

Tim Janzen - MET Energy comments in BLUE

Accessibility in Ontario's Building Code, 2012 – Requirements for most new construction and extensive renovations of buildings – Checklist

BLUE

Audit Date: May 17, 2024
Location: Elliot Lake Arts & Heritage Centre
Auditor(s): J. Meyer, M. Fourcaudot, N. Aiton, and R. Bull

Yes	No	N/A	Accessible Off-Street Parking Obligated organizations shall ensure that when constructing new or redeveloping off-street parking facilities that they intend to maintain, the off-street parking facilities meet the requirements set in Part 80.32 O. Reg. 413/12, s. 6. Of the
		✓	The following two types of parking spaces for the use of persons with disabilities are available: 1. Type A, a wider parking space which has a minimum width of 3,400 mm and signage that identifies the space as "van accessible" 2. Type B, a standard parking space which has a minimum width of 2,400 mm
		✓	If Type A and Type B spaces are available, do they have enough room for access aisles (space between parking spaces that allows persons with disabilities to get in and out of their vehicles) - Must have minimum width of 1,500 mm - Extend full length of the parking space - Must be marked with high contrast diagonal lines, which discourages parking in them, where the surface is asphalt, concrete or some other hard surface.
		✓	Is there the correct minimum number of parking spaces required for the off-street parking area? 1. One parking space for the use of persons with disabilities, which meets the requirements of a Type A parking space, where there are 12 parking spaces or fewer. 2. Four per cent of the total number of parking spaces for the use of persons with disabilities, where there are between 13 and 100 parking spaces in accordance with the following ratio, rounding up to the nearest whole number: i. Where an even number of parking spaces for the use of persons with disabilities are provided in accordance with the requirements of this paragraph, an equal number of parking spaces that meet the requirements of a Type A parking space and a Type B parking space must be provided. ii. Where an odd number of parking spaces for the use of persons

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		<p>with disabilities are provided in accordance with the requirements of this paragraph, the number of parking spaces must be divided equally between parking spaces that meet the requirements of a Type A parking space and a Type B parking space, but the additional parking space, the odd-numbered space, may be a Type B parking space.</p> <p>3. One parking space for the use of persons with disabilities and an additional three per cent of parking spaces for the use of persons with disabilities, where there are between 101 and 200 parking spaces must be parking spaces for the use of persons with disabilities, calculated in accordance with ratios set out in subparagraphs 2 i and ii, rounding up to the nearest whole number.</p> <p>4. Two parking spaces for the use of persons with disabilities and an additional two per cent of parking spaces for the use of persons with disabilities, where there are between 201 and 1,000 parking spaces must be parking spaces for the use of persons with disabilities in accordance with the ratio in subparagraphs 2 i and ii, rounding up to the nearest whole number.</p> <p>5. Eleven parking spaces for the use of persons with disabilities and an additional one per cent of parking spaces for the use of persons with disabilities, where more than 1,000 parking spaces are provided must be parking spaces for the use of persons with disabilities in accordance with the ratio in subparagraphs 2 i and ii, rounding up to the nearest whole number.</p>
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Yes	No	N/A	Accessible On-Street Parking
			Obligated organizations shall ensure that when constructing new or redeveloping on-street parking spaces, they must consult with the public and people with disabilities. They should find out how many spaces to make, where they should be, and how they should be designed. Cities must also consult with their AAC.
✓			Are there accessible parking spaces near the main entrance to the building?
			How many spaces are there? One (1)
✓			Is signage acceptable?
	✓		Is there an accessible drop off area in front of the building?

Notes:

Suggestion – Cut curbs to allow off loading ramps on accessible parking spots.
maybe in front of building
 Add more accessible parking at the top of Elizabeth Walk.
 There should be a drop off zone in front of the entrance.

