

# **FlexHousing- Homes that Adapt to Life's Changes**



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# **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**

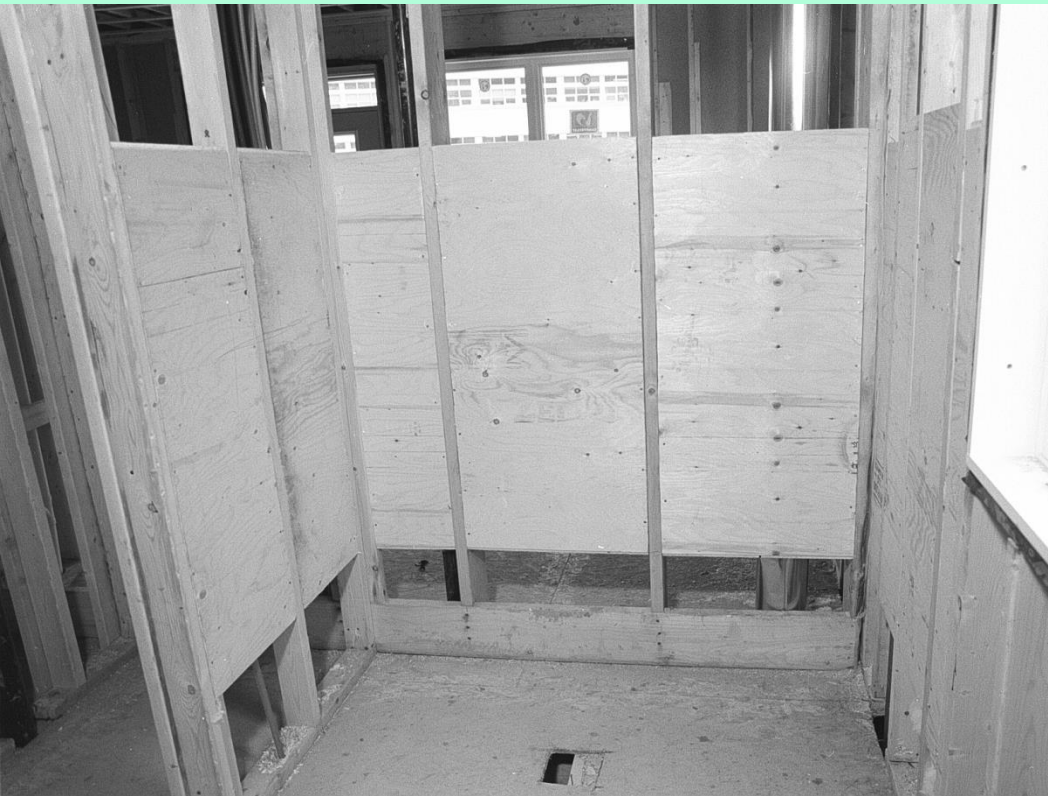




**a wheel-in shower stall.**

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

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

**Can also be beautiful**









**Large home office may become.....**

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**Partition makes two small bedrooms !!!**

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# Modest FlexHousing



FlexHousing provides entry at grade,...

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# Up scale FlexHousing

open concept and  
lowered windows.



# Cost of FlexHousing

## Basic FlexHouse Cost Analysis:

<b>Costs for FlexHousing features</b>	<b>\$ 7,833</b>
<b>Cost of Benchmark House</b>	<b>\$143,072</b>
<b>Total Cost of Basic FlexHouse</b>	<b>\$150,905</b>

**5.5% over the cost of Benchmark House**

**(only 2.0% if normal attic trusses are used)**

Source CMHC cost of FlexHousing study

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# 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

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