

			<p>2) Deleted.”</p> <p>Delete Articles 3.8.4.2. to 3.8.4.8 inclusive.</p>
B	3.8.5.	In Subsection 3.8.5.	<p>Strike out Subsection 3.8.5. and substitute:</p> <p>“3.8.5. ADAPTABLE HOUSING REQUIREMENTS</p> <p>3.8.5.1. Application</p> <p>1) This Subsection applies to the design and <i>construction</i> of</p> <p>a) <i>one and two family dwellings,</i> b) <i>laneway houses,</i> c) <i>secondary suites,</i> d) <i>row housing,</i> and e) <i>multi-family residential buildings.</i></p> <p>2) This Subsection does not apply to <i>single room accommodation.</i></p> <p>3.8.5.2. Entrance Doors to Dwelling Units</p> <p>1) All <i>dwelling units</i> shall have at least one entrance door no less than 865 mm wide, equipped with</p> <p>a) two peepholes, one located at 1067 mm above the floor and the other located at 1524 mm above the floor, or a glass sidelight or intercom security type system (see Appendix A), b) a beveled threshold no more than 13 mm above the floor level, except for entrance doors serving balconies and basements, and c) door opening hardware that does not require a tight grasp or twisting action of the wrist, and can be opened with a force of no more than 38 N.</p> <p>3.8.5.3. Interior Doors, Corridors, and Stairs in Dwelling Units</p> <p>1) Doorways within <i>dwelling units</i> shall have a width of least 800 mm.</p> <p>2) Doors within <i>dwelling units</i> shall have door opening hardware that does not require a tight grasp or twisting action of the wrist and can be opened with a force of no more than 22 N.</p> <p>3) Doors within <i>dwelling units</i> shall have beveled thresholds no more than 13mm above the floor.</p>

- a. Where an extensive green roof is provided it must:
 - Be easily removable (i.e. modular) to assist with maintenance access to the roof membrane and assembly below.
 - Require minimal maintenance for weeding, fertilizing and plant replacement
 - Not require irrigation. Temporary irrigation may be set up for the first year only (but a permanent hose bib is required at the roof).
 - Be self-sustaining
 - Proposed system to be reviewed with Facilities for quality and suitability
- b. Where an extensive or intensive green roof occurs (including roof top playgrounds), a leak detection system must be provided. This system must:
 - Be reviewed with the City of Vancouver's Facility Operations and Maintenance staff. All specifications and details of the proposed system are to be provided for review and approval prior to proceeding.
 - Have a non-proprietary monitoring system.
 - Be compatible with, and actively connected to, the City's central DDC system to allow remote monitoring of any signals or alarms.
- c. Drainage from above-grade landscaped areas:
 - Drains to be bi-level, to drain both surface and roof waterproofing membrane
 - Both surface and waterproofing membrane must be sloped to drains.

Division 8 - Doors and Windows

Refer to BC Housing Design Guidelines and Construction Standards, except for the following modifications and additions:

08500 - Windows

The following requirements are in addition to and/or replace the requirements contained in the window sections of BC Housing Design Guidelines and Construction Standards:

- a. All exterior windows, doors and other openings design and installation to be reviewed by the Building Envelope Consultant for the project. All operable vents to be:
 - Either casement, awning or hopper type, sliders are not acceptable
 - Limited to a maximum opening of 100mm (4") where accessible by children.
 - To have easy to grip locking mechanisms - lever type.
- b. The requirement for Low-E coatings on glazing will be determined by the overall energy requirements for the buildings. Mitigate unwanted solar gain with external shading.
- c. Use glass systems with good insulating values (low U-value) and thermal breaks.
- d. Screens are not required.

08700 - Finish Hardware

The following requirements are in addition to and/or replace the requirements contained in the window sections of BC Housing Design Guidelines and Construction Standards:

- a. All hardware at exterior doors, common areas, and suite entries to be commercial grade.
- b. All hardware to meet accessibility requirements.
- c. Locks: Key requirements are to be provided by the Operator. In lieu the following is the guideline:
 - Key fobs are preferred for common areas in lieu of mechanical locks.
 - Individual units are to be keyed (no security chain latch).
 - Storage rooms and Laundry rooms may have mechanical locks with storeroom function.
 - Key fobs may be considered for units as per operator's preference .