.)
  - includes 1 data outlet, 8 m cable to data room, and 1 wireless router
  - assumes facility/building has existing Wi-Fi
- accessible dining tables with seating
  - at least 1 accessible seat with backrest per table
  - located along barrier-free path of travel, with at least 2000 mm of clear area around all sides of table

How to choose accessible kitchen appliances:

Large and small kitchen appliances are not covered by flat rate costs. Costs of these appliances are your responsibility. The list below includes considerations to keep in mind when choosing accessible appliances.

- General:
  - look for “smart” appliances that can be controlled from a mobile device, or voice-activated (can be controlled by virtual assistants)
  - include safety features (for example, automatic shut-off, cool-to-touch, etc.)
  - include high contrast, tactile, front-mounted controls with large print and/or graphics

- Refrigerator/Freezer:
  - full-size, either side-by-side OR freezer integrated as pull-out drawer at bottom of refrigerator
    - freezers integrated at top of refrigerator do not accommodate reach range of seated users
  - have additional “smart” capabilities such as:
    - internal cameras and sensors to view food items in real time and get alerts when they are running low or expiring
    - smart home integration to create routines or alerts (assists those with dementia, memory difficulties, etc.)

- Cooktop:
  - induction is safest option, instead of electric or gas
  - controls located in front or beside hot surface
  - mounted in countertop, with separate wall oven

- Wall oven:
  - built-in wall oven, separate from cooktop
  - side swing door to accommodate seated users
  - self-cleaning for easier cleaning by users with limited strength, mobility, and/or dexterity

- Range hood:
  - controls located at accessible level, or via remote control

- Dishwasher
  - side swing door OR drawer-type to accommodate seated users
  - controls located on top or front of door
  - quiet feature to reduce overall noise levels in kitchen
  - water leak detection to avoid slippery surfaces

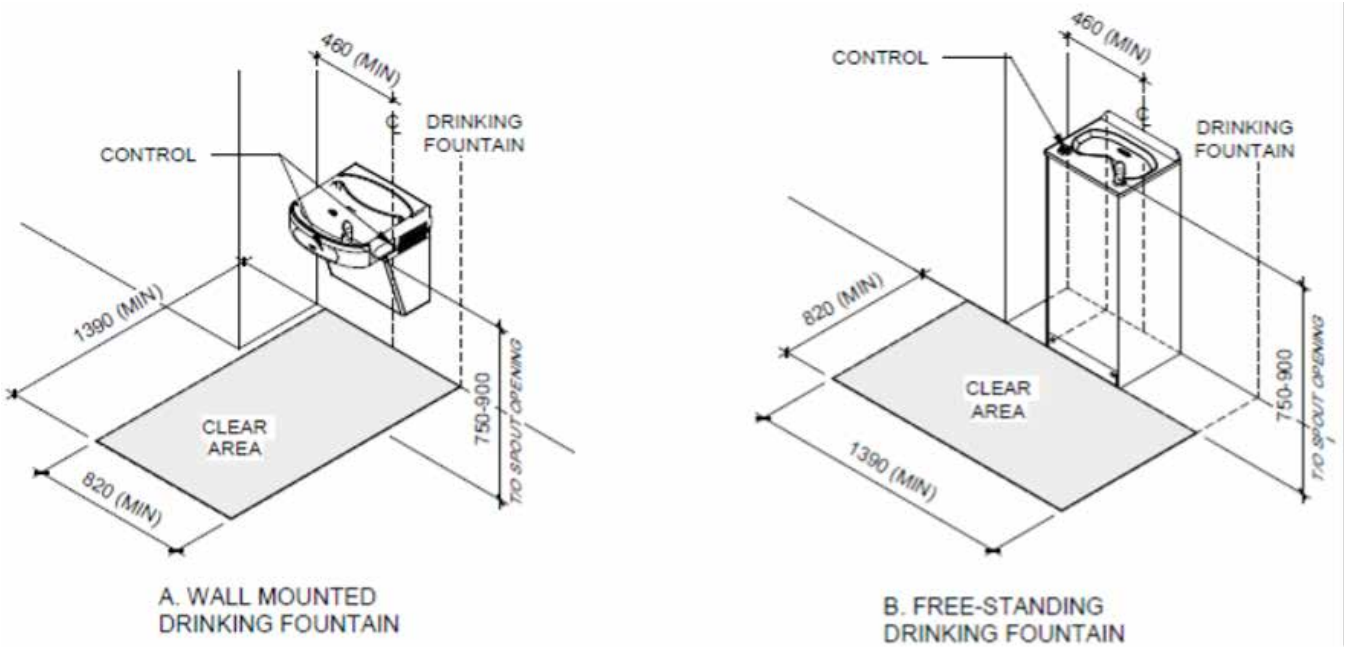
- Microwave
  - located at accessible height (located on countertop or integrated in lower cabinet design instead of upper cabinet design)
  - allow landing area of at least 381 mm by 406 mm on adjacent countertop surface

