

FlexHousing- Homes that Adapt to Life's Changes



- ▶ **Tom Parker**
- ▶ **SFU May 29, 2014**



Today's Objective

**To Show FlexHousing's
response to your clients needs ----**

in New Construction

And in Renovations

Basic FlexHousing Features



Near-grade entry

Main floor washroom, kitchen, bedroom

Manoeuvring space

Safety provisions

Self-contained suite

Kitchen/Bathroom adaptable

Convertible Rooms

Home Office

Room Floor plans produced in “design options publication”





**Level
Threshold**



**W/C lift
In Entry**

Up-scale Entry
Could also include
These features





Choice of work-surface height



**SIDE OPEN
Wall oven
With Pull-out
Work surface**

Major safety feature





a wheel-in shower stall.



**wall reinforcement permits grab bar
installation exactly where needed**



**Tile over solid backing
Is most versatile
And secure –**

Can also be beautiful





Large home office may become.....



Partition makes two small bedrooms !!!

Modest FlexHousing



FlexHousing provides entry at grade,...

Up scale FlexHousing

open concept and
lowered windows.



Cost of FlexHousing

Basic FlexHouse Cost Analysis:

Costs for FlexHousing features	\$ 7,833
--------------------------------	----------

Cost of Benchmark House	\$143,072
-------------------------	-----------

Total Cost of Basic FlexHouse	\$150,905
-------------------------------	-----------

5.5% over the cost of Benchmark House

(only 2.0% if normal attic trusses are used)

Source CMHC cost of FlexHousing study

Useful References

Design Options Publication 63909 CMHC
Bien Pense SHQ
Flex Consumer Publication CMHC
Flex Professionals Guide "
Flex Pocket Planner 61943 "
Cost of FlexHousing 2002 sun ridge

National Building Code part 3.8
CSA B651-04 Barrier Free Design
(Accessible Design for the Built Environment)
Ontarians with Disabilities Act
ACT Studies related to Adapted housing

University of Ottawa Grab Bar Study

Implimenting Adaptable/ Accessible homes

- Lifetime homes, England
- ODA, Human rights code
- Vancouver city adaptable dwelling bylaw
- BC bldg code guideline
- Richmond convertible Home guideline
- North Vancouver design guideline

**Thank you
for your interest
From several
Happy clients**



And from me

Thank You

Tom Parker

