FlexHousing- Homes that Adapt to Life's Changes



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- ▶ 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"



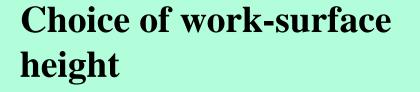
Level Threshold



W/C lift In Entry Up-scale Entry
Could also include
These features









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



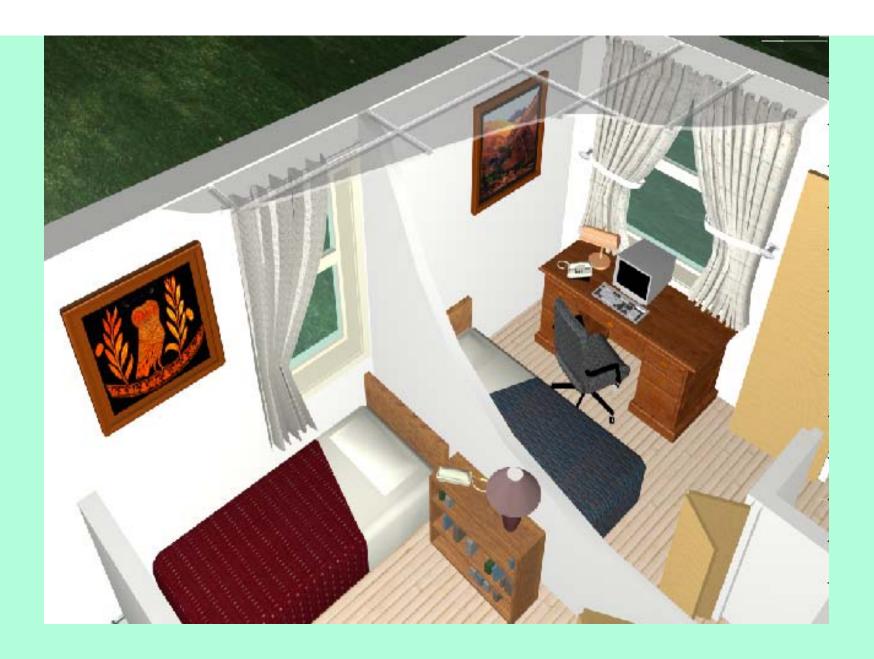
Tile over solid backing Is most versatile And secure –

Can also be beautiful

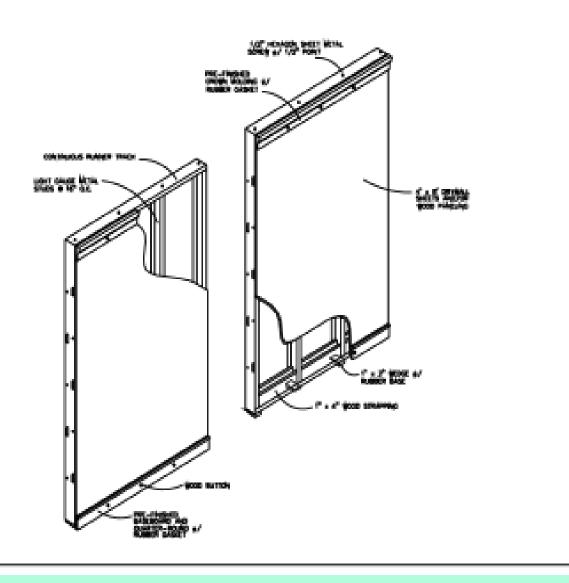




Large home office may become.....



Partition makes two small bedrooms !!!



With easily installed wall two rooms

Modest FlexHousing



FlexHousing provides entry at grade,...

Up scale FlexHousing



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/ Accessibile homes

- Lifetime homes, England
- ODA, Human rights code
- Vancouver city adaptable dwelling <u>bylaw</u>
- 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