



RESIDENTIAL

REHABILITATION

ASSISTANCE PROGRAM

FOR PERSONS WITH DISABILITIES

Eligible Modifications

*A Guide for RRAP Inspectors
and Delivery Agents*



CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) is the Government of Canada's national housing agency. We help Canadians gain access to a wide choice of quality, affordable homes.

Our mortgage loan insurance program has helped many Canadians realize their dream of owning a home. We provide financial assistance to help Canadians most in need to gain access to safe, affordable housing. Through our research, we encourage innovation in housing design and technology, community planning, housing choice and finance. We also work in partnership with industry and other Team Canada members to sell Canadian products and expertise in foreign markets, thereby creating jobs for Canadians here at home.

We offer a wide variety of information products to consumers and the housing industry to help them make informed purchasing and business decisions. With Canada's most comprehensive selection of information about housing and homes, we are Canada's largest publisher of housing information.

In everything that we do, we are helping to improve the quality of life for Canadians in communities across this country. We are helping Canadians live in safe, secure homes. CMHC is home to Canadians.

Canadians can easily access our information through retail outlets and CMHC's regional offices.

You can also reach us by phone at 1 800 668-2642
(outside Canada call 613 748-2003)
By fax at 1 800 245-9274
(outside Canada 613 748-2016)

To reach us online, visit our Web site at www.cmhc.ca

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1 800 668-2642.

RESIDENTIAL
REHABILITATION
ASSISTANCE PROGRAM
FOR PERSONS WITH DISABILITIES

Eligible Modifications

A Guide for RRAP Inspectors and Delivery Agents

Canada Mortgage and Housing Corporation
Ottawa, Ontario
K1A 0P7

Cette publication est aussi disponible en français sous le titre
*Programme d'aide à la remise en état des logements pour
les personnes handicapées - Modifications admissibles*
Guide pour les inspecteurs et les agents d'administration du PAREL, 61289

© 1988, Canada Mortgage and Housing Corporation

Reprinted 2000, 2002, 2004, 2005

Printed in Canada
Produced by CMHC

TABLE OF CONTENTS

Document Purpose	1
Section 1 - General	3
Section 2 - Approaching and Entering the House or Apartment	7
Section 3 - Doors and Windows	9
Section 4 - Building Services	11
Section 5 - Kitchen	13
Section 6 - Bathroom	14
Section 7 - Hallways, Corridors and Stairways	15
Section 8 - Other Rooms	16
Section 9 - Alert Systems and Warning Devices	17
Section 10 - Extensions or Conversions	18
Section 11 - Multiple Unit Buildings	19
Appendix A - Disability Categories	21
Appendix B - Disabling Allergies or Environmental Hypersensitivity	22
Appendix C - Publications Referenced	24

DOCUMENT PURPOSE

Residential Rehabilitation Assistance Program for Persons with Disabilities – Eligible Modifications is intended for use by persons involved in the delivery of the Residential Rehabilitation Assistance Program (RRAP) for Persons with Disabilities.

Although this document provides an extensive list of modifications, alterations, fixtures and equipment that are eligible for funding under the program, it is not a comprehensive list. Where items are encountered that are not covered in this document, and there is some question whether they are beyond the intent of the program, CMHC (or the provincial housing agency, where the province is the Active Party delivering the program) should be consulted. For such matters as minimum, maximum and suggested dimensions, and required clearances, consult the publications *Housing for Persons with Disabilities (61014)* and the *Accessible Design of the Built Environment (CAN/CSA-B651)*. For additional guidance in determining appropriate modifications and equipment, consult public health nurses, occupational therapists, physiotherapists, doctors, service agencies for persons with disabilities and rehabilitation centres. The publication *Modification Checklist – Accessibility Using RRAP for Persons with Disabilities (61025)* may also be used by delivery staff and applicants to assist in determining modifications.

Program Objective

The objective of the Residential Rehabilitation Assistance Program for Persons with Disabilities program is to help with home modifications that are intended to eliminate physical barriers, imminent life safety risks and improve the ability to meet the demands of daily living within the home. Activities of daily living applicable to this program include:

- Approaching and getting in and out of the home
- Using doors and windows
- Controlling light, heat, ventilation and electrical systems
- Using the kitchen and bathroom
- Getting around hallways, corridors and stairways
- Accessing the bedroom, living and dining areas
- Doing the laundry
- Using closets/storage areas
- Answering the door

To be eligible under the program, the individual must have a permanent disability or functional limitation caused by a physical or mental impairment that restricts ability to perform the activities of daily living. (See Appendix A, p. 21.)

