



What is Lifespan Housing?

Lifespan housing is defined as the ability to live in one's own home for as long as confidently and comfortably as possible. It incorporates adaptable design features that can meet changing household needs to provide accessibility, safety, security, ease-of-operation, convenience and comfort.

Advantages of Lifespan Housing

- Concentrates on features that would make a home more accessible and adaptable over time.

Preliminary Planning

Flexibility

Ability to manipulate space by transforming its function and features to provide for the residents' changing needs.



Spatial Adjacencies

Practical spatial planning to reduce travel paths and increase efficiency.

Open Concept Planning

Elimination of barriers such as walls and doors that traditionally separate spatial functions.

Design Features



Exterior Access

- Front yard is graded to provide proper drainage away from the house (Maximum 20% slope)
- Clear pathway to accommodate individuals using mobility devices. Minimum width of 1100 mm (43")



Doors

- The front door has a sidelight window panel for easy viewing
- All doors have lever-style door hardware
- The locks and bolts are easy to secure
- Door clear width of 860 mm (34") (965 mm standard door)
- Exterior thresholds, max. height of 13 mm (1/2") with zero-step entry and bevelled at a slope of 1 in 2



Electrical

- All light switches mounted 900 mm - 1100 mm (35" - 43") above finished floor
- Electrical outlets installed 400 mm - 460 mm (16" - 18") above finished floor



Bathrooms

- Levered faucets are used in the bathrooms and kitchen
- Clear knee space underneath the sink



Kitchen

- Clear turning circle of 2000 mm (79") diameter
- Cabinets had D-shaped handles
- Clear space for knees at sink and major work surfaces
- Easy to use appliances with option for control mechanisms at front

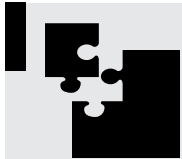


Handrails

- Handrails places between 865 mm - 965 mm (34" - 38") above stair nosing
- Railing is oval in shape and has a diameter of 32 mm (1-1/4") and is continuously and fully graspable



Adaptable Design



- Space that can be converted to a bedroom on the ground level
- Bathroom can be converted into full bath on the ground level
- Laundry room can be located at any level
- Pre-wiring compatible with future home automation systems
- The master bathroom can be converted to accommodate a walk-in shower
- Reinforced bathroom walls with 3/4" plywood for future installation of grab bars
- Reinforced walls in stairway for future installation of handrails or stair lift
- Stack closets on top of one another with knock out floor for future elevator shaft

Additional Resources

- <http://www.cmhc-schl.gc.ca/>
- <http://www.chba.ca/>
- <http://www.barrierfree.org/>