



# LONDON

# Facility Accessibility Design Standards (FADS)

2007 Facility Accessibility  
Design Standards

Release Date: November 1, 2007





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## TIMELINE

- 2000, November 6: Council adopted “The Corporation of the City of London Accessibility Policy “. As part of this resolution, the Civic Administration was directed to develop an accessibility design standards document which would apply to all newly constructed and/or renovated City of London owned, leased or operated facilities.
- 2001, February: The firm Designable Environments Inc. was hired to act as Prime Consultant for the development of “The City of London 2001 Facility Accessibility Design Standards” (FADS) document.

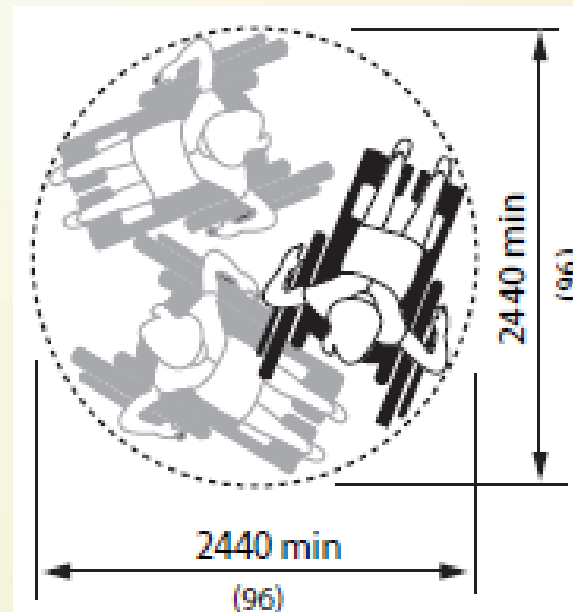
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## FADS Overview

The FADS document reflects the minimum dimensional criteria required for adult persons. Prior to the design stage of a project, special consideration will be given to the function of the facility and the patrons who will use it.

### The Standard is:

- Mandatory for all newly constructed and retrofitted facilities owned, leased or operated by the City of London; and,
- Encouraged for all other facilities whether new or retrofitted.\*



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## Roy McKay Clubhouse



**Before**

Narrow Door,  
Stair Entry Only

Ramp to service  
door, door size  
enlarged



**After**

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## Stoney Creek Community Centre, YMCA and Library



Full ramp pool  
access

Accessible washroom – large size,  
grab/transfer bars, adult/child  
change table





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## FADS Criteria

Incorporates a belief in the universal design philosophy that recognizes the broad diversity of people who use facilities. The universal design philosophy is structured around seven principles.

“The design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.”

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## **1. EQUITABLE USE:**

The design is useful and marketable to people with diverse abilities.

## **2. FLEXIBILITY IN USE:**

The design accommodates a wide range of individual preferences and abilities.

## **3. SIMPLE AND INTUITIVE USE**

Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.

## **4. PERCEPTIBLE INFORMATION:**

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.

## **5. TOLERANCE FOR ERROR:**

The design minimizes hazards and the adverse consequences of accidental or unintended actions.

## **6. LOW PHYSICAL EFFORT:**

The design can be used efficiently and comfortably with a minimum of fatigue.

## **7. SIZE AND SPACE FOR APPROACH AND USE:**

Appropriate size and space are provided for approach, reach, manipulation and use, regardless of user's body position, size, posture or mobility.

## The Principles of **UNIVERSAL DESIGN**

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## Standards Development Process

FADS is considered a technical document, developed specifically for use by consultants and architects. However, it is recognized that City of London owned, leased or operated facilities, lands and services are used by other staff and the general public, so it was important to consult with representatives of both these groups before developing the proposed Standards. The following community groups participated in several community focus group sessions:







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## Adopted and Published

- 2001, November: FADS document presented to Council and received adoption
- 2006, 2007: Updated document due to changes in Ontario Building Code and the Accessibility for Ontarians with Disabilities Act
- 2015: Updating document underway due to changes in regulatory acts



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## Adopted and Used By

- In the document there is opportunity for other municipalities, private companies to gain permission to adopt the use of FADS for their use. We currently have over 60 permissions granted including:

### CITIES

Saskatoon SK  
Vaughan ON  
Burlington ON  
Collingwood ON  
Red Lake, AB

### COMPANIES

Helix Courier  
Proable Services  
Canadian Sign Systems  
State Farm

### OTHER

Eric Connolly Architect  
Milton Public Library  
Our Lady of Canada Church

### SCHOOLS

Fanshawe College  
Centennial College  
UWO Occupational Therapy  
Kings University College

### FARTHEST REACH....

Saudia Arabia – Prince Salman  
Centre



WE ARE A PLACE WHERE PEOPLE ARE WELCOMED AND WANT TO BE



TOGETHER WE ARE MAKING A DIFFERENCE



London  
CANADA