Choosing Modifications/Cost Effectiveness

When identifying the required modifications, there may be more than one option available to make a particular component accessible. The least costly modification does not always need to be chosen. For example, a ramp will usually be less costly than an elevating device but, if an elevating device is more appropriate, it may be considered.

The approved modifications, however, must be undertaken with cost effectiveness in mind with respect to choice of materials, etc. Reasonableness and discretion should be exercised when determining the scope of the modification. For example, if a landing is being built to provide maneuvering space outside an entrance, the dimensions should be in conformance with the dimensions referred to in *Housing Persons with Disabilities (61014)* and the *Accessible Design of the Built Environment (CAN/CSA-B651)*.

Future Requirements

When reviewing accessibility needs, it should be kept in mind that a disability may be progressive. If a qualified health professional identifies further modifications that will be required in the near future, it may be more practical and less costly to meet the current as well as the future modification requirements simultaneously.

SECTION 1 - GENERAL

I. General Requirements

(1) Modifications to provide basic accessibility for occupants with disabilities are eligible. (See Appendix A, p. 21.)

(2) The dimensions suggested in the CMHC publication *Housing for Persons with Disabilities* (61014) or the *Accessible Design of the Built Environment* (CAN/CSA-B651) should be used wherever possible to improve accessibility.

(3) To identify design features, modifications and eligible housing-related equipment required for a particular applicant, the relevant CMHC publications (see Appendix C, p. 24.) and the *Accessible Design of the Built Environment* (CAN/CSA-B651) should be used. If required, qualified health professionals, such as public health nurses, occupational therapists, physiotherapists, doctors, service agencies for the disabled and rehabilitation centres, should be consulted.

Condition of the home

(4) To be eligible for RRAP for Persons with Disabilities, the unit must meet minimum health and safety standards.

For RRAP purposes, “minimum standards” means a reasonable quality of structural soundness and fire safety and a reasonable quality of heating, plumbing and electrical systems where these systems exist or are required by the local authority. “Reasonable quality” shall be as determined by the local authority having jurisdiction, or, in the absence of a local authority, by CMHC or the Active Party. Work required to meet minimum health and safety standards is not eligible under RRAP for Persons with Disabilities. However, homeowners, landlords and owners of rooming houses may be eligible for assistance to undertake major repairs under the other RRAP programs: Homeowner RRAP, Rental RRAP and Rooming House RRAP.

Note: Any work required to meet the criteria in (4) may be carried out simultaneously with the accessibility modifications.

(5) Work to be funded under RRAP for Persons with Disabilities shall be described clearly in a work write-up. This includes all necessary quantities, dimensions, drawings and other explanatory material to enable contractors to submit bids.

Fire safety

(6) When undertaking accessibility modifications, fire-retardant materials should be considered.

2. Eligible Modifications

Confirmation of modification requirements

(1) Modifications shall be related to the disabled occupant's disability. (See Appendix A, p. 21.) Where it is not evident that the accessibility modifications are related to the disability and required for accessibility and use of the dwelling, confirmation from a qualified expert such as a physician, physiotherapist, occupational therapist, audiologist, optometrist, allergist or other qualified health professional should be obtained.

(2) Modifications shall be housing related and provide access to permanently installed, basic facilities within the dwelling.

Moisture and mold

(3) All remediation work to address moisture and mold problems when deemed beyond the skill and knowledge of the RRAP inspector must be recommended and supervised by a professional Indoor Air Quality (IAQ) Investigator. Remediation work including mold cleanup when related to a deficiency with the building structure, envelope, finishes or systems is eligible. (See Appendix B, p. 22.)

Note: This work is only eligible under RRAP-D funding if the occupant has a documented case of disabling allergies or environmental hypersensitivity.

(4) Required bedrooms (as per the National Occupancy Standard), laundry or bathroom found in mold-affected basements and attics can be refinished after moisture control and remediation/clean-up measures are completed.

Chemical contaminants

(5) The sealing of built-in cabinets and subfloor (made from pressed wood materials) to reduce offgasing is eligible. Heavy-duty aluminium foil with aluminium foil tape can be used to seal the back, undersides and edges of pressed wood materials. (See Appendix B, p. 22.)

Portable equipment

(6) Portable equipment, such as hydraulic bath lifts or bathroom chairs, designed specifically to permit access to permanently installed basic facilities within the dwelling.

(7) Space for portable equipment in (6) above.

Used or second-hand equipment

(8) Used or second-hand equipment, such as bath lifts, stair glides and chair lifts may be used.

