

BULLETIN 2015-003-BU

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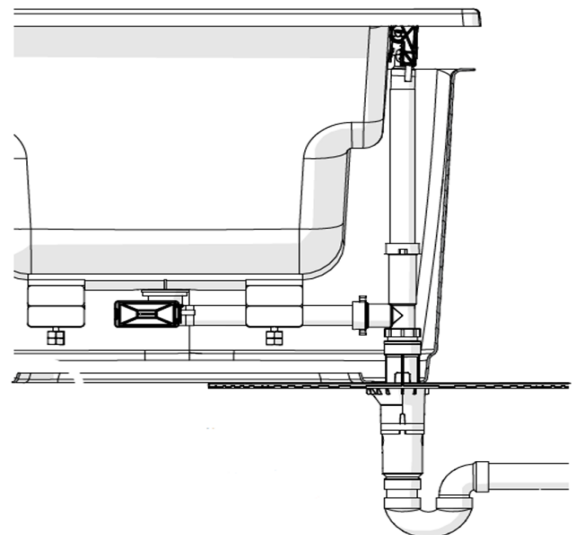
## REQUIREMENT TO PROVIDE A SUPPLEMENTARY DRAIN SHOWER FOR A SINGLE BATHROOM IN A DWELLING UNIT

The intent of this bulletin is to clarify that provisions for a second drain may be omitted if the dwelling unit is already suitable for the use by persons with mobility difficulties or can be readily converted.

Following the inclusion of the adaptable housing requirements into the City of Vancouver Building By-law, the Office of the Chief building official has received multiple enquiries regarding the accommodation of future installations of barrier-free showers as outlined in Sentence 3.8.5.5.(3).

### Adjustable Drain

A bathtub P-trap that is installed with its inlet located underneath the subfloor level can be a suitable solution to achieve the intent of the requirement. P-traps that are placed fully within the floor assembly are commonly provided to connect the drain pipe from a free-standing bathtub. A conventional bathtub can be connected to the drain in the same manner and the drain will serve as a preparation for the future conversion of the bathtub into a level-entry shower. The piping should be connected in such a manner that the removal of the bathtub will allow for a barrier free shower drain to be installed without having to expose and reconstruct the piping below the floor level. There are numerous manufacturers of drain kits that allow a “drop-in” style for the bathtub connection to accommodate a future conversion.



### **Floor-level Showers**

Floor-level showers with a level tiled floor are often voluntarily installed in new dwelling units. Compared to conventional shower stalls with separate basins, floor-level showers have little or no impediments for people who have mobility difficulties due to age or disability. Sometimes floor-level showers have a moisture-barrier that can be easily removed. Showers of this kind are suitable for wheelchairs or walking frames and hence, they fully meet the intent of the adaptable housing requirement to have a bathroom suitable for occupants with mobility difficulties. If a unit has a floor-level shower, with or without moisture barrier, no second drain is required.

### **Walk-in Bathtubs**

Another option is walk-in bathtubs with doors that allow for easy entry. Many assisted living projects and nursing homes provide such an option for their owners or tenants. This option is popular among people with limited balance and agility, people with mobility difficulties and elderly people. A walk-in bath has a door that is equipped with a locking system, which must be lever-operated. In projects with walk-in bathtubs, the requirement for the second drain may be waived.



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