- Pot filler:
  - consider including pot-filler above cooktop where cooktop cannot be located adjacent to sink
    - enables users with limited strength, mobility, and/or dexterity to fill pots without needing to transport to cooktop when full

Accessible drinking fountains and hand-wash stations

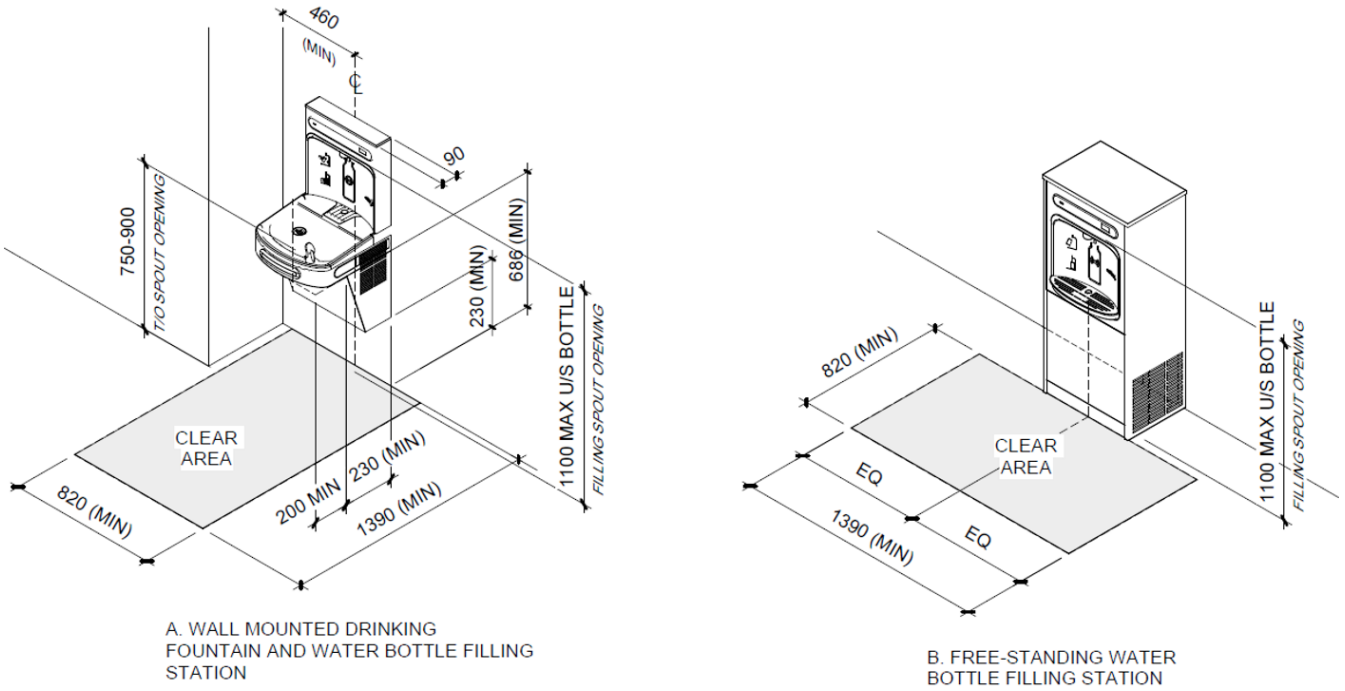
Accessible drinking fountains should be located along a barrier-free path of travel, in alcoves to avoid blocking the path. Ensure the fountains and controls are colour contrasted to their surrounding environment, to help with depth perception for those with visual impairments. Automatic controls are preferred over hand-operated controls, to increase accessibility for persons with mobility or dexterity disabilities. Outdoor drinking fountains should be within 15 m of a heated building to avoid freezing of pipes.

Figure 37: Indoor drinking fountain – wall-mounted versus free-standing



Source: Figure 39(a), CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association.

Figure 38: Indoor drinking fountain – drinking fountain with bottle filling station versus bottle filling station only



Source: Figure 39(a), CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association.