Note: The applicant is responsible for ensuring that any used or second-hand equipment is safe to use and is properly installed. It is suggested that a professional such as mentioned in Section I.1(3) assess the equipment before it is purchased.

3. Ineligible Modifications

- (1) Items such as the upgrading of substandard building components and systems, which are eligible for funding under other RRAP programs (i.e. replacement of leaking or damaged windows), are not eligible.
- (2) The repair or installation of supportive-care or treatment-related items, such as swimming pools, saunas, dialysis equipment, and other related items, are not eligible.
- (3) Except as allowed in 5.7, household appliances and furnishings (i.e. draperies, area rugs, elevating lift chairs/beds) are not eligible.
- (4) Portable equipment designed for active living or health care, such as mobility devices and dialysis equipment, is not eligible.
- (5) The construction of a garage is not eligible.
- (6) The provision of freestanding air purifiers and humidifiers, or portable/window-installed air conditioners, is not eligible. (See Appendix B, p. 23.)
- (7) Refinishing of a mold-affected basement, except as stated in Section 1.2(4), is not eligible. (See Appendix B, p. 23.)

4. Specifications, Permits, Fees and Drawings

(1) Building permits and inspection fees for building services for work funded under RRAP.

(2) The preparation of architectural drawings and specifications for work funded under RRAP.

Medical reports

(3) Medical/professional assessment or report fees, such as but not limited to the completion of the RRAP medical forms are eligible up to \$75.

Allergist report

(4) A report from an allergist, medical specialist, or environmental medicine physician to support a claim of disabling allergies or environmental hypersensitivity. If a pet is in the house, documentation of any pet allergies from a professional is required.

Indoor Air Quality Investigator

(5) An independent assessment of the house by a professional Indoor Air Quality Investigator to identify and prioritize remediation measures. The fee for this service and air testing is eligible up to \$1,000. (See Appendix B, p. 22.)

Mold testing and remediation

(6) If an assessment of the house indicates that a mold problem may necessitate extensive work, the proposed renovation should be reviewed to determine whether it is cost-effective and if it will remediate the mold problem for the long term. (See Appendix B, p. 22.)

Note: It is the property owner's responsibility to ensure that local requirements are met and that any necessary building permits are obtained. Applicants must be made aware of this responsibility and where applicable, must submit certificates of acceptability prior to the release of RRAP funds.

SECTION 2 - APPROACHING AND ENTERING THE HOUSE OR APARTMENT

I. At the Site

- Parking (1) A parking space for each vehicle to be used by an occupant with disabilities. The width of the parking space should allow the complete opening of the vehicle door while transferring a mobility device or an occupant with disabilities into and out of the vehicle.
- (2) Paving of the area allowed in (1).
- Visibility (3) Removal of overhanging objects (below 2,030 mm/82 in.) or protruding objects (more than 100 mm/4 in.) in the required means of egress.
- Walkways (4) Widen walkways with slip-resistant surfaces, and with no abrupt changes in level to provide access to the street, parking, entrances, and other outside areas used for recreation and household chores. Walkways made of different textures from the main path of travel to increase detection and facilitate ease of travel.

Note: Walkways that are to be used as fire escape routes and which are parallel to the building should be placed away from the building.

2. Ramps and Elevating Devices

- Ramps (1) Ramps required for access to residential buildings and dwellings.
- (2) Handrails, guardrails, edge guards and slip-resistant surfaces.
- Visibility (3) Provision of a colour-contrasting strip at the top of all ramps.
- (4) Construction or installation of a canopy designed to shelter the ramp.
- Note: Since the design of a ramp depends on the specific needs of the occupant with disabilities, the details should be worked out with a knowledgeable professional and should be in accordance with *Housing for Persons with Disabilities (61014)* or *Accessible Design of the Built Environment (CAN/CSA-B651)* or the authority having jurisdiction.**
- Elevating devices (5) If ramps are not practical or desirable, an elevating device may be installed.
- (6) Sheltering of an elevating device to ensure operation during winter.

Note: When choosing between a ramp and an elevating device, it must be remembered that this feature will also be used in emergencies.

3. Carports and Garages

Carport

(1) A carport, designed to provide a sheltered direct access area from the parked vehicle to the dwelling.

(2) The modification of an existing garage or carport to accommodate a vehicle used by an occupant with a mobility impairment.

(3) Where there is an existing garage, an automatic door opener controllable from inside the garage as well as the exterior and safety devices, such as a carbon monoxide detector connected to an alarm and an exhaust fan system may be installed.

