



Report To:	Program Planning Committee
From:	Connie Morphet, Director of Finance & Administration Patrick Wittmann, Supervisor of Infrastructure & Asset Management
Date:	June 27, 2018
Re:	Accessibility for Seniors– Issue Report

Purpose

This report is intended to inform the Board about the costs, implications and requirements for an accessibility lift installation into Social Housing Buildings. The Municipality of French River has [requested](#) that the DSB consider installing a chair lift in the DSB owned building at the Résidence des Pionniers in Noëlville. The Municipality of French River have received endorsement from the Fire Chief and the Chief Building Officer.

Background

Municipal members have received multiple inquiries from social housing tenants regarding improving accessibility to the second floor of social housing buildings. In response, Manitoulin-Sudbury DSB staff were tasked with an initial investigation of lift options for social housing buildings including regulations, feasibility and costs.

[Per CMHC, Accessible Housing by Design:](#)

“A lift is an elevating device that can travel up and down. Lifts are typically used to provide access between different floors of a building.

There are three main types of lifts:

- [Stair chairlift](#)
- [Vertical platform lift](#)
- [Inclined platform lift](#)

Stair chairlifts require a clear floor space at the top and bottom of the staircase, so the user can get on and off the chair. Wheelchair users will need a wheelchair on each floor level served by the lift.

A concern about stair chairlifts is getting off the chair at one of the most dangerous places in a building—the top of a flight of stairs. A stair chairlift may not be the safest solution for people with transfer, balance or visual limitations.”

Accessibility Lift Investigations

Staff contacted licensed (TSSA) supply and installation companies to assist with the investigations as this is a specialized skillset and trade.

All lifts in Ontario that are NOT serving a single family home are judged to be “commercial” and therefore must have a design submission registered with the Technical Standards and Safety Authority, conform to the Elevating Devices Act and CAN/CSA-B355 (Lifts for Persons with Physical Disabilities code (B-613 Code)) and be inspected by the TSSA initially and periodically. These devices also must have a registered maintenance contractor performing maintenance on the unit. This is the law in Ontario and these regulations/codes are what keeps the public end-users safe. Conforming to all these requirements make commercial units more costly than single family residential units.

A qualified installer ([Commercial Stairlift Proposal](#)) clarified site conditions that are the responsibility of the Manitoulin-Sudbury DSB are:

- Illumination of at least 100 lux required at the drive unit, seat assembly, and both landings
- Emergency lighting of at least 2 lux for a minimum of 1 hour at both landings
- Dedicated 120 Volt / 15 Amp circuit with lockable fuse disconnect installed within visible proximity of both landings
- Intercom system to notify the appropriate personal that an individual requires use of said equipment (This may or may not be required and is determined on a case by case basis)
- Stairlift must be in full view while operating wall mounted call/send controls and use of convex mirror may be required in the stairwell
- Removal of handrails & modifications of stairwell to satisfy all AHJ.
- Operating license fee to T.S.S.A., renewable every year by building authorities
- Two (2) preventative maintenance visits per year as required by T.S.S.A.

The installer also stated that the Manitoulin-Sudbury DSB is responsible to provide building permit(s), fire approval and/or engineering services as per local authorities, but this would be included in a scope of work for contractors in the Request for Proposal.

Additional Considerations

Many of the Manitoulin-Sudbury DSB buildings were built without consideration of accessibility and as such halls and stairwells are narrower than current Ontario Building Code Standards. A common dimension for stairwells in the district is 4 feet wide with landings that are 9 feet wide and 4’2” in depth. These constraints may cause issues with installation as the “seat fold-out” is approximately 24” plus the occupants’ knee depth. Chair lift weight limits vary depending on the model, but 265 to 350 lbs. are two common maximum weight limits which could limit the access to come tenants.

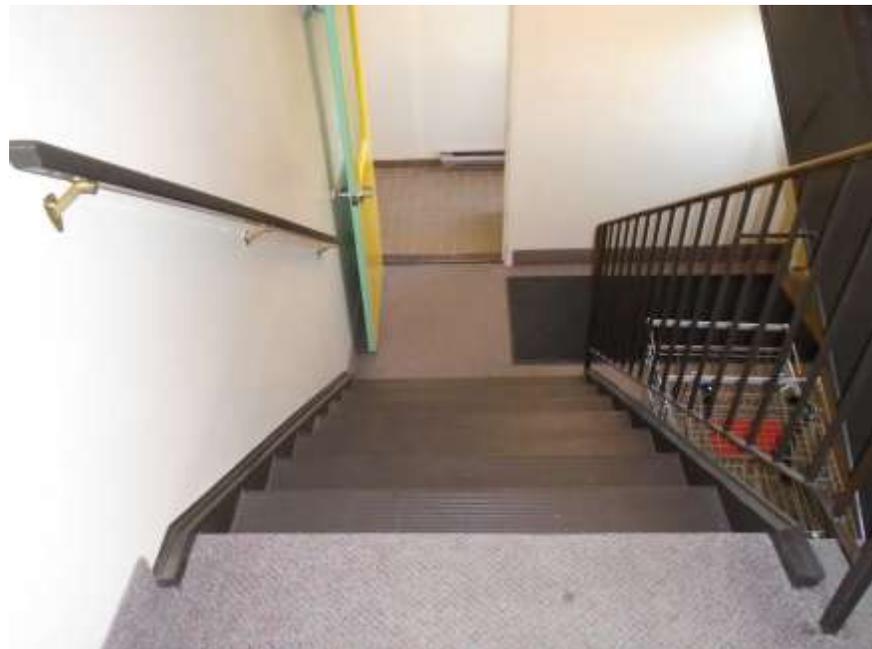
The entry doors to the stairwells are required per the Fire Code but will require consideration to accommodate a lift installation. There are other considerations that need to be reviewed and confirmed by lift specialists/engineers. Policies need to be made for the use and access to the device, including but not limited to the availability in the event of a fire or emergency.