Accessible indoor water fountains include:

- indoor drinking fountain (wall-mounted or free-standing) or drinking fountain with bottle filling station, colour contrasted to surrounding environment with automatic or push button controls
- 2 signs with text, graphics, and braille
  - 1 sign at fountain, and 1 sign elsewhere that directs people to fountain

Optional accessibility features:

- lighting at 300 lumens

Figure 39: Outdoor drinking fountain – drinking fountain with bottle filling station versus drinking fountain only

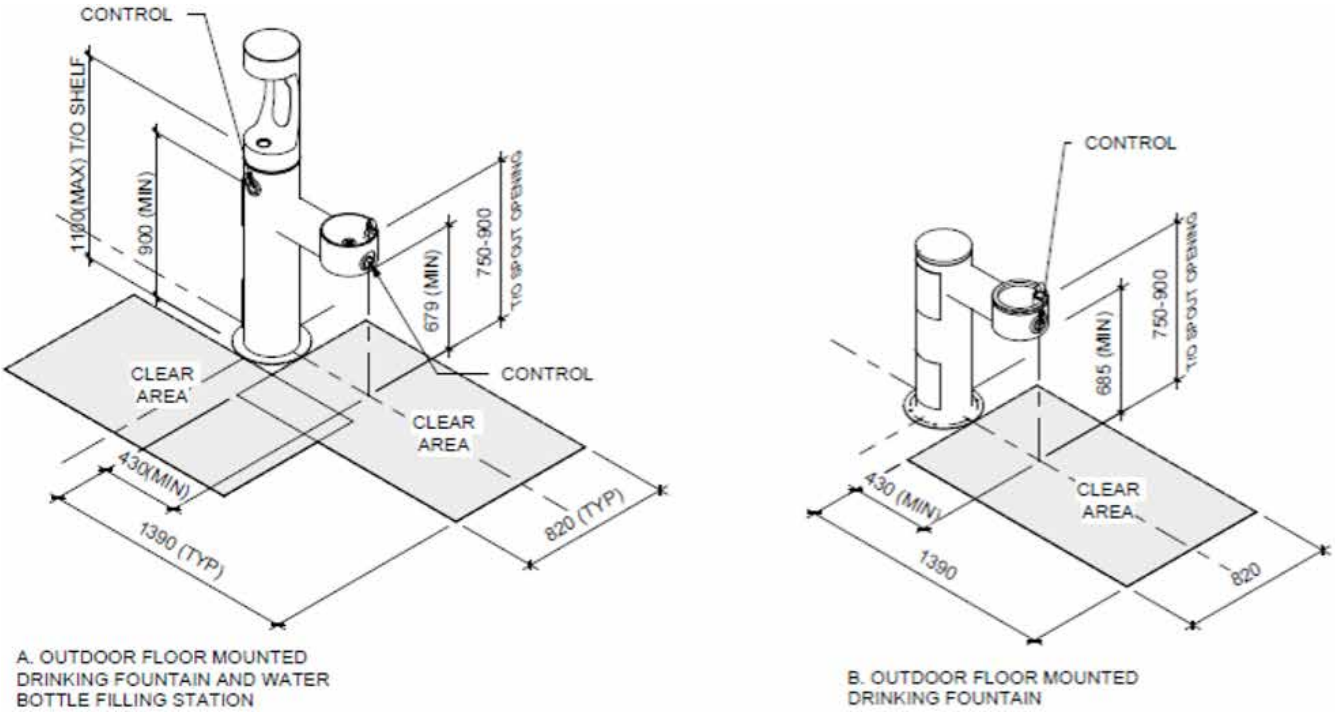
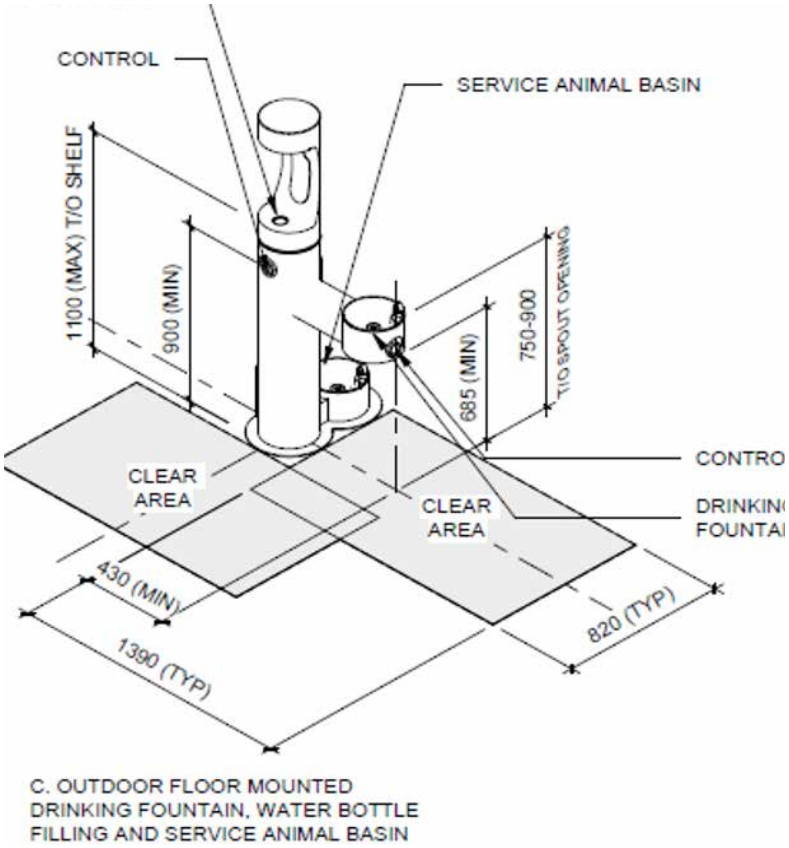