Transfer aid

(4) A transfer aid, such as a trapeze hung from the ceiling of a garage or carport used to transfer an occupant from a mobility device.

Lighting

(5) A three-way switch to allow the garage or carport light to be controlled from inside or outside the house.

Note: The construction of a garage is not eligible for RRAP funding.

4. Entrances

(1) A level entrance area on either side of the door to allow for mobility device access or access for persons with other types of disabilities that require, for example, walkers or guide dogs.

(2) Construction of a canopy designed to shelter the entrance.

(3) Making more than one existing entrance accessible, if required, as an emergency exit for fire safety purposes or to provide access to the full property.

(4) Permanently installed shelves for packages, located beside doors and mailboxes, to free the hands.

SECTION 3 - DOORS AND WINDOWS

I. Doors

- (1) Addition, relocation or modification of door openings or door hardware to be used by an occupant with disabilities.
- (2) Removing existing doors and replacing with doors appropriate for the disabled occupant.
- Security
- (3) Installation of a security lock, door chain, keyless lock, interviewer or peep hole on the door.
- (4) An intercom system.
- (5) A remote-operated door lock.
- Door closer/opener
- (6) An automatic door closer/opener.
- Door hardware
- (7) Replacement of existing door hardware with lever-type handles, door pulls or "D" handles and easy-to-use locks at appropriate heights and the installation of kickplates.
- (8) A mail opening in the door with a catch basket on the inside at the appropriate level.
- Note: In a fire-rated door, this is not allowed because the entire fire-rated assembly will be affected.**
- Storm doors
- (9) Removal of storm doors/screen doors to permit easier access to the dwelling and upgrading or weather-stripping of existing doors due to the removal of the storm doors.
- Thresholds
- (10) Installation of beveled strips on either side of a threshold to provide maneuverability of a mobility device over the threshold or the removal of the thresholds.
- (11) Installation of lighting that illuminates the keyhole.
- (12) Installation of a lighted call/doorbell.
- Visibility
- (13) Provision of doors and doorframes that are colour-contrasted with the surrounding wall surface.

2. Windows

(1) Lowering of windows in frequently used rooms such as the living room or bedroom to allow an occupant with disabilities to look outside from a sitting or lying position.

(2) Modification or replacement of window hardware to ensure ease of opening, closing and locking windows, including a remote control device and related hardware installation.

(3) Installation of automated window blinds, including a remote control device and related hardware.

Visibility

(4) Provision of window frames that are colour-contrasted with the surrounding wall surface.

Note: The replacement of deteriorated, leaking or damaged windows is not eligible for RRAP funding.

SECTION 4 - BUILDING SERVICES

I. General

Upgrading services (1) Only the costs associated with the accessibility modifications required to existing plumbing and electrical systems are eligible.

2. Electrical

Electrical switches (1) Lowering or relocation of light switches and the installation of locator light switches or additional switches.

Outlets (2) Raising or relocation of electrical outlets.

Visibility (3) Installation of electrical outlets that are colour-contrasted with the surrounding wall surface.
(4) Wiring and installation of electrical outlets to accommodate special aids and equipment, such as a power outlet suitable for recharging a mobility device battery.

Electrical panel (5) Lowering of the main electrical panel or the relocation of the panel to the main floor.
(6) Upgrading the existing electrical panel to accommodate increased loads resulting from modifications.

Light fixtures (7) Replacing or adding light fixtures of standard quality to increase lighting in task areas, such as but not limited to: stairs, ramps, doorways, laundry areas and entrances.
(8) Special lighting for persons with visual impairments.

Note: Upgrading an existing, substandard electrical system, which requires accessibility modifications, except as noted in Section 4.2(6), is not eligible for RRAP funding.

3. Heating, Cooling and Ventilation

(1) Installation of a central cooling system, the modification of a heating system, and modification or installation of a ventilation or air filtering system.

Heating system (2) Replacement of a solid-fuel-burning heating system with an electric, oil or gas-fired forced air system, where the occupant is unable to maintain the fuel supply.

(3) The enclosing or insulating of radiators and other heating pipes or ducts to protect the occupant from burns.

(4) Installation of a shelf and a door for access in the return air duct of a forced air heating system to accommodate a furnace filter (pleated paper).

(5) Local ventilation, such as installation of a vented exhaust in the kitchen and bathroom is eligible for persons with disabling allergies or environmental hypersensitivities.

Thermostat controls

(6) Lowering of thermostat controls and/or the installation of controls that are colour-contrasted with the surrounding surfaces and provide tactile and/or auditory information indicating function and positions of controls.

