

BCBC 2024 | Adaptable Dwelling Unit (ADU) Checklist

Scope	Applicable Provisions [Reference]	
Application	Applies to one storey dwelling units served by an accessible interior public corridor and an accessible common building entrance. [3.8.5.1.(1)(a)] “Excluded” dwelling units: detached houses, semi-detached houses, houses with a secondary suite, duplexes, triplexes, townhouses, row houses and boarding houses [3.8.5.1.(1)]	☐
	Applied to common spaces and facilities intended for use by the residents of the dwelling units, including common rooftop occupancies. [3.8.5.1.(1)(b)]	☐
	“Excluded” dwelling units still provide at least one bathroom with walls reinforced for water closet, bathtub and shower grab bars. [3.8.5.1.(2)]	☐
	One in 5 units to be ADUs [Ministerial Order BA 2025 01, 3.8.5.1.(1) and (3)]	☐
Construction	Adaptability as well as other residential building accessibility requirements apply [3.8.5.2.(1)]	☐
Building Access	Common areas, spaces and facilities and all common exterior and interior paths of travel serving adaptable dwelling units are accessible (and protected if not sprinklered) [3.8.5.3.(1)]	☐
	Common corridors and passageways serving adaptable dwelling illuminated to 50 lx. [3.8.5.3.(2)]	☐
	ADUs provided with special outlet boxes and cover plates. [3.8.5.3.(3)] Confirm locations.	☐
Doorways	Suite entrance doors have a clear width of 850 mm (914 door) [3.8.5.4.(1)]	☐
	Clear space on both sides of suite entry door [3.8.5.4.(2)] or rough-in for power door operator [3.8.5.4.(5)]	☐
	Doorways connecting the entrance with a living space, adaptable bedroom, adaptable bathroom, and adaptable kitchen have a clear width of 850 mm. [3.8.5.4.(3)]	☐
	Doorways connecting the entrance with a living space, adaptable bedroom, adaptable bathroom, and adaptable kitchen meet clear space requirements [3.8.5.4.(4)] or rough-ins for power door operator [3.8.5.4.(5)]	☐

Hallways and Corridors	Hallways and corridors connecting entrance with a living space, adaptable bedroom, adaptable bathroom and adaptable kitchen 1000 mm [3.8.5.5.(1)]	☐
At least 1 bedroom	1700 mm diameter or 1700 mm by 1500 mm clear area that could be adjacent a bed [3.8.5.6.(1)(a)]	☐
	An 850 mm wide pathway that could be unobstructed by a bed [3.8.5.6.(1)(b)]	☐
	One closet with a clear opening width of not less than 900 mm [3.8.5.6.(1)(c)(i)]	☐
	1700 mm diameter or 1700 mm by 1500 mm clear space on one side of the closet [3.8.5.6.(1)(c)(ii)]	☐
At least 1 bathroom	900 mm lateral transfer beside the water closet [3.8.5.7.(1)(a)]	☐
	Water closet adjacent to a side wall 460 to 480 mm from centreline. [3.8.5.7.(1)(b)]	☐
	Plumbing system allowing future accessible lavatory [3.8.5.7.(1)(c)] • 800 mm by 1350 mm floor space • 460 mm clearance to side walls	☐
	Plumbing system allowing future installation of an accessible shower or bathtub [3.8.5.7.(1)(d)] • 900 mm by 1500 mm shower • 900 mm side clearance	☐
	Water closet and shower or bathtub location reinforced for future grab bars [3.8.5.7.(1)(e)]	☐
Adaptable Dwelling Unit Kitchens	Cooktop and sink are adjacent or can have a continuous counter between them. [3.8.5.8.(1)]	☐
	A clear floor space 1700 mm in diameter or 1700 mm by 1500 mm. [3.8.5.8.(2)]	☐
	Plumbing system to accommodate the future installation of an accessible kitchen sink [3.8.5.8.(3)]	☐
Controls	Controls 400 mm to 1200 mm from the floor (except equipment/appliances). [3.8.5.9.(1)]	☐