Photos of a common stairwell layout at social housing buildings

Photo 1: Looking down from upper floor landing



Photo 2: Looking down from Landing



Lift Cost Estimates

Two firms provided price estimates for lift installations and both were \$25,000 - \$30,000 (Savaria and Motion Specialties). This does not include related costs such as electrical, general contractor, structural engineer or other requirements per the site specific installation. The maintenance and inspection services for a commercial lift are estimated at \$750 per year.

Seniors Populations with DSB Buildings

Below is a summary of each DSB owned property listing the current tenants and individuals on the waiting list who are seniors.

Location	# of units	Current Composition	Waiting List	% of Seniors
Little Current – Channelview Designated Seniors Building 66 Robinson St.	20	17 Seniors	37 applicants of which 6 are seniors	85% of Tenants 16% of Applicants
Espanola Rainbow Apartments 70 Barber St.	29	12 Seniors	123 applicants of which 16 are seniors	41% of Tenants 13% of Applicants
Espanola Milltown Designated Seniors Building 60 Barber St.	10	7 Seniors		70% of Tenants 13% of Applicants
Manitowaning Bayview 76 Wellington St.	16	2 Seniors	12 applicants of which 1 are seniors	13% of Tenants 8% of Applicants
Mindemoya Meadowview 29 Nixon Street	24	6 Seniors	27 applicants of which 8 are seniors	25% of Tenants 30% of Applicants
Gore Bay Bayside 3 Water St.	22	6 Seniors	20 applicants of which 3 are seniors	27% of Tenants 14% of Applicants
Gore Bay Woods Lane Apartments 66 Meredith St.	10	3 Seniors		30% of Tenants 14% of Applicants

Massey Evelyn McNenley Apartments 410 Bell St.	21	9 Seniors	24 applicants of which 2 are seniors	43% of Tenants 8% of Applicants
Webbwood C.A. MacMillan 10 O'Neil St.	24	12 Seniors	13 applicants of which 6 are seniors	50% of Tenants 46% of Applicants
Warren Villa Beauséjour 17 Stanhope St.	19	10 Seniors	13 applicants of which 3 are seniors	53% of Tenants 23% of Applicants
St. Charles Villa Notre Dame 25 John St.	23	12 Seniors	9 applicants of which 0 are seniors	52% of Tenants 0% of Applicants
Noëlville Résidence des Pionniers	21	13 Seniors	14 applicants of which 4 are seniors	62% of Tenants 29% of Applicants
Chapleau Chapleau Residence 78 Pine St.	13	2 Senior	25 applicants of which 12 are seniors	15% of Tenants 48% of Applicants

Based on the DSB's current Housing tenants and applicants on the waiting list, any building with over 50% seniors should be considered for accessibility. There are currently 5 buildings where the seniors in the building represent 50% of the tenants.

Little Current – Channelview Apartments – Already designated a Seniors Building

Espanola - Milltown - Designated Seniors Building

Webbwood - C.A. MacMillan

Warren - Villa Beauséjour

Noëlville - Résidence des Pionniers

The total cost to install chair lifts in all buildings, assuming that all five (5) buildings would pass Fire and Building codes requirements, would be between \$125,000 to \$150,000 one-time cost. In addition the annualized cost for maintenance is estimated at \$3,750. It is estimated that these lifts would need to be replaced every 20 years based on today's technology.

Both contractors stated that the Ontario Building Code and Fire Code be clearly reviewed for each location by their engineer to confirm feasibility and cost. Using an estimated annualized inflation rate 2%, the replacement lifts would cost between \$37,149 and \$44,578 each in 2038 to replace assuming there are no technological advances that make

these devices more cost efficient. The total cost for all 5 lifts would range between \$185,743 to \$222,892. Based on this scenario the Board would need to increase the contributions to annual reserves by between \$9,287 to \$11,144 annually.

Now the Board could consider stair lifts for Senior's buildings only which would significantly reduce the cost to \$50,000 to \$60,000 one-time and annualized costs of \$1,500 for maintenance and additional annual contribution to capital reserves of between \$2,228 - \$2,674.

Recommendations

Staff are recommending the five (5) buildings who currently have a tenant population of 50% or more that are Seniors be accessed for the possibility of a stair lift. The first step in the process would be to ask the municipal building official and Fire Chief in each community for their inspection of the building and their approval in principle with the installation of a stair lift.

Staff would then return to the Board with the results so that a final determination can be made regarding possible installation and a procurement process.