Note: Except as permitted in (2), the repair or replacement of a heating system is not eligible for RRAP funding.

The replacement or maintenance of a furnace filter is not eligible for RRAP funding.

**The installation of an Heat Recovery Ventilator (HRV) for energy-efficient purposes is not eligible for RRAP funding.
(See Appendix B, p. 23.)**

A portable dehumidifier, humidifier, air conditioner and air purifier are not eligible for RRAP funding.

A central humidifier, electronic air cleaner, electrostatic precipitator (usually installed in furnaces), ionizer, ozonator or other devices are not eligible for RRAP funding.

4. Plumbing

(1) Modification of an existing plumbing system, such as rerouting piping to accommodate accessibility modifications.

(2) Installation of a pressurized piped water supply system and sewage disposal system where none exists and the occupant with disabilities is unable to maintain or use the current systems.

Note: Except as permitted in (1) and (2), upgrading of an existing, substandard plumbing system is not eligible for RRAP funding.

SECTION 5 - KITCHEN

I. Modifying the Kitchen

(1) Modification, enlarging or redesigning of a kitchen to allow access, or improve safety and ease of use. (See Appendix A, p. 21.)

(2) Adjustments to the height of work surfaces and cupboards, provision of accessible switches for exhaust fans, mirrors to see into pots, heatproof surfaces and other minor changes, such as door pulls and cupboard hinges.

(3) Recessing, shielding and insulating of the plumbing lines under a sink to provide adequate knee space.

(4) Lever-type faucets with thermostatic controls for the kitchen sink.

(5) Provision of recessed toe space at the bottom of all base cabinets.

Appliances

(6) Provision of space for kitchen appliances such as built-in counter top stoves, ovens and dishwashers.

(7) Built-in counter top stoves and wall ovens.

(8) Auxiliary shut-off switches (secondary controls) for kitchen ovens/counter top stoves that permit a caregiver to shut off appliances from a secondary location to prevent unattended use.

Visibility

(9) Modification of kitchen counters/cabinets so that they are colour-contrasted to the back splash. Provision of handles and knobs that are colour-contrasted with the cabinets/drawers.

(10) Provision of a frame of colour (approx. 15 cm wide) around the perimeter of the floor to define floor space, such as where the wall/cabinets meet the floor.

Note: Except as allowed in (7), appliances, whether built-in or freestanding, are not eligible for RRAP funding.

SECTION 6 - BATHROOM

I. Modifying the Bathroom

- (1) Installation, modification, enlarging or redesigning of a bathroom to allow access, or improve safety and ease of use. (See Appendix A, p. 21.)
- Grab bars
- (2) Installation of grab bars to permit safe and comfortable use of the sink, toilet, shower and bathtub.
- (3) Recessing, shielding and insulating of the plumbing lines under a washbasin to provide adequate knee space.
- (4) Lever-type or sensor-controlled faucets for washbasins and bathtubs with thermostatic controls (maximum temperature limiting device).
- (5) A wheel-in shower with or without a lift-up seat.
- Bathtub lifts
- (6) A bathtub lift or bathroom chair, whether portable or permanently fixed.
- (7) Hand-held showerhead with flexible tubing.
- (8) Lowering of an existing medicine cabinet and mirror, provision of a medicine cabinet and an accessible vanity where none exist and where additional storage space is required.
- (9) A raised toilet, bidet or automatic wash toilet-seat add-on.
- (10) Permanently fixed change table.
- Visibility
- (11) Installation of a colour-contrasting sink, toilet, bidet and bathtub.
- (12) Provision of a contrasting border around the perimeter of the floor surface to identify where the wall meets the floor.
- (13) The provision of a soaker tub or a therapeutic/jet tub where deemed necessary to meet the demands of daily living within the home. (See program objective.)

SECTION 7 - HALLWAYS, CORRIDORS AND STAIRWAYS

1. Entrance Hallway

- (1) Modification of entrance hallways to provide adequate turning space, clear of door swings.
- (2) Modification of clothes closets and the installation of accessible closet doors.

2. Corridors

- (1) Modification of corridors and archways or doorways to provide maneuvering space for a mobility device.

Handrails

- (2) Installation of handrails in corridors at an appropriate height. (See *Accessible Design of the Built Environment*, CAN/CSA-B651.)

Protective surfacing

- (3) In areas of high usage, installation of protective, durable surfacing, corner moldings, to protect walls and corners from a mobility device.

3. Level Changes

Stairs

- (1) Installation of a colour-contrasting or reflective strip to the front edge of each stair nosing.
- (2) Modification of interior stairs, such as but not limited to: widening treads, lowering/adding risers and installation of a non-slip surface.

Elevating devices

- (3) Interior elevating devices to reach different floor levels or rooms.

Ramps

- (4) Interior ramps to overcome small differences in levels.
- (5) Enclosing of open riser stairs.
- (6) Guiding rails for persons with cognitive or visual disabilities.

4. Floor Finishes

- (1) Removal of existing floor covering that is a safety and mobility hazard, and the installation of appropriate floor covering.
- (2) Removal of carpets identified to be a source of chemical contaminants and the installation of hard surface flooring in a previously carpeted area. (See Appendix B, p. 23.)
- (3) Installation of slip-resistant surfaces on stair treads and visual aids, such as strips on treads or risers.

SECTION 8 - OTHER ROOMS

1. Bedroom

- (1) Modification, enlarging or redesigning of a bedroom including additional accessible closet and storage space.
- (2) Installation of grab-bars and vertical poles in convenient locations to permit safe use of bedroom facilities.
- (3) Installation of a trapeze for mobility purposes.

2. Living and Dining Areas

- (1) Modification or redesigning of living or dining areas to provide maneuvering space for mobility devices.

Transfer devices

- (2) Permanently fixed transfer devices, such as but not limited to: overhead tracks, lifting devices, grab bars and vertical poles.

3. Laundry Room

- (1) Relocation or modification of a laundry room to provide room for independent use by an occupant with disabilities, such as an accessible laundry tub, a permanently fixed drying rack and sorting counter top.
- (2) Lever-type faucets with thermostatic controls for the laundry tub.

Note: Laundry appliances, such as washers and dryers, are not eligible for RRAP funding.

SECTION 9 - ALERT SYSTEMS AND WARNING DEVICES

1.Alert Systems

(1) Installation of a multiple cue alarm system, such as a sound, sight and vibration system.

2.Assistance Buzzers/Alarms

(1) Installation of fixed alarms to be used by the occupant, should there be a fall or sudden illness.

SECTION 10 - EXTENSIONS OR CONVERSIONS

I. General

(1) Construction of accessible additional floor space, such as to provide maneuvering space for mobility devices, including the finishing of areas to accommodate storage space, a bedroom, laundry room or bathroom, or to increase the size of the existing kitchen. (See Appendix A, p. 21.)

(2) Conversion of an accessible existing space to provide an accessible bedroom or bathroom, or both.

Note: Extensions or conversions for any other purpose, such as recreational space, hobby room, or office space, are not eligible for RRAP funding.

Extensions shall comply with Part 9 of the National Building Code of Canada or the authority having jurisdiction.

Dimensions and size of the required space should be as suggested in *Housing for Persons with Disabilities (61014)* and *Modification Checklist – Accessibility Using RRAP for Persons with Disabilities (61025)*.

SECTION 11 - MULTIPLE UNIT BUILDINGS

I. Signage

(1) Appropriate exterior signs with large simple lettering on a high-contrasting background, backlit signs, and/or raised print/Braille to indicate the address. (See CSA B551.)

(2) Talking signs at strategic points in an apartment building, such as but not limited to: laundry room, entrance and exits, emergency exits, elevators.

(3) Elevator panels and doorjamb modified to include signage in raised print/Braille to indicate floors.

2. Vestibules

(1) Installation of two sets of automatically opening doors at the vestibule.

Mailboxes

(2) Accessible and lowered mailboxes with appropriate signage, such as but not limited to: raised print or Braille.

Intercom

(3) An accessible intercom system with the microphone at an appropriate height in the entrance of the building.

(4) Coloured strips at eye level on large glass surfaces, including mirrors.

3. Common Areas

Ramps

(1) Ramps to overcome small differences in levels to common areas such as lobbies, game rooms, public toilets, laundry rooms and storage rooms.

Elevating devices

(2) The installation of an elevating device.

(3) Modification of controls and signaling devices in an elevator.

Protective surfacing

(4) In areas of high usage, protective surfacing, including corner moldings to protect walls and corners from mobility devices.

Public washrooms

(5) Modification of a public washroom to accommodate persons with disabilities.

Guide or assistance dogs

(6) A dog relief area constructed as a recessed area or a slightly raised area containing sand or pea stones.

(7) Recessing, shielding and insulating of the plumbing lines under a sink to provide adequate knee space.

Laundry facilities	(8) Modification of a laundry room to provide room for independent use by occupants with disabilities, such as but not limited to: an accessible laundry tub with lever type faucets, a permanently fixed drying rack and sorting counter top.
Alert systems	(9) Installation of a multiple cue alarm system, such as a sound, sight and vibration system.
Visibility	(10) Installation of material at the top of each flight of stairs, including emergency egress stairs, to assist persons in detecting a set of stairs. A textured handrail at the top and bottom of all stairs is also eligible. (See <i>Accessible Design of the Built Environment, CAN/CSA-B651.</i>)

Note: Laundry appliances, such as a washer and dryer, are not eligible for RRAP funding.

For modifications to the interior of rental units, the eligibility criteria outlined in previous sections apply.

APPENDIX A - DISABILITY CATEGORIES

The information contained in this appendix is a general overview of major disability groups. There are, however, many other disabilities that have not been mentioned here.

There are five major categories of disabilities that have implications for housing:

- Visual
- Hearing
- Cognitive
- Mobility
- Allergy or Environmental Hypersensitivity

It is important to remember that an occupant's disabling condition should be considered on a case-by-case basis and evaluated on the impact the condition may have on the person's ability to conduct the activities of daily living in the home.

Visual Disabilities

Persons with a visual disability may have difficulty making out details in their environment, things may look foggy or they may only be able to distinguish large items. They may have difficulties such as distance vision, visual acuteness, blurring or tunnel vision. Persons who are legally blind may have some vision, sensitivity to light or have no vision at all. Some individuals may require the assistance of a guide dog and/or use Braille.

Hearing Disabilities

A hearing disability can range from hard of hearing to deafness. Persons who are hearing impaired may not be able to hear many sounds, especially soft ones. They may also be unable to hear low tones, high tones, or both. In the home, a person may have difficulty hearing alerts such as a doorbell or smoke alarm. In order to accommodate a person who is hearing impaired, auditory signals may need to be made louder or be replaced with visual signals.

Cognitive Disabilities

Persons who have diminished cognitive ability may not react quickly to surroundings such as a hot element or sharp scissors. They may also have difficulty processing and distinguishing competing signals. A person whose cognition is diminished may have trouble recognizing dangerous situations. In the home, it is important to create a safe environment, including familiar and easy-to-recognize visual elements to assist with orientation.

Mobility Disabilities

Persons with mobility issues may have challenges with motion, walking or may not walk at all. They may have trouble standing for long periods, be able to walk only short distances and may have difficulty moving quickly. In the home, people with limited mobility may have trouble negotiating hallways and stairs, and may have difficulty getting in and out of bed, on and off the toilet, and in and out of a bathtub. Some conditions result in reduced stamina or strength, while others may experience partial or complete paralysis.

Allergies or Environmental Hypersensitivity

The most common allergies are triggered by dust, molds and animal dander, but reactions can also be caused by other substances such as certain foods, metals and various chemicals. The reactions may include asthma, hay fever, eczema or flu-like symptoms. Individuals who suffer from environmental hypersensitivity experience adverse reactions to many substances not limited to the above and often include perfumes, vehicle exhaust and chemical emissions from various consumer products and building materials. They react at concentrations much lower than those detected by other people. Persons with reactions severe enough to cause breathing difficulties and physical weakness often require an environment modified to reduce the offending substances.

APPENDIX B - DISABLING ALLERGIES OR ENVIRONMENTAL HYPERSENSITIVITY

Indoor Air Quality Investigator

CMHC has a training program for Indoor Air Quality (IAQ) Investigators and maintains a list of individuals who have completed the Residential Indoor Air Quality Program. It is also possible to have the RRAP agent work with one of the IAQ instructors or graduates of the program without this person having to physically inspect the house. The RRAP agent must provide photographs, videotape, or other information required to fully assess the house.

Smoking and Pets

There should be a preliminary evaluation by the RRAP delivery agent on the presence or absence of smoking and pets that would affect the rehabilitation of the dwelling.

The applicant who smokes is not eligible for RRAP-D funding due to allergy or environmental hypersensitivity. Even if a non-smoker, an applicant may not qualify for assistance if it is determined that another resident is a smoker and evidence indicates they smoke in the house.

Some people who are environmentally hypersensitive are known to have no allergy to animals, while others may have a severe allergy to pets. It is not unusual for some people to keep pets despite a severe allergy to them. If the physician indicates an allergy to pets and recommends removal, the applicant should resolve this issue first before rehabilitating the house. If the cleanliness of the home is impacted by the presence of pets, then the pets must be removed from the home before any air quality remediation takes place.

Each case should be assessed on its own merits. It is possible that, even with the maximum funds available, to improve the air quality would result in only marginal improvement, and RRAP funding would not be justified.

Reference Material

The following publications are recommended:

The Clean Air Guide (61082) should be referred to by the delivery agent and provided to the applicant as a general reference.

Mold in Housing (An Information Kit for First Nations Communities, 62244) should be referred to by delivery agents working On-Reserve and provided to Band Councils as a general reference.

First Nations Occupants Guide to Mold should be referenced by delivery agents working On-Reserve and provided to applicants On-Reserve.

Controlling Moisture and Mold

Sources of moisture in the house should be controlled before any cleanup or modification is done. Leaky roofs and plumbing should be repaired first. A leaky foundation may require any of a variety of modifications: repairs to the foundation, dampproofing the outside, installation of drainage, regrading, installation of eavestroughs, installation of a sump pump, etc.

NOTE: The above items would be considered mandatory repairs required to bring the dwelling up to a minimum level of health and safety and, therefore, could be funded under other components of the RRAP Program.

Ventilation and Air Purification

For the installation of mechanical equipment, the applicant should refer to CMHC's *Guide to Mechanical Equipment for Healthy Indoor Environments (62015)*.

Although electronic air cleaners are very effective in removing fine particulates, they have a potential for producing ozone, which is an irritant. High ozone concentrations can result from improper installation of these units, high voltage discharge and dirty filters. Applicants who install these filters do so at their own expense.

The house must be reasonably airtight and insulated before a central ventilation unit is installed. (See *Homeowner RRAP Standards for Rehabilitation* Section 6.3)

Though portable air conditioners can exclude pollutants from outside, they also re-circulate stale air and, therefore, **are not eligible**.

The installation of the HRV in areas with high levels of pollution in the outside air should be evaluated carefully. The quality of the air inside the house will be limited to the quality of the outside air.

All methods of controlling odours (removal of carpets, control of moisture, etc.) should be done before a ventilation system is installed.

Applicant's Responsibilities

Applicants are responsible for selecting and using only acceptable materials. These can include metal ducting (supply ducts should be pre-washed), flexible ducts, (can be a source of odours) and the Heat Recovery Ventilator (HRV) unit (low levels of contaminants can be emitted from the material it is made of: the core, caulking, insulation, filters or motors). The choice of flooring material, adhesive, finishes and sealant is also the responsibility of the applicant.

If the applicant chooses to refinish the basement, they must assume the risk of mold recontamination.

Clean-up procedures deemed regular household maintenance are the responsibility of the applicant.

Ineligible Items

The following items are not eligible under RRAP for Persons with Disabilities

- An electronic air cleaner or electrostatic precipitator (usually installed in furnaces)
 - Portable air cleaners, ionizers, ozonators or other devices
 - Removal, discarding, decontamination or replacement of personal belongings contaminated by mold
- NOTE: Retaining moldy items can recontaminate the house.
- Refinishing of mold-affected basements except as stated in Section 1.2 (4)
 - Clean-up procedures deemed regular household maintenance
 - Installation of carpets (natural or synthetic) and wallpaper
 - Upgrading the heating system for energy-efficiency purposes
 - The replacement or maintenance of a furnace filter
 - Filter media for removing odours (activated charcoal)
 - A portable dehumidifier to control moisture in the basement
 - Installation of a central humidifier
 - Portable air conditioners
 - Replacement of building materials for aesthetic reasons

APPENDIX C - PUBLICATIONS REFERENCED

1. *National Building Code of Canada and the Supplement to the National Building Code of Canada*

Available for a fee from:

National Research Council of Canada
1200 Montreal Road
Ottawa, ON K1A 0R6
www.nrc.ca

2. *Canadian Standards Association - Publications*

Available for a fee from:

Canadian Standards Association
5060 Spectrum Way
Mississauga, ON L4W 5N6
www.csa.ca

CMHC publications:

Publications
Canada Mortgage and Housing Corporation
700 Montreal Road
Ottawa, ON K1A 0P7
www.cmhc.ca

3. *Modification Checklist - Accessibility Using RRAP for Persons with Disabilities, 61025*

4. *Housing for Persons with Disabilities, 61014*

5. *Hiring a Contractor, 62277*

6. *Maintaining Seniors Independence – A Guide to Home Adaptations, 61042*

7. *Building Materials for the Environmentally Hypersensitive, 2000, 61089*

8. *The Clean Air Guide, 61082*

9. *This Clean House (video), 1995, 61770*

10. *A Guide to Mechanical Equipment for Healthy Indoor Environments, 62015*

Visit our home page at www.cmhc.ca