BCBC 2024 Adaptable Dwelling Unit (ADU) Fixture Requirements

Fixture	Requirements	
Water Closet	Adjacent transfer 1500 mm long by 900 mm wide [3.8.5.7.(1)(a)]	☐
	Centre line of the water closet and the wall on one side of 460 mm to 480 mm [3.8.5.7.(1)(b)]	☐
	L-shaped grab bar on side wall [3.8.5.7.(1)(e)(i)]	☐
	Grab bar behind water closet [3.8.5.7.(1)(e)(i)]	☐
Lavatories	Faucets complying with Sentence 3.7.2.3.(4)	☐
	Centre line of the lavatory and any side wall is not less than 460 mm [3.8.3.16.(1)(b)]	☐
	Clear floor 800 mm wide by 1350 mm long, with <430 mm beneath the lavatory [3.8.3.16.(1)(c)]	☐
	Rim height not more than 865 mm above the floor [3.8.3.16.(1)(d)]	☐
	Clearance beneath the lavatory [3.8.3.16.(1)(e)]	☐
	Insulated water supply and drainpipes where these pipes are exposed [3.8.3.16.(1)(f)]	☐
Showers	1500 mm wide and 900 mm deep [3.8.3.17.(1)(a)]	☐
	900 mm clear space the length of the shower (fixtures can intrude) [3.8.3.17.(1)(b)]	☐
	No doors or curtains obstructing controls or the clear floor space at the entrance [3.8.3.17.(1)(c)]	☐
	Slip-resistant floor surface [3.8.3.17.(1)(d)]	☐
	Threshold <13 mm beveled at 1:2 where it is higher than 6 mm [3.8.3.17.(1)(d)]	☐
	Backing for 2 grab bars (back wall, side wall opposite controls) [3.8.3.17.(1)(e)]	☐
	Compliant toilet seat (see detailed code provisions) [3.8.3.17.(1)(g)]	☐

	Pressure-equalizing or thermostatic-mixing valve and other controls on the wall opposite the entrance to the shower $\leq$ 1200 mm above the floor and within reach of the seat [3.8.3.17.(1)(h)]	☐
	Hand-held shower head [3.8.3.17.(1)(i)]	☐
	Recessed soap holders that can be reached from the seated position [3.8.3.17.(1)(j)]	☐
Bathtubs	Clear floor space $\geq$ 1700 mm in diameter [3.8.3.18.(1)(a)]	☐
	Bathtub $\geq$ 1500 mm long [3.8.3.18.(1)(b)]	☐
	900 mm clear space the length of the bathtub (fixtures can intrude) [3.8.3.18.(1)(c)]	☐
	Capable of being accessed along its full length with no tracks mounted on its rim [3.8.3.18.(1)(d)]	☐
	Pressure-equalizing or thermostatic mixing valve and other controls located on the centre line or between the centre line of the bathtub and the exterior edge of the bathtub rim, at a maximum height of 450 mm above the rim [3.8.3.18.(1)(e)]	☐
	Backing for three grab bars (one on each side wall, one on rear wall) [3.8.3.18.(1)(f)]	☐
	Slip-resistant bottom surface [3.8.3.18.(1)(g)]	☐
	Hand-held shower head [3.8.3.18.(1)(h)]	☐
Kitchens	Cooktop and sink are adjacent or can have a continuous counter between them. [3.8.5.8.(1)]	☐
	Clear floor space not less than 1700 mm in diameter or 1700 mm by 1500 mm. [3.8.5.8.(2)]	☐
	Plumbing system accommodates the future installation of a kitchen sink per Clauses 3.8.3.16.(1)(b) to (f) [3.8.5.8.(3)]	☐
Controls	Controls, switches and outlets between 400 mm and 1200 mm above the floor. [3.8.3.8.(1)(a)(ii)]	☐

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Adaptable Dwelling Unit (ADU) Checklist Amendment History

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