Yes	No	N/A	Accessible Approach and Entrance						
✓			How many pedestrian entrances into building? <table border="1"> <tr> <td>Number of pedestrian entrances into building</td> <td>Minimum number of pedestrian entrances required to be barrier-free</td> </tr> <tr> <td><u>1 to 3</u> 4 or 5</td> <td><u>1</u> 2</td> </tr> <tr> <td>More than 5</td> <td>Not less than 50%</td> </tr> </table>	Number of pedestrian entrances into building	Minimum number of pedestrian entrances required to be barrier-free	<u>1 to 3</u> 4 or 5	<u>1</u> 2	More than 5	Not less than 50%
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<u>1 to 3</u> 4 or 5	<u>1</u> 2								
More than 5	Not less than 50%								
	✓		Is there an accessible route from the parking lot that is the same for everyone? <i>(should curb cut) There is no parking lot</i>						
	✓		Is there a ramp? <i>N/A There is no need for a ramp</i>						
✓			If no, should there be a ramp?						
✓	✗		Are there stairs? <i>Only at rear exit</i>						

All grade changes on building have ramps

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		✓	If yes, are they designed according to the Ontario Building Code?
		✓	Is there signage and is it usable by all people? (<i>not installed</i>)
		✓	Is lighting suitable? (<i>not installed</i>)
		✓	Are there trash cans? Can all people use them? (<i>not installed</i>)

Notes:

Front room to the left, there is a step in, not sure if it is for public use?

All the rooms do not have wheelchair height sinks/cabinets. Will have to add on to existing plumbing.

Utility room is not accessible.

All rooms that would require a ramp have a ramp.

Kiln room not ready for inspection, however good ramp to it.

Yes	No	N/A	Areas Requiring Barrier-Free Path of Travel
✓			Are there barrier-free paths of travel into and through the building where there is public access? (barrier-free path of travel is not required to extend into service rooms, elevator machine rooms, janitor's rooms, crawl spaces, attic or roof space, high hazard industrial occupancies, portions of a floor area that are not at the same level, provided amenities and uses provided on any raised or sunken level are accessible on the entry level by means of a barrier-free path of travel).

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Yes	No	N/A	Access to Seating
		✓	Is there an adequate area to sit and rest?
		✓	Is there wheelchair spaces?
		✓	Is there fixed seating?
		✓	If yes, are they accessible or adaptable?

Notes:

Not installed yet.

Yes	No	N/A	Usability of Restrooms
✓			Are accessible features built into the design?
✓			Is the air quality satisfactory for most users (well vented, no scented cleaning or air freshening products)?
✓			Is there a family restroom that parents with children and others needing help can use?
✓			Is the route to the restroom easy to find and use?
	✓		Is the entrance easy to find? <i>(still needs signage)</i> It is a very prominent building
		✓	Are the soap dispensers and faucets well placed and easy to use? <i>(still needs to be installed)</i>
	✓		Is the restroom signage usable by people with low or no vision or limited literacy (including pictograms)? <i>(still needs to be installed. Braille + pictograph)</i> All signage required by code has been installed
✓			Is lighting suitable?
✓			Have tripping hazards been eliminated?
✓			Are fixtures free from objects that block and limit their use?
✓			Are heated pipes shielded to prevent burns?
		✓	Can toilet stall doors be closed and locked with limited manual dexterity?
		✓	Can people with children and/or using equipment easily get in and out of the stall?

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✓			Can the door to the restroom be opened with ease, limited strength?
✓	✓		Can all controls be operated with ease by people with limited strength? <i>(not all installed) what controls? All BF openers have been installed</i>
✓			Are there grab bars in all accessible toilet stalls?
✓			Can features be used by people of different heights?
✓			Is there room for a helper or parent in the toilet stall/room?
		✓	Is the space free of obstacles that interfere with use (trash receptacles, supply storage)? <i>(not installed yet)</i>

Notes:

Wall mounted low trash can better for clear path

Room for adult change table/baby change station, is this in the plans?

If not impeding accessibility, have a nursing chair and signage.

Yes	No	N/A	Platforms A tactile attention indicator shall be installed along any edge of a platform that is:
		✓	Not protected by a guard
		✓	Higher than 250 mm above the finished floor or ground or sloped steeper than 1 in 3

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Yes	No	N/A	Emergencies
✓			Are there visual/audible fire alarms in the hallways and rooms.
	✓		Emergency exit that is accessible or a plan in place to aid someone with a disability to an emergency exit

Notes:

Add chair lift with independent battery backup. *There is no location for a chair lift*

See if a double chair lift exists with higher weight limit, or single chair lift at each emergency (back) exits. *Entire front entrance/exit meets all codes*

Fire suppression? There is none, should there be? *None required by code*

General Notes: