

BC Housing Design Guidelines & Construction Standards (Extracts)

5 Dwelling Unit Design

5.1 GENERAL

- .1 The following design guidelines are intended for self-contained dwellings in multi-unit residential buildings, regardless of building form.
- .2 Provide Owner with unit plan drawings of proposed units which show possible furniture arrangements in all living areas at schematic design stage.
- .3 Wherever applicable, adopt the 15-point universal design standards published in the [SAFERhome Standards Manual](#). These standards provide a safer home environment for the residents and keep them active and independent in their homes.
- .4 Where units are intended for seniors or to be adapted for future modification for persons with disabilities, reference should be made to BC Building Code, Section 3.8.5 Adaptable Dwelling Units.
- .5 In order to ensure the functionality and livability of units designed for seniors to live as independently as possible in their community of choice, preference shall be given to designing seniors' dwelling units as adaptable one-bedroom units. See [8.3 Adaptable Units](#).
 - Subject to need and demand, design restrictions or other considerations that could seriously affect the viability of a project, other options such as smaller adaptable one-bedroom units (minimum of 470 sf) or adaptable studios can be considered with BC Housing's prior approval.

5.2 DWELLING UNIT FLOOR AREAS

Dwelling units shall be designed within the following Net Unit Areas. Net Unit Area is the dwelling area calculated from the centre line of party walls, corridor walls and the outside face of the sheathing on exterior walls, and includes in-suite storage. Confirm difference in definition of net area with municipality.

		NET UNIT AREA	
Unit Type	Bedroom	Sq. Metres	Sq. Feet
Townhouse	1	56 m ²	600 ft ²
	2	90 m ²	969 ft ²
	3	111 m ²	1195 ft ²
	4	125 m ²	1345 ft ²
Apartment/Single Storey Apartment (Motel Type)	Studio	33 m ²	350 ft ²
	1	49 m ²	525 ft ²
	2	67 m ²	725 ft ²
	3	86 m ²	925 ft ²
	4	112 m ²	1200 ft ²

- .1 Net Unit Areas may be increased by up to 12% to achieve wheelchair accessibility and by up to 5% for adaptable units.

5.4 BEDROOMS

.1 General

- .1 Locate bedrooms and sleeping areas so that they are visually separated from the unit entrance.
- .2 Avoid designs that locate beds under windows. Avoid conflicts with baseboard heaters.
- .3 Locate doors so that they are able to open a full 110 degrees.
- .4 Allow access to both sides and the foot of all beds.
- .5 Avoid possible conflict between the placement of beds and access to the clothes closet.
- .6 Each bedroom should be provided with a window(s) to allow natural ventilation and daylighting.

.2 Bedroom Types

The bedrooms are classified into three types as per the table below:

BEDROOM TYPE	BED
A	2 Single
B	1 Double
C	1 Single

Provide a combination of bedroom types as noted. The bedroom types are defined by minimum dimensions, areas and furniture requirements.

UNIT TYPE	BEDROOM TYPE
One Bedroom Units	B
Two Bedroom Units	A, B
Three Bedroom Units	A, B, C
Four Bedroom Units	A, B, C, C

.3 Bedroom Sizes

- .1 It is recommended that bedrooms are designed to the following minimum areas and dimensions. Test all rooms with furniture plan layout.

BEDROOM TYPE	MINIMUM FLOOR AREA	MINIMUM DIMENSION	MINIMUM CLOSET WIDTH
A	11.15 m ² (120 ft ²)	2.8 m (9' - 2")	1.5 m (5' - 0")
B	9.3 m ² (100 ft ²)	2.8 m (9' - 2")	1.5 m (5' - 0")
C	8.5 m ² (92 ft ²)	2.6 m (8' - 6")	0.915 m (3' - 0")

- .2 The required areas and dimensions shall be measured between finished wall surfaces.
- .3 The required areas do not include closet areas.