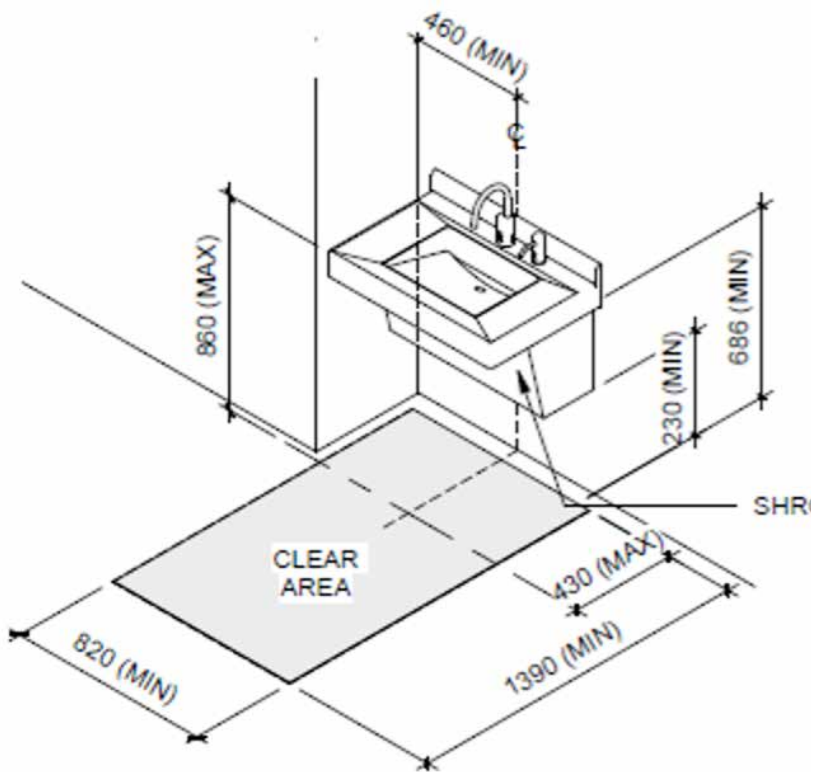
Figure 40: Outdoor drinking fountain – drinking fountain with bottle filling station and service animal basin



Accessible outdoor water fountains include:

- outdoor drinking fountain or drinking fountain with bottle filling station or drinking fountain with bottle filling station and service animal basin, colour contrasted to surrounding environment with automatic or push button controls
- 2 signs with text, graphics, and braille
  - 1 sign at fountain, and 1 sign elsewhere that directs people to fountain

Figure 41 – Hand-wash station



Source: Figures 43(a) and 43(b), CSA/ASC B651:23 Accessible design for the built environment. © 2023 Canadian Standards Association.

The sink has enough space underneath for persons in mobility devices to fit their knees, as well as protection from the hot water supply. If you are installing 2 or more hand-wash stations in a row, the centre line of each sink should be at least 820 mm apart.

Accessible hand-wash stations include:

- wall-mounted barrier-free sink
- hands-free faucet with temperature limit of 49 degrees C
- knee protection from plumbing
- wall protection (100 mm backsplash)
- hands-free soap dispenser, attached to counter
- hands-free paper towel dispenser, attached to wall
- lighting at 300 lumens, with controls mounted at accessible level
- 2 signs with text, graphics, and braille
  - 1 sign at station, and 1 sign elsewhere that